



# 2024 Development Charges Background Study

Township of Woolwich

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For Public Circulation and Comment

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## List of Acronyms and Abbreviations

<b>Acronym</b>	<b>Full Description of Acronym</b>
A.M.P.	Asset management plan
CANSIM	Canadian Socio-Economic Information Management System (Statistics Canada)
D.C.	Development Charges
D.C.A.	Development Charges Act, 1997, as amended
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
HCB	High Class Bituminous
LCB	Low Class 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 Woolwich (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*
- Bill 134: *Affordable Homes and Good Jobs Act*

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.

It is noted, that on April 10, 2024, Bill 185 the *Cutting Red Tape to Build More Homes Act, 2024*, was introduced, this Act proposes additional refinements to the D.C.A., including:

- The definition of eligible capital costs (to reinstate studies);
- The removal of the mandatory phase-in of charges within new by-laws;
- The process for minor amendments to D.C. by-laws concerning by-law expiry dates, removal of the mandatory phase-in, and inclusion of capital costs for studies;
- A reduction of time period governing the D.C. rate freeze for site plan and zoning by-law amendment planning applications; and
- Modernizing public notice requirements.

Upon enactment of Bill 185, the Township intends to undertake minor amendments to the D.C. by-laws to remove the mandatory phase-in of charges, reduce the time for the



D.C. rate freeze related to site plan and zoning by-law amendment planning applications, and include the capital cost of growth-related studies including D.C. background studies.

(d) The growth forecast (provided in Chapter 3) on which the D.C. is based, projects the following population, housing, and non-residential floor area for the 10-year forecast period and 10-year urban forecast period (2024 to 2033). Table ES-1 provides a summary of anticipated residential and non-residential growth, including the anticipated population and employment, along with the increase in households and non-residential Gross Floor Area.

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

Measure	10 Year 2024 to 2033	Urban 10-Year 2024 to 2033
(Net) Population Increase	7,933	7,929
(Gross) Population Increase in New Households*	8,672	8,521
Residential Unit Increase	3,123	3,078
Non-Residential Gross Floor Area Increase (sq.ft.)	2,898,100	2,772,100

\*Growth includes population in both permanent and institutional households

(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 term of the by-laws (i.e., 10-years) for existing development and future growth. This calculation is provided by service and is presented in Table 6-4.

In total, gross capital costs anticipated during the term of the by-law, of \$247.43 million have been identified through the Township’s draft Water and Wastewater Servicing Study currently underway, along with discussion with Township staff related to growth-related capital needs for all services. Of this gross amount, \$80.7



million is related to the needs of growth beyond the 10-year forecast period and will be included in future D.C. studies. Other deductions related to grants, subsidies, and other contributions including, but not limited to, the local service portion of the capital works of \$29.32 million. In addition, \$58.92 million of the gross capital costs reflect to the portion of capital projects that will benefit the existing development and amounts in excess of the historical level of service standards for P.O.A., including By-law Enforcement. The resultant net growth-related costs to be recovered from D.C.s is \$78.49 million, of which \$57.91 is attributed to residential development and \$20.59 million allocated to non-residential development.

**Table ES-2**  
**Township of Woolwich**  
**Summary of Costs Anticipated During the Term of the By-laws**

Description	Value (2024\$)
Total gross expenditures planned over the next ten years	\$247,433,869
Less: benefit to existing development	\$58,917,324
Less: amounts in excess of the historical service standard	\$2,000
Less: post planning period benefit	\$80,704,733
Less: grants, subsidies, and other contributions	\$29,316,133
<b>Net costs to be recovered from D.C.s. over the term of the by-laws</b>	<b>\$78,493,678</b>

- (f) At present, the Township imposes D.C.s on residential and non-residential developments in accordance with By-Law 45-2019. 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 28, 2024, with adoption of the D.C. by-laws anticipated for July 2, 2024.

This report calculates the residential and non-residential charges based on future identified increase in need for services (summarized in Schedule ES-3). D.C.s for the following services are calculated on a Township-wide basis for the 10-year forecast period (2024-2033):



- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services;
- Library Services;
- Provincial Offences Act Including By-law Enforcement; and
- Emergency Preparedness.

D.C.s for the following services are calculated on an urban-wide area basis for the 10-year forecast period (2024-2033):

- Water Services;
- Wastewater Services; and
- Stormwater Services.

(g) The calculated D.C. for a single detached unit within the urban service area is \$27,013. The calculated non-residential charge for developments within the urban service area is \$8.70 per sq.ft. of gross floor area. Table ES-4 provides the calculated D.C.s for residential and non-residential developments by service.

(h) An area-specific D.C. related to the provision of wastewater services by City of Kitchener is imposed on growth in the Breslau Sanitary Servicing Area. This amount is in addition to the Township's wastewater D.C.s. The D.C. currently imposed by the City of Kitchener for this service is \$4,317 per single-detached unit and \$2.52 per sq.ft. of gross floor area for non-residential development. This charge will continue to be imposed within the Breslau Sanitary Servicing Area and will be governed by the City of Kitchener's D.C. By-law.

(i) It should be noted that the D.C.s may be required to be phased-in in accordance with the mandatory phase-in requirements of the D.C.A., depending on the status of Bill 185, the *Cutting Red Tape to Build More Homes Act, 2024*, at the time of by-law passage.



**Table ES-3**  
**Township of Woolwich**  
**Calculated Schedule of Development Charges**

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Township-Wide Services:</b>						
Services Related to a Highway	11,615	8,769	7,426	4,811	3,740	4.35
Fire Protection Services	1,617	1,221	1,034	670	521	0.61
Parks and Recreation Services	4,280	3,231	2,736	1,773	1,378	0.20
Library Services	357	270	228	148	115	0.02
Provincial Offences Act including By-Law Enforcement	13	10	8	5	4	0.00
Emergency Preparedness	19	14	12	8	6	0.01
<b>Total Township-Wide Services</b>	<b>\$17,901</b>	<b>\$13,515</b>	<b>\$11,444</b>	<b>\$7,415</b>	<b>\$5,764</b>	<b>\$5.19</b>
<b>Urban Services</b>						
Wastewater Services	5,547	4,188	3,546	2,298	1,786	2.14
Water Services	3,355	2,533	2,145	1,390	1,080	1.29
Stormwater Services	210	159	134	87	68	0.08
<b>Total Urban Services</b>	<b>\$9,112</b>	<b>\$6,880</b>	<b>\$5,825</b>	<b>\$3,775</b>	<b>\$2,934</b>	<b>\$3.51</b>
<b>Breslau Sanitary Servicing Area</b>						
Wastewater Services	4,317	2,182	1,746	1,636	1,636	2.52
<b>GRAND TOTAL RURAL AREA</b>	<b>\$17,901</b>	<b>\$13,515</b>	<b>\$11,444</b>	<b>\$7,415</b>	<b>\$5,764</b>	<b>\$5.19</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$27,013</b>	<b>\$20,395</b>	<b>\$17,269</b>	<b>\$11,190</b>	<b>\$8,698</b>	<b>\$8.70</b>
<b>GRAND TOTAL BRESLAU SANITARY SERVICING AREA</b>	<b>\$31,330</b>	<b>\$22,577</b>	<b>\$19,015</b>	<b>\$12,826</b>	<b>\$10,334</b>	<b>\$11.22</b>



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

**Table ES-4  
Township of Woolwich  
Single-Detached Dwelling D.C. Comparison**

Service/Class of Service	Current (indexed)	Calculated
<b>Township-Wide Services/Classes:</b>		
Services Related to a Highway	10,516	11,615
Fire Protection Services	1,034	1,617
Parks and Recreation Services	1,385	4,280
Library Services	203	357
Growth Studies (Class of Service)	499	-
Provincial Offences Act including By-Law Enforcement	-	13
Emergency Preparedness	-	19
<b>Total Township-Wide Services/Classes</b>	<b>\$13,637</b>	<b>\$17,901</b>
<b>Area Specific Services:</b>		
Wastewater Services	1,388	5,547
Water Services	1,945	3,355
Stormwater Services	-	210
<b>Total Area Specific Services</b>	<b>\$3,333</b>	<b>\$9,112</b>
<b>Total - Urban Area</b>	<b>\$16,970</b>	<b>\$27,013</b>
<b>Breslau Sanitary Servicing Area</b>		
Sanitary Services	4,317	4,317
<b>Grand Total - Breslau Sanitary Servicing Area</b>	<b>\$21,287</b>	<b>\$31,330</b>





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

<b>Service/Class of Service</b>	<b>Current (indexed)</b>	<b>Calculated</b>
<b>Township-Wide Services/Classes:</b>		
Services Related to a Highway	3.92	4.35
Fire Protection Services	0.38	0.61
Parks and Recreation Services	0.14	0.20
Library Services	0.01	0.02
Growth Studies (Class of Service)	0.18	-
Provincial Offences Act including By-Law Enforcement	-	-
Emergency Preparedness	-	0.01
<b>Total Township-Wide Services/Classes</b>	<b>\$4.63</b>	<b>\$5.19</b>
<b>Area Specific Services:</b>		
Wastewater Services	0.50	2.14
Water Services	0.69	1.29
Stormwater Services	-	0.08
<b>Total Area Specific Services</b>	<b>\$1.19</b>	<b>\$3.51</b>
<b>Grand Total - Urban Area</b>	<b>\$5.82</b>	<b>\$8.70</b>
<b>Area Specific Services:</b>		
Sanitary Services	2.52	2.52
<b>Grand Total - Breslau Sanitary Servicing Area</b>	<b>\$8.34</b>	<b>\$11.22</b>

(k) 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 (2024-2033).

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

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



# Report



# Chapter 1

## Introduction



# 1. Introduction

## 1.1 Purpose of this Document

---

The Township of Woolwich (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, and, accordingly, recommends new charges and by-law policies for the Township.

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

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" governing the by-laws as (contained in Chapter 7). The proposed D.C. by-laws are being made available as part of the approval process (included as Appendices G through O herein).

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

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The public meeting required under section 12 of the D.C.A., has been scheduled for May 28, 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 May 1, 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	May 1, 2024
Public meeting advertisement placed in newspaper(s)	No later than May 6, 2024
Meeting with Key Stakeholders	May 13, 2024
1 <sup>st</sup> Public meeting of Council	May 28, 2024
2 <sup>nd</sup> Public meeting of Council (if necessary)	June 18, 2024
Council considers adoption of background study and passage of by-law	July 2, 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:

- Bill 108: *More Homes, More Choice Act, 2019*;
- Bill 138: *Plan to Build Ontario Together Act, 2019*;





- Bill 197: *COVID-19 Economic Recovery Act, 2020*;
- Bill 213: *Better for People, Smarter for Business Act, 2020*;
- Bill 109: *More Homes for Everyone Act, 2022*;
- Bill 23: *More Homes Built Faster Act, 2022*;
- Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023*; and
- Bill 134: *Affordable Homes and Good Jobs Act, 2023*.

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

It is also noted that on April 10, 2024, the *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185), was released and is currently in the legislative process. Section 1.3.9 provides further details of the proposed changes to the D.C.A. under the Bill.

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

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

- A D.C. for rental housing and institutional developments will pay the charge in six equal annual 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 Bill 138: Plan to Build Ontario Together Act, 2019**

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

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

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197, *COVID-19 Economic Recovery Act, 2020*, which provided amendments to a number of statutes, including the D.C.A. and *Planning Act*. The COVID-19 Economic Recovery Act further revised some of the proposed changes identified in the *More Homes, More Choice Act, 2019* and *Plan to Build Ontario Together Act, 2019*. The *COVID-19 Economic Recovery Act, 2020* received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the amendments to the D.C.A.:

#### **1.3.3.1 List of D.C. Eligible Services**

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

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway;
- Electrical power services;
- Waste diversion services;
- Policing services;
- Fire protection services;
- Ambulance services;



- Library Services;
- Long-term care services;
- Parks and recreation services (excluding the acquisition of land for parks);
- Public health services;
- Childcare and early years services;
- Housing services (Note that as per Bill 23, housing services are no longer eligible);
- *Provincial Offences Act* services;
- Services related to emergency preparedness;
- Services related to airports, but only in the Regional Municipality of Waterloo; and
- Additional services as prescribed.

### 1.3.3.2 *Classes of D.C. Services*

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

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

### 1.3.3.3 *Statutory Exemptions*

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



residential units have been made under the *More Homes Built Faster Act, 2022*, summarized below.

### **1.3.4 Bill 213: Better for People, Smarter for Business Act, 2020**

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

### **1.3.5 Bill 109: More Homes for Everyone Act, 2022**

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

- a) whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law;
- b) if the answer to a) is no, the amount the municipality now expects to incur and a statement as to why this amount is expected; and
- c) if no money was spent from the reserve fund during the year, a statement as to why there was no spending during the year.

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

### **1.3.6 Bill 23: More Homes Built Faster Act, 2022**

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



### *1.3.6.1 Additional Residential Unit Exemption*

The rules for these exemptions are now provided in the D.C.A., rather than the regulations and are summarized as follows:

- Exemption for residential units in existing rental residential buildings – For rental residential buildings with four or more residential units, the greater of one unit or 1% of the existing residential units will be exempt from D.C.
- Exemption for additional residential units in existing and new residential buildings – The following developments will be exempt from a D.C.:
  - A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one residential unit;
  - A third unit in a detached, semi-detached, or rowhouse if no buildings or ancillary structures contain any residential units; and
  - One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of urban land, if the detached, semi-detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.

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

Housing services 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 Bill 97: Helping Homebuyers, Protecting Tenants Act, 2023**

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

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

The exemption for affordable residential units was included in the *More Homes Built Faster Act* (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> , <ul style="list-style-type: none"> <li>i. the <u>income-based affordable rent</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and</li> <li>ii. the <u>average market rent</u> identified for the residential unit set out in the Affordable Residential Units bulletin.</li> </ul>
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"> <li>(a) determine the <u>income of a household</u> that, in the Minister’s opinion, is <u>at the 60<sup>th</sup> percentile of gross annual incomes for renter households in the applicable local municipality</u>; and</li> <li>(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).</li> </ul>
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"> <li>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</li> </ul>



Item	Bill 23 Definition	Bill 134 Definition (Current D.C.A. Definition)
		Housing in accordance with subsection (6), and ii. <u>90 per cent of the average purchase price</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market purchase price/purchase price based on income (subsection 4.1 (6)) for the purposes of subsection 4.1 (3), para. 1	The <u>average purchase price for the year in which the residential unit is sold</u> , as identified in the bulletin 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.	The Minister of Municipal Affairs and Housing shall, (a) determine the <u>income of a household</u> that, in the Minister’s opinion, is at the <u>60<sup>th</sup> 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)

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

On April 10, 2024, the Ontario Legislature released proposed changes to the D.C.A. which proposes the following changes:

- The removal of the mandatory phase-in for D.C. by-laws;
- A reduction to the D.C. rate freeze timelines for site plan and zoning by-law amendment applications, whereby the period between the building permit issuance and planning application approval is reduced to 18 months vs. two (2) years (note that the two (2) year timeline will still apply to applications received prior to Bill 185 receiving Royal Assent);
- The inclusion of studies as an eligible cost for services, including a D.C. background study;



- The ability to repeal a provision of the D.C. by-law specifying the date the by-law expires (subject to the 10-year by-law limitation provided in the D.C.A.);
- To ability to undertake minor D.C. by-law amendments for by-laws passed after November 28, 2022 and before Bill 185 takes effect, related to the inclusion of capital costs for studies and the removal of the mandatory D.C. phase-in; and
- To Modernize public notice requirements to permit use of municipal websites where newspapers of general circulation are not available.

Bill 185 has not been enacted at the time of writing this D.C. Background Study. As such, the changes proposed in the Bill have not been reflected in the D.C. calculations or draft by-laws contained herein.



# Chapter 2

## Township of Woolwich's Current D.C. Policy



## 2. Township of Woolwich Current D.C. Policy

### 2.1 Schedule of Charges

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On June 25, 2019, the Township passed By-law 45-2019 under the D.C.A. to impose D.C.s for residential uses. The D.C. by-law is set to expire on July 7, 2024, five years after it was passed.

### 2.2 Services Covered

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The following Township-wide services are covered under By-law 45-2019:

- Roads and Related;
- Fire Protection Services;
- Parks and Recreation Services;
- Library Services; and
- Administration (growth studies);

In addition to the Township-wide services, By-law 45-2019 also provides for urban-area services, including:

- Wastewater Services; and
- Water Services.

An area-specific D.C. for the Breslau Sanitary Servicing Area (as defined in the by-law) for wastewater services provided by the City of Kitchener is also included in By-law 45-2019.

Note: the changes to the D.C.A. under the *More Homes Built Faster Act, 2022* (Bill 23), eliminated studies as an eligible D.C. cost. As such, these capital costs have been excluded from the D.C. calculations.

### 2.3 Timing of D.C. Calculation and Payment

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

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- 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. 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.

Moreover, applications with respect to a site plan or zoning by-law amendment planning approvals have their D.C. determined at the rates in effect at the time of planning application. This determination only applies to applications for which a building permit for the proposed development is issued within two (2) years of planning application approval. These provisions of the D.C.A. override the provisions of the Township's D.C. by-law.

## 2.4 Indexing

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D.C.s within the by-law shall be adjusted annually on February 1<sup>st</sup> without amendment to the by-law, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index.

## 2.5 Redevelopment Allowance

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Despite any other provisions of this By-law 45-2019, where, as a result of the redevelopment of land, a building or structure existing on the same land within 60 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the



redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

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

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

The conversion from an exempt principal use to a non-exempt principal use, on the same land, would result in the payment of the applicable D.C. based on the new non-exempt use (with no D.C. credit applicable).

## 2.6 Exemptions

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The following non-statutory exemptions are provided under By-law 45-2019:

- A temporary use in accordance with Section 39 of the *Planning Act*;
- If the enlargement of the G.F.A. of an existing commercial or institutional building is enlarged by 50% or less of the existing building, no D.C. is charged. If the enlargement exceeds 50%, then the D.C. is only payable on the enlarged portion; and
- The development of non-residential farm buildings constructed for bona-fide farm uses, except for any building constructed to accommodate an On-Farm Business which shall be considered to be an industrial building.

## 2.7 Current Development Charges

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The Township's current D.C.s for residential and non-residential development are shown in Table 2-1, as per By-law 45-2019.

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Table 2-1  
Township of Woolwich  
Current Schedule of D.C.  
As of February 1, 2024

Service	Residential				Non-Residential
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	per sq.ft.
<b>Township-wide Services:</b>					
Roads and Related (Public Works Services)	\$10,516	\$7,441	\$6,588	\$4,075	\$3.92
Fire Protection Services	\$1,034	\$731	\$647	\$400	\$0.38
Parks and Recreation	\$1,385	\$980	\$867	\$537	\$0.14
Library Services	\$203	\$143	\$127	\$79	\$0.01
Administration (Corporate)	\$499	\$351	\$313	\$195	\$0.18
<b>Total Township-wide Services</b>	<b>\$13,637</b>	<b>\$9,646</b>	<b>\$8,542</b>	<b>\$5,286</b>	<b>\$4.63</b>
<b>Urban Services:</b>					
Wastewater Services	\$1,388	\$981	\$868	\$537	\$0.50
Water Services	\$1,945	\$1,375	\$1,217	\$754	\$0.69
<b>Total Urban Services</b>	<b>\$3,333</b>	<b>\$2,356</b>	<b>\$2,085</b>	<b>\$1,291</b>	<b>\$1.19</b>
<b>Breslau Sanitary Servicing Area</b>					
Sanitary Services	\$4,317	\$2,182	\$1,746	\$1,636	\$2.52
<b>GRAND TOTAL RURAL AREA</b>	<b>\$13,637</b>	<b>\$9,646</b>	<b>\$8,542</b>	<b>\$5,286</b>	<b>\$4.63</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$16,970</b>	<b>\$12,002</b>	<b>\$10,627</b>	<b>\$6,577</b>	<b>\$5.82</b>
<b>GRAND TOTAL BRESLAU</b>	<b>\$21,287</b>	<b>\$14,184</b>	<b>\$12,373</b>	<b>\$8,213</b>	<b>\$8.34</b>

\* Breslau sanitary servicing is for development connecting to municipal sanitary sewers in Breslau (equal to the sanitary sewer service component of the current City of Kitchener Development Charge)



# Chapter 3

## Anticipated Development in the Township of Woolwich



## 3. Anticipated Development in the Township of Woolwich

### 3.1 Requirement of the Act

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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

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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:

- Region of Waterloo Official Plan, including Amendment No. 6 to Regional Official Plan; and the technical background work to establish the planning framework for accommodating the Region of Waterloo’s forecasted population and employment growth to 2051;
- Township of Woolwich 2019 Development Charges Study, April 2019, and Addendum Report, June 2019, Watson & Associates Economists Ltd.
- 2011, 2016 and 2021 population, household, and employment Census data;
- Historical residential building permit data over the 2014 to 2023 period;
- Residential and non-residential supply opportunities as identified by Township of Woolwich staff; and
- Discussions from Township staff regarding anticipated residential and non-residential development in the Township of Woolwich.

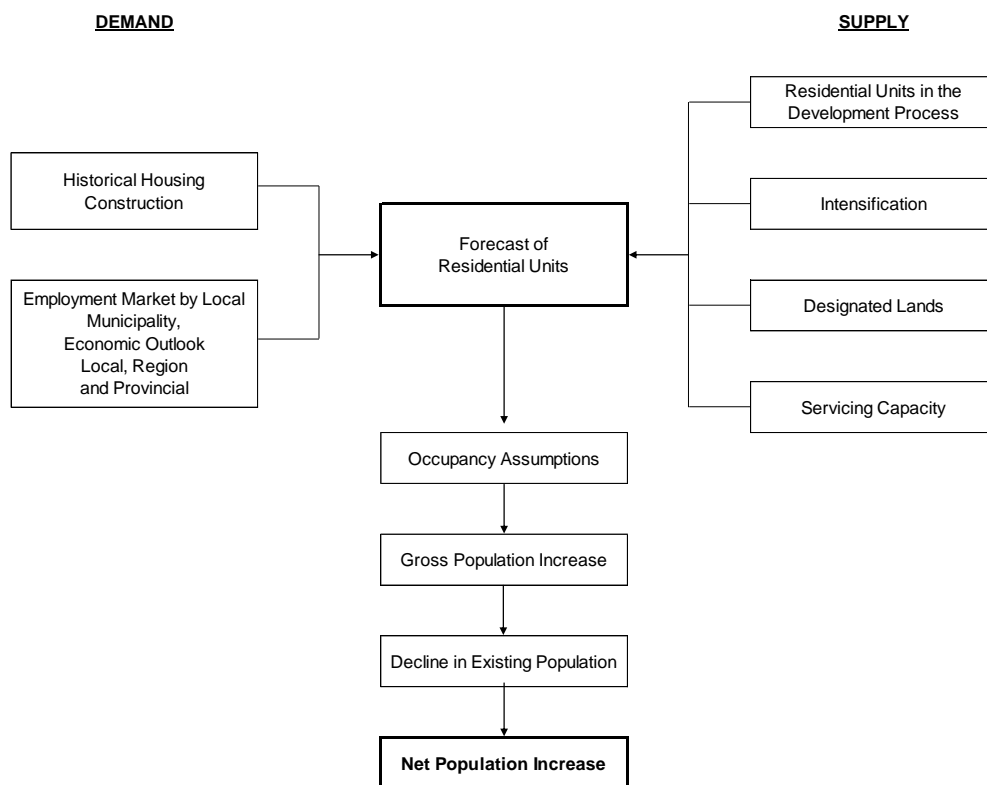


### 3.3 Summary of Growth Forecast

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 Woolwich (excluding census undercount) is anticipated to reach approximately 36,433 by mid-2034 resulting in an increase of approximately 7,933 persons.<sup>[1]</sup>

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 4.0%. Population figures presented herein have been rounded.



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

	Year	Population (Including Census Undercount) <sup>[1]</sup>	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 <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households	Equivalent Institutional Households	
Historical	<i>Mid 2011</i>	24,070	23,145	625	22,520	6,723	417	664	109	7,913	568	2.925
	<i>Mid 2016</i>	26,010	25,006	566	24,440	7,355	520	700	35	8,610	515	2.904
	<i>Mid 2021</i>	28,080	26,999	394	26,605	7,860	665	730	105	9,360	358	2.885
Forecast	<i>Mid 2024</i>	29,640	28,500	417	28,083	8,242	731	862	105	9,940	379	2.867
	<i>Mid 2034</i>	37,890	36,433	497	35,936	9,767	1,463	1,655	105	12,990	452	2.805
Incremental	<b>Mid 2011 - Mid 2016</b>	<b>1,940</b>	<b>1,861</b>	<b>-59</b>	<b>1,920</b>	<b>632</b>	<b>103</b>	<b>36</b>	<b>-74</b>	<b>697</b>	<b>-53</b>	
	<b>Mid 2016 - Mid 2021</b>	<b>2,070</b>	<b>1,993</b>	<b>-172</b>	<b>2,165</b>	<b>505</b>	<b>145</b>	<b>30</b>	<b>70</b>	<b>750</b>	<b>-157</b>	
	<b>Mid 2021 - Mid 2024</b>	<b>1,560</b>	<b>1,501</b>	<b>23</b>	<b>1,478</b>	<b>382</b>	<b>66</b>	<b>132</b>	<b>0</b>	<b>580</b>	<b>21</b>	
	<b>Mid 2024 - Mid 2034</b>	<b>8,250</b>	<b>7,933</b>	<b>80</b>	<b>7,853</b>	<b>1,525</b>	<b>732</b>	<b>793</b>	<b>0</b>	<b>3,050</b>	<b>73</b>	

<sup>[1]</sup> Population includes the Census undercount estimated at approximately 4.0% and has been rounded.

<sup>[2]</sup> Includes townhouses and apartments in duplexes.

<sup>[3]</sup> Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

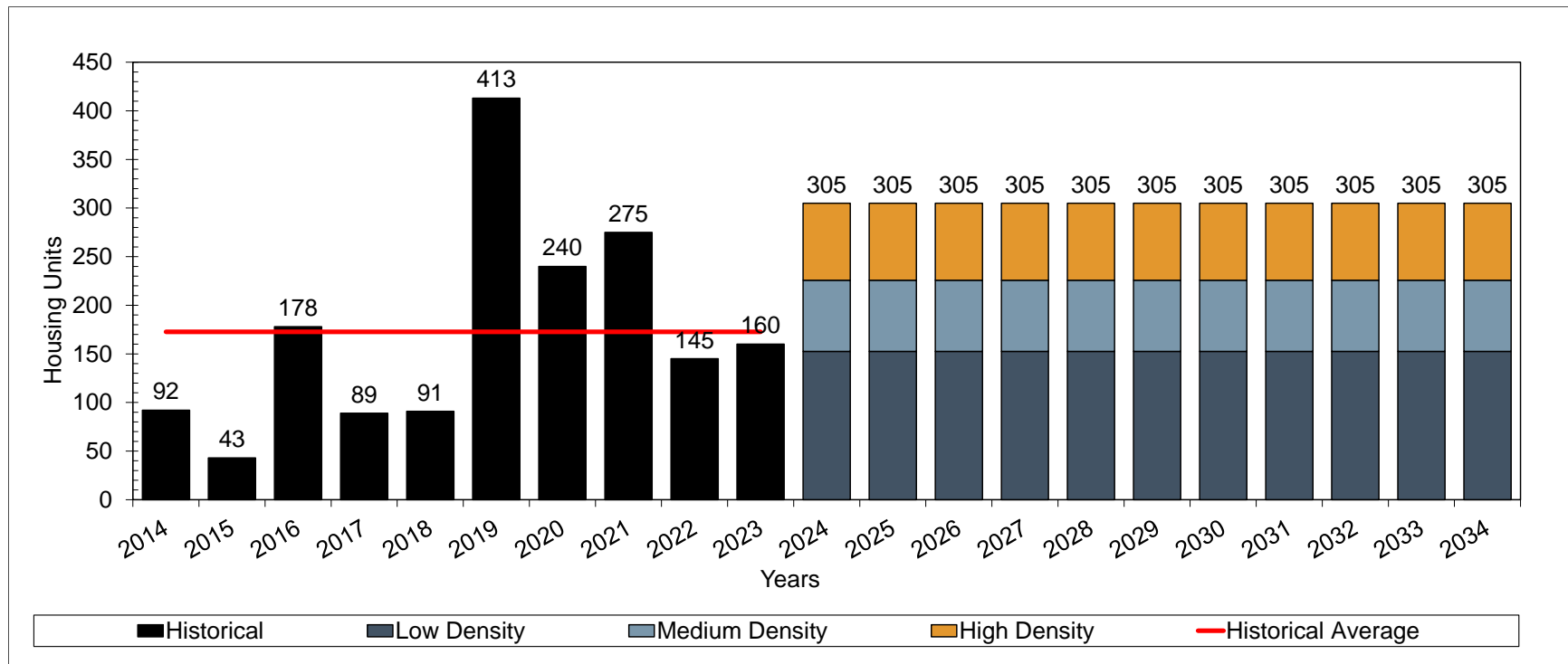
Notes:

Numbers may not add due to rounding.

Source: Watson & Associates Economists Ltd.



Figure 3-2  
Township of Woolwich  
Annual Housing Forecast<sup>[1]</sup>



<sup>[1]</sup> Growth forecast represents calendar year.

Source: Historical housing activity derived from Township of Woolwich building permit data (2014 to 2018 and 2021 to 2023) and Statistics Canada (2019 to 2020), 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 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 50% low density units (single detached and semi-detached), 24% medium density (multiples except apartments) and 26% high density (bachelor, 1 bedroom and 2-bedroom apartments).
- Geographic Location of Residential Development (Appendix A – Schedule 2)
  - Schedule 2 summarizes the anticipated amount, type, and location of development by area for the Township of Woolwich
  - In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between Mid-2024 and mid-2034 by development location is summarized below.



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

Development Location	Amount of Housing Growth, Mid-2024 to Mid-2034	Percentage of Housing Growth, Mid-2024 to Mid-2034
Elmira	1,404	45%
Breslau	1,575	50%
Remaining Urban	99	3%
Rural	45	1%
<b>Township of Woolwich</b>	<b>3,122</b>	<b>100%</b>

Note: Figures may not sum precisely due to rounding.

- Planning Period
  - Short-term and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for transit services to a 10-year planning horizon. All other services can utilize a longer planning period if the Township has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.
- Population in New Housing Units (Appendix A - Schedules 3 and 4)
  - The number of housing units to be constructed by mid-2034 in the Township over the forecast period is presented in Table 3-1. Over the 10-year forecast period, the Township is anticipated to average approximately 305 new housing units per year, to accommodate approximately, an additional 7,900 people (in 3,050 new households).
  - Institutional population<sup>[1]</sup> is anticipated to increase by approximately 80 people between mid-2024 to mid-2034.
  - Population in new units is derived from Schedules 3 and 4, which incorporate historical development activity, anticipated units (see unit

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<sup>[1]</sup> 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.





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 medium and high density P.P.U. data was derived from the Region of Waterloo which includes the Township of Woolwich, 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: 3.416
  - Medium density: 2.579
  - High density: 1.887
  
- Existing Units and Population Change (Appendix A - Schedules 3 and 4)
  - Existing households for mid-2024 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).
  - The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 4<sup>[1]</sup>. The forecast population change in existing households over the mid-2024 to mid-2034 forecast period is forecast to decline by approximately 740.
  
- 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, institutional, and work at home, which are considered individually below.

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[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.

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- Mid-2016 employment data <sup>[1],[2]</sup> (place of work) for the Township is outlined in Schedule 8a. The 2016 employment base is comprised of the following sectors:
  - 485 primary (3%);
  - 1,980 work at home employment (14%);
  - 5,263 industrial (36%);
  - 4,963 commercial/population-related (34%); and
  - 1,835 institutional (13%).
- The mid-2016 employment by usual place of work, including work at home, is 14,525. An additional 1,746 employees have been identified for the Township in mid-2016 that have no fixed place of work (N.F.P.O.W.)<sup>[3]</sup>
- Total employment, including work at home and N.F.P.O.W. for the Township is anticipated to reach approximately 24,400 by mid-2034. This represents an employment increase of approximately 5,260 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.

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

<sup>[2]</sup> 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.

<sup>[3]</sup> 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 18,040 by mid-2034. This represents an employment increase of 3,460 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;
    - 1,200 sq.ft. per employee for industrial;
    - 500 sq.ft. per employee for commercial/population-related; and
    - 560 sq.ft. per employee for institutional employment.
  - The Township-wide incremental G.F.A. is anticipated to increase by approximately 2.9 million 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 - 1%
    - industrial - 66%;
    - commercial/population-related - 24%; and
    - institutional - 9%.
  
- Geographic Location of Non-Residential Development (Appendix A, Schedule 10c)
  - Schedule 10c summarizes the anticipated amount, type, and location of non-residential development by servicing area for the Township of Woolwich by area.
  - The amount and percentage of forecast total non-residential growth between 2024 and 2034 by development location is summarized below.



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

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), mid-2024 to mid-2034	Percentage of Non-Residential G.F.A., mid-2024 to mid-2034
Elmira	1,436,300	50%
Breslau	520,900	18%
Remaining Urban	814,900	28%
Rural	126,000	4%
<b>Township of Woolwich</b>	<b>2,898,100</b>	<b>100%</b>

Note: Figures may not sum precisely due to rounding



# 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

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

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

### 4.3 Increase in the Need for Service

---

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



Figure 4-1

The Process of Calculating a Development Charge under the Act that must be followed

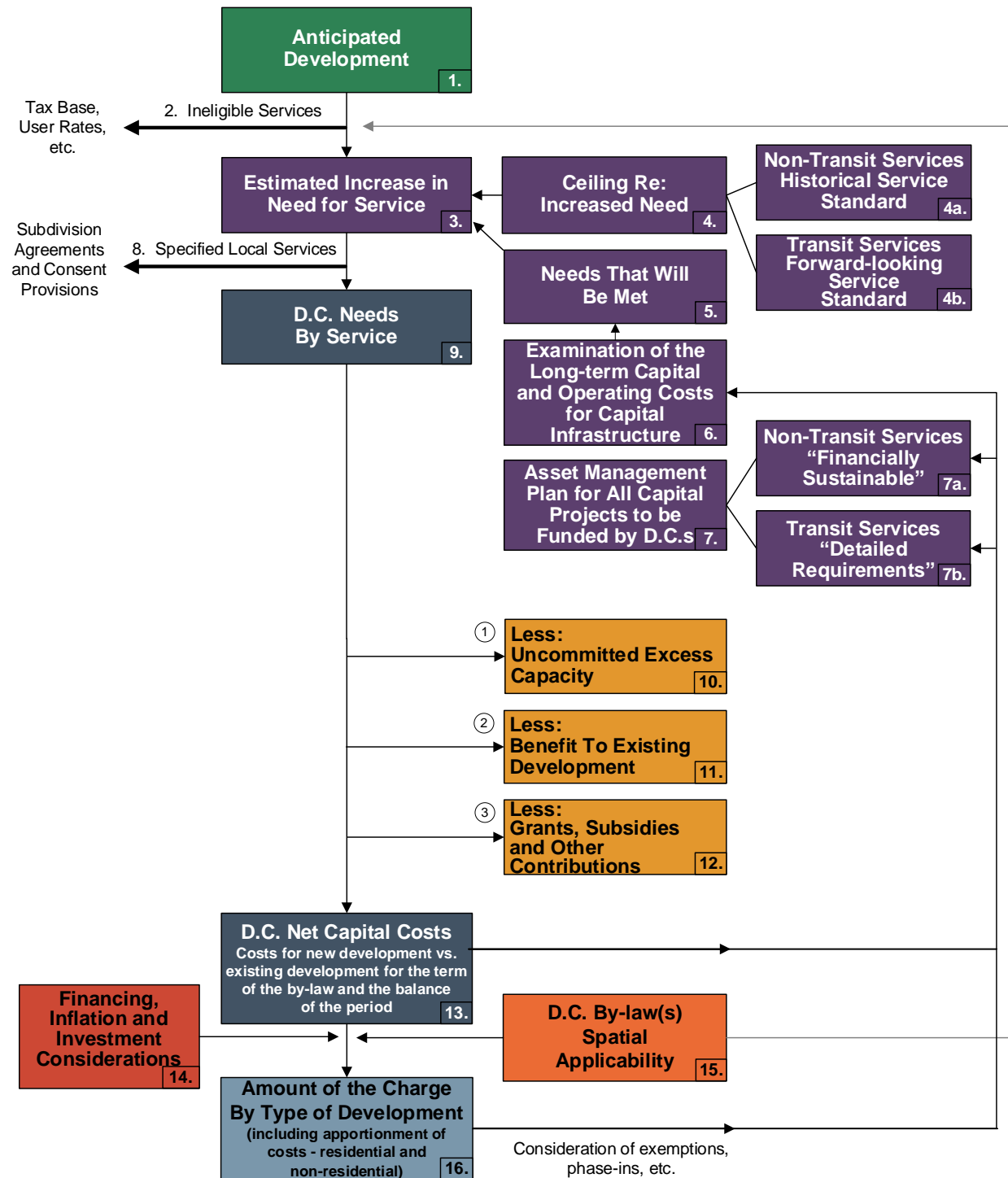




Table 4-1A  
Categories of Township Services to be Addressed as Part of the Calculation – Eligibility Legend

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

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

Categories of Township Services	Inclusion in the D.C. Calculation	Service Components
1. Water supply services, including distribution and treatment services	n/a	1.1 Treatment plants, Water Supply, and Storage Facilities
	Yes	1.2 Distribution systems
	No	1.3 Local systems
	Yes	1.4 Vehicles and equipment <sup>1</sup>
2. Wastewater services, including sewers and treatment services	n/a	2.1 Treatment plants
	Yes	2.2 Sewage trunks
	No	2.3 Local systems
	Yes	2.4 Vehicles and equipment <sup>1</sup>
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

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<sup>1</sup> with a 7+ year useful life





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

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<sup>1</sup> with a 7+ year useful life



Categories of Township Services	Inclusion in the D.C. Calculation	Service Components
13. Parks and Recreation Services	Ineligible  Yes Yes Yes  Yes	13.1 Acquisition of land for parks, woodlots, and E.S.A.s 13.2 Development of municipal parks 13.3 Parks rolling stock <sup>1</sup> and yards 13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc. 13.5 Recreation vehicles and equipment <sup>1</sup>
14. Services Related to Public Health	n/a n/a	14.1 Public Health department space 14.2 Public Health department vehicles <sup>1</sup>
15. Child Care and Early Years Programs and Services within the meaning of Part VI of the <i>Child Care and Early Years Act, 2014</i> and any related services.	n/a n/a	15.1 Childcare space 15.2 Vehicles <sup>1</sup>
16. Services related to proceedings under the <i>Provincial Offences Act, including by-law enforcement services and municipally administered court services</i>	Yes  Yes	16.1 P.O.A. space, including by-law enforcement and municipally administered court services 16.2 Vehicles <sup>1</sup>
17. Services Related to Emergency Preparedness	No Yes	17.1 Emergency Preparedness Space 17.2 Equipment
18. Services Related to Airports	Ineligible Ineligible	18.1 Airports 18.2 Other Airports
20. Other	Yes	20.1 Interest on money borrowed to pay for growth-related capital

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<sup>1</sup> with a 7+ year useful life



## 4.4 Local Service Policy

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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

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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, Township Council must indicate “that it intends to ensure that such an increase in need will be met” (subsection 5 (1) 3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast, or similar expression of the intention of Council (O. Reg. 82/98 section 3). The capital program contained herein reflects the Township's approved and proposed capital budgets and master servicing/needs studies, the draft water and wastewater servicing study and draft Breslau Environmental Assessment Study, along with the prior D.C. study.



## 4.6 Treatment of Credits

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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

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Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C. eligible service or the capital costs with respect to those services. Further, a class may be composed of any number or combination of services and may include parts or portions of each D.C. eligible services. With respect to growth-related studies, section 7(3) of the D.C.A. states that:

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

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. has not identified any classes of service.

## 4.8 Existing Reserve Funds

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

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



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

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

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

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

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

Service	Balance Dec 31, 2023	Less Commitments	Adjusted Balance Dec 31, 2023
Roads and Related	5,945,396	-	5,945,396
Fire Protection Services	9,447	129,863	(120,416)
Parks and Recreation Services	694,843	338,605	356,238
Library Services	131,189	-	131,189
Administration	388,295	388,295	-
Water Services	(972,908)	-	(972,908)
Wastewater Services	(1,283,336)	-	(1,283,336)
<b>Total</b>	<b>\$4,912,927</b>	<b>\$856,763</b>	<b>\$4,056,165</b>



## 4.9 Deductions

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

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

The requirements behind each of these reductions are addressed below.

### **4.9.1 Reduction Require by Historical Level of Service Ceiling**

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

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

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

### **4.9.2 Reduction for Uncommitted Excess Capacity**

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



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

### **4.9.3 Reduction for Benefit to Existing Development**

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

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

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

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



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

#### **4.9.4 Reduction for Anticipated Grants, Subsidies, and Other Contributions**

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

### **4.10 Township-wide vs. Area-Specific**

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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.

The calculated D.C.s herein are based on an urban area basis for water, wastewater, and stormwater services. All other services are calculated based on a Township-wide basis.





## 4.11 Allocation by Type of Development

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

## 4.12 Mandatory Discount for Rental Housing Development

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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

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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 lane kilometers (lane km) and is further classified as rural and urban collector roads, of which all are 2-lane roads. The rural collector roads are further classified into gravel, surface treated, and asphalt and the urban collector roads are all paved roads. In total, the Township owns approximately 413.45 lane km of roads. In addition, the Township owns and maintains operations facility space of 29,800 sq.ft. related to the services related to a highway infrastructure assets, and 51 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 \$5,336 per capita. When applied to the 10-year forecast population, a maximum D.C. eligible cost of approximately \$42.33 million is applicable.

Table 5-1 provides the 10-year capital program for Services Related to a Highway. The capital projects include a total gross capital cost of approximately \$142.65 million over the 2024-2033 forecast period. The capital projects identified include road reconstructions with upgrades and/or expansions, and road resurfacing with conversions to different classifications to allow for additional traffic anticipated from growth. The capital program also includes sidewalk works, expansion of public works operations facilities, and additional vehicles. A deduction for the post-period benefit of approximately \$59.81 million was applied to reflect the benefit to future growth. A further deduction is applied for the benefit to the existing development of approximately \$34.76 million (exclusive of existing reserve fund balances). Finally, approximately \$5.95 million in existing D.C. reserve fund proceeds have been deducted from the forecast D.C. recoverable capital needs, reflecting funding already available to meet the growth-related needs. As a result, a total D.C. recoverable cost of approximately \$42.13 million has been included in the charge. Approximately \$29.49 million (70%) of the D.C. recoverable costs are attributable to residential development, and \$12.64 million (30%) is attributable to non-residential development. The attribution of D.C. recoverable costs by development is based on the incremental population and employment growth anticipated over the 10-year forecast period.

### **5.2.2 Fire Protection Services**

The Township currently operates six (6) fire stations and one (1) sub station (storage facility) located in Breslau, for a total building area of 36,209 sq.ft. The service currently operates with 23 vehicles, including a combination of pumpers, tankers, aerials, and other supporting vehicles and associated equipment. Further, additional specialized equipment and gear of 694 additional assets are in place for provision of the service. As such, the total inventory of assets of the past 15-years results in a level of service of approximately \$1,717 per capita. When applied to the forecast population to 2033, a maximum D.C. eligible cost of approximately \$13.62 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 approximately \$12.97 million. These capital costs, include the outstanding debenture



payments for the Floradale Fire Station which is committed excess capacity for future development. In addition, the 2023 year-end deficit in the Fire D.C. reserve fund of \$120,416 has been included as excess capacity committed through prior year capital approvals. A deduction for the benefit to existing development of \$4.01 million has been applied. As a result, the total D.C. recoverable cost for Fire Protection Services is \$5.86 million, of which \$4.1 (70%) was applied to the residential developments and the remaining of \$1.76 million (30%). The allocation of D.C. recoverable costs by development type is 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 567 acres of developed parkland along with open space, 96 parkland amenities within the boundaries of the parks and open space, such as ball diamonds, soccer pitches, playgrounds, tennis courts, dog parks, washrooms, and fieldhouses, etc., and 36 vehicles related to Parks and Recreation Services. Further, the Township provides 209,616 sq.ft. of indoor recreation facility space for the provision of Parks and Recreation Services, including community centres, a pool, an arena, etc. 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 \$4,808 per capita. When applied to the 10-year forecast population, a maximum D.C. eligible cost of approximately \$38.14 million is applicable.

The Township is currently undertaking a recreation master plan which will help identify the need for community park space, facilities, and amenities to address growth based on population and employment growth and development. 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 \$41.33 million over the 2024-2033 forecast period. A post-period benefit deduction of approximately \$23.15 million related to the Breslau Community Complex, and approximately \$1 million related to other projects, was applied to recognize the benefit to the population beyond 2033. A deduction of approximately \$356,200 was made to reflect the existing D.C. reserve funds, along with \$5.4 million recognized to be funded from grants, subsidies, and other contributions. As a result, approximately \$11.44 million has been included in the calculation of the charge. As the predominant users of Parks and Recreation Services tend to be residents of the Township, the forecast D.C. recoverable costs have been



allocated 95% to future residential development and 5% to future non-residential development. Therefore, approximately \$10.87 million, and \$0.57 million has been allocated to residential and non-residential developments, respectively.

#### **5.2.4 Library Services**

While the Region of Waterloo is responsible for the provision of library collection items, the Township provides space for library services. The Township owns three (3) library facilities which provides library services to the community. All facilities provide a total of 6,170 sq.ft. of space. Based on the level of investment, the average level of service provided has been \$122 per capita. In total, the maximum D.C. eligible amount for library services over the 10-year forecast period is approximately \$968,000.

Table 5-4 provides the capital program for Library Services for the 10-year forecast period. The Township anticipates one (1) capital project to be undertaken between 2024 to 2033, to provide a new branch library in Breslau. Therefore, the total gross capital cost identified for the project is \$2.52 million. A deduction related to growth anticipated beyond 2033 of approximately \$1.44 million has been made. A further deduction of approximately \$131,200 was made to reflect the existing D.C. reserve funds available to address these needs, in part. As a result, the total D.C. recoverable cost included in the calculation of the charge is approximately \$953,800. Similar to Parks and Recreation Services, the forecast D.C. recoverable costs have been allocated 95% to residential development and 5% to non-residential development. Therefore, approximately \$906,100, and \$47,700 have been allocated to future residential and non-residential development types, respectively.

#### **5.2.5 Provincial Offences Act including By-law Enforcement**

The Township currently owns and maintains facility space of 283 sq.ft. for P.O.A. including By-law Enforcement. Additionally, there are seven (7) vehicles and equipment, including by-law enforcement officers gear, other equipment, and a cargo van. As such, the total inventory of assets over the past 15-years results in an invested level of service of approximately \$6 per capita. When applied to the 10-year forecast population, a maximum D.C. eligible cost of approximately \$46,400 is applicable.

Table 5-5 outlines the capital program related to the *Provincial Offences Act* including by-law enforcement. The capital cost for all projects identified to be undertaken during the 10-year forecast period totals \$96,600. A post-period benefit deduction of \$47,300



has been applied, along with a deduction of \$2,000 to recognize the amount in excess of the historical level of service ceiling. The benefit to existing development has also been identified at \$900. Therefore, the total D.C. recoverable cost equates to \$46,400. Approximately \$32,500 (70%) and \$13,900 (30%) has been attributed to residential and non-residential development, respectively, based on the 10-year forecasted growth increase anticipated in population and employment. It is noted that this service is being introduced for the first time in the Township's D.C. by-law.

### **5.2.6 Emergency Preparedness**

The Township has identified equipment that is utilized to provide services for Emergency Preparedness to the community. Currently, over the past 15 years, four (4) to five (5) assets have been in place, including sirens and emergency generators, to warn the community and aid in the event of an emergency. As a result, these assets over the past 15-years provide an invested level of service of \$10 per capita. When applied to the 10-year forecast population, a maximum D.C. eligible cost of approximately \$80,000 is applicable.

Table 5-6 outlines the capital program related to Emergency Preparedness Services with two (2) additional sirens being identified as needs for the forecast period. The total capital cost is estimated at \$140,000. A deduction for the benefit to the existing development has been made of \$70,000. This results in a net D.C. recoverable cost of \$70,000 over the 10-year forecast period. Approximately \$49,000 (70%) and \$21,000 (30%) has been attributed to residential development and non-residential development. Respectively, based on the incremental increase in population and employment anticipated over the 10-year forecast.



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

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 70%	Non-Residential Share 30%
	<b>Road Reconstruction with Updgrades and/or Extensions</b>										
1	Old Scout Place - St. Jacobs	2024	150,000	-	-	150,000	30,000	-	120,000	84,000	36,000
2	Barnswallow Drive - Elmira (Church Street West to First Street West)	2025	4,500,000	1,462,500	-	3,037,500	1,575,000	-	1,462,500	1,023,750	438,750
3	Barnswallow Drive Extension/Lunor Drive (incl. land) - Elmira (Church Street West to ~300m North of Church Street West)	2027-2033	422,000	261,600	-	160,400	-	-	160,400	112,280	48,120
4	Martin's Lane - Elmira (Arthur Street North to End)	2025-2031	247,000	61,800	-	185,200	123,500	-	61,700	43,190	18,510
5	Whippoorwill Drive - Elmira (Barnswallow Drive to Arthur Street South)	2027-2033	3,467,000	563,400	-	2,903,600	1,213,500	-	1,690,100	1,183,070	507,030
6	Capital Bridge Expenditures	2024-2033	11,800,000	-	-	11,800,000	10,620,000	-	1,180,000	826,000	354,000
7	Dolman St. Extension (26-30m ROW, including land) - Breslau (Woolwich St. S. to 140m east of Woolwich St. S.)	2025-2033	3,000,000	1,860,000	-	1,140,000	-	-	1,140,000	798,000	342,000
8	Greenhouse Rd. (26m ROW) - Breslau (Victoria St. to Kramp Rd.)	2027-2033	3,000,000	1,674,000	-	1,326,000	300,000	-	1,026,000	718,200	307,800
9	Greenhouse Rd. (26m ROW) - Breslau (Kramp Rd. to Railway Crossing)	2025-2033	1,600,000	992,000	-	608,000	-	-	608,000	425,600	182,400
10	Kramp Rd. - Breslau (Greenhouse Rd. to Road M (Wombolt Avenue))	2027-2033	1,691,000	943,600	-	747,400	169,100	-	578,300	404,810	173,490
11	Ottawa St. Extension (35m ROW) - Breslau (Shallow Creek to Andover Dr.)	2025-2027	1,578,000	978,400	-	599,600	-	-	599,600	419,720	179,880
12	Ottawa St. Extension (35m ROW) - Breslau (Woolwich St. S. to Fountain St.)	2025-2026	3,916,000	2,427,900	-	1,488,100	-	-	1,488,100	1,041,670	446,430
13	Woolwich St. N. - Breslau (Fountain St. to Terminus)	2030-2033	657,000	244,400	-	412,600	262,800	-	149,800	104,860	44,940
14	Woolwich St. S. - Breslau (Ottawa St Extension to 204 Woolwich St S)	2028-2030	400,000	-	-	400,000	-	-	400,000	280,000	120,000
15	Breslau Connector Road Construction	2030-2033	30,000,000	18,600,000	-	11,400,000	-	-	11,400,000	7,980,000	3,420,000
	<b>Road Resurfacing/Conversions</b>										
16	Hunsburger Road - Conestogo	2027-2033	797,000	-	-	797,000	637,600	-	159,400	111,580	47,820
17	South Field Drive - Elmira	2025-2033	666,800	-	-	666,800	533,400	-	133,400	93,380	40,020
18	Farmers Market Road - St. Jacobs	2025-2031	707,000	-	-	707,000	565,600	-	141,400	98,980	42,420
19	Benjamin Road - Urban - St. Jacobs	2025-2031	365,000	-	-	365,000	292,000	-	73,000	51,100	21,900
20	First Street West - Elmira	2025-2031	203,000	-	-	203,000	162,400	-	40,600	28,420	12,180





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

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 70%	Non-Residential Share 30%
21	Kramp Road - Breslau	2027-2033	922,000	68,600	-	853,400	811,400	-	42,000	29,400	12,600
22	Road Upgrades (gravel to surface treated)	2024-2031	4,243,000	-	-	4,243,000	3,394,400	-	848,600	594,020	254,580
23	King St - St. Jacobs	2025-2031	747,041	-	-	747,041	74,700	-	672,341	470,639	201,702
24	Reid Woods Dr	2025-2031	4,202,697	-	-	4,202,697	420,300	-	3,782,397	2,647,678	1,134,719
25	Scotch Line	2025-2031	2,543,738	1,419,400	-	1,124,338	254,400	-	869,938	608,957	260,981
26	Spitzig Rd - Breslau	2025-2031	2,543,738	315,400	-	2,228,338	2,035,000	-	193,338	135,337	58,001
27	Tillman Rd	2025-2031	3,870,906	2,160,000	-	1,710,906	387,100	-	1,323,806	926,664	397,142
28	Three Bridges Rd	2025-2031	3,760,308	-	-	3,760,308	3,008,200	-	752,108	526,476	225,632
29	Hopewell Creek Rd - Breslau (Surface Treatment to Asphalt)	2025-2031	6,525,241	3,641,100	-	2,884,141	652,500	-	2,231,641	1,562,148	669,492
30	Spitzig Rd - Breslau (Surface Treated to Asphalt)	2025-2031	1,327,168	740,600	-	586,568	132,700	-	453,868	317,707	136,160
	<b>Sidewalks</b>										
31	Joseph Street - Breslau	2025-2031	70,300	-	-	70,300	21,100	-	49,200	34,440	14,760
32	Maryhill Road - Maryhill	2025-2031	105,000	-	-	105,000	42,000	-	63,000	44,100	18,900
33	Ruggles Road - Floradale	2027-2033	29,900	-	-	29,900	22,400	-	7,500	5,250	2,250
34	Sidewalk - Repairs/Expansion	2025-2033	1,200,000	-	-	1,200,000	886,900	-	313,100	219,170	93,930
	<b>Depots and Domes</b>										
35	Consolidated Public Works Facility St. Jacobs (Breslau)	2024-2051	40,600,000	21,400,000	-	19,200,000	6,090,000	-	13,110,000	9,177,000	3,933,000
36	Public Works Building Lease	2023-2033	66,700	-	-	66,700	-	-	66,700	46,690	20,010
	<b>Roads and Related Vehicles</b>										
37	Miscellaneous Equipment	2025-2031	175,700	-	-	175,700	-	-	175,700	122,990	52,710
38	Pickup Truck	2025-2031	58,200	-	-	58,200	-	-	58,200	40,740	17,460
39	Tandem Truck / Snowplow	2028-2033	400,000	-	-	400,000	-	-	400,000	280,000	120,000
40	1 Tonne Dump Truck	2025-2031	91,500	-	-	91,500	45,800	-	45,700	31,990	13,710
	<b>Adjustments:</b>										
41	Reserve Adjustment		-	-	-	-	5,945,396	-	(5,945,396)	(4,161,777)	(1,783,619)
	<b>Total</b>		<b>142,649,936</b>	<b>59,814,700</b>	<b>-</b>	<b>82,835,236</b>	<b>40,709,196</b>	<b>-</b>	<b>42,126,040</b>	<b>29,488,228</b>	<b>12,637,812</b>



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

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 70%	Non-Residential Share 30%
	<b>Fire Stations</b>										
1	Elmira Fire Station - Replace and Expand (7,500 sq.ft.)	2025-2026	3,030,000	-	-	3,030,000	2,098,800	-	931,200	651,840	279,360
2	Bresleau Fire Station Expansion (2,000 sq.ft.)	2029-2033	1,000,000	617,300	-	382,700	-	-	382,700	267,890	114,810
	<b>Fire Vehicles</b>										
3	Breslau Pumper	2024-2026	1,700,000	-	-	1,700,000	-	-	1,700,000	1,190,000	510,000
4	Breslau Platform	2025-2028	2,500,000	-	-	2,500,000	1,900,000	-	600,000	420,000	180,000
5	Breslau Pumper	2029-2033	1,700,000	1,049,500	-	650,500	-	-	650,500	455,350	195,150
6	Elimra Pumper	2029-2033	2,500,000	1,543,300	-	956,700	-	-	956,700	669,690	287,010
7	Fire Prevention Pickup Trucks (2)	2025-2030	180,000	-	-	180,000	-	-	180,000	126,000	54,000
8	Fire Training Vehicle	2025-2027	90,000	-	-	90,000	-	-	90,000	63,000	27,000
	<b>Fire Equipment and Gear</b>										
9	Breslau Firefighter Gear (10)	2029-2033	100,000	-	-	100,000	-	-	100,000	70,000	30,000
10	Elmira Firefighter Gear (5)	2029-2033	50,000	-	-	50,000	-	-	50,000	35,000	15,000
11	Fire Prevention & Training Equipment & Gear (3)	2025-2030	30,000	-	-	30,000	15,000	-	15,000	10,500	4,500
	<b>Outstanding Debt</b>										
12	Floradale Fire Station - Growth-related Principal	2024-2034	72,368	-	-	72,368	-	-	72,368	50,658	21,711
13	Floradale Fire Station - Growth-related Interest (Discounted)	2024-2034	14,056	-	-	14,056	-	-	14,056	9,839	4,217
	<b>Adjustments</b>										
14	Reserve Fund Adjustment		120,416	-	-	120,416	-	-	120,416	84,291	36,125
	<b>Total</b>		<b>13,086,840</b>	<b>3,210,100</b>	<b>-</b>	<b>9,876,740</b>	<b>4,013,800</b>	<b>-</b>	<b>5,862,940</b>	<b>4,104,058</b>	<b>1,758,882</b>



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

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
<b>Parkland Development</b>											
1	Lunor Neighbourhood Park	2034	335,000	335,000	-	-	-	-	-	-	-
2	Sports Field Lighting	2030	363,000	224,100	-	138,900	-	-	138,900	131,955	6,945
3	Maryhill Park (Sunset Park)	2025	110,000	-	-	110,000	-	-	110,000	104,500	5,500
4	Additional Trail Development	2024-2033	181,300	-	-	181,300	-	-	181,300	172,235	9,065
5	Additional Multi-use Pads	2024-2033	400,000	-	-	400,000	-	-	400,000	380,000	20,000
6	Additional Playgrounds	2024-2033	500,000	-	-	500,000	-	-	500,000	475,000	25,000
7	Splash Pad - Breslau	2024	350,000	-	-	350,000	-	350,000	-	-	-
8	Additional Park Washrooms - Breslau	2025-2033	350,000	216,100	-	133,900	-	-	133,900	127,205	6,695
9	St Jacobs Valleyview Subdivision Park (P2)	2024	100,000	-	-	100,000	-	50,000	50,000	47,500	2,500
<b>Vehicles</b>											
10	Truck and Tractors	2027-2033	350,000	216,100	-	133,900	-	-	133,900	127,205	6,695
<b>Facilities</b>											
11	Bresleau Community Complex (incl. Ice Rink / Aquatics) (Township's Share)	2027-2031	37,500,000	23,150,000	-	14,350,000	-	5,000,000	9,350,000	8,882,500	467,500
12	Parks Storage Building (Elmira)	2026	250,000	-	-	250,000	-	-	250,000	237,500	12,500
<b>Outstanding Debt</b>											
13	Woolwich Memorial Centre Debenture - Growth-Related Share (principal)	2024-2034	456,537	-	-	456,537	-	-	456,537	433,710	22,827
14	Woolwich Memorial Centre Debenture - Growth-Related Share (Discounted interest)	2024-2034	88,673	-	-	88,673	-	-	88,673	84,240	4,434
<b>Adjustments:</b>											
15	Reserve Fund Adjustment		-	-	-	-	356,238	-	(356,238)	(338,427)	(17,812)
<b>Total</b>			<b>41,334,510</b>	<b>24,141,300</b>	<b>-</b>	<b>17,193,210</b>	<b>356,238</b>	<b>5,400,000</b>	<b>11,436,971</b>	<b>10,865,123</b>	<b>571,849</b>



Table 5-4  
Township of Woolwich  
Infrastructure Costs Included in the Development Charge Calculation  
For Library Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	Breslau Library (5,000 sq.ft.)	2030	2,523,000	1,438,000	-	1,085,000	-	-	1,085,000	1,030,750	54,250
2	Reserve Fund Adjustment		-	-	-	-	131,189	-	(131,189)	(124,630)	(6,559)
	<b>Total</b>		<b>2,523,000</b>	<b>1,438,000</b>	<b>-</b>	<b>1,085,000</b>	<b>131,189</b>	<b>-</b>	<b>953,811</b>	<b>906,120</b>	<b>47,691</b>



Table 5-5  
Township of Woolwich  
Infrastructure Costs Included in the Development Charge Calculation  
For Provincial Offences Act Including By-law Enforcement

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 70%	Non-Residential Share 30%
1	By-law Vehicle	2024-2025	45,000	-	2,000	43,000	-	-	43,000	30,100	12,900
2	By-law Vehicle	2033	45,000	45,000	-	-	-	-	-	-	-
3	Additional Body Cameras (2)	2024	1,000	500	-	500	-	-	500	350	150
4	Second Noise Meter	2025	1,000	-	-	1,000	-	-	1,000	700	300
5	Lumen (Light) Meter	2025	1,000	-	-	1,000	900	-	100	70	30
6	Additional Furniture (2)	2024-2033	3,600	1,800	-	1,800	-	-	1,800	1,260	540
	<b>Total</b>		<b>96,600</b>	<b>47,300</b>	<b>2,000</b>	<b>47,300</b>	<b>900</b>	<b>-</b>	<b>46,400</b>	<b>32,480</b>	<b>13,920</b>



Table 5-6  
Township of Woolwich  
Infrastructure Costs Included in the Development Charge Calculation  
For Emergency Preparedness

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 70%	Non-Residential Share 30%
1	Breslau Siren	2024	70,000	-	-	70,000	35,000	-	35,000	24,500	10,500
2	St Jacobs (Valleyview) Siren	2024	70,000	-	-	70,000	35,000	-	35,000	24,500	10,500
	<b>Total</b>		<b>140,000</b>	<b>-</b>	<b>-</b>	<b>140,000</b>	<b>70,000</b>	<b>-</b>	<b>70,000</b>	<b>49,000</b>	<b>21,000</b>



## **5.3 Service Levels and Urban-10 Year Capital Costs for Township-wide D.C. Services Calculation**

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### **5.3.1 Water Services**

The Township has engaged external engineers (GM BluePlan) to undertake a servicing strategy that will assist in confirming all the needs to service the anticipated growth in the various urban service areas of the Township. The servicing strategy is ongoing, as such, GM BluePlan has provided capital cost estimates for the D.C. capital program to upgrade and expand water servicing to service the anticipated growth over the 10-year forecast period. A total gross cost of approximately \$32.37 million identified for water services. In addition, the 2023 year-end deficit in the water D.C. reserve fund of \$ 972,900, approximately, has been included for the committed capacity of growth-works undertaken through prior capital approvals.

A reduction to the gross capital costs has been made to reflect the benefit to the existing community of approximately \$6.03 million. Additionally, approximately \$12.69 million has been deducted related to local services (i.e., direct developer responsibility), and approximately \$2.68 million has been deducted related to the portion of costs that will benefit growth in the post 10-year forecast period. The resultant net growth-related amount that has been included in the D.C. calculation is approximately \$11.95 million. The growth-related costs have been allocated between residential and non-residential development based the anticipated incremental population and employment in the urban serviced areas. These allocations result in approximately \$8.36 million (70%) being attributed to residential and \$3.59 million (30%) attributable to non-residential, respectively. Table 5-7 provides the details of the water program.

### **5.3.2 Wastewater Services**

The Township has engaged Associated Engineering, who is currently undertaking an Environmental Assessment for the entire Breslau area for wastewater servicing. Further, the servicing capacity needs have been provided based on the work currently underway by GM BluePlan for wastewater services. Based on the draft information, a capital program (provided in Table 5-8) with gross capital costs of approximately \$86.95 million has been included for wastewater services. In addition to these capital costs, the deficit in the wastewater D.C. reserve fund of approximately \$1.28 million, has been



included related to growth-works undertaken and committed through prior capital approvals.

Reductions have been made to the gross costs, in relation to costs that will benefit existing development of approximately \$13.76 million and works anticipated to benefit growth in the post 10-year forecast period of approximately \$18.43 million. Additionally, a total of \$36.28 million has been deducted related to the portion of projects required as a local service (i.e., developer responsibility). The resultant net growth-related costs included in the D.C. calculation is \$19.76 million. These growth-related costs have been allocated between future residential and non-residential development based on the incremental increase in population and employment anticipated over the 10-year forecast in the urban serviced areas. Therefore, approximately \$13.84 million (70%) has been attributable to residential and \$5.93 million (30%) has been attributable to non-residential.

### **5.3.3 Stormwater Services**

The Township has included works related to Weigel and South drainage improvements in the D.C. calculation. The related capital program is shown in Table 5-9. The anticipated gross capital cost of both projects totals \$3 million. A deduction of \$2.25 million has been allocated to the portion of works that benefit the existing community. The resultant total D.C. recoverable cost included in the D.C. is \$750,000, of which \$525,000 (70%) is allocated to future residential development and \$225,000 (30%) is allocated to future non-residential development. The allocations for residential and non-residential development are based on the incremental increase in population and employment anticipated over the 10-year forecast in the urban serviced areas.





**Table 5-7  
Township of Woolwich  
Infrastructure Costs Included in the Development Charge Calculation  
For Water Services**

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2033	Upgrade	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 70%	Non-Residential Share 30%
1	George Street / High Street Easement - Elmira (Church Street East to End of High Street)	Replacing and Upgrading from 150mm to 300mm for Growth	2024	2,100,000	-	-	2,100,000	1,050,000	-	1,050,000	735,000	315,000
2	Barnswallow Drive Extension/Lunor Drive - Elmira	Exention of Servicing for Growth	2025-2031	466,000	-	-	466,000	-	-	466,000	326,200	139,800
3	Duke Street - Elmira (Erb Street to Church Street East)	Replacing and Upgrading from 150mm to 300mm for Growth	2025	586,000	-	-	586,000	293,000	-	293,000	205,100	87,900
4	System Capacity Improvements	Improvements to support Growth	2025-2033	832,000	-	-	832,000	416,000	-	416,000	291,200	124,800
5	Greenhouse Rd. (26m ROW) (Victoria St. to Kramp Rd.)	New Servicing required for Growth	2027-2031	991,000	-	-	991,000	99,100	-	891,900	624,330	267,570
6	Kramp Rd. (Greenhouse Rd. to Road M)		2025-2031	836,000	-	-	836,000	83,600	-	752,400	526,680	225,720
<b>Breslau:</b>												
7	W-M-BRE-001 New WM along Fountain St. N from Airport Rd to Kossuth Rd	New Servicing Required to Support New Growth Areas	2024-2033	2,905,000	-	-	2,905,000	-	1,452,500	1,452,500	1,016,750	435,750
8	W-M-BRE-004 Upgrade and extension of WM along Menno St. from Fountain St. N to existing east Menno St. dead end	Upgrade & extension	2024-2033	1,518,000	-	-	1,518,000	-	1,138,500	379,500	265,650	113,850
9	W-M-BRE-026 New WM from Fountain St N to Londsedale Rd	New Servicing Required to Support New Growth Areas	2024-2033	4,508,000	-	-	4,508,000	-	3,381,000	1,127,000	788,900	338,100
10	W-M-BRE-025 New Future Breslau EA Connector from Fountain St./ N to Greenhouse Rd	New Servicing Required to Support New Growth Areas	2034-2051	4,900,000	2,450,000	-	2,450,000	-	2,450,000	-	-	-
11	W-M-BRE-031 New WM along Londsedale Rd to Menno St	New Servicing Required to Support New Growth Areas	2024-2033	2,961,000	-	-	2,961,000	-	1,480,500	1,480,500	1,036,350	444,150
<b>ELMIRA:</b>												
12	W-M-ELM-001 Upgrade WM along Arthur St. N from Riverside Dr. W to end of existing Arthur ST. N	Upgrade to Support Growth Needs	2027-2028	1,436,000	-	-	1,436,000	359,000	-	1,077,000	753,900	323,100
13	W-M-ELM-002 Upgrade WM along Martins Lane to High St.	Upgrade to Support Growth Needs	2027-2033	992,600	-	-	992,600	496,300	496,300	-	-	-
14	W-M-ELM-009 New WM along Church St. W to service west greenfield growth development	New Servicing Required to Support New Growth Areas	2024-2033	1,617,000	-	-	1,617,000	404,300	-	1,212,700	848,890	363,810
15	W-M-ELM-020 Upgrade WM along First St. East from Duke St. to Union St	Upgrade Triggered by Growth and Supports Existing Users	2034-2051	909,500	-	-	909,500	454,700	454,800	-	-	-
16	W-M-ELM-026 Upgrade WM on Howard Ave from Howard Tank Connection to Industrial Dr.	Upgrade to Support Growth Needs	2034-2051	450,200	225,100	-	225,100	225,100	-	-	-	-
<b>ST. JACOBS:</b>												
17	W-M-STJ-001 Upgrade WM along King St N from St. Jacobs Reservoir connection to North King St. N	Addresses Existing Needs and Supports Growth Needs	2034-2051	2,442,000	-	-	2,442,000	610,500	1,831,500	-	-	-



Table 5-7 (continued)  
Township of Woolwich  
Infrastructure Costs Included in the Development Charge Calculation  
For Water Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2033	Upgrade	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 70%	Non-Residential Share 30%
18	W-M-STJ-004 Upgrade WM along Eby St. from Northside Dr. to Eby St. dead end	Addresses Existing Needs and Supports Growth Needs	2024-2033	981,200	-	-	981,200	785,000	-	196,200	137,340	58,860
19	W-M-STJ-006 New WM connection to Parkside Dr. from Northside Dr.	Addresses Existing Needs and Supports Growth Needs	2024-2033	935,900	-	-	935,900	748,700	-	187,200	131,040	56,160
<b>Adjustments:</b>												
20	Reserve Fund Adjustment			972,908	-	-	972,908	-	-	972,908	681,036	291,872
	<b>Total</b>			<b>33,340,308</b>	<b>2,675,100</b>	<b>-</b>	<b>30,665,208</b>	<b>6,025,300</b>	<b>12,685,100</b>	<b>11,954,808</b>	<b>8,368,366</b>	<b>3,586,442</b>



**Table 5-8  
Township of Woolwich  
Infrastructure Costs Included in the Development Charge Calculation  
For Wastewater Services**

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2033	Project Scope	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 70%	Non-Residential Share 30%
1	System Capacity - I&I	Upgrades to Address inflow and infiltration, to support additional growth	2025-2033	1,331,000	-	-	1,331,000	665,500	-	665,500	465,850	199,650
2	Barnswallow Drive Extension/Lunor Drive - Elmira	New Saitary Main	2024-2031	466,000	-	-	466,000	-	-	466,000	326,200	139,800
3	Arthur Street North - Elmira	Upgrade existitng pipe to pump station, including forcemain upsize	2027-2028	300,000	-	-	300,000	150,000	-	150,000	105,000	45,000
4	Martin's Lane - Elmira (Arthur Street to End)	Upgrade existitng pipe to double the size	2025-2031	300,000	-	-	300,000	150,000	-	150,000	105,000	45,000
5	Flow Monitoring		2025-2033	301,000	-	-	301,000	-	-	301,000	210,700	90,300
6	Breslau Wet Well Upgrades	Upgrade to Address Existing Needs and Supports Growth Needs	2025-2033	5,000,000	3,100,000	-	1,900,000	-	-	1,900,000	1,330,000	570,000
7	One ton Cab and Chassis with Crane Mount and Utility Box	New Incremental Additional Vehicle	2025-2031	250,000	-	-	250,000	-	-	250,000	175,000	75,000
<b>Breslau:</b>												
8	Breslau Sewer Conveyance	Provision for expansion to service Growth Needs	2025-2051	25,000,000	3,875,000	-	21,125,000	-	18,750,000	2,375,000	1,662,500	712,500
9	Breslau Pump/Lift Station	Provision for expansion to service Growth Needs	2025-2051	18,000,000	2,790,000	-	15,210,000	-	13,500,000	1,710,000	1,197,000	513,000
<b>St Jacobs:</b>												
10	SAN-STJ-001 Sanitary Upgrade along St Jacobs West Rail Line	Upgrade to Address Existing Needs and Supports Growth Needs	2034-2051	3,031,000	1,515,500	-	1,515,500	1,515,500	-	-	-	-
11	SAN-STJ-002 Sanitary upgrade along Queensway Dr between Highcrest Lane W and Princess St W	Upgrade to Address Existing Needs and Supports Growth Needs	2034-2051	287,000	143,500	-	143,500	143,500	-	-	-	-
12	SAN-STJ-003 Sanitary Upgrade along Princess St W between Queensway Dr and King St N	Upgrade to Address Existing Needs and Supports Growth Needs	2034-2051	338,000	169,000	-	169,000	169,000	-	-	-	-
13	SAN-STJ-004 Sanitary Upgrade along Hachborne St between King St N and Young St	Upgrade Triggered by Growth and Supports Existing Users	2034-2051	204,000	153,000	-	51,000	51,000	-	-	-	-
14	SAN-STJ-005 Sanitary Upgrade along Young St between Hachborne St E and Cedar St E	Upgrade Triggered by Growth and Supports Existing Users	2034-2051	209,000	156,700	-	52,300	52,300	-	-	-	-
15	SAN-STJ-006 Sanitary Upgrade along Hachborn St E between Young St and Water St	Upgrade to Address Existing Needs and Supports Growth Needs	2034-2051	241,000	120,500	-	120,500	120,500	-	-	-	-
16	SAN-STJ-007 Sanitary Upgrade along Water St between Hachborn St E and Princess St E	Upgrade to Address Existing Needs and Supports Growth Needs	2034-2051	241,000	120,500	-	120,500	120,500	-	-	-	-
17	SAN-STJ-010 New connection from 3017 Regional Road 17	New to Support New Growth Areas	2034-2051	53,000	26,500	-	26,500	-	26,500	-	-	-
<b>Elmira:</b>												
18	SAN-ELM-002 Sanitary upgrade along Kingfisher Dr. between Crane Dr. and Grosbeak Rd	Upgrade Triggered by Growth and Supports Existing Users	2034-2051	2,180,000	1,635,000	-	545,000	545,000	-	-	-	-



Table 5-8 (continued)  
Township of Woolwich  
Infrastructure Costs Included in the Development Charge Calculation  
For Wastewater Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2033	Project Scope	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 70%	Non-Residential Share 30%
19	SAN-ELM-003 Sanitary upgrade along Erb St. East End	Upgrade to Address Existing Needs and Supports Growth Needs	2034-2051	352,000	176,000	-	176,000	176,000	-	-	-	-
20	SAN-ELM-004 Sanitary upgrades along East Elmira from Union St.	Upgrade Triggered by Growth and Supports Existing Users	2034-2051	603,000	452,200	-	150,800	150,800	-	-	-	-
21	SAN-ELM-005 New sewer on Church St.	Upgrade Triggered by Growth and Supports Existing Users	2024-2033	1,270,000	-	-	1,270,000	317,500	-	952,500	666,750	285,750
22	SAN-ELM-010 Downtown trunk upgrade and I&I	Upgrade to Address Existing Needs and Supports Growth Needs	2024-2033	922,000	-	-	922,000	461,000	-	461,000	322,700	138,300
23	SAN-ELM-011 New sewer on Arthur St. N	Upgrade Triggered by Growth and Supports Existing Users	2024-2033	266,000	-	-	266,000	66,500	-	199,500	139,650	59,850
24	SAN-ELM-012 New trunk along Oriole Parkway W and E	Upgrade to Address Existing Needs and Supports Growth Needs	2024-2033	12,696,000	-	-	12,696,000	6,348,000	-	6,348,000	4,443,600	1,904,400
25	SAN-ELM-013 Upgrade west of rail between Oriole Parkway E. and First St.	Upgrade to Address Existing Needs and Supports Growth Needs	2024-2033	5,105,000	-	-	5,105,000	2,552,500	-	2,552,500	1,786,750	765,750
<b>Stockyards:</b>												
26	Pump Station & Forcemain from Weber St. south of Farmers Market Rd. to SPS	New to Support New Growth Areas	2034-2051	8,000,000	4,000,000	-	4,000,000	-	4,000,000	-	-	-
<b>Adjustments:</b>												
27	Reserve Fund Adjustment			1,283,336	-	-	1,283,336	-		1,283,336	898,335	385,001
<b>Total</b>				<b>88,229,336</b>	<b>18,433,400</b>	<b>-</b>	<b>69,795,936</b>	<b>13,755,100</b>	<b>36,276,500</b>	<b>19,764,336</b>	<b>13,835,035</b>	<b>5,929,301</b>



Table 5-9  
Township of Woolwich  
Infrastructure Costs Included in the Development Charge Calculation  
For Stormwater Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 70%	Non-Residential Share 30%
1	Weigel Drain Improvements	2024-2033	2,000,000	-	-	2,000,000	1,500,000	-	500,000	350,000	150,000
2	South Drain Improvements	2025-2033	1,000,000	-	-	1,000,000	750,000	-	250,000	175,000	75,000
	<b>Total</b>		<b>3,000,000</b>	-	-	<b>3,000,000</b>	<b>2,250,000</b>	-	<b>750,000</b>	<b>525,000</b>	<b>225,000</b>



# Chapter 6

## D.C. Calculation



## 6. D.C. Calculation

Table 6-1 calculates the proposed D.C. for Water, Wastewater, and Stormwater Services of the urban serviced areas over the 10-year forecast period. Tables 6-2 calculates the proposed uniform D.C.s to be imposed for each service (Services Related to a Highway, Fire Protection, Parks & Recreation, Library, P.O.A. Including By-law Enforcement, and Emergency Preparedness Services) on development within the Township over the 10-year forecast period (2024-2033).

The calculation for residential development is generated on a per capita basis and is based upon five (5) forms of housing types (singles and semi-detached dwellings, multiple dwellings, bachelor and 1-bedroom apartments, 2+ bedrooms apartments, and special care/special dwelling units). 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 Township-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 Tables 6-1 and 6-2.

Table 6-3 provides the schedule of charges that is applicable for all services by type of development, and Table 6-4 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 10-year life of the by-laws.

It is noted that for the Breslau Sanitary Servicing Area, the City of Kitchener’s wastewater development charges are imposed on growth, in addition to the Township’s wastewater D.C. The City’s current rate in effect is has been provided on Table 6-3 and is subject to the City of Kitchener’s D.C. by-law.



Table 6-1  
Township of Woolwich  
Urban 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>Water Services</u>	\$	\$	\$	\$
1.1 Distribution Systems	8,368,366	3,586,442	3,355	1.29
2. <u>Wastewater Services</u>				
2.1 Collection Systems	13,835,035	5,929,301	5,547	2.14
3. <u>Stormwater Services</u>				
3.1 Drainage Improvements	525,000	225,000	210	0.08
<b>TOTAL</b>	<b>\$22,728,401</b>	<b>\$9,740,743</b>	<b>\$9,112</b>	<b>\$3.51</b>
D.C.-Eligible Capital Cost	\$22,728,401	\$9,740,743		
10-year Urban Gross Population/GFA Growth (sq.ft.)	8,521	2,772,100		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$2,667</b>	<b>\$3.51</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.416	\$9,112		
Multiple Dwellings	2.579	\$6,879		
Apartments - 2 Bedrooms +	2.184	\$5,825		
Apartments - Bachelor and 1 Bedroom	1.415	\$3,774		
Special Care/Special Dwelling Units	1.100	\$2,934		





Table 6-2  
Township of Woolwich  
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.
4. <u>Services Related to a Highway</u>	\$	\$	\$	\$
4.1 Roads and related infrastructure, facilities, vehicles & equipment	29,488,228	12,637,812	11,615	4.35
5. <u>Fire Protection Services</u>				
5.1 Fire facilities, vehicles & equipment	4,104,058	1,758,882	1,617	0.61
6. <u>Parks and Recreation Services</u>				
6.1 Park development, amenities, trails, recreation facilities, vehicles & equipment	10,865,123	571,849	4,280	0.20
7. <u>Library Services</u>				
7.1 Library facilities and vehicles	906,120	47,691	357	0.02
8. <u>Provincial Offences Act including By-Law Enforcement</u>				
8.1 Facilities, vehicles and equipment	32,480	13,920	13	-
9. <u>Emergency Preparedness</u>				
9.1 Facilities, vehicles and equipment	49,000	21,000	19	0.01
<b>TOTAL</b>	<b>\$45,445,009</b>	<b>\$15,051,153</b>	<b>\$17,901</b>	<b>\$5.19</b>
D.C.-Eligible Capital Cost	\$45,445,009	\$15,051,153		
10-Year Gross Population/GFA Growth (sq.ft.)	8,672	2,898,100		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$5,240</b>	<b>\$5.19</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.416	\$17,901		
Multiple Dwellings	2.579	\$13,515		
Apartments - 2 Bedrooms +	2.184	\$11,445		
Apartments - Bachelor and 1 Bedroom	1.415	\$7,415		
Special Care/Special Dwelling Units	1.100	\$5,764		



Table 6-3  
Township of Woolwich  
Calculated Schedule of Development Charges  
by Service

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Township-Wide Services:</b>						
Services Related to a Highway	11,615	8,769	7,426	4,811	3,740	4.35
Fire Protection Services	1,617	1,221	1,034	670	521	0.61
Parks and Recreation Services	4,280	3,231	2,736	1,773	1,378	0.20
Library Services	357	270	228	148	115	0.02
Provincial Offences Act including By-Law Enforcement	13	10	8	5	4	0.00
Emergency Preparedness	19	14	12	8	6	0.01
<b>Total Township-Wide Services</b>	<b>\$17,901</b>	<b>\$13,515</b>	<b>\$11,444</b>	<b>\$7,415</b>	<b>\$5,764</b>	<b>\$5.19</b>
<b>Urban Services</b>						
Wastewater Services	5,547	4,188	3,546	2,298	1,786	2.14
Water Services	3,355	2,533	2,145	1,390	1,080	1.29
Stormwater Services	210	159	134	87	68	0.08
<b>Total Urban Services</b>	<b>\$9,112</b>	<b>\$6,880</b>	<b>\$5,825</b>	<b>\$3,775</b>	<b>\$2,934</b>	<b>\$3.51</b>
<b>Breslau Sanitary Servicing Area</b>						
Wastewater Services	4,317	2,182	1,746	1,636	1,636	2.52
<b>GRAND TOTAL RURAL AREA</b>	<b>\$17,901</b>	<b>\$13,515</b>	<b>\$11,444</b>	<b>\$7,415</b>	<b>\$5,764</b>	<b>\$5.19</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>\$27,013</b>	<b>\$20,395</b>	<b>\$17,269</b>	<b>\$11,190</b>	<b>\$8,698</b>	<b>\$8.70</b>
<b>GRAND TOTAL Breslau Sanitary Servicing Area</b>	<b>\$31,330</b>	<b>\$22,577</b>	<b>\$19,015</b>	<b>\$12,826</b>	<b>\$10,334</b>	<b>\$11.22</b>



**Table 6-4**  
**Township of Woolwich**  
**Gross Expenditure and Sources of Revenue Summary for Costs**  
**to be Incurred over the 10-Year Life of the By-laws**

Service	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Water Services							
1.1 Distribution Systems	23,665,700	-	4,735,000	7,948,800	-	7,687,330	3,294,570
2. Wastewater Services							
2.1 Collection Systems	49,091,000	-	10,711,000	15,967,333	6,655,000	11,030,367	4,727,300
3. Stormwater Services							
3.1 Drainage Improvements	3,000,000	-	2,250,000	-	-	525,000	225,000
4. Services Related to a Highway							
4.1 Roads and related infrastructure, facilities, vehicles & equipment	115,583,269	-	36,649,196	-	45,548,033	23,370,228	10,015,812
5. Fire Protection Services							
5.1 Fire facilities, vehicles & equipment	12,880,000	-	4,013,800	-	3,210,100	3,959,270	1,696,830
6. Parks and Recreation Services							
6.1 Park development, amenities, trails, recreation facilities, vehicles & equipment	40,454,300	-	356,238	5,400,000	23,806,300	10,347,173	544,588
7. Library Services							
7.1 Library facilities and vehicles	2,523,000	-	131,189	-	1,438,000	906,120	47,691
8. Provincial Offences Act including By-Law Enforcement							
8.1 Facilities, vehicles and equipment	96,600	2,000	900	-	47,300	32,480	13,920
9. Emergency Preparedness							
9.1 Facilities, vehicles and equipment	140,000	-	70,000	-	-	49,000	21,000
<b>Total Expenditures &amp; Revenues</b>	<b>\$247,433,869</b>	<b>\$2,000</b>	<b>\$58,917,324</b>	<b>\$29,316,133</b>	<b>\$80,704,733</b>	<b>\$57,906,968</b>	<b>\$20,586,711</b>



# 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

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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

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**It is recommended that:**

- The Township uses a uniform Township-wide D.C. calculation for all municipal services except water, wastewater, and stormwater services; and
- The Township D.C.s for water, wastewater, and stormwater services be imposed on an urban serviced area basis; and
- The Township continues to impose an additional area-specific D.C. for the defined Breslau Sanitary Servicing Area, based on the D.C. rates required from the City of Kitchener for wastewater services in Breslau; and
- The Township imposes individual D.C. by-laws for each service to prevent potential loss of D.C. revenue with potential future D.C.A. amendments.

## 7.3 D.C. By-law Rules

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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 Services Related to a Highway, Fire Protection Services, P.O.A. including By-law Enforcement, and Emergency Preparedness a 70% residential and 30% 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;
  - Similarly, for Water, Wastewater, and Stormwater Services, a 70% residential and 30% non-residential attribution has been made, to recognize the incremental residential population and non-residential employment uses projected over the urban serviced areas, 10-year forecast period; and
  - Parks and Recreation and Library Services attributions for residential and non-residential splits have been determined based on an allocation of 95% to residential development and 5% to non-residential development as the predominant users of Parks and Recreation and Library Services tend to be residents of the Township.

### **7.3.3 Application to Redevelopment of Land (Demolition and Conversion)**

Despite any other provisions of this By-law 45-2019, where, as a result of the redevelopment of land, a building or structure existing on the same land within 60 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the



redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

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

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

The conversion from an exempt principal use to a non-exempt principal use, on the same land, would result in the payment of the applicable D.C. based on the new non-exempt use (with no D.C. credit applicable).

### **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 and attainable units, (once proclaimed);
- Full exemption for affordable inclusionary zoning units;
- Full exemption for non-profit housing developments; 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:

- Full exemption for agricultural development for bona fide farm uses;
- Full exemption for Temporary Use; and
- Partial exemption for commercial or institutional buildings expansions, up to 50% of the gross floor area of the existing commercial or institutional building.

### **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 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%.

### **7.3.7 Indexing**

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on February 1<sup>st</sup>, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index, for the most recent year-over-year period.

### **7.3.8 D.C. Spatial Applicability**

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

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

1. All Township services, except for Water, Wastewater, and Stormwater Services, require that the average 15-year service standard be calculated. This average service standard multiplied by growth in the Township, establishes an upper ceiling on the amount of funds that can be collected from all developing landowners. Section 4 (4) of O. Reg. 82/98 provides that “if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-



law applied to the whole municipality.” Put in layman terms, the average service standard multiplied by the growth within the specific area would establish an area-specific ceiling which would significantly reduce the total revenue recoverable for the Township hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.

2. Expanding on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a Township-wide approach to an area-specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area-rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The D.C.s would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to Areas B and C due to reduced revenue.
3. Many services provided (roads, parks & recreation facilities) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Township will be used by residents from all areas depending on the programming of the facility (i.e., a public skate is available each night, but at a different arena; hence usage of any one facility at any given time is based on programming availability).

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

- To apply Township-wide D.C.s for Services Related to a Highway, Fire Protection Services, Parks and Recreation Services, Library Services; P.O.A. Including By-law Enforcement, and Emergency Preparedness;
- To continue to apply urban-area D.C.s for Water, Wastewater, and Stormwater Services; and
- To continue to apply an area-specific D.C. for the Breslau Sanitary Servicing Area, based on the City of Kitchener D.C. rate that is imposed for Wastewater Services



## 7.4 Other D.C. By-law Provisions

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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 nine (9) separate reserve funds, including:

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services;
- Library Services;
- P.O.A. Including By-law Enforcement Act;
- Emergency Preparedness;
- Water Services;
- Wastewater Services; and
- Stormwater Services.

In addition, the existing D.C. reserve fund balance for Administration (Growth studies) is currently in a deficit based on funding ongoing studies, including the D.C. study itself. As the D.C.A. currently does not allow for the recovery of growth studies in new by-laws, the deficit amount can not be recovered currently from future growth. It is noted however, that Bill 185 proposes to allow municipalities to continue to collect for growth-related studies, and if enacted, the Township could include these costs through an amendment to this study.

### **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

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### 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 May 1, 2024, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated May 1, 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 O.”



# Chapter 8

## By-law Implementation



## 8. By-law Implementation

### 8.1 Public Consultation Process

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#### **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

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### 8.2.1 Introduction

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

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

### 8.2.2 Notice of Passage

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

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

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

### 8.2.3 By-law Pamphlet

In addition to the “notice” information, the 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 Township and one or more landowners may enter into a front-ending agreement that provides for the costs of a project that will benefit an area in the Township to which the D.C. by-law applies. Such an agreement can provide for the costs to be borne by one or more parties to the agreement who are, in turn, reimbursed in future by persons who develop land defined in the agreement.

Part III of the D.C.A. (sections 44 to 58) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the *Development Charges Act*, 1989. Accordingly, the Municipality assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Township funds being available.

### **8.2.8 Severance and Subdivision Agreement Conditions**

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

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



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

In this regard, if the municipality in question is a commenting agency, in order to comply with subsection 59 (4) of the D.C.A. it would need to provide to the approval authority information regarding the applicable municipal D.C.s related to the site.

If the Township is an approval authority for the purposes of section 51 of the *Planning Act*, it would be responsible to ensure that it collects information from all entities that can impose a D.C.

The most effective way to ensure that purchasers are aware of this condition would be to require it as a provision in a registered subdivision agreement, so that any purchaser of the property would be aware of the charges at the time the title was searched prior to closing a transaction conveying the lands.



# Appendices



# Appendix A

## Background Information on Residential and Non- Residential Growth Forecast



Schedule 1  
Township of Woolwich  
Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) <sup>[1]</sup>	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 <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2011	24,070	23,145	625	22,520	6,723	417	664	109	7,913	568	2.925
	Mid 2016	26,010	25,006	566	24,440	7,355	520	700	35	8,610	515	2.904
	Mid 2021	28,080	26,999	394	26,605	7,860	665	730	105	9,360	358	2.885
Forecast	Mid 2024	29,640	28,500	417	28,083	8,242	731	862	105	9,940	379	2.867
	Mid 2034	37,890	36,433	497	35,936	9,767	1,463	1,655	105	12,990	452	2.805
Incremental	Mid 2011 - Mid 2016	1,940	1,861	-59	1,920	632	103	36	-74	697	-53	
	Mid 2016 - Mid 2021	2,070	1,993	-172	2,165	505	145	30	70	750	-157	
	Mid 2021 - Mid 2024	1,560	1,501	23	1,478	382	66	132	0	580	21	
	Mid 2024 - Mid 2034	8,250	7,933	80	7,853	1,525	732	793	0	3,050	73	

<sup>[1]</sup> Population includes the Census undercount estimated at approximately 4.0% and has been rounded.

<sup>[2]</sup> Includes Townhouses and apartments in duplexes.

<sup>[3]</sup> Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

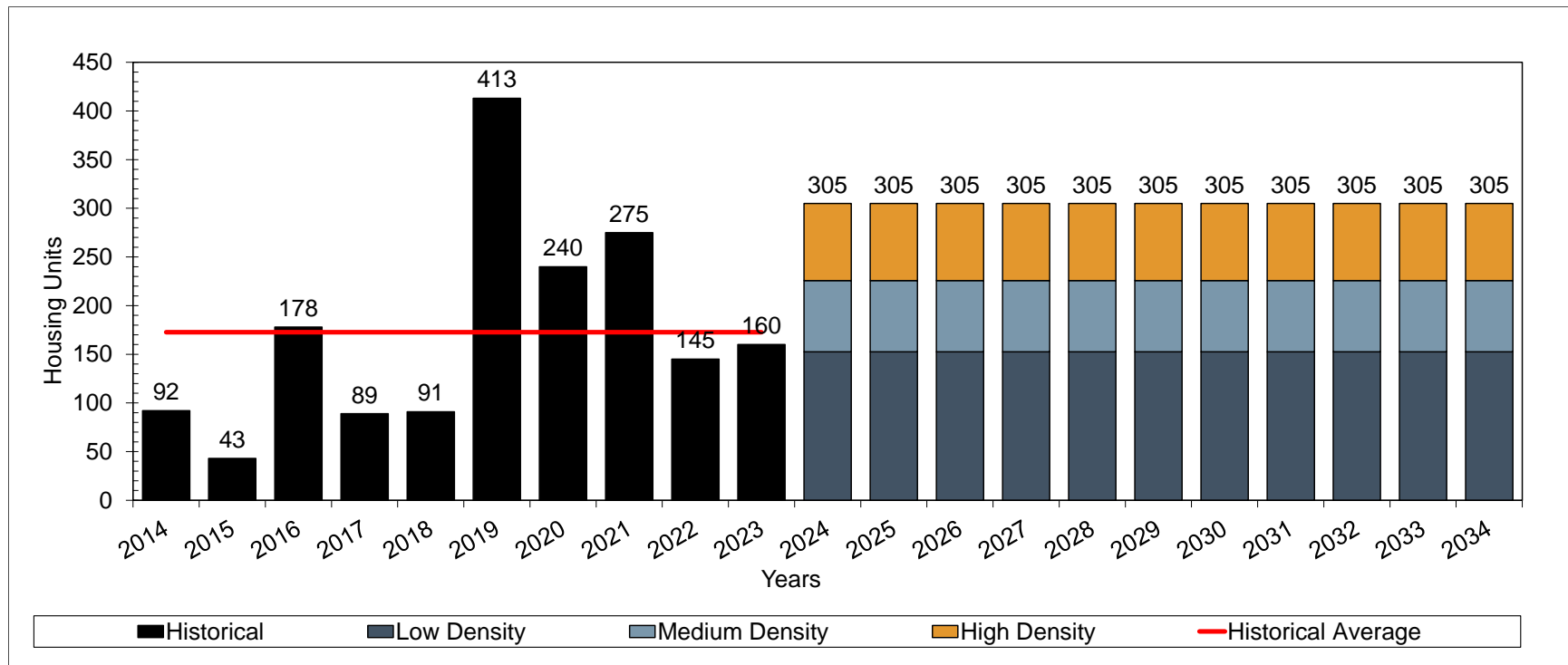
Notes:

Numbers may not add due to rounding.

Source: Watson & Associates Economists Ltd.



Figure A-1  
Township of Woolwich  
Annual Housing Forecast



[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Township of Woolwich building permit data (2014 to 2018 and 2021 to 2023) and Statistics Canada (2019 to 2020), by Watson & Associates Economists Ltd.





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

Development Location	Timing	Single & Semi-Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Elmira	2024 - 2034	623	344	404	1,372	3,779	-295	3,484	36	3,519
Breslau	2024 - 2034	785	371	381	1,536	4,355	-138	4,217	43	4,260
Remaining Urban	2024 - 2034	72	17	8	97	306	-157	148	2	150
Rural	2024 - 2034	45	0	0	45	152	-148	4	0	4
Township of Woolwich	2024 - 2034	1,525	732	793	3,050	8,592	-739	7,853	80	7,933

<sup>[1]</sup> Includes Townhouses and apartments in duplexes.

<sup>[2]</sup> Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Source: Forecast by Watson & Associates Economists Ltd.



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

		Population
Mid 2021 Population		26,999
Occupants of New Housing Units, Mid 2021 to Mid 2024	<i>Units (2)</i>	580
	<i>multiplied by P.P.U. (3)</i>	2,746
	<i>gross population increase</i>	1,593
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2024	<i>Units</i>	21
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	23
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2024	<i>Units (4)</i>	9,360
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.012
	<i>total decline in population</i>	-115
Population Estimate to Mid 2024		28,500
<i>Net Population Increase, Mid 2021 to Mid 2024</i>		<i>1,501</i>

(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 <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.085	66%	2.032
<i>Multiples (6)</i>	2.668	11%	0.304
<i>Apartments (7)</i>	1.806	23%	0.411
<b>Total</b>		100%	2.746

<sup>1</sup> Based on 2021 Census custom database

<sup>2</sup> 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 4  
Township of Woolwich  
Ten Year Growth Forecast  
Mid 2024 to Mid 2034

		Population
Mid 2024 Population		28,500
Occupants of New Housing Units, Mid 2024 to Mid 2034	<i>Units (2)</i>	3,050
	<i>multiplied by P.P.U. (3)</i>	2,817
	<i>gross population increase</i>	8,592
Occupants of New Equivalent Institutional Units, Mid 2024 to Mid 2034	<i>Units</i>	73
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	80
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2034	<i>Units (4)</i>	9,940
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.074
	<i>total decline in population</i>	-739
Population Estimate to Mid 2034		36,433
<i>Net Population Increase, Mid 2024 to Mid 2034</i>		7,933

(1) Mid 2024 Population based on:

2021 Population (26,999) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (580 x 2.746 = 1,593) + (21 x 1.1 = 23) + (9,360 x -0.012 = -115) = 28,500

(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 <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.416	50%	1.708
<i>Multiples (6)</i>	2.579	24%	0.619
<i>Apartments (7)</i>	1.887	26%	0.491
<i>one bedroom or less</i>	1.415		
<i>two bedrooms or more</i>	2.184		
<b>Total</b>		100%	2.817

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

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

(4) Mid 2024 households based upon 2021 Census (9,360 units) + Mid 2021 to Mid 2024 unit estimate (580 units) = 9,940 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 5  
Township of Woolwich  
Historical Residential Building Permits  
Years 2014 to 2023

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total
2014	49	8	35	92
2015	37	6	0	43
2016	118	28	32	178
2017	71	11	7	89
2018	55	29	7	91
Sub-total	330	82	81	493
<b>Average (2014 - 2018)</b>	<b>66</b>	<b>16</b>	<b>16</b>	<b>99</b>
% Breakdown	66.9%	16.6%	16.4%	100.0%
2019	256	79	78	413
2020	218	14	8	240
2021	227	22	26	275
2022	71	17	57	145
2023	84	27	49	160
Sub-total	856	159	218	1,233
<b>Average (2019 - 2023)</b>	<b>171</b>	<b>32</b>	<b>44</b>	<b>247</b>
% Breakdown	69.4%	12.9%	17.7%	100.0%
2014 - 2023				
Total	1,186	241	299	1,726
<b>Average</b>	<b>119</b>	<b>24</b>	<b>30</b>	<b>173</b>
% Breakdown	68.7%	14.0%	17.3%	100.0%

<sup>[1]</sup> Includes Townhouses and apartments in duplexes.

<sup>[2]</sup> Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Source: Historical housing activity derived from Township of Woolwich building permit data (2014 to 2018 and 2021 to 2023) and Statistics Canada (2019 to 2020), by Watson & Associates Economists Ltd.



Schedule 6a  
Township of Woolwich  
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 <sup>[1]</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	2.118	3.085	-	<b>3.085</b>		
6-10	-	-	-	3.552	4.286	<b>3.651</b>		
11-15	-	-	2.083	3.298	4.429	<b>3.324</b>	3.353	3.416
16-20	-	-	-	3.247	-	<b>3.155</b>		
20-25	-	-	-	3.200	-	<b>3.188</b>		
25-35	-	-	-	2.829	-	<b>2.885</b>		
35+	-	1.560	1.872	2.672	4.871	<b>2.802</b>		
<b>Total</b>	-	<b>1.700</b>	<b>1.949</b>	<b>2.930</b>	<b>4.725</b>	<b>2.999</b>		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	2.088	3.129	-	<b>2.995</b>
6-10	-	-	2.545	3.453	4.286	<b>3.355</b>
11-15	-	-	1.900	3.260	4.304	<b>3.189</b>
16-20	-	1.438	2.077	3.352	3.750	<b>3.000</b>
20-25	-	-	-	3.211	-	<b>2.904</b>
25-35	-	-	1.545	2.829	-	<b>2.657</b>
35+	-	1.197	1.810	2.674	4.753	<b>2.641</b>
<b>Total</b>	-	<b>1.275</b>	<b>1.889</b>	<b>2.945</b>	<b>4.547</b>	<b>2.839</b>

<sup>[1]</sup> 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  
Region of Waterloo  
Person Per Unit by Age and Type of Dwelling  
(2021 Census)

Age of Dwelling	Multiples <sup>[1]</sup>						15 Year Average	15 Year Average Adjusted <sup>[3]</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.446	2.145	3.258	5.091	<b>2.668</b>		
6-10	-	1.429	1.938	2.804	-	<b>2.521</b>		
11-15	-	1.281	1.955	2.871	-	<b>2.622</b>	2.604	2.579
16-20	-	1.424	2.066	2.845	4.083	<b>2.645</b>		
20-25	-	1.586	1.924	2.843	4.308	<b>2.608</b>		
25-35	-	1.538	2.029	3.007	-	<b>2.662</b>		
35+	-	1.380	1.998	2.852	3.615	<b>2.515</b>		
<b>Total</b>	<b>3.933</b>	<b>1.409</b>	<b>2.014</b>	<b>2.889</b>	<b>3.847</b>	<b>2.571</b>		

Age of Dwelling	Apartments <sup>[2]</sup>						15 Year Average	15 Year Average Adjusted <sup>[3]</sup>
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	1.529	1.364	1.901	2.581	-	<b>1.806</b>		
6-10	-	1.418	1.939	2.471	3.143	<b>1.867</b>		
11-15	-	1.343	2.063	2.662	-	<b>1.889</b>	1.854	1.887
16-20	-	1.377	2.155	2.797	2.308	<b>1.968</b>		
20-25	-	1.486	2.215	3.065	-	<b>2.046</b>		
25-35	1.182	1.340	2.108	3.414	-	<b>1.990</b>		
35+	1.284	1.283	1.967	2.835	2.969	<b>1.772</b>		
<b>Total</b>	<b>1.380</b>	<b>1.321</b>	<b>1.992</b>	<b>2.763</b>	<b>2.938</b>	<b>1.822</b>		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	1.926	1.407	1.982	3.362	4.829	<b>2.640</b>
6-10	1.692	1.452	1.983	3.268	4.586	<b>2.821</b>
11-15	2.818	1.373	2.066	3.339	4.453	<b>3.047</b>
16-20	-	1.464	2.134	3.248	4.303	<b>3.068</b>
20-25	2.273	1.559	2.112	3.061	4.239	<b>2.841</b>
25-35	1.857	1.421	2.052	2.967	3.967	<b>2.669</b>
35+	1.358	1.315	1.967	2.726	3.972	<b>2.426</b>
<b>Total</b>	<b>1.641</b>	<b>1.361</b>	<b>1.996</b>	<b>2.937</b>	<b>4.160</b>	<b>2.605</b>

[1] Includes townhouses and apartments in duplexes.

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

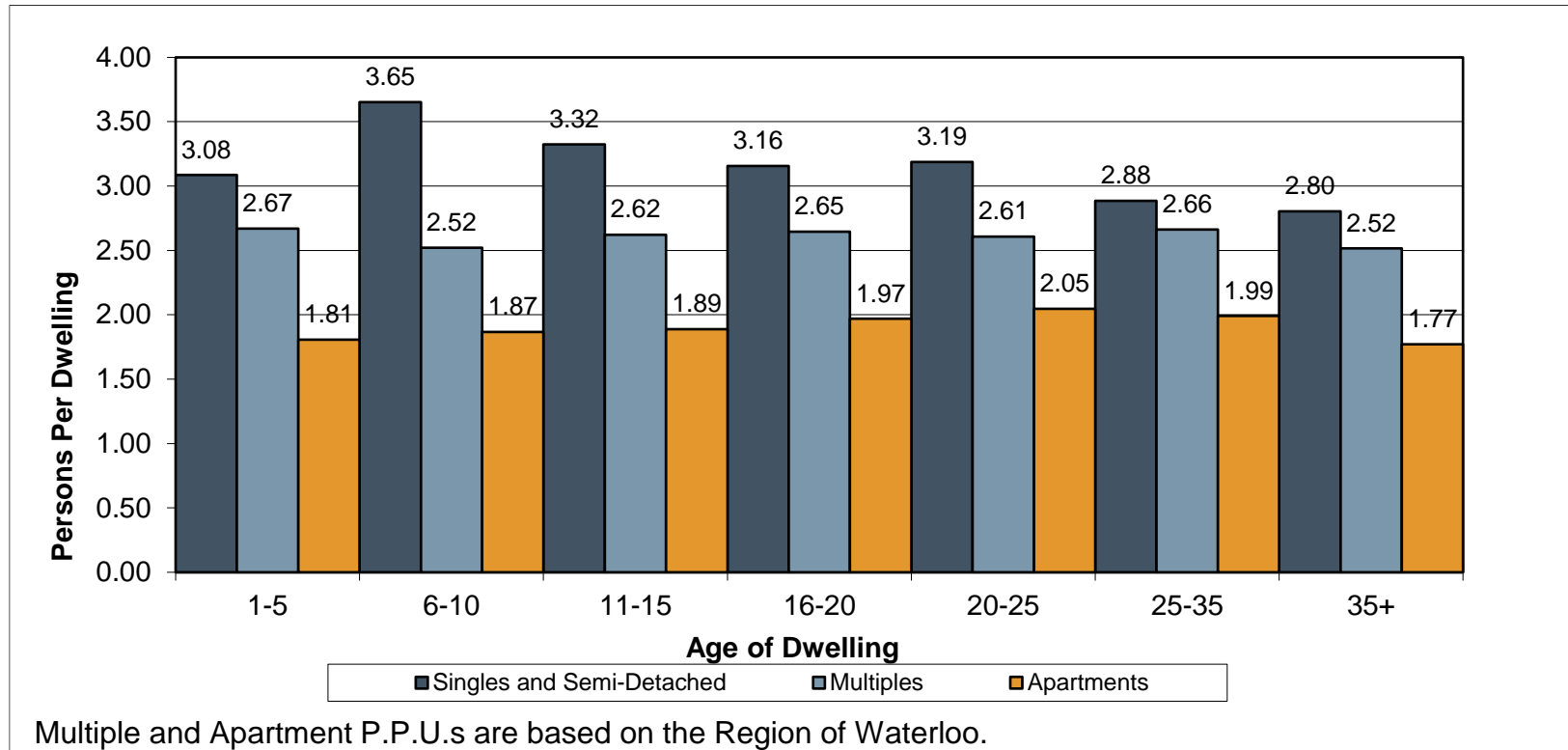
[3] Adjusted based on historical trends.

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 Woolwich  
Person Per Unit Structural Type and Age of Dwelling  
(2021 Census)





Schedule 8a  
Township of Woolwich  
Employment Forecast, 2024 to 2034

Period	Population	Activity Rate								Employment								Employment
		Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	N.F.P.O.W. <sup>[1]</sup>	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	N.F.P.O.W. <sup>[1]</sup>	Total Employment (Including N.F.P.O.W.)	Total (Excluding Work at Home and N.F.P.O.W.)
Mid 2011	23,145	0.023	0.064	0.206	0.198	0.068	0.560	0.056	0.616	535	1,485	4,763	4,593	1,575	12,950	1,296	14,246	11,465
Mid 2016	25,006	0.019	0.079	0.210	0.198	0.073	0.581	0.070	0.651	485	1,980	5,263	4,963	1,835	14,525	1,746	16,271	12,545
Mid 2024	28,500	0.017	0.087	0.193	0.229	0.072	0.598	0.073	0.672	485	2,479	5,500	6,538	2,054	17,056	2,087	19,143	14,577
Mid 2034	36,433	0.014	0.098	0.195	0.217	0.069	0.593	0.076	0.670	495	3,583	7,092	7,919	2,531	21,620	2,778	24,398	18,037
<b>Incremental Change</b>																		
Mid 2011 - Mid 2016	1,861	-0.0037	0.0150	0.0047	0.0000	0.0053	0.0213	0.0138	0.0352	-50	495	500	370	260	1,575	450	2,025	1,080
Mid 2016 - Mid 2024	3,494	-0.0024	0.0078	-0.0175	0.0310	-0.0013	0.0176	0.0034	0.0210	0	499	238	1,576	219	2,531	341	2,872	2,032
Mid 2024 - Mid 2034	7,933	-0.0034	0.0114	0.0017	-0.0120	-0.0026	-0.0050	0.0030	-0.0020	10	1,104	1,592	1,381	477	4,564	691	5,255	3,460
<b>Annual Average</b>																		
Mid 2006 - Mid 2011	0	0.00000	0.00000	-0.00127	-0.00127	0.00000	-0.00255	0.00897	0.00643	0	0	-30	-30	0	-59	208	149	-59
Mid 2011 - Mid 2016	372	-0.0007	0.0030	0.0009	0.0000	0.0011	0.0043	0.0028	0.0070	-10	99	100	74	52	315	90	405	216
Mid 2016 - Mid 2024	437	-0.00030	0.00098	-0.00218	0.00387	-0.00016	0.00220	0.00043	0.00262	0	62	30	197	27	316	43	359	254
Mid 2024 - Mid 2034	793	-0.00034	0.00114	0.00017	-0.00120	-0.00026	-0.00050	0.00030	-0.00020	1	110	159	138	48	456	69	525	346

<sup>[1]</sup> 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 Woolwich  
Employment and Gross Floor Area (G.F.A.) Forecast, 2024 to 2034

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) <sup>[1]</sup>				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Primary - Non- Bona Fide Farming <sup>[2]</sup>	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2011	23,145	535	4,763	4,593	1,575	11,465					
Mid 2016	25,006	485	5,263	4,963	1,835	12,545					
Mid 2024	28,500	485	5,500	6,538	2,054	14,577					
Mid 2034	36,433	495	7,092	7,919	2,531	18,037					
<b>Incremental Change</b>											
Mid 2011 - Mid 2016	1,861	-50	500	370	260	1,080					
Mid 2016 - Mid 2024	3,494	0	238	1,576	219	2,032					
Mid 2024 - Mid 2034	7,933	10	1,592	1,381	477	3,460	30,000	1,910,400	690,500	267,200	2,898,100
<b>Annual Average</b>											
Mid 2011 - Mid 2016	372	-10	100	74	52	216					
Mid 2016 - Mid 2024	437	0	30	197	27	254					
Mid 2024 - Mid 2034	793	1	159	138	48	346	3,000	191,040	69,050	26,720	289,810

<sup>[1]</sup> Square Foot Per Employee Assumptions

Primary - Non-Bona Fide Farming	3,000
Industrial	1,200
Commercial/Population-Related	500
Institutional	560

<sup>[2]</sup> 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.



Schedule 8c  
Township of Woolwich  
Estimate of the Anticipated Amount, Type and Location of  
Non-Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Primary		Industrial		Commercial		Institutional		Total Non-Residential		Employment Increase <sup>[3]</sup>
		G.F.A.	S.F. <sup>[1],[2]</sup>	G.F.A.	S.F. <sup>[1]</sup>	G.F.A.	S.F. <sup>[1]</sup>	G.F.A.	S.F. <sup>[1]</sup>	G.F.A.	S.F.	
Elmira	2024 - 2034	-	-	1,179,600	-	138,000	-	118,700	-	1,436,300	-	1,395
Breslau	2024 - 2034	-	-	308,400	-	69,000	-	143,500	-	520,900	-	651
Remaining Urban	2024 - 2034	-	-	326,400	-	483,500	-	5,000	-	814,900	-	1,248
Rural	2024 - 2034	-	30,000	96,000	-	-	-	-	-	126,000	-	90
Township of Woolwich	2024 - 2034	-	30,000	1,910,400	-	690,500	-	267,200	-	2,898,100	-	3,460

<sup>[1]</sup> Square Foot Per Employee Assumptions

Primary - Non-Bona Fide Farming	3,000
Industrial	1,200
Commercial/Population-Related	500
Institutional	560

<sup>[2]</sup> Primary industry includes bona-fide, non bona-fide farming and cannabis growing operation related employment.

<sup>[3]</sup> Employment increase does not include no fixed place of work.

\*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



**Table B-1**  
**Township of Woolwich**  
**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 and Related	\$4,747.00	0.0172	lane km of roadways	275,988	per km	37,657,951
	Services Related to a Highway - Public Works Facilities	\$257.49	1.1981	sq.ft. of building area	215	per sq.ft.	2,042,668
	Services Related to a Highway - Public Works Vehicles & Equipment	\$331.16	0.0018	No. of vehicles and equipment	183,978	per vehicle	2,627,092
Fire Protection	Fire Protection Services - Facilities	\$552.67	1.2114	sq.ft. of building area	456	per sq.ft.	4,384,331
	Fire Protection Services - Vehicles & Equipment	\$1,004.78	0.0008	No. of vehicles	1,255,975	per vehicle	7,970,920
	Fire Protection Services - Small Equipment and Gear	\$159.99	0.0249	No. of equipment and gear	6,425	per item	1,269,201
Parks & Recreation	Parkland Development	\$523.09	0.0223	Acres of Parkland	23,457	per acre	4,149,673
	Parkland Amenities	\$448.98	0.0035	No. of parkland amenities	128,280	per amenity	3,561,758
	Recreation Facilities	\$3,749.63	8.5656	sq.ft. of building area	438	per sq.ft.	29,745,815
	Parks & Recreation Vehicles and Equipment	\$86.63	0.0009	No. of vehicles and equipment	96,256	per vehicle	687,236
Library	Library Services - Facilities	\$122.02	0.2481	sq.ft. of building area	492	per sq.ft.	967,985
Provincial Offences Act including By-law Enforcement	Provincial Offences Act including By-law Enforcement - Facilities	\$3.82	0.0093	sq.ft. of building area	411	per sq.ft.	30,304
	Provincial Offences Act including By-law Enforcement - Vehicles, Equipment & Gear	\$2.03	0.0001	No. of Vehicles and Equipment	20,300	per vehicle	16,104
Emergency Preparedness	Emergency Preparedness - Equipment	\$10.06	0.0002	No. of vehicles end equipment	50,300	per item	79,806



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

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/lane km)
<b>Collectors - Rural kilometers</b>																
2 lane gravel	213.09	213.09	213.09	213.09	213.09	213.09	213.09	213.09	213.09	213.09	213.09	205.83	198.57	191.31	184.03	\$34,000
2 lane surface treated	37.13	37.13	37.13	37.13	37.13	37.13	37.13	37.13	37.13	37.13	37.13	39.72	42.31	44.90	47.49	\$115,000
2 lane asphalt	171.54	171.54	171.54	171.54	171.54	171.54	171.54	171.54	171.54	171.54	171.54	170.20	168.86	167.52	166.19	\$564,000
<b>Collectors - Urban kilometers</b>																
2 lane paved	7.66	7.66	7.66	7.66	7.66	7.66	7.66	7.66	7.66	7.66	14.35	14.70	15.05	15.40	15.74	\$1,030,000
<b>Total</b>	<b>429.42</b>	<b>429.42</b>	<b>429.42</b>	<b>429.42</b>	<b>429.42</b>	<b>429.42</b>	<b>429.42</b>	<b>429.42</b>	<b>429.42</b>	<b>429.42</b>	<b>436.11</b>	<b>430.45</b>	<b>424.79</b>	<b>419.13</b>	<b>413.45</b>	
Population	21,558	22,348	23,145	23,874	24,303	24,535	24,821	25,006	25,317	25,381	25,433	26,423	26,999	27,774	28,111	
Per Capita Standard	0.0199	0.0192	0.0186	0.0180	0.0177	0.0175	0.0173	0.0172	0.0170	0.0169	0.0171	0.0163	0.0157	0.0151	0.0147	

15 Year Average	2009 to 2023
Quantity Standard	0.0172
Quality Standard	\$275,988
Service Standard	\$4,747

D.C. Amount (before deductions)	10 Year
Forecast Population	7,933
\$ per Capita	\$4,747
Eligible Amount	\$37,657,951



## Schedule B-3 Township of Woolwich Services Related to a Highway – 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.
Works Yard - Elmira - 69 Union Street	4,998	4,998	4,998	4,998	4,998	4,998	4,998	4,998	4,998	4,998	4,998	4,998	4,998	4,998	4,998	\$332	\$404
Works Yard - Elmira - 125 Howard Avenue	3,258	3,258	3,258	3,258	3,258	3,258	3,258	3,258	3,258	3,258	3,258	3,258	3,258	3,258	3,258	\$306	\$375
Township Garage - Conestogo - 19 Evening Star Lane	11,530	11,530	11,530	11,530	11,530	11,530	11,530	11,530	11,530	11,530	11,530	11,530	11,530	11,530	11,530	\$132	\$182
Salt Shed - Conestogo - 19 Evening Star Lane	4,392	4,392	4,392	4,392	4,392	4,392	4,392	4,392	4,392	4,392	4,392	4,392	4,392	4,392	4,392	\$102	\$149
Leased Property Elmira	5,622	5,622	5,622	5,622	5,622	5,622	5,622	5,622	5,622	5,622	5,622	5,622	5,622	5,622	5,622	\$32	\$73
<b>Total</b>	<b>29,800</b>	<b>29,800</b>	<b>29,800</b>	<b>29,800</b>	<b>29,800</b>	<b>29,800</b>	<b>29,800</b>	<b>29,800</b>	<b>29,800</b>	<b>29,800</b>	<b>29,800</b>	<b>29,800</b>	<b>29,800</b>	<b>29,800</b>	<b>29,800</b>		

Population	21,558	22,348	23,145	23,874	24,303	24,535	24,821	25,006	25,317	25,381	25,433	26,423	26,999	27,774	28,111
Per Capita Standard	1.3823	1.3334	1.2875	1.2482	1.2262	1.2146	1.2006	1.1917	1.1771	1.1741	1.1717	1.1278	1.1037	1.0729	1.0601

15 Year Average	2009 to 2023
Quantity Standard	1.1981
Quality Standard	\$215
Service Standard	\$257

D.C. Amount (before deductions)	10 Year
Forecast Population	7,933
\$ per Capita	\$257
Eligible Amount	\$2,042,668



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

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)
2001 International Tandem Dump	2	2	2	2	1	1	1	1	1	-	-	-	-	-	-	\$399,000
2003 Ford F350 XL	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$79,800
2003 Chevy Chassis Truck	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$72,500
2003 Chevy Silverado 2WD	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$50,800
2003 Weed Cutter Attachment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$28,600
2004 CAT Backhoe	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$269,000
2006 GMC Pickup Truck	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$50,800
2006 Dodge 3/4 Ton Truck	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$111,000
2006 Volvo Tandem	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$399,000
2008 International Tandem	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$399,000
2009 Volvo VHD Tandem	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$399,000
2010 International Tandem	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$399,000
2010 Dodge Pick-up	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,800
2010 Dodge 1 Ton Dump Truck	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
2010 John Deere 772 Grader	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$508,000
2011 Case Loader	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$269,000
2012 Single Axel Dump Truck	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$399,000
2014 Vactor Sewer Flusher	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$566,000
2016 Ford F350 One Ton Pickup	-	-	-	-	-	-	-	2	2	2	2	2	2	2	2	\$111,000
2016 Ford F150 Half Ton Pickup	-	-	-	-	-	-	-	1	2	2	2	2	2	2	2	\$43,500
2016 John Deere 310SL Loader	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$234,000
2017 Ford F150 4x4 Truck	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$43,500
2018 Ford F450	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$43,500
2018 Freightliner Tandem	-	-	-	-	-	-	-	-	-	2	2	2	2	2	2	\$798,000
2020 Freightliner Tandem	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$377,000
2022 Freightliner Tandem	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	\$377,000
2023 Freightliner Tandem	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	\$377,000
2018 RAM Cargo Van	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$58,000
2020 Chevrolet Silverado 1500	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$54,000
2020 Ford F150 XLT	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$49,600
2020 HotBox Trailer	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$63,300
2021 Dodge Ram Pickup	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$63,900
2021 Ford F150 XL Pickup	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$68,700
2021 Ford F350 Super Duty Pickup	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$111,000
2021 Tymo Air Sweeper	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$563,000
2021 John Deere Loader	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$292,000
2021 New Holland Tractor	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$188,000
2014 John Deere Grader	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$508,000
1980 Ford Tractor	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$89,600



**Table B-4 (Continued)**  
**Township of Woolwich**  
**Services Related to a Highway – Public Works Vehicle & Equipment**

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)
1994 Champion Grader	1		-	-	-	-	-	-	-	-	-	-	-	-	-	\$508,000
1995 Ford Sewer Flusher	1	1	1	1		-	-	-	-	-	-	-	-	-	-	\$556,000
1995 GMC 1/2 Ton Truck	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$50,800
1997 Volvo Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$269,000
2000 International Tandem Dump	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$399,000
2002 Ford Pickup Truck	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$50,800
2002 Johnston Sweeper	1	1	1	1		-	-	-	-	-	-	-	-	-	-	\$448,000
2003 Chevy Astro Cargo Van	1		-	-	-	-	-	-	-	-	-	-	-	-	-	\$58,000
2004 Sterling Tandem Dump	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$399,000
2004 Champion Grader	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$508,000
2005 International Tandem Dump	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$399,000
2008 Dodge Ram 1500	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$50,800
2009 GMC Cargo Van	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$58,000
2009 Maschio-Gaspardo 210SE Ditch Mower	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$29,700
2020 Bomford Turbo Ditch Mower	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$29,700
2010 GMC Sierra	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,800
2010 Ford Transit Van	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$58,000
2011 Dodge Ram	-	-	1	1	1	1	1	1	1	1	1	-	-	-	-	\$50,800
Tymco Regenerative Air Street Sweeper	-	-	-	-	1	1	1	1	1	1	1	1	-	-	-	\$326,000
Plow Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$205,000
Radar Sign Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,700
Radar Speed Signs	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	\$59,500
RU2F Speed Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$11,700
2010 GMC Sierra 2500 Service Body Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$79,800
Compressor	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$20,000
Wood Chipper	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$58,700
<b>Total</b>	<b>41</b>	<b>42</b>	<b>42</b>	<b>42</b>	<b>41</b>	<b>41</b>	<b>39</b>	<b>43</b>	<b>44</b>	<b>47</b>	<b>44</b>	<b>47</b>	<b>50</b>	<b>51</b>	<b>51</b>	

Population	21,558	22,348	23,145	23,874	24,303	24,535	24,821	25,006	25,317	25,381	25,433	26,423	26,999	27,774	28,111
Per Capita Standard	0.0019	0.0019	0.0018	0.0018	0.0017	0.0017	0.0016	0.0017	0.0017	0.0019	0.0017	0.0018	0.0019	0.0018	0.0018

15 Year Average		2009 to 2023
Quantity Standard		0.0018
Quality Standard		\$183,978
Service Standard		\$331

D.C. Amount (before deductions)		10 Year
Forecast Population		7,933
\$ per Capita		\$331
Eligible Amount		\$2,627,092





**Table B-5  
Township of Woolwich  
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.
Elmira Fire Hall - 50 Howard Ave.	5,195	5,195	5,195	5,195	5,195	5,195	5,195	5,195	5,195	5,195	5,195	5,195	5,195	5,195	5,195	\$350	\$404
Maryhill Fire Hall - 17 St. Charles St. E.	2,684	2,684	2,684	2,684	2,684	2,684	2,684	2,684	2,684	2,684	2,684	2,684	2,684	2,684	4,816	\$350	\$432
Floradale Fire Hall - 50 Florapine Rd	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	6,300	\$350	\$432
Conestogo Fire Hall - 1869 Sawmill Rd	2,298	2,298	2,298	2,298	2,298	2,298	2,298	2,298	2,298	2,298	2,298	2,298	2,298	2,298	2,298	\$350	\$440
St. Jacob's Fire Hall - 3 Water St.	10,100	10,100	10,100	10,100	10,100	10,100	10,100	10,100	10,100	10,100	10,100	10,100	10,100	10,100	10,100	\$350	\$461
Breslau Sub Station	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$469	\$598
Breslau Joint EMS and Fire Station	-	-	-	-	-	-	-	-	-	6,500	6,500	6,500	6,500	6,500	6,500	\$469	\$596
<b>Total</b>	<b>27,577</b>	<b>27,577</b>	<b>27,577</b>	<b>27,577</b>	<b>27,577</b>	<b>27,577</b>	<b>27,577</b>	<b>27,577</b>	<b>27,577</b>	<b>34,077</b>	<b>34,077</b>	<b>34,077</b>	<b>34,077</b>	<b>34,077</b>	<b>36,209</b>		

Population	21,558	22,348	23,145	23,874	24,303	24,535	24,821	25,006	25,317	25,381	25,433	26,423	26,999	27,774	28,111
Per Capita Standard	1.2792	1.2340	1.1915	1.1551	1.1347	1.1240	1.1110	1.1028	1.0893	1.3426	1.3399	1.2897	1.2622	1.2269	1.2881

15 Year Average	2009 to 2023
Quantity Standard	1.2114
Quality Standard	\$456
Service Standard	\$553

D.C. Amount (before deductions)	10 Year
Forecast Population	7,933
\$ per Capita	\$553
Eligible Amount	\$4,384,331



**Table B-6**  
**Township of Woolwich**  
**Fire Protection Services – Vehicles & 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)
1986 E-One Platform Aerial Elmira	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,500,000
2002 Dependable Pumper/Tanker Elmira	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$1,700,000
1994 Freightliner Tanker	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$1,500,000
1996 Freightliner Pumper	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$1,700,000
1997 Freightliner Dual Tanker	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$1,500,000
2019 Spartan Pumper/Tanker Maryhill	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$1,700,000
1999 Freightliner Pumper Maryhill	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$725,000
2000 Freightliner Tanker Conestogo	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$505,000
2023 KME Pumper ST. Jacobs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$1,700,000
2001 Freightliner Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$1,700,000
2001 Freightliner Rescue Conestogo	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,300,000
2002 Freightliner Rescue Elmira	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$700,000
2006 ALF Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,700,000
2006 Dodge 3/4 Ton Truck	-	-	-	-	-	-	1	1	1	1	1	1	1	1	-	\$111,000
2006 GMC Sierra	-	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$72,500
2009 International Rescue Floradale	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,300,000
2011 Chevrolet Silverado LT	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,500
2012 Dodge Ram - White Spare Conestogo	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$72,500
2012 Fire Pumper/Tanker Truck Breslau	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$1,700,000
2013 Panther Rescue Truck MH/STJ	-	-	-	-	-	2	2	2	2	2	2	2	2	2	2	\$1,300,000
2015 Dependable Pumper Truck STJ	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$1,700,000
2015 Dodge Ram 1500	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$90,000
2018 Spartan Pumper/Tanker Conestogo	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$1,700,000
All-Terrain Vehicle St. Jacobs	-	-	-	-	-	1	1	1	1	1	1	1	1	1	-	\$30,200
2023 Polaris Ranger St. Jacobs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$39,900
2023 Bearco Trailer St. Jacobs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$7,000
2002 Pierce Aerial Breslau	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$1,900,000
1990 Pierce Pumper	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$1,700,000
2009 International Pumper Floradale	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,700,000
2010 International Tanker Floradale	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,700,000
2022 Dodge Ram Deputy Fire Chief	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$90,000
2023 Ford F150 Fire Chief	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$90,000
2006 Dodge Magnum (Fire Chief Vehicle)	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$72,500
1986 Ford Pumper	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$1,700,000



Schedule B-6 (Continued)  
Township of Woolwich  
Fire Protection Services – Vehicles & 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)
1992 GMC Rescue	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$1,300,000
1993 GMC Rescue	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$1,300,000
<b>Total</b>	<b>18</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>18</b>	<b>21</b>	<b>23</b>	<b>23</b>	<b>22</b>	<b>22</b>	<b>21</b>	<b>21</b>	<b>21</b>	<b>22</b>	<b>23</b>	

Population	21,558	22,348	23,145	23,874	24,303	24,535	24,821	25,006	25,317	25,381	25,433	26,423	26,999	27,774	28,111
Per Capita Standard	0.0008	0.0009	0.0009	0.0008	0.0007	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0008	0.0008	0.0008	0.0008

15 Year Average	2009 to 2023
Quantity Standard	0.0008
Quality Standard	\$1,255,975
Service Standard	\$1,005

D.C. Amount (before deductions)	10 Year
Forecast Population	7,933
\$ per Capita	\$1,005
Eligible Amount	\$7,970,920



**Table B-7**  
**Township of Woolwich**  
**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)
<b>Number of Equipped Fire Fighters:</b>																
Conestogo	21	24	24	24	24	25	25	25	25	25	25	25	27	27	27	\$10,000
Elmira	31	33	33	33	33	33	33	33	33	33	33	33	34	34	34	\$10,000
Floradale	15	18	18	18	18	20	20	20	20	20	20	20	20	23	25	\$10,000
Maryhill	19	22	22	22	22	24	24	24	24	24	20	20	21	20	23	\$10,000
St. Jacob's	24	26	26	26	26	27	27	27	27	27	27	27	27	27	27	\$10,000
Breslau	17	19	19	19	19	20	20	20	20	20	20	22	23	25	25	\$10,000
Fire Chief (Township and District)	6	6	6	6	6	6	6	6	6	6	6	6	6	7	7	\$10,000
Deputy Fire Chief (Township and District)	6	6	6	6	6	6	6	6	6	6	6	6	7	7	7	\$20,000
<b>Other Equipment and Gear:</b>																
SCBA Masks	73	73	73	73	73	161	161	161	161	161	157	159	165	170	175	\$650
SCBA Air Compressor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	\$70,000
SCBA Units	73	73	73	73	73	73	73	73	73	73	73	73	73	73	73	\$10,000
SCBA Air Bottles	146	146	146	146	146	146	146	146	146	146	146	146	152	152	152	\$2,500
SCBA RIT Units	3	3	3	3	3	3	3	3	3	3	3	3	6	6	6	\$3,500
Thermal Imaging Cameras	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	\$10,000
Ice & Water Equipment	-	-	-	2	2	2	2	2	2	2	2	2	2	2	2	\$15,000
Rope Rescue Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	6	\$10,200
HazMat Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Drone	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$23,000
Portable Radios	92	92	92	92	92	92	92	92	92	92	92	92	92	92	92	\$10,000
<b>Total</b>	<b>538</b>	<b>553</b>	<b>553</b>	<b>555</b>	<b>555</b>	<b>650</b>	<b>650</b>	<b>650</b>	<b>650</b>	<b>650</b>	<b>642</b>	<b>646</b>	<b>667</b>	<b>677</b>	<b>694</b>	

Population	21,558	22,348	23,145	23,874	24,303	24,535	24,821	25,006	25,317	25,381	25,433	26,423	26,999	27,774	28,111
Per Capita Standard	0.0250	0.0247	0.0239	0.0232	0.0228	0.0265	0.0262	0.0260	0.0257	0.0256	0.0252	0.0244	0.0247	0.0244	0.0247

15 Year Average	2009 to 2023
Quantity Standard	0.0249
Quality Standard	\$6,425
Service Standard	\$160

D.C. Amount (before deductions)	10 Year
Forecast Population	7,933
\$ per Capita	\$160
Eligible Amount	\$1,269,201



**Table B-8  
Township of Woolwich  
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)
<b>Park Class:</b>																
Connector (linear parks)	123.26	123.26	123.26	123.26	123.26	123.26	123.26	123.26	123.26	123.26	123.26	123.26	123.26	123.26	123.26	\$5,000
Community Parks	84.26	84.26	84.26	84.26	84.26	84.26	84.26	84.26	84.26	84.26	84.26	84.26	84.26	84.26	84.26	\$40,000
Specialized Park	27.77	27.77	27.77	27.77	27.77	27.77	27.77	27.77	27.77	27.77	27.77	27.77	27.77	27.77	27.77	\$300,000
Neighbourhood Parks	17.03	17.03	17.03	17.03	17.03	17.03	17.03	17.03	17.03	17.03	17.03	17.03	17.03	30.89	30.89	\$20,000
Natural Area/Open Space	298.53	298.53	298.53	298.53	298.53	298.53	298.53	298.53	298.53	298.53	298.53	298.53	298.53	298.53	299.52	\$1,000
<b>Total</b>	<b>550.85</b>	<b>550.85</b>	<b>550.85</b>	<b>550.85</b>	<b>550.85</b>	<b>550.85</b>	<b>550.85</b>	<b>550.85</b>	<b>550.85</b>	<b>550.85</b>	<b>550.85</b>	<b>550.85</b>	<b>550.85</b>	<b>564.71</b>	<b>564.71</b>	<b>567.55</b>

Population	21,558	22,348	23,145	23,874	24,303	24,535	24,821	25,006	25,317	25,381	25,433	26,423	26,999	27,774	28,111
Per Capita Standard	0.0256	0.0246	0.0238	0.0231	0.0227	0.0225	0.0222	0.0220	0.0218	0.0217	0.0217	0.0208	0.0209	0.0203	0.0202

15 Year Average	2009 to 2023
Quantity Standard	0.0223
Quality Standard	\$23,457
Service Standard	\$523

D.C. Amount (before deductions)	10 Year
Forecast Population	7,933
\$ per Capita	\$523
Eligible Amount	\$4,149,673



**Table B-9**  
**Township of Woolwich**  
**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 Diamond (lit)	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	\$390,000
Ball Diamond (unlit)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$140,000
Playground - Accessible with Rubber Surfaces	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$868,000
Playgrounds with Rubber Surfaces										1	1	1	1	1	1	\$225,000
Playground	21	21	21	21	20	20	20	20	20	19	19	19	19	19	20	\$105,000
Soccer Pitch (lit & Irrigated)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$195,000
Soccer Pitch (unlit & Irrigated)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$45,000
Soccer Pitch (unlit)	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	\$25,000
Multi-use Pad	3	3	3	3	3	4	4	4	4	4	4	4	4	4	5	\$80,000
Skate Park (Bristow Park)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$684,000
Splashpad	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$674,000
Tennis Court (lit)	5	5	5	5	6	6	6	6	6	6	6	6	6	6	6	\$110,000
Tennis Court (unlit)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$80,000
Bridges	7	7	7	7	7	7	7	7	7	7	8	8	8	8	8	\$225,000
Bandshell (Elmira)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$104,000
Dog Park - St. Jacobs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$36,000
Dog Park - Elmira	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$82,000
Bandshell/Pavilion	11	11	11	11	11	11	11	11	11	12	12	12	12	14	14	\$55,000
Breslau Fieldhouse	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$71,000
Breslau Concession	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$122,000
Maryhill Park Fieldhouse	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$92,000
Bloomingdale Park Fieldhouse	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$122,000
Gibson Park Washroom	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$493,000
Bolender Park Washroom	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Bolender Park Washroom (prefab)	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$131,000
Snider Park fieldhouse/washroom	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Lions Park Fieldhouse/washroom	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
<b>Total</b>	<b>83</b>	<b>83</b>	<b>83</b>	<b>83</b>	<b>84</b>	<b>85</b>	<b>86</b>	<b>86</b>	<b>86</b>	<b>89</b>	<b>90</b>	<b>91</b>	<b>91</b>	<b>93</b>	<b>96</b>	

Population	21,558	22,348	23,145	23,874	24,303	24,535	24,821	25,006	25,317	25,381	25,433	26,423	26,999	27,774	28,111
Per Capita Standard	0.0039	0.0037	0.0036	0.0035	0.0035	0.0035	0.0035	0.0034	0.0034	0.0035	0.0035	0.0034	0.0034	0.0033	0.0034

15 Year Average	2009 to 2023
Quantity Standard	0.0035
Quality Standard	\$128,280
Service Standard	\$449

D.C. Amount (before deductions)	10 Year
Forecast Population	7,933
\$ per Capita	\$449
Eligible Amount	\$3,561,758



**Table B-10**  
**Township of Woolwich**  
**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.
Elmira Pool	11,540	11,540	11,540	-	-	-	-	-	-	-	-	-	-	-	-	\$605	\$705
St. Jacobs Arena	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	\$340	\$431
Woolwich Community Service (Elmira)	1,008	1,008	1,008	1,008	194	194	194	194	194	194	-	-	-	-	-	\$435	\$517
Kiwanis House (Elmira)	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	1,494	\$242	\$304
Lawn Bowling Clubhouse (Elmira)	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	\$194	\$251
Elmira Lions Hall (24 Snyder Ave.)	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	11,000	\$332	\$404
Conestogo Clubhouse	1,962	1,962	1,962	1,962	1,962	1,962	1,962	1,962	1,962	1,962	1,962	1,962	1,962	1,962	1,962	\$190	\$246
Bloomington Community Centre	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	\$315	\$375
Maryhill Heritage Community Centre	3,818	3,818	3,818	3,818	3,818	3,818	3,818	3,818	3,818	3,818	3,818	3,818	3,818	3,818	3,818	\$384	\$452
Woolwich Memorial Community Centre/Arena (Elmira)	117,455	117,455	117,455	117,455	117,455	117,455	117,455	117,455	117,455	117,455	117,455	117,455	117,455	117,455	117,455	\$396	\$474
Breslau Community Centre	17,814	17,814	17,814	17,814	17,814	17,814	17,814	17,814	17,814	17,814	17,814	17,814	17,814	17,814	17,814	\$374	\$467
Heidelberg Park Washroom/Canteen/Concession	840	840	840	840	840	840	840	840	-	-	-	-	-	-	-	\$58	\$92
Heidelberg Community Centre	-	-	-	-	-	-	-	-	2,237	2,237	2,237	2,237	2,237	2,237	2,237	\$218	\$269
Soccer Office (51st St., Elmira)	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	\$136	\$187
Elmira Park Equipment Storage	1,269	1,269	1,269	1,269	1,269	1,269	1,269	1,269	1,269	1,269	1,269	1,269	1,269	1,269	1,269	\$349	\$422
St. Jacob's Lions Hall	7,441	7,441	7,441	7,441	7,441	7,441	7,441	7,441	7,441	7,441	7,441	7,441	7,441	7,441	7,441	\$252	\$334
St. Jacob's Warehouse	13,787	13,787	13,787	13,787	13,787	13,787	13,787	13,787	13,787	13,787	13,787	13,787	13,787	13,787	13,787	\$175	\$249
<b>Total</b>	<b>222,036</b>	<b>222,036</b>	<b>222,036</b>	<b>210,496</b>	<b>209,682</b>	<b>209,682</b>	<b>209,682</b>	<b>209,682</b>	<b>211,079</b>	<b>211,079</b>	<b>210,885</b>	<b>210,885</b>	<b>210,885</b>	<b>210,885</b>	<b>210,885</b>		

Population	21,558	22,348	23,145	23,874	24,303	24,535	24,821	25,006	25,317	25,381	25,433	26,423	26,999	27,774	28,111
Per Capita Standard	10.2995	9.9354	9.5933	8.8170	8.6278	8.5462	8.4478	8.3853	8.3374	8.3164	8.2918	7.9811	7.8108	7.5929	7.5019

15 Year Average	2009 to 2023
Quantity Standard	8.5656
Quality Standard	\$438
Service Standard	\$3,750

D.C. Amount (before deductions)	10 Year
Forecast Population	7,933
\$ per Capita	\$3,750
Eligible Amount	\$29,745,815



**Table B-11**  
**Township of Woolwich**  
**Parks and Recreation Services – Vehicles and 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)
1999 Kubota Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$33,400
00 Olympia Resurfacers	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$134,000
00 Olympia Resurfacers	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$233,000
2018 Olympia Ice Bear	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$233,000
2018 Olympia Millenium	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$134,000
04 Olympia Resurfacers Millenium	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$134,000
95 John Deere Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,700
06 John Deere Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,300
02 John Deere Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$30,000
13 GMC Sierra 1500 Pickup	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$72,500
13 GMC Sierra 1500 Pickup	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$72,500
13 Kubota Tractor Bloomingdale	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$39,700
2010 McKee Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$7,700
00 GMC 1/2 Ton	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$72,500
04 GMC Sierra 1/2 Ton Pick up	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$72,500
06 GMC 3/4 Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,500
11 Chev Silverado	-	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$72,500
WMC Emergency Generator	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$630,000
WMC Combined Heat and Power Generator	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$1,200,000
2014 GMC Sierra 1/2 Ton Pickup	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$72,500
Scrubber	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$14,100
Ball Diamond Groomer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$11,300
2017 GMC Sierra 2500 #17	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$72,500
2010 Boom Lift Genie	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$68,200
2018 Kubota Tractor	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$74,300
2023 Ram 2500 #4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$112,500
2022 Nissan Frontier #3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$74,900
2022 Ford Ranger #2	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$57,600
2021 Ford F-350 #21	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$89,500
2023 Chevrolet Bolt R#5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$62,800
2021 Ford Transit Van #01	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$60,900
2023 Ford F-150 #6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$81,700
2019 Kubota Zero Turn	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$27,200
2020 Kubota Zero Turn	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$28,000





Schedule B-11 (Continued)  
Township of Woolwich  
Parks and Recreation Services – Vehicles and 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)
2003 John Deere mower	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$120,000
2021 Kubota Utility Vehicle	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$29,800
2023 McFarlane Trailer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$24,500
2023 McFarlane Trailer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$11,900
2018 Miska Trailer	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$7,400
2016 Miska Trailer	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$7,600
2008 Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$11,900
<b>Total</b>	<b>14</b>	<b>16</b>	<b>16</b>	<b>17</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>20</b>	<b>21</b>	<b>23</b>	<b>25</b>	<b>26</b>	<b>29</b>	<b>30</b>	<b>36</b>	

Population	21,558	22,348	23,145	23,874	24,303	24,535	24,821	25,006	25,317	25,381	25,433	26,423	26,999	27,774	28,111
Per Capita Standard	0.0006	0.0007	0.0007	0.0007	0.0008	0.0008	0.0008	0.0008	0.0008	0.0009	0.0010	0.0010	0.0011	0.0011	0.0013

15 Year Average	2009 to 2023
Quantity Standard	0.0009
Quality Standard	\$96,256
Service Standard	\$87

D.C. Amount (before deductions)	10 Year
Forecast Population	7,933
\$ per Capita	\$87
Eligible Amount	\$687,236



## Schedule B-12 Township of Woolwich Library Services – Facilities

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
St. Jacobs Library	1,470	1,470	1,470	1,470	1,470	1,470	1,470	1,470	1,470	1,470	1,470	1,470	1,470	1,470	1,470	\$373	\$507
Library Bloomingdale	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450	\$373	\$479
Elmira Library	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	4,250	\$373	\$488
<b>Total</b>	<b>6,170</b>	<b>6,170</b>	<b>6,170</b>	<b>6,170</b>	<b>6,170</b>	<b>6,170</b>	<b>6,170</b>	<b>6,170</b>	<b>6,170</b>	<b>6,170</b>	<b>6,170</b>	<b>6,170</b>	<b>6,170</b>	<b>6,170</b>	<b>6,170</b>		

Population	21,558	22,348	23,145	23,874	24,303	24,535	24,821	25,006	25,317	25,381	25,433	26,423	26,999	27,774	28,111		
Per Capita Standard	0.2862	0.2761	0.2666	0.2584	0.2539	0.2515	0.2486	0.2467	0.2437	0.2431	0.2426	0.2335	0.2285	0.2222	0.2195		

15 Year Average	2009 to 2023
Quantity Standard	0.2481
Quality Standard	\$492
Service Standard	\$122

D.C. Amount (before deductions)	10 Year
Forecast Population	7,933
\$ per Capita	\$122
Eligible Amount	\$967,985



## Schedule B-13 Township of Woolwich Provincial Offences Act including By-law Enforcement – Facilities

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Value/sq.ft. with land, site works, etc.
By-law Enforcement Facility Space	173	173	173	173	173	271	271	271	271	262	262	243	243	243	283	\$412
<b>Total</b>	<b>173</b>	<b>173</b>	<b>173</b>	<b>173</b>	<b>173</b>	<b>271</b>	<b>271</b>	<b>271</b>	<b>271</b>	<b>262</b>	<b>262</b>	<b>243</b>	<b>243</b>	<b>243</b>	<b>283</b>	

Population	21,558	22,348	23,145	23,874	24,303	24,535	24,821	25,006	25,317	25,381	25,433	26,423	26,999	27,774	28,111
Per Capita Standard	0.0080	0.0078	0.0075	0.0073	0.0071	0.0111	0.0109	0.0108	0.0107	0.0103	0.0103	0.0092	0.0090	0.0088	0.0101

15 Year Average	2009 to 2023
Quantity Standard	0.0093
Quality Standard	\$411
Service Standard	\$4

D.C. Amount (before deductions)	10 Year
Forecast Population	7,933
\$ per Capita	\$4
Eligible Amount	\$30,304



Schedule B-14  
Township of Woolwich  
Provincial Offences Act including By-law Enforcement – Vehicles, Equipment, & Gear

Service: Provincial Offences Act including By-law Enforcement - Vehicles, Equipment & Gear  
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 (\$/item)
2014 Ford Transit Connect Cargo Van	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$49,000
2018 Body Cameras	-	-	-	-	-	-	-	-	-	2	2	2	2	2	2	\$500
2023 Noise Meter	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$1,000
By-law Enforcement Officers Equipment & Gear	1	1	1	1	2	2	2	2	2	2	2	2	2	2	3	\$600
<b>Total</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>7</b>	

Population	21,558	22,348	23,145	23,874	24,303	24,535	24,821	25,006	25,317	25,381	25,433	26,423	26,999	27,774	28,111
Per Capita Standard	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002

15 Year Average	2009 to 2023
Quantity Standard	0.0001
Quality Standard	\$20,300
Service Standard	\$2

D.C. Amount (before deductions)	10 Year
Forecast Population	7,933
\$ per Capita	\$2
Eligible Amount	\$16,104



**Table B-15  
Township of Woolwich  
Emergency Preparedness –Equipment**

Service: Emergency Preparedness - Equipment  
Unit Measure: No. of vehicles end equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Breslau Siren - 15 Woolwich Street, Breslau	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$58,000
St. Jacobs (Valleyview) Siren -	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$58,000
Elmira Siren - City Hall 24 Church Street West	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$58,000
EOC - Emergency Generator - City Hall 24 Church Street West	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,700
EOC - Emergency Generator - Breslau 100 Andover Drive	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$95,000
<b>Total</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>5</b>	

Population	21,558	22,348	23,145	23,874	24,303	24,535	24,821	25,006	25,317	25,381	25,433	26,423	26,999	27,774	28,111
Per Capita Standard	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0001	0.0001	0.0002

15 Year Average	2009 to 2023
Quantity Standard	0.0002
Quality Standard	\$50,300
Service Standard	\$10

D.C. Amount (before deductions)	10 Year
Forecast Population	7,933
\$ per Capita	\$10
Eligible Amount	\$79,806



# Appendix C

## Long-Term Capital and Operating Cost Examination



## Appendix C: Long-Term Capital and Operating Cost Examination

As a requirement of the D.C.A. under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. background study. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e., sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Township's approved 2022 Financial Information Return (F.I.R.).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs that are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. Lifecycle costs were estimated by dividing the growth-related costs by the average useful life. The useful life assumptions used for each asset class are provided in Table C-1.

Table C-1  
Average Useful Life by Asset Class

Asset	Lifecycle Cost Average Useful Life
Facilities	50
Services Related to a Highway	50
Water, Wastewater, and Stormwater Linear Services	75
Parkland Development	20
Vehicles	12 to 20
Small Equipment & Gear	10



Table C-1 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while 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	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
<b>1. Water Services</b>				
1.1 Distribution Systems	27,315,008	153,965	631,800	785,765
<b>2. Wastewater Services</b>				
2.1 Collection Systems	74,474,236	265,747	513,549	779,296
<b>3. Stormwater Services</b>				
3.1 Drainage Improvements	750,000	10,000	224,133	234,133
<b>4. Services Related to a Highway</b>				
4.1 Roads and related infrastructure, facilities, vehicles & equipment	101,940,740	1,006,634	1,771,665	2,778,299
<b>5. Fire Protection Services</b>				
5.1 Fire facilities, vehicles & equipment	9,073,040	257,630	805,072	1,062,702
<b>6. Parks and Recreation Services</b>				
6.1 Park development, amenities, trails, recreation facilities, vehicles & equipment	40,978,271	273,061	1,939,126	2,212,187
<b>7. Library Services</b>				
7.1 Library facilities and vehicles	2,391,811	15,500	11,086	26,586
<b>8. Provincial Offences Act including By-Law Enforcement</b>				
8.1 Facilities, vehicles and equipment	95,700	5,646	4,271	9,918
<b>9. Emergency Preparedness</b>				
9.1 Facilities, vehicles and equipment	70,000	7,000	12,474	19,474
<b>Total</b>	<b>\$257,088,805</b>	<b>\$1,995,183</b>	<b>\$5,913,176</b>	<b>\$7,908,359</b>





# 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	Water Services	Wastewater Services	Stormwater Services	Fire Protection Services	Parks and Recreation Services	Library Services	Provincial Offences Act including By-Law Enforcement	Emergency Preparedness	
<b>Opening Balance, January 1, _____</b>										<b>0</b>
<u>Plus:</u>										
Development Charge Collections										0
Accrued Interest										0
Repayment of Monies Borrowed from Fund and Associated Interest <sup>1</sup>										0
<b>Sub-Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<u>Less:</u>										
Amount Transferred to Capital (or Other) Funds <sup>2</sup>										0
Amounts Refunded										0
Amounts Loaned to Other D.C. Service Category for Interim Financing										0
Credits <sup>3</sup>										0
<b>Sub-Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Closing Balance, December 31, _____</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<sup>1</sup> Source of funds used to repay the D.C. reserve fund

<sup>2</sup> See Attachment 1 for details

<sup>3</sup> See Attachment 2 for details

The Township 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					
<b>Services Related to a Highway</b>											
Capital Cost Project 1											
Capital Cost Project 2											
Capital Cost Project 3											
<b>Sub-Total - Services Related to Highways</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Water Services</b>											
Capital Cost Project 1											
Capital Cost Project 2											
Capital Cost Project 3											
<b>Sub-Total - Water Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Wastewater Services</b>											
Capital Cost Project 1											
Capital Cost Project 2											
Capital Cost Project 3											
<b>Sub-Total - Wastewater Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Stormwater Services</b>											
Capital Cost Project 1											
Capital Cost Project 2											
Capital Cost Project 3											
<b>Sub-Total - Stormwater Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Fire Protection Services</b>											
Capital Cost Project 1											
Capital Cost Project 2											
Capital Cost Project 3											
<b>Sub-Total - Fire Protection Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Parks and Recreation Services</b>											
Capital Cost Project 1											
Capital Cost Project 2											
Capital Cost Project 3											
<b>Sub-Total - Parks and Recreation Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Library Services</b>											
Capital Cost Project 1											
Capital Cost Project 2											
Capital Cost Project 3											
<b>Sub-Total - Library Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Provincial Offences Act including By-Law Enforcement</b>											
Capital Cost Project 1											
Capital Cost Project 2											
Capital Cost Project 3											
<b>Sub-Total - Provincial Offences Act including By-Law Enforcement</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Emergency Preparedness</b>											
Capital Cost Project 1											
Capital Cost Project 2											
Capital Cost Project 3											
<b>Sub-Total - Emergency Preparedness</b>	\$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
<b>Services Related to a Highway</b>									
Capital Cost Project 1									
Capital Cost Project 2									
Capital Cost Project 3									
<b>Sub-Total - Services Related to a Highway</b>	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<b>Water Services</b>									
Capital Cost Project 1									
Capital Cost Project 2									
Capital Cost Project 3									
<b>Sub-Total - Water</b>	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<b>Wastewater Services</b>									
Capital Cost Project 1									
Capital Cost Project 2									
Capital Cost Project 3									
<b>Sub-Total - Wastewater</b>	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<b>Stormwater Services</b>									
Capital Cost Project 1									
Capital Cost Project 2									
Capital Cost Project 3									
<b>Sub-Total - Stormwater</b>	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<b>Fire Protection Services</b>									
Capital Cost Project 1									
Capital Cost Project 2									
Capital Cost Project 3									
<b>Sub-Total - Fire Protection Services</b>	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<b>Parks and Recreation Services</b>									
Capital Cost Project 1									
Capital Cost Project 2									
Capital Cost Project 3									
<b>Sub-Total - Parks and Recreation Services</b>	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<b>Library Services</b>									
Capital Cost Project 1									
Capital Cost Project 2									
Capital Cost Project 3									
<b>Sub-Total - Library Services</b>	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<b>Provincial Offences Act including By-Law Enforcement</b>									
Capital Cost Project 1									
Capital Cost Project 2									
Capital Cost Project 3									
<b>Sub-Total - Provincial Offences Act including By-Law Enforcement</b>	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<b>Emergency Preparedness</b>									
Capital Cost Project 1									
Capital Cost Project 2									
Capital Cost Project 3									
<b>Sub-Total - Emergency Preparedness</b>	\$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

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

**Projects to Which Funds Will be Allocated**

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

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

**Projects to Which Funds Will be Allocated**

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

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

**Projects to Which Funds Will be Allocated**

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



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

<b>Service</b>	<b>Description</b>
Services Related to a Highway	The fund is used for growth-related projects for roads, bridges, structures, active transportation, streetlights, sidewalks, and other related road infrastructure, related facilities, vehicles, and equipment
Fire Protection Services	The fund is used for growth-related projects supporting fire protection services, including facilities, vehicles, equipment, and gear
Parks and Recreation Services	The fund is used for growth-related projects related to parkland development, parkland amenities, recreational trails, parkland buildings, recreation facilities, and parks & recreation vehicles and equipment
Library Services	The fund is used for growth-related projects including library facilities, furniture, shelving, collection materials, and other related library infrastructure
Provincial Offences Act including By-Law Enforcement	The fund is used for growth-related projects including facilities, vehicles, and equipment
Emergency Preparedness	The fund is used for growth-related projects including equipment
Wastewater Services	The fund is used for growth-related projects for wastewater collection systems and related related infrastructure
Water Services	The fund is used for growth-related projects for water distribution systems and related infrastructure
Stormwater Services	The fund is used for growth-related projects for the Weigel and South stormwater drainage improvements



# Appendix E

## Local Service Policy



## Appendix E: Local Service Policy

The following sets out the Township's General Policy Guidelines on local service funding for Water, Wastewater, Services Related to a Highway, Stormwater Management, and Parkland Development. The guidelines outline, in general terms, the size and nature of engineered infrastructure that is considered as a local service, to be emplaced by landowners, pursuant to a development agreement.

For the purposes of these guidelines, engineered infrastructure may include, but not limited to, such items as: roads, boulevards, medians, trees, landscaping, railings, safety barricades, driveway aprons, intersections, intersection control measures (e.g. traffic signals, roundabouts, etc.), streetlights, noise abatement measures, active transportation measures, associated land acquisition, retaining walls, sidewalks, walkways (includes constructed or naturalized), cycling facilities (includes bike routes, bike lanes and bike paths), trails (includes multi-use), underground services (e.g. sanitary, water, storm and cellar drains and individual service laterals), pumping stations, stormwater management facilities and networks, culverts, water crossing structures, guiderail, etc.

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 D.C.A. 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.

If any engineered infrastructure that is a requirement of a development agreement and does not add any additional capacity over and above the capacity requirement for a specific development as defined by the municipal servicing standards, then the engineered infrastructure is a direct developer responsibility and as a Local Service.

### **A. WATER SERVICES**

#### 1. Watermains and Pumping Stations

- a) Watermains internal to a plan of subdivision, that are 300mm in diameter or smaller, including all costs related to the required depth of the



watermain (including restoration) – direct developer responsibility under s.59 of the D.C.A. as a local service.

- b) Watermain oversizing (including watermain pipe and valves only), internal to a plan of subdivision, greater than 300mm in diameter – include in the D.C. calculation and shall be the difference between the construction cost of the actual pipe diameter and the cost of a 300mm pipe diameter, including a 15% engineering fee.
- c) Connections to trunk mains and pumping stations, whether internal to a plan of subdivision, or within the area to which a plan relates, and required to service specific development areas - direct developer responsibility under s.59 of the D.C.A. as a local service.

## **B. WASTEWATER SERVICES**

### **1. Sanitary Sewers and Pumping Stations**

- a) Sanitary sewers internal to a plan of subdivision, that are 375mm in diameter or smaller, including all costs related to the required depth of the sanitary sewer (including restoration) - direct responsibility under s.59 of the D.C.A. as a local service.
- b) Sanitary sewer oversizing (including sewer pipe only), internal to a plan of subdivision, greater than 375mm in diameter - include in the D.C. calculation and shall be the difference between the construction cost of the actual pipe diameter and the cost of a 375mm pipe diameter, including a 15% engineering fee.
- c) Local pumping stations, whether internal to a plan of subdivision, or within the area to which a plan relates, and required to service specific development areas - direct developer responsibility under s.59 of the D.C.A. as a local service.
- d) If a local pumping station is internal to a plan of subdivision, or within the area to which a plan relates, and serves multiple developments the costs are to be shared between developers, as a private cost sharing



agreement, or included in an area-specific D.C. By-Law for recovery from the benefitting development areas, on a flow area or proportional basis.

- e) Connections to collectors and pumping stations, whether internal to a plan of subdivision, or within the area to which a plan relates, and required to service specific development areas - direct developer responsibility under s.59 of the D.C.A. as a local service.

## **C. STORMWATER MANAGEMENT**

### **1. Storm Sewers**

- a) Storm sewers internal to a plan of subdivision, including all costs related to the required depth of the storm sewer (including restoration) sized to accommodate existing drainage conditions from external lands - direct developer responsibility under s.59 of the D.C.A. as a local service.
- b) Oversizing of storm sewers (including the sewer pipe, maintenance holes and/or outfall structures only), internal to a plan of subdivision, required to accommodate post develop - included in the D.C. calculation and shall be difference between the construction costs of the actual pipe diameter maintenance holes and/or outfall structure(s) and local service infrastructure, including a 15% engineering fee.

### **2. Stormwater Management**

- a) Stormwater facilities for quality and/or quantity management, (including downstream erosion works, land and all associated infrastructure, such as landscaping and perimeter fencing, restoration requirements), internal to a plan of subdivision, or within the area to which the plan relates, sized to accommodate existing drainage conditions from external lands and post drainage conditions from the site - direct developer responsibility under s.59 of D.C.A. as a local service.
- b) If a regional stormwater facility is internal to a plan of subdivision, or within the area to which a plan relates, and serves multiple developments, sized to accommodate post drainage conditions from the catchment area, costs are to be shared between developers, as a private cost sharing



agreement, or included in an area-specific D.C. By-Law for recovery from the benefitting development areas, on a flow area or proportional basis.

- c) The Weigel and South Drain Improvements required due to growth, included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).

## **D. 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.

### **1. Local and Collector Roads (including land)**

- a) Collector Roads Internal to Development, inclusive of all land and associated infrastructure – direct developer responsibility under s.59 of the D.C.A. as a local service.
- b) Collector Roads External to Development, inclusive of all land and associated infrastructure – if needed to support a specific development or required to link with the area to which the plan relates, direct developer responsibility under s.59 of the D.C.A.; otherwise, included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).
- c) All local roads (26m ROW) are considered to be the developer's responsibility.



## 2. Arterial Roads

- a) New, widened, extended, or upgraded arterial roads, inclusive of all associated infrastructure: Included as part of road costing funded through D.C.A., s.5(1).
- b) Land acquisition for arterial roads on existing rights-of-way to achieve a complete street: dedication under the Planning Act provisions (s. 41, 51 and s. 53) through development lands; in area with limited development: included in D.C.s.
- c) Land acquisition for arterial roads on new rights-of-way to achieve a complete street: dedication, where possible, under the Planning Act provisions (s. 51 and s. 53) through development lands up to the ROW specified in the Official Plan.
- d) Land acquisition beyond normal dedication requirements to achieve transportation corridors as services related to highways including grade separation infrastructure for the movement of pedestrians, cyclists, public transit and/or railway vehicles: included in D.C.s.

## 3. Traffic Control Systems, Signals, and Intersection Improvements

- a) On new arterial roads and arterial road improvements unrelated to a specific development: included as part of road costing funded through D.C.s.
- b) On non-arterial roads, or for any private site entrances or entrances to specific development: direct developer responsibility under s.59 of D.C.A. (as a local service).
- c) On arterial or collector road intersections with Regional roads: include in Region D.C.s or in certain circumstances, may be a direct developer responsibility
- d) Intersection improvements, new or modified signalization, signal timing & optimization plans, area traffic studies for highways attributed to growth and unrelated to a specific development: included in D.C. calculation as permitted under s.5(1) of the D.C.A.





#### 4. Streetlights

- a) Streetlights on new arterial roads and arterial road improvements: considered part of the complete street and included as part of the road costing funded through D.C.s or in exceptional circumstances, may be direct developer responsibility through local service provisions (s.59 of D.C.A.).
- b) Streetlights on non-arterial roads internal to development: considered part of the complete street and included as a direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- c) Streetlights on non-arterial roads external to development, needed to support a specific development or required to link with the area to which the plan relates: considered part of the complete street and included as a direct developer responsibility under s. 59 of the D.C.A. (as a local service).

#### 5. Transportation Related Pedestrian and Cycling Facilities

- a) Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within arterial roads, Regional roads, and provincial highway corridors: considered part of the complete street and included in D.C.s, or, in exceptional circumstances, may be direct developer responsibility through local service provisions (s.59 of D.C.A.).
- b) Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within or linking to non-arterial road corridors internal to development: considered part of the complete street and included as a direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- c) Other sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within non-arterial road corridors external to development and needed to support a specific development or required to link with the area to which the plan relates: direct developer responsibility under s.59 of D.C.A. (as a local service).



- d) Multi-use trails (not associated with a road), inclusive of all land and required infrastructure, that go beyond the function of a (parkland) recreational trail and form part of the Township's active transportation network for cycling and/or walking: included in transportation D.C.s.

## 6. Noise Abatement Measures

- a) Noise abatement measures external and internal to development where it is related to, or a requirement of a specific development: direct developer responsibility under s.59 of D.C.A. (as a local service).
- b) Noise abatement measures on new arterial roads and arterial road improvements abutting an existing community and unrelated to a specific development: included as part of road costing funded through D.C.s.

## E. PARKLAND DEVELOPMENT

### 1. Recreational Trails

- a) Recreational trails (Multi-use trails) that do not form part of the Township's active transportation network, and their associated infrastructure (landscaping, bridges, trail surface, etc.), are included in parks and recreation D.C.s.
- b) Recreational trails (Multi-use trails), and their associated infrastructure (landscaping, bridges, trail surface, etc.) that do not form part of the Township's active transportation network, located internal or external to development and needed to support a specific development or required to link with the area to which the plan relates: direct developer responsibility under s.59 of D.C.A. (as a local service)

### 2. Parkland

- c) Parkland Development for Community Parks, Neighbourhood Parks and Parkettes: direct developer responsibility to provide at base condition (graded, sodded, servicing stubs, and perimeter fencing).



- d) Land development in addition to work performed prior to dedication, program facilities, amenities, and furniture, within parkland: included in D.C.s.
3. Landscape, buffer blocks, features, cul-de-sac islands, berms, grade transition areas, walkway connection to adjacent arterial roads, open space, etc.

The cost of developing all landscape buffer blocks, landscape features, cul-de-sac islands, berms, grade transition areas, walkway connections to adjacent arterial roads, open space and other remnant pieces of land conveyed to the Township shall be a direct developer responsibility as a local service. Such costs include but are not limited to:

- a) pre-grading, sodding, or seeding, supply and installation of amended topsoil, (to the Township's required depth), landscape features, perimeter fencing and amenities and all planting.
  - b) Perimeter fencing to the Township standard located on the public property side of the property line adjacent land uses (such as but limited to arterial roads) as directed by the Township.
4. Natural Heritage Systems (N.H.S.)

N.H.S. includes engineered and in situ stream corridors, natural buffers for woodlots, wetland remnants, etc. as well as sub watersheds within the boundaries of the Township. Direct developer responsibility as a local service provision including but not limited to the following:

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



# 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:

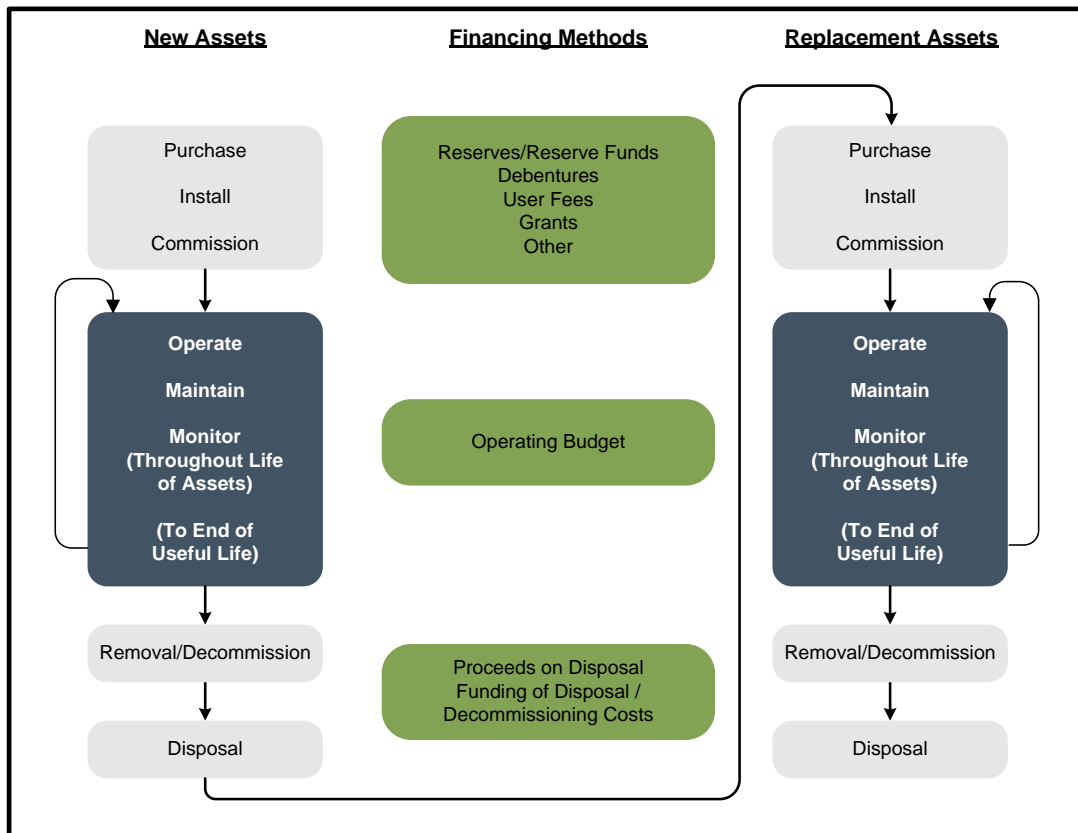
“The asset management plan shall,

- (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 2022 for its existing core infrastructure assets; however, it did not take into account future growth-related assets. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 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 Township's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects that will require financing from municipal financial resources (i.e., rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2024 D.C. capital works have been presented based on a 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 \$14.7 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 \$5.43 million. This additional revenue would increase the existing revenues from \$62.82 million to \$68.25.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



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

	2033 (Total)
<b>Expenditures (Annualized)</b>	
Annual Debt Payment on Non-Growth Related Capital <sup>1</sup>	\$4,202,401
Annual Debt Payment on Post Period Capital <sup>2</sup>	\$2,567,606
Annual Lifecycle	\$1,995,183
Incremental Operating Costs (for D.C. Services)	\$5,913,176
<b>Total Expenditures</b>	<b>\$14,678,366</b>
<b>Revenue (Annualized)</b>	
Total Existing Revenue <sup>3</sup>	\$62,819,720
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$5,430,355
<b>Total Revenues</b>	<b>\$68,250,075</b>

<sup>1</sup> Non-Growth Related component of Projects

<sup>2</sup> Interim Debt Financing for Post Period Benefit

<sup>3</sup> As per Sch. 10 of FIR





# Appendix G

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



## The Corporation of the Township of Woolwich

### By-law No.

#### A By-law for the Imposition of Development Charges for Services Related to a Highway

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

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

**AND WHEREAS** The Township of Woolwich has determined that the development of lands within the Township will increase the need for municipal services and Council has confirmed its intent to provide the said services; and

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

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

**WHEREAS** a development charge background study has been completed in accordance with the Act and the background study and draft proposed bylaw be made available to the public and such documents were made available to the public 60 days prior to the passage of the bylaw and at least two (2) weeks prior to the public meeting required pursuant to Section 12 of the Act; and;

**AND WHEREAS** the Council of The Corporation of the Township of Woolwich has given notice of and held a public meeting on the 28<sup>th</sup> day of May, 2024 in accordance with the Act and the regulations thereto; and



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

**WHEREAS** the Corporation of the Township of Woolwich Council resolved on May 28, 2024, that it is the intention of Council to ensure that the increase in need for services identified in connection with the enactment of the by-law will be met; and

**WHEREAS** the Corporation of the Township of Woolwich Council resolved on May 28, 2024, that no further public meeting be required, and that this by-law be brought forward for enactment; and

**WHEREAS** Section 2(1) of the Development Charges Act, 1997 ("Act") enables the Council of a municipality to pass By-laws to impose development charges against lands located in the Township to pay for increased capital costs where the development of the land would increase the need for municipal services as designated in the By-law and the development requires one or more of the actions set out in Section 2(2) of the Act;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WOOLWICH ENACTS AS FOLLOWS:**

## **1. INTERPRETATION**

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

"Act" means the Development Charges Act, as amended from time to time and includes the Regulations passed under the Act, as amended from time to time;

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

"Affordable Housing" means dwelling units and incidental facilities, primarily for persons of low and moderate income, that meets the requirements of any program for such purpose as administered by any agency of the Federal or Provincial government, and/or the Region of Waterloo and for which an agreement has been entered into with the



Region of Waterloo with respect to the provisions of such dwelling units and facilities;

"Affordable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act

"Apartment Unit" means any residential unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor, and includes Stacked Townhouses;

"Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;

"Back-to-Back Townhouse Dwelling" means a building containing three or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;

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

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

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

"Bona Fide Farm Uses" means the proposed development 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;

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



"Capital Cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,

- a) to acquire land or an interest in land, including a leasehold interest,
- b) to improve land,
- c) to acquire, lease, construct or improve buildings and structures,
- d) to acquire, construct or improve facilities including,
  - i. furniture and equipment other than computer equipment, and
  - ii. material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, R.S.O. 1990, Chap. P.44*, as amended, or any successor thereof; and
  - iii. rolling stock with an estimated useful life of seven years or more, and

"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 and boarding, lodging and rooming houses;

"Cannabis Plant" means a plant that belongs to the genus "Cannabis."

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

"Charitable Dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the



Child and Family Services Act, R.S.O. 1990, c. C.11, a home or a joint home under the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13, an institution under the Mental Hospitals Act, R.S.O. 1990, c. M.8, a nursing home under the subsection 2 (1) of the Long-Term Care Homes Act, 2007;

“Correctional Group Home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government nor any correctional institution or secure custody and detention facility operated by the Province of Ontario;

"Council" means the Council of the municipality;

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

"Development Charge" means a charge imposed with respect to this By-law;

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

"Existing" means the number, use and size that existed as of the date the date of the first building;



"Farm Building" means all or part of a building; that does not contain any area used for residential occupancy, that is associated with and located on land devoted to the practice of farming and that is used essentially for the housing of equipment or livestock or the production, storage or processing of agricultural and horticultural produce or feeds. Examples include encompassing barns, silos, and other ancillary development to an agricultural use;

"Gross Floor Area" means:

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

"Existing Industrial" means an Industrial Building or structure existing on a site as of the date this by-laws comes into effect, or the first building or structures constructed on a vacant site pursuant to site plan approval



under section 41 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, or any successor thereof, subsequent to this by-law, for which full development charges were paid;

“Group Home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;

“Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;

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

“Institutional” means development of a building or structure intended for use:

- i. as a long-term care home within the meaning of subsection 2 (1) of the Fixing Long-Term Care Homes Act, 2021;
- ii. as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
- iii. by any institution of the following post-secondary institutions for the objects of the institution:





- a) a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
  - b) a college or university federated or affiliated with a university described in subclause a); or
  - c) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017;
- iv. as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- v. as a hospice to provide end of life care.

"Live-Work" means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both Residential Use and Non-residential Use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;

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

"Local Services" means those services, facilities or things which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the Planning Act, R.S.O. 19990, Chap. P.13, as amended, or any successor thereof;

"Long-term Care Home" means a residential building or the residential portion of a mixed-use building within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;



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

"Municipality" means the Corporation of the Township of Woolwich

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

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

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

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

"Rate" means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;

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

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

"Residential Dwelling" means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more dwelling units but not including motels, hotels,



tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;

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

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

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

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

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

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

"Servicing Agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified land within the municipality;

"Single Detached Dwelling Unit" means a residential building consisting of one dwelling unit and not attached to another structure;



“Special Care/Special Need Dwelling” means a Building, or part of a Building:

- i. containing two or more Dwelling Units which units have a common entrance from street level;
- ii. where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
- iii. that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements;
- iv. where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels; and
- v. the residential building or the residential portion of a mixed-use building maintained and operated as a Long-term Care Home under subsection 2 (1) of the Long-Term Care Homes Act, 2007.

and includes, but is not limited to, Retirement Home or Lodge, Charitable Dwelling, Group Home (including a Correctional Group Home), Hospice, and Long-term Care Home;

“Stacked Townhouse Dwelling” means a Building, or part of a building, containing two or more dwelling units where each Dwelling Unit is separated horizontally and/or vertically from another Dwelling Unit by a common wall and having direct separate access to an exterior ground level main entrance/exit;

“Temporary Building” Or “Structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or



structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding eight month;

“Townhouse Dwelling” means a dwelling unit in a building divided vertically into no less than three nor more than eight dwelling units attached by common walls extended from the base of the foundation to the roof line, each dwelling unit having a separate entrance at grade, and includes a Back-to-Back Townhouse;

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

## **2. DESIGNATION OF SERVICES**

2.1 The categories of services for which Development Charges are imposed under this By-law are as follows:

(a) Services Related to a Highway

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

## **3. APPLICATION OF BY-LAW RULES**

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

(a) the lands are located in the area described in section 3.2; and

(b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

### Area to Which By-law Applies

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



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

- (a) the municipality or a Local Board thereof;
- (b) a Board of Education; or
- (c) the Corporation of the Region of Waterloo or a local board thereof;
- (d) Affordable Housing as defined herein.

#### Approvals for Development

3.4

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

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

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



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

### Exemptions

- 3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- a) an enlargement to an existing dwelling unit;
  - b) A second residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
  - c) A third residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
  - d) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
  - e) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house,



semi-detached house or rowhouse cumulatively will contain no more than one residential unit;

- f) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- g) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;  
or
- h) In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.

3.6 Notwithstanding subsection 3.5, development charges shall be imposed in accordance with section 3.13 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.

- 3.7 Notwithstanding section 3.5, development charges shall be imposed if the additional unit has a gross floor area greater than
- i. in the case of a semi-detached or rowhouse dwelling, the gross floor area of the existing dwelling unit; and
  - ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.





### 3.8 Exemption for Industrial Development

3.8.1 Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less, of the original gross floor area.

3.8.2 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

- 1) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
- 2) divide the amount determined under subsection 1) by the amount of the enlargement

3.9 For the purpose of section 3.8 herein, "Existing Industrial Building" is used as defined in the Regulation made pursuant to the Act.

### 3.10 Other Exemptions

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

- (a) a Temporary Use in accordance with section 39 of the Planning Act;
- (b) If a development includes the enlargement of the gross floor area of an existing commercial or institutional building, and if the gross floor area is enlarged by 50% or less, the amount of the development charge in respect of the enlargement is zero. If the gross floor area is enlarged by more than 50%, the development charge is payable only on that portion of the enlargement exceeding the 50% of floor area enlargement calculation.
- (c) The development of non-residential farm buildings constructed for Bona-Fide Farm Uses except for any building constructed to



accommodate an On-Farm Diversified Use which shall be imposed the non-residential rate.

3.11 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.

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

- (a) Affordable residential units; or
- (b) Attainable residential units.

#### Amount of Charges

##### Residential

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

##### Non-Residential

3.14 The development charges described in Schedule B to this by-law shall be imposed on non-residential uses of lands, buildings, or structures, and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed-use building or structure, including the non-residential portion for a Live-Work unit, and calculated with respect to the service according to the total floor area of the non-residential use.



### Area-Specific (Breslau Sanitary Servicing)

3.15 There shall be an additional Development Charge component imposed within the Breslau Sanitary Servicing area for sanitary servicing which shall be equal to the sanitary service component of the current City of Kitchener Development Charge. Such component shall be adjusted annually, without amendment to this by-law, commencing on the first anniversary date of this by-law to equal the sanitary service component of the Current City of Kitchener Development Charge. This Breslau Sanitary Servicing area is set out in Schedule "C" of this By-law.

### Reduction of Development Charges for Redevelopment

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

(c) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.13 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and

(d) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.14, 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.



## Time of Payment and Determination of Development Charges

- 3.17 Except as otherwise provided in this By-law, Development Charges shall be determined and payable in full in cash or certified cheque in Canadian funds or by credits granted by the Act, on the date that the first building permit is issued.
- 3.18 Except as otherwise provided in this By-law, a building permit shall not be issued until the development charge has been paid in full.
- 3.19 Development charges for rental housing and institutional developments are due and payable in 6 equal installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 3.20 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 the period of building permit issuance as specific in section 26.2(5) of the Act, the development charges under subsections 3.17, 3.18, and 3.19 shall be calculated based on the rates set out in Schedule "B" on the date the planning application was made. Where both planning applications apply, development charges under subsections 3.17, 3.18, and 3.19 shall be calculated on the rates set out in Schedule "B", on the date of the latter planning application, including interest.
- 3.21 Interest for the purposes of rule 3.19 and 3.20 shall be determined as prescribed in the Development Charges Act, as amended from time to time.
- 3.22 Despite section 3.17, 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.



#### **4. PAYMENT BY SERVICES**

- 4.1 Despite the payment required under subsections 3.13 and 3.14, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

#### **5. INDEXING**

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

#### **6. SCHEDULES**

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

Schedule A: Components of Services Designated in section 2.1

Schedule B: Residential and Non-Residential Development Charges

#### **7. CONFLICTS**

- 7.1 Where the Township and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.



## **8. SEVERABILITY**

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

## **9. DATE BY-LAW IN FORCE**

9.1 This By-law shall come into effect at 12:01 AM on July 2, 2024.

## **10. DATE BY-LAW EXPIRES**

10.1 This By-law will expire at 12:01 AM on July 2, 2034 unless it is repealed by Council at an earlier date.

## **11. EXISTING BY-LAW REPEALED**

11.1 By-law Number 45-2019 is hereby repealed as of the date and time of this By-law coming into effect.

PASSED THIS 3<sup>rd</sup> DAY OF July, 2024

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Mayor Shantz

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Jeff Smith, Director of Corporate Services/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	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Township-Wide Services:</b>						
Services Related to a Highway	11,615	8,769	7,426	4,811	3,740	4.35
<b>Total Township-Wide Services</b>	<b>\$11,615</b>	<b>\$8,769</b>	<b>\$7,426</b>	<b>\$4,811</b>	<b>\$3,740</b>	<b>\$4.35</b>





# Appendix H

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



## The Corporation of the Township of Woolwich

### By-law No.

#### **A By-law for the Imposition of Development Charges for Fire Protection Services**

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

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

**AND WHEREAS** The Township of Woolwich has determined that the development of lands within the Township will increase the need for municipal services and Council has confirmed its intent to provide the said services; and

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

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

**WHEREAS** a development charge background study has been completed in accordance with the Act and the background study and draft proposed bylaw be made available to the public and such documents were made available to the public 60 days prior to the passage of the bylaw and at least two (2) weeks prior to the public meeting required pursuant to Section 12 of the Act; and;

**AND WHEREAS** the Council of The Corporation of the Township of Woolwich has given notice of and held a public meeting on the 28<sup>th</sup> day of May, 2024 in accordance with the Act and the regulations thereto; and

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



**WHEREAS** the Corporation of the Township of Woolwich Council resolved on May 28, 2024, that it is the intention of Council to ensure that the increase in need for services identified in connection with the enactment of the by-law will be met; and

**WHEREAS** the Corporation of the Township of Woolwich Council resolved on May 28, 2024, that no further public meeting be required, and that this by-law be brought forward for enactment; and

**WHEREAS** Section 2(1) of the Development Charges Act, 1997 ("Act") enables the Council of a municipality to pass By-laws to impose development charges against lands located in the Township to pay for increased capital costs where the development of the land would increase the need for municipal services as designated in the By-law and the development requires one or more of the actions set out in Section 2(2) of the Act;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WOOLWICH ENACTS AS FOLLOWS:**

## **1. INTERPRETATION**

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

"Act" means the Development Charges Act, as amended from time to time and includes the Regulations passed under the Act, as amended from time to time;

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

"Affordable Housing" means dwelling units and incidental facilities, primarily for persons of low and moderate income, that meets the requirements of any program for such purpose as administered by any agency of the Federal or Provincial government, and/or the Region of Waterloo and for which an agreement has been entered into with the Region of Waterloo with respect to the provisions of such dwelling units and facilities;



"Affordable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act

"Apartment Unit" means any residential unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor, and includes Stacked Townhouses;

"Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;

"Back-to-Back Townhouse Dwelling" means a building containing three or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;

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

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

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

"Bona Fide Farm Uses" means the proposed development 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;

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

"Capital Cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,



- a) to acquire land or an interest in land, including a leasehold interest,
- b) to improve land,
- c) to acquire, lease, construct or improve buildings and structures,
- d) to acquire, construct or improve facilities including,
  - i. furniture and equipment other than computer equipment, and
  - ii. material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, R.S.O. 1990*, Chap. P.44, as amended, or any successor thereof; and
  - iii. rolling stock with an estimated useful life of seven years or more, and

"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 and boarding, lodging and rooming houses;

"Cannabis Plant" means a plant that belongs to the genus "Cannabis."

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

"Charitable Dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the Child and Family Services Act, R.S.O. 1990, c. C.11, a home or a joint home under the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13, an institution under the Mental Hospitals Act, R.S.O. 1990, c. M.8,



a nursing home under the subsection 2 (1) of the Long-Term Care Homes Act, 2007;

“Correctional Group Home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government nor any correctional institution or secure custody and detention facility operated by the Province of Ontario;

"Council" means the Council of the municipality;

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

"Development Charge" means a charge imposed with respect to this By-law;

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

"Existing" means the number, use and size that existed as of the date the date of the first building;

"Farm Building" means all or part of a building; that does not contain any area used for residential occupancy, that is associated with and located on land devoted to the practice of farming and that is used essentially for the



housing of equipment or livestock or the production, storage or processing of agricultural and horticultural produce or feeds. Examples include encompassing barns, silos, and other ancillary development to an agricultural use;

"Gross Floor Area" means:

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

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



“Group Home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;

“Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;

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

“Institutional” means development of a building or structure intended for use:

- i. as a long-term care home within the meaning of subsection 2 (1) of the Fixing Long-Term Care Homes Act, 2021;
- ii. as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
- iii. by any institution of the following post-secondary institutions for the objects of the institution:
  - a) a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;





- b) a college or university federated or affiliated with a university described in subclause a); or
- c) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017;
- iv. as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- v. as a hospice to provide end of life care.

"Live-Work" means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both Residential Use and Non-residential Use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;

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

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

"Long-term Care Home" means a residential building or the residential portion of a mixed-use building within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;

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



"Municipality" means the Corporation of the Township of Woolwich

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

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

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

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

"Rate" means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;

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

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

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



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

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

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

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

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

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

"Servicing Agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified land within the municipality;

"Single Detached Dwelling Unit" means a residential building consisting of one dwelling unit and not attached to another structure;

“Special Care/Special Need Dwelling” means a Building, or part of a Building;



- i. containing two or more Dwelling Units which units have a common entrance from street level;
- ii. where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
- iii. that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements;
- iv. where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels; and
- v. the residential building or the residential portion of a mixed-use building maintained and operated as a Long-term Care Home under subsection 2 (1) of the Long-Term Care Homes Act, 2007.

and includes, but is not limited to, Retirement Home or Lodge, Charitable Dwelling, Group Home (including a Correctional Group Home), Hospice, and Long-term Care Home;

“Stacked Townhouse Dwelling” means a Building, or part of a building, containing two or more dwelling units where each Dwelling Unit is separated horizontally and/or vertically from another Dwelling Unit by a common wall and having direct separate access to an exterior ground level main entrance/exit;

“Temporary Building” Or “Structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding eight month;



“Townhouse Dwelling” means a dwelling unit in a building divided vertically into no less than three nor more than eight dwelling units attached by common walls extended from the base of the foundation to the roof line, each dwelling unit having a separate entrance at grade, and includes a Back-to-Back Townhouse;

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

## **2. DESIGNATION OF SERVICES**

2.1 The categories of services for which Development Charges are imposed under this By-law are as follows:

(a) Fire Protection Services

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

## **3. APPLICATION OF BY-LAW RULES**

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

(a) the lands are located in the area described in section 3.2; and

(b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

### Area to Which By-law Applies

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

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

(a) the municipality or a Local Board thereof;



- (b) a Board of Education; or
- (c) the Corporation of the Region of Waterloo or a local board thereof;
- (d) Affordable Housing as defined herein.

### Approvals for Development

#### 3.4

- (a) Development Charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
  - i. the passing of a zoning by-law or of an amendment to a zoning bylaw under section 34 of the *Planning Act*;
  - ii. the approval of a minor variance under section 45 of the *Planning Act*;
  - iii. a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - iv. the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - v. a consent under section 53 of the *Planning Act*;
  - vi. the approval of a description under section 50 of the *Condominium Act, R.S.O. 1990, Chap. C.26*, as amended, or any successor thereof; or
  - vii. the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings, or structures to which this By-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development



charges shall be imposed if the subsequent action has the effect or increasing the need for services.

### Exemptions

- 3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- a) an enlargement to an existing dwelling unit;
  - b) A second residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
  - c) A third residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
  - d) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
  - e) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;



- f) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- g) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;  
or
- h) In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.

3.6 Notwithstanding subsection 3.5, development charges shall be imposed in accordance with section 3.13 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.

3.7 Notwithstanding section 3.5, development charges shall be imposed if the additional unit has a gross floor area greater than

- i. in the case of a semi-detached or rowhouse dwelling, the gross floor area of the existing dwelling unit; and
- ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.

3.8 Exemption for Industrial Development

3.8.1 Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor





area of an existing industrial building where the gross floor area is enlarged by 50 percent or less, of the original gross floor area.

3.8.2 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

- 1) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
- 2) divide the amount determined under subsection 1) by the amount of the enlargement

3.9 For the purpose of section 3.8 herein, "Existing Industrial Building" is used as defined in the Regulation made pursuant to the Act.

### 3.10 Other Exemptions

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

- (a) a Temporary Use in accordance with section 39 of the Planning Act;
- (b) If a development includes the enlargement of the gross floor area of an existing commercial or institutional building, and if the gross floor area is enlarged by 50% or less, the amount of the development charge in respect of the enlargement is zero. If the gross floor area is enlarged by more than 50%, the development charge is payable only on that portion of the enlargement exceeding the 50% of floor area enlargement calculation.
- (c) The development of non-residential farm buildings constructed for Bona-Fide Farm Uses except for any building constructed to accommodate an On-Farm Diversified Use which shall be imposed the non-residential rate.



- 3.11 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.
- 3.12 Once proclaimed, the following shall be exempt from payment of the Development Charges:
- (a) Affordable residential units; or
  - (b) Attainable residential units.

### Amount of Charges

#### Residential

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

#### Non-Residential

- 3.14 The development charges described in Schedule B to this by-law shall be imposed on non-residential uses of lands, buildings, or structures, and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed-use building or structure, including the non-residential portion for a Live-Work unit, and calculated with respect to the service according to the total floor area of the non-residential use.

#### Area-Specific (Breslau Sanitary Servicing)

- 3.15 There shall be an additional Development Charge component imposed within the Breslau Sanitary Servicing area for sanitary servicing which shall be equal to the sanitary service component of the current City of Kitchener Development Charge. Such component shall be adjusted



annually, without amendment to this by-law, commencing on the first anniversary date of this by-law to equal the sanitary service component of the Current City of Kitchener Development Charge. This Breslau Sanitary Servicing area is set out in Schedule "C" of this By-law.

### Reduction of Development Charges for Redevelopment

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

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.13 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 subsection 3.14, 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.

### Time of Payment and Determination of Development Charges

3.17 Except as otherwise provided in this By-law, Development Charges shall be determined and payable in full in cash or certified cheque in Canadian



funds or by credits granted by the Act, on the date that the first building permit is issued.

- 3.18 Except as otherwise provided in this By-law, a building permit shall not be issued until the development charge has been paid in full.
- 3.19 Development charges for rental housing and institutional developments are due and payable in 6 equal installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 3.20 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 the period of building permit issuance as specific in section 26.2(5) of the Act, the development charges under subsections 3.17, 3.18, and 3.19 shall be calculated based on the rates set out in Schedule "B" on the date the planning application was made. Where both planning applications apply, development charges under subsections 3.17, 3.18, and 3.19 shall be calculated on the rates set out in Schedule "B", on the date of the latter planning application, including interest.
- 3.21 Interest for the purposes of rule 3.19 and 3.20 shall be determined as prescribed in the Development Charges Act, as amended from time to time.
- 3.22 Despite section 3.17, 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.

#### **4. PAYMENT BY SERVICES**

- 4.1 Despite the payment required under subsections 3.13 and 3.14, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.



## **5. INDEXING**

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

## **6. SCHEDULES**

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

Schedule A: Components of Services Designated in section 2.1

Schedule B: Residential and Non-Residential Development Charges

## **7. CONFLICTS**

- 7.1 Where the Township and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

## **8. SEVERABILITY**

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



## **9. DATE BY-LAW IN FORCE**

9.1 This By-law shall come into effect at 12:01 AM on July 2, 2024.

## **10. DATE BY-LAW EXPIRES**

10.1 This By-law will expire at 12:01 AM on July 2, 2034 unless it is repealed by Council at an earlier date.

## **11. EXISTING BY-LAW REPEALED**

11.1 By-law Number 45-2019 is hereby repealed as of the date and time of this By-law coming into effect.

PASSED THIS 3<sup>rd</sup> DAY OF July, 2024

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Mayor Shantz

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Jeff Smith, Director of Corporate  
Services/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	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Township-Wide Services:</b>						
Fire Protection Services	1,617	1,221	1,034	670	521	0.61
<b>Total Township-Wide Services</b>	<b>\$1,617</b>	<b>\$1,221</b>	<b>\$1,034</b>	<b>\$670</b>	<b>\$521</b>	<b>\$0.61</b>





# Appendix I

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



## The Corporation of the Township of Woolwich

### By-law No.

#### A By-law for the Imposition of Development Charges for Parks and Recreation Services

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

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

**AND WHEREAS** The Township of Woolwich has determined that the development of lands within the Township will increase the need for municipal services and Council has confirmed its intent to provide the said services; and

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

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

**WHEREAS** a development charge background study has been completed in accordance with the Act and the background study and draft proposed bylaw be made available to the public and such documents were made available to the public 60 days prior to the passage of the bylaw and at least two (2) weeks prior to the public meeting required pursuant to Section 12 of the Act; and;

**AND WHEREAS** the Council of The Corporation of the Township of Woolwich has given notice of and held a public meeting on the 28<sup>th</sup> day of May, 2024 in accordance with the Act and the regulations thereto; and



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

**WHEREAS** the Corporation of the Township of Woolwich Council resolved on May 28, 2024, that it is the intention of Council to ensure that the increase in need for services identified in connection with the enactment of the by-law will be met; and

**WHEREAS** the Corporation of the Township of Woolwich Council resolved on May 28, 2024, that no further public meeting be required, and that this by-law be brought forward for enactment; and

**WHEREAS** Section 2(1) of the Development Charges Act, 1997 ("Act") enables the Council of a municipality to pass By-laws to impose development charges against lands located in the Township to pay for increased capital costs where the development of the land would increase the need for municipal services as designated in the By-law and the development requires one or more of the actions set out in Section 2(2) of the Act;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WOOLWICH ENACTS AS FOLLOWS:**

## **1. INTERPRETATION**

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

"Act" means the Development Charges Act, as amended from time to time and includes the Regulations passed under the Act, as amended from time to time;

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

"Affordable Housing" means dwelling units and incidental facilities, primarily for persons of low and moderate income, that meets the requirements of any program for such purpose as administered by any agency of the Federal or Provincial government, and/or the Region of Waterloo and for which an agreement has been entered into with the



Region of Waterloo with respect to the provisions of such dwelling units and facilities;

"Affordable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act

"Apartment Unit" means any residential unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor, and includes Stacked Townhouses;

"Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;

"Back-to-Back Townhouse Dwelling" means a building containing three or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;

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

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

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

"Bona Fide Farm Uses" means the proposed development 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;

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



"Capital Cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,

- a) to acquire land or an interest in land, including a leasehold interest,
- b) to improve land,
- c) to acquire, lease, construct or improve buildings and structures,
- d) to acquire, construct or improve facilities including,
  - i. furniture and equipment other than computer equipment, and
  - ii. material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, R.S.O. 1990, Chap. P.44*, as amended, or any successor thereof; and
  - iii. rolling stock with an estimated useful life of seven years or more, and

"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 and boarding, lodging and rooming houses;

"Cannabis Plant" means a plant that belongs to the genus "Cannabis."

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

"Charitable Dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the



Child and Family Services Act, R.S.O. 1990, c. C.11, a home or a joint home under the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13, an institution under the Mental Hospitals Act, R.S.O. 1990, c. M.8, a nursing home under the subsection 2 (1) of the Long-Term Care Homes Act, 2007;

“Correctional Group Home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government nor any correctional institution or secure custody and detention facility operated by the Province of Ontario;

"Council" means the Council of the municipality;

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

"Development Charge" means a charge imposed with respect to this By-law;

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

"Existing" means the number, use and size that existed as of the date the date of the first building;



"Farm Building" means all or part of a building; that does not contain any area used for residential occupancy, that is associated with and located on land devoted to the practice of farming and that is used essentially for the housing of equipment or livestock or the production, storage or processing of agricultural and horticultural produce or feeds. Examples include encompassing barns, silos, and other ancillary development to an agricultural use;

"Gross Floor Area" means:

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

"Existing Industrial" means an Industrial Building or structure existing on a site as of the date this by-laws comes into effect, or the first building or structures constructed on a vacant site pursuant to site plan approval



under section 41 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, or any successor thereof, subsequent to this by-law, for which full development charges were paid;

“Group Home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;

“Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;

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

“Institutional” means development of a building or structure intended for use:

- i. as a long-term care home within the meaning of subsection 2 (1) of the Fixing Long-Term Care Homes Act, 2021;
- ii. as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
- iii. by any institution of the following post-secondary institutions for the objects of the institution:





- a) a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
  - b) a college or university federated or affiliated with a university described in subclause a); or
  - c) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017;
- iv. as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- v. as a hospice to provide end of life care.

"Live-Work" means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both Residential Use and Non-residential Use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;

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

"Local Services" means those services, facilities or things which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the Planning Act, R.S.O. 19990, Chap. P.13, as amended, or any successor thereof;

"Long-term Care Home" means a residential building or the residential portion of a mixed-use building within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;



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

"Municipality" means the Corporation of the Township of Woolwich

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

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

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

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

"Rate" means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;

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

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

"Residential Dwelling" means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more dwelling units but not including motels, hotels,



tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;

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

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

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

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

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

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

"Servicing Agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified land within the municipality;

"Single Detached Dwelling Unit" means a residential building consisting of one dwelling unit and not attached to another structure;



“Special Care/Special Need Dwelling” means a Building, or part of a Building:

- i. containing two or more Dwelling Units which units have a common entrance from street level;
- ii. where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
- iii. that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements;
- iv. where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels; and
- v. the residential building or the residential portion of a mixed-use building maintained and operated as a Long-term Care Home under subsection 2 (1) of the Long-Term Care Homes Act, 2007.

and includes, but is not limited to, Retirement Home or Lodge, Charitable Dwelling, Group Home (including a Correctional Group Home), Hospice, and Long-term Care Home;

“Stacked Townhouse Dwelling” means a Building, or part of a building, containing two or more dwelling units where each Dwelling Unit is separated horizontally and/or vertically from another Dwelling Unit by a common wall and having direct separate access to an exterior ground level main entrance/exit;

“Temporary Building” Or “Structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or



structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding eight month;

“Townhouse Dwelling” means a dwelling unit in a building divided vertically into no less than three nor more than eight dwelling units attached by common walls extended from the base of the foundation to the roof line, each dwelling unit having a separate entrance at grade, and includes a Back-to-Back Townhouse;

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

## **2. DESIGNATION OF SERVICES**

2.1 The categories of services for which Development Charges are imposed under this By-law are as follows:

(a) Parks and Recreation Services

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

## **3. APPLICATION OF BY-LAW RULES**

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

(a) the lands are located in the area described in section 3.2; and

(b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

### Area to Which By-law Applies

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



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

- (a) the municipality or a Local Board thereof;
- (b) a Board of Education; or
- (c) the Corporation of the Region of Waterloo or a local board thereof;
- (d) Affordable Housing as defined herein.

#### Approvals for Development

3.4

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

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

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



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

### Exemptions

- 3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- a) an enlargement to an existing dwelling unit;
  - b) A second residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
  - c) A third residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
  - d) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
  - e) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house,



semi-detached house or rowhouse cumulatively will contain no more than one residential unit;

- f) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- g) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;  
or
- h) In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.

3.6 Notwithstanding subsection 3.5, development charges shall be imposed in accordance with section 3.13 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.

3.7 Notwithstanding section 3.5, development charges shall be imposed if the additional unit has a gross floor area greater than

- i. in the case of a semi-detached or rowhouse dwelling, the gross floor area of the existing dwelling unit; and
- ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.





### 3.8 Exemption for Industrial Development

3.8.1 Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less, of the original gross floor area.

3.8.2 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

- 1) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
- 2) divide the amount determined under subsection 1) by the amount of the enlargement

3.9 For the purpose of section 3.8 herein, "Existing Industrial Building" is used as defined in the Regulation made pursuant to the Act.

### 3.10 Other Exemptions

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

- (a) a Temporary Use in accordance with section 39 of the Planning Act;
- (b) If a development includes the enlargement of the gross floor area of an existing commercial or institutional building, and if the gross floor area is enlarged by 50% or less, the amount of the development charge in respect of the enlargement is zero. If the gross floor area is enlarged by more than 50%, the development charge is payable only on that portion of the enlargement exceeding the 50% of floor area enlargement calculation.
- (c) The development of non-residential farm buildings constructed for Bona-Fide Farm Uses except for any building constructed to



accommodate an On-Farm Diversified Use which shall be imposed the non-residential rate.

3.11 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.

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

- (a) Affordable residential units; or
- (b) Attainable residential units.

#### Amount of Charges

##### Residential

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

##### Non-Residential

3.14 The development charges described in Schedule B to this by-law shall be imposed on non-residential uses of lands, buildings, or structures, and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed-use building or structure, including the non-residential portion for a Live-Work unit, and calculated with respect to the service according to the total floor area of the non-residential use.



### Area-Specific (Breslau Sanitary Servicing)

3.15 There shall be an additional Development Charge component imposed within the Breslau Sanitary Servicing area for sanitary servicing which shall be equal to the sanitary service component of the current City of Kitchener Development Charge. Such component shall be adjusted annually, without amendment to this by-law, commencing on the first anniversary date of this by-law to equal the sanitary service component of the Current City of Kitchener Development Charge. This Breslau Sanitary Servicing area is set out in Schedule "C" of this By-law.

### Reduction of Development Charges for Redevelopment

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

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.13 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 subsection 3.14, 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.



### Time of Payment and Determination of Development Charges

- 3.17 Except as otherwise provided in this By-law, Development Charges shall be determined and payable in full in cash or certified cheque in Canadian funds or by credits granted by the Act, on the date that the first building permit is issued.
- 3.18 Except as otherwise provided in this By-law, a building permit shall not be issued until the development charge has been paid in full.
- 3.19 Development charges for rental housing and institutional developments are due and payable in 6 equal installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 3.20 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 the period of building permit issuance as specific in section 26.2(5) of the Act, the development charges under subsections 3.17, 3.18, and 3.19 shall be calculated based on the rates set out in Schedule "B" on the date the planning application was made. Where both planning applications apply, development charges under subsections 3.17, 3.18, and 3.19 shall be calculated on the rates set out in Schedule "B", on the date of the latter planning application, including interest.
- 3.21 Interest for the purposes of rule 3.19 and 3.20 shall be determined as prescribed in the Development Charges Act, as amended from time to time.
- 3.22 Despite section 3.17, 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.



#### **4. PAYMENT BY SERVICES**

- 4.1 Despite the payment required under subsections 3.13 and 3.14, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

#### **5. INDEXING**

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

#### **6. SCHEDULES**

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

Schedule A: Components of Services Designated in section 2.1

Schedule B: Residential and Non-Residential Development Charges

#### **7. CONFLICTS**

- 7.1 Where the Township and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.



## **8. SEVERABILITY**

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

## **9. DATE BY-LAW IN FORCE**

9.1 This By-law shall come into effect at 12:01 AM on July 2, 2024.

## **10. DATE BY-LAW EXPIRES**

10.1 This By-law will expire at 12:01 AM on July 2, 2034 unless it is repealed by Council at an earlier date.

## **11. EXISTING BY-LAW REPEALED**

11.1 By-law Number 45-2019 is hereby repealed as of the date and time of this By-law coming into effect.

PASSED THIS 3<sup>rd</sup> DAY OF July, 2024

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Mayor Shantz

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Jeff Smith, Director of Corporate Services/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  
SERVICES**

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Township-Wide Services:</b>						
Parks and Recreation Services	4,280	3,231	2,736	1,773	1,378	0.20
<b>Total Township-Wide Services</b>	<b>\$4,280</b>	<b>\$3,231</b>	<b>\$2,736</b>	<b>\$1,773</b>	<b>\$1,378</b>	<b>\$0.20</b>





# Appendix J

## Proposed D.C. By-law – Library Services



## The Corporation of the Township of Woolwich

### By-law No.

#### A By-law for the Imposition of Development Charges for Library Services

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

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

**AND WHEREAS** The Township of Woolwich has determined that the development of lands within the Township will increase the need for municipal services and Council has confirmed its intent to provide the said services; and

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

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

**WHEREAS** a development charge background study has been completed in accordance with the Act and the background study and draft proposed bylaw be made available to the public and such documents were made available to the public 60 days prior to the passage of the bylaw and at least two (2) weeks prior to the public meeting required pursuant to Section 12 of the Act; and;

**AND WHEREAS** the Council of The Corporation of the Township of Woolwich has given notice of and held a public meeting on the 28<sup>th</sup> day of May, 2024 in accordance with the Act and the regulations thereto; and

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



**WHEREAS** the Corporation of the Township of Woolwich Council resolved on May 28, 2024, that it is the intention of Council to ensure that the increase in need for services identified in connection with the enactment of the by-law will be met; and

**WHEREAS** the Corporation of the Township of Woolwich Council resolved on May 28, 2024, that no further public meeting be required, and that this by-law be brought forward for enactment; and

**WHEREAS** Section 2(1) of the Development Charges Act, 1997 ("Act") enables the Council of a municipality to pass By-laws to impose development charges against lands located in the Township to pay for increased capital costs where the development of the land would increase the need for municipal services as designated in the By-law and the development requires one or more of the actions set out in Section 2(2) of the Act;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WOOLWICH ENACTS AS FOLLOWS:**

## **1. INTERPRETATION**

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

"Act" means the Development Charges Act, as amended from time to time and includes the Regulations passed under the Act, as amended from time to time;

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

"Affordable Housing" means dwelling units and incidental facilities, primarily for persons of low and moderate income, that meets the requirements of any program for such purpose as administered by any agency of the Federal or Provincial government, and/or the Region of Waterloo and for which an agreement has been entered into with the Region of Waterloo with respect to the provisions of such dwelling units and facilities;



"Affordable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act

"Apartment Unit" means any residential unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor, and includes Stacked Townhouses;

"Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;

"Back-to-Back Townhouse Dwelling" means a building containing three or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;

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

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

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

"Bona Fide Farm Uses" means the proposed development 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;

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

"Capital Cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,



- a) to acquire land or an interest in land, including a leasehold interest,
- b) to improve land,
- c) to acquire, lease, construct or improve buildings and structures,
- d) to acquire, construct or improve facilities including,
  - i. furniture and equipment other than computer equipment, and
  - ii. material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, R.S.O. 1990*, Chap. P.44, as amended, or any successor thereof; and
  - iii. rolling stock with an estimated useful life of seven years or more, and

"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 and boarding, lodging and rooming houses;

"Cannabis Plant" means a plant that belongs to the genus "Cannabis."

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

"Charitable Dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the Child and Family Services Act, R.S.O. 1990, c. C.11, a home or a joint home under the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13, an institution under the Mental Hospitals Act, R.S.O. 1990, c. M.8,



a nursing home under the subsection 2 (1) of the Long-Term Care Homes Act, 2007;

“Correctional Group Home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government nor any correctional institution or secure custody and detention facility operated by the Province of Ontario;

"Council" means the Council of the municipality;

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

"Development Charge" means a charge imposed with respect to this By-law;

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

"Existing" means the number, use and size that existed as of the date the date of the first building;

"Farm Building" means all or part of a building; that does not contain any area used for residential occupancy, that is associated with and located on land devoted to the practice of farming and that is used essentially for the



housing of equipment or livestock or the production, storage or processing of agricultural and horticultural produce or feeds. Examples include encompassing barns, silos, and other ancillary development to an agricultural use;

"Gross Floor Area" means:

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

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



“Group Home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;

“Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;

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

“Institutional” means development of a building or structure intended for use:

- i. as a long-term care home within the meaning of subsection 2 (1) of the Fixing Long-Term Care Homes Act, 2021;
- ii. as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
- iii. by any institution of the following post-secondary institutions for the objects of the institution:
  - a) a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;





- b) a college or university federated or affiliated with a university described in subclause a); or
- c) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017;
- iv. as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- v. as a hospice to provide end of life care.

"Live-Work" means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both Residential Use and Non-residential Use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;

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

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

"Long-term Care Home" means a residential building or the residential portion of a mixed-use building within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;

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



"Municipality" means the Corporation of the Township of Woolwich

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

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

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

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

"Rate" means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;

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

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

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



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

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

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

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

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

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

"Servicing Agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified land within the municipality;

"Single Detached Dwelling Unit" means a residential building consisting of one dwelling unit and not attached to another structure;

“Special Care/Special Need Dwelling” means a Building, or part of a Building;



- i. containing two or more Dwelling Units which units have a common entrance from street level;
- ii. where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
- iii. that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements;
- iv. where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels; and
- v. the residential building or the residential portion of a mixed-use building maintained and operated as a Long-term Care Home under subsection 2 (1) of the Long-Term Care Homes Act, 2007.

and includes, but is not limited to, Retirement Home or Lodge, Charitable Dwelling, Group Home (including a Correctional Group Home), Hospice, and Long-term Care Home;

“Stacked Townhouse Dwelling” means a Building, or part of a building, containing two or more dwelling units where each Dwelling Unit is separated horizontally and/or vertically from another Dwelling Unit by a common wall and having direct separate access to an exterior ground level main entrance/exit;

“Temporary Building” Or “Structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding eight month;



“Townhouse Dwelling” means a dwelling unit in a building divided vertically into no less than three nor more than eight dwelling units attached by common walls extended from the base of the foundation to the roof line, each dwelling unit having a separate entrance at grade, and includes a Back-to-Back Townhouse;

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

## **2. DESIGNATION OF SERVICES**

2.1 The categories of services for which Development Charges are imposed under this By-law are as follows:

(a) Library Services

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

## **3. APPLICATION OF BY-LAW RULES**

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

(a) the lands are located in the area described in section 3.2; and

(b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

### Area to Which By-law Applies

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

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

(a) the municipality or a Local Board thereof;



- (b) a Board of Education; or
- (c) the Corporation of the Region of Waterloo or a local board thereof;
- (d) Affordable Housing as defined herein.

### Approvals for Development

#### 3.4

- (a) Development Charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
  - i. the passing of a zoning by-law or of an amendment to a zoning bylaw under section 34 of the *Planning Act*;
  - ii. the approval of a minor variance under section 45 of the *Planning Act*;
  - iii. a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - iv. the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - v. a consent under section 53 of the *Planning Act*;
  - vi. the approval of a description under section 50 of the *Condominium Act, R.S.O. 1990, Chap. C.26*, as amended, or any successor thereof; or
  - vii. the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings, or structures to which this By-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development



charges shall be imposed if the subsequent action has the effect or increasing the need for services.

### Exemptions

- 3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- a) an enlargement to an existing dwelling unit;
  - b) A second residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
  - c) A third residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
  - d) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
  - e) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;



- f) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- g) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;  
or
- h) In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.

3.6 Notwithstanding subsection 3.5, development charges shall be imposed in accordance with section 3.13 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.

- 3.7 Notwithstanding section 3.5, development charges shall be imposed if the additional unit has a gross floor area greater than
- i. in the case of a semi-detached or rowhouse dwelling, the gross floor area of the existing dwelling unit; and
  - ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.

3.8 Exemption for Industrial Development

- 3.8.1 Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor





area of an existing industrial building where the gross floor area is enlarged by 50 percent or less, of the original gross floor area.

3.8.2 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

- 1) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
- 2) divide the amount determined under subsection 1) by the amount of the enlargement

3.9 For the purpose of section 3.8 herein, "Existing Industrial Building" is used as defined in the Regulation made pursuant to the Act.

### 3.10 Other Exemptions

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

- (a) a Temporary Use in accordance with section 39 of the Planning Act;
- (b) If a development includes the enlargement of the gross floor area of an existing commercial or institutional building, and if the gross floor area is enlarged by 50% or less, the amount of the development charge in respect of the enlargement is zero. If the gross floor area is enlarged by more than 50%, the development charge is payable only on that portion of the enlargement exceeding the 50% of floor area enlargement calculation.
- (c) The development of non-residential farm buildings constructed for Bona-Fide Farm Uses except for any building constructed to accommodate an On-Farm Diversified Use which shall be imposed the non-residential rate.



- 3.11 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.
- 3.12 Once proclaimed, the following shall be exempt from payment of the Development Charges:
- (a) Affordable residential units; or
  - (b) Attainable residential units.

### Amount of Charges

#### Residential

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

#### Non-Residential

- 3.14 The development charges described in Schedule B to this by-law shall be imposed on non-residential uses of lands, buildings, or structures, and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed-use building or structure, including the non-residential portion for a Live-Work unit, and calculated with respect to the service according to the total floor area of the non-residential use.

#### Area-Specific (Breslau Sanitary Servicing)

- 3.15 There shall be an additional Development Charge component imposed within the Breslau Sanitary Servicing area for sanitary servicing which shall be equal to the sanitary service component of the current City of Kitchener Development Charge. Such component shall be adjusted



annually, without amendment to this by-law, commencing on the first anniversary date of this by-law to equal the sanitary service component of the Current City of Kitchener Development Charge. This Breslau Sanitary Servicing area is set out in Schedule "C" of this By-law.

### Reduction of Development Charges for Redevelopment

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

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.13 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 subsection 3.14, 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.

### Time of Payment and Determination of Development Charges

3.17 Except as otherwise provided in this By-law, Development Charges shall be determined and payable in full in cash or certified cheque in Canadian



funds or by credits granted by the Act, on the date that the first building permit is issued.

- 3.18 Except as otherwise provided in this By-law, a building permit shall not be issued until the development charge has been paid in full.
- 3.19 Development charges for rental housing and institutional developments are due and payable in 6 equal installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 3.20 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 the period of building permit issuance as specific in section 26.2(5) of the Act, the development charges under subsections 3.17, 3.18, and 3.19 shall be calculated based on the rates set out in Schedule "B" on the date the planning application was made. Where both planning applications apply, development charges under subsections 3.17, 3.18, and 3.19 shall be calculated on the rates set out in Schedule "B", on the date of the latter planning application, including interest.
- 3.21 Interest for the purposes of rule 3.19 and 3.20 shall be determined as prescribed in the Development Charges Act, as amended from time to time.
- 3.22 Despite section 3.17, 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.

#### **4. PAYMENT BY SERVICES**

- 4.1 Despite the payment required under subsections 3.13 and 3.14, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.



## **5. INDEXING**

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

## **6. SCHEDULES**

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

Schedule A: Components of Services Designated in section 2.1

Schedule B: Residential and Non-Residential Development Charges

## **7. CONFLICTS**

- 7.1 Where the Township and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

## **8. SEVERABILITY**

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



## **9. DATE BY-LAW IN FORCE**

9.1 This By-law shall come into effect at 12:01 AM on July 2, 2024.

## **10. DATE BY-LAW EXPIRES**

10.1 This By-law will expire at 12:01 AM on July 2, 2034 unless it is repealed by Council at an earlier date.

## **11. EXISTING BY-LAW REPEALED**

11.1 By-law Number 45-2019 is hereby repealed as of the date and time of this By-law coming into effect.

PASSED THIS 3<sup>rd</sup> DAY OF July, 2024

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Mayor Shantz

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Jeff Smith, Director of Corporate  
Services/Clerk



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

Township-Wide Services

1. Library Services



## SCHEDULE "B" TO BY-LAW SCHEDULE OF DEVELOPMENT CHARGES FOR LIBRARY SERVICES

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Township-Wide Services:</b>						
Library Services	357	270	228	148	115	0.02
<b>Total Township-Wide Services</b>	<b>\$357</b>	<b>\$270</b>	<b>\$228</b>	<b>\$148</b>	<b>\$115</b>	<b>\$0.02</b>





# Appendix K

## Proposed D.C. By-law – Provincial Offences Act including By-law Enforcement



## The Corporation of the Township of Woolwich

### By-law No.

#### **A By-law for the Imposition of Development Charges for Provincial Offences Act including By-law Enforcement**

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

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

**AND WHEREAS** The Township of Woolwich has determined that the development of lands within the Township will increase the need for municipal services and Council has confirmed its intent to provide the said services; and

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

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

**WHEREAS** a development charge background study has been completed in accordance with the Act and the background study and draft proposed bylaw be made available to the public and such documents were made available to the public 60 days prior to the passage of the bylaw and at least two (2) weeks prior to the public meeting required pursuant to Section 12 of the Act; and;

**AND WHEREAS** the Council of The Corporation of the Township of Woolwich has given notice of and held a public meeting on the 28<sup>th</sup> day of May, 2024 in accordance with the Act and the regulations thereto; and



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

**WHEREAS** the Corporation of the Township of Woolwich Council resolved on May 28, 2024, that it is the intention of Council to ensure that the increase in need for services identified in connection with the enactment of the by-law will be met; and

**WHEREAS** the Corporation of the Township of Woolwich Council resolved on May 28, 2024, that no further public meeting be required, and that this by-law be brought forward for enactment; and

**WHEREAS** Section 2(1) of the Development Charges Act, 1997 ("Act") enables the Council of a municipality to pass By-laws to impose development charges against lands located in the Township to pay for increased capital costs where the development of the land would increase the need for municipal services as designated in the By-law and the development requires one or more of the actions set out in Section 2(2) of the Act;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WOOLWICH ENACTS AS FOLLOWS:**

## **1. INTERPRETATION**

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

"Act" means the Development Charges Act, as amended from time to time and includes the Regulations passed under the Act, as amended from time to time;

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

"Affordable Housing" means dwelling units and incidental facilities, primarily for persons of low and moderate income, that meets the requirements of any program for such purpose as administered by any agency of the Federal or Provincial government, and/or the Region of Waterloo and for which an agreement has been entered into with the



Region of Waterloo with respect to the provisions of such dwelling units and facilities;

"Affordable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act

"Apartment Unit" means any residential unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor, and includes Stacked Townhouses;

"Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;

"Back-to-Back Townhouse Dwelling" means a building containing three or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;

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

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

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

"Bona Fide Farm Uses" means the proposed development 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;

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



"Capital Cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,

- a) to acquire land or an interest in land, including a leasehold interest,
- b) to improve land,
- c) to acquire, lease, construct or improve buildings and structures,
- d) to acquire, construct or improve facilities including,
  - i. furniture and equipment other than computer equipment, and
  - ii. material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, R.S.O. 1990, Chap. P.44*, as amended, or any successor thereof; and
  - iii. rolling stock with an estimated useful life of seven years or more, and

"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 and boarding, lodging and rooming houses;

"Cannabis Plant" means a plant that belongs to the genus "Cannabis."

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

"Charitable Dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the



Child and Family Services Act, R.S.O. 1990, c. C.11, a home or a joint home under the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13, an institution under the Mental Hospitals Act, R.S.O. 1990, c. M.8, a nursing home under the subsection 2 (1) of the Long-Term Care Homes Act, 2007;

“Correctional Group Home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government nor any correctional institution or secure custody and detention facility operated by the Province of Ontario;

"Council" means the Council of the municipality;

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

"Development Charge" means a charge imposed with respect to this By-law;

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

"Existing" means the number, use and size that existed as of the date the date of the first building;



"Farm Building" means all or part of a building; that does not contain any area used for residential occupancy, that is associated with and located on land devoted to the practice of farming and that is used essentially for the housing of equipment or livestock or the production, storage or processing of agricultural and horticultural produce or feeds. Examples include encompassing barns, silos, and other ancillary development to an agricultural use;

"Gross Floor Area" means:

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

"Existing Industrial" means an Industrial Building or structure existing on a site as of the date this by-laws comes into effect, or the first building or structures constructed on a vacant site pursuant to site plan approval



under section 41 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, or any successor thereof, subsequent to this by-law, for which full development charges were paid;

“Group Home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;

“Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;

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

“Institutional” means development of a building or structure intended for use:

- i. as a long-term care home within the meaning of subsection 2 (1) of the Fixing Long-Term Care Homes Act, 2021;
- ii. as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
- iii. by any institution of the following post-secondary institutions for the objects of the institution:





- a) a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
  - b) a college or university federated or affiliated with a university described in subclause a); or
  - c) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017;
- iv. as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
  - v. as a hospice to provide end of life care.

"Live-Work" means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both Residential Use and Non-residential Use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;

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

"Local Services" means those services, facilities or things which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the Planning Act, R.S.O. 19990, Chap. P.13, as amended, or any successor thereof;

"Long-term Care Home" means a residential building or the residential portion of a mixed-use building within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;



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

"Municipality" means the Corporation of the Township of Woolwich

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

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

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

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

"Rate" means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;

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

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

"Residential Dwelling" means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more dwelling units but not including motels, hotels,



tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;

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

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

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

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

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

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

"Servicing Agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified land within the municipality;

"Single Detached Dwelling Unit" means a residential building consisting of one dwelling unit and not attached to another structure;



“Special Care/Special Need Dwelling” means a Building, or part of a Building:

- i. containing two or more Dwelling Units which units have a common entrance from street level;
- ii. where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
- iii. that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements;
- iv. where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels; and
- v. the residential building or the residential portion of a mixed-use building maintained and operated as a Long-term Care Home under subsection 2 (1) of the Long-Term Care Homes Act, 2007.

and includes, but is not limited to, Retirement Home or Lodge, Charitable Dwelling, Group Home (including a Correctional Group Home), Hospice, and Long-term Care Home;

“Stacked Townhouse Dwelling” means a Building, or part of a building, containing two or more dwelling units where each Dwelling Unit is separated horizontally and/or vertically from another Dwelling Unit by a common wall and having direct separate access to an exterior ground level main entrance/exit;

“Temporary Building” Or “Structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or



structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding eight month;

“Townhouse Dwelling” means a dwelling unit in a building divided vertically into no less than three nor more than eight dwelling units attached by common walls extended from the base of the foundation to the roof line, each dwelling unit having a separate entrance at grade, and includes a Back-to-Back Townhouse;

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

## **2. DESIGNATION OF SERVICES**

2.1 The categories of services for which Development Charges are imposed under this By-law are as follows:

(a) Provincial Offences Act including By-law Enforcement

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

## **3. APPLICATION OF BY-LAW RULES**

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

(a) the lands are located in the area described in section 3.2; and

(b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

### Area to Which By-law Applies

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



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

- (a) the municipality or a Local Board thereof;
- (b) a Board of Education; or
- (c) the Corporation of the Region of Waterloo or a local board thereof;
- (d) Affordable Housing as defined herein.

#### Approvals for Development

3.4

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

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

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



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

### Exemptions

- 3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- a) an enlargement to an existing dwelling unit;
  - b) A second residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
  - c) A third residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
  - d) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
  - e) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house,



semi-detached house or rowhouse cumulatively will contain no more than one residential unit;

- f) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- g) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;  
or
- h) In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.

3.6 Notwithstanding subsection 3.5, development charges shall be imposed in accordance with section 3.13 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.

3.7 Notwithstanding section 3.5, development charges shall be imposed if the additional unit has a gross floor area greater than

- i. in the case of a semi-detached or rowhouse dwelling, the gross floor area of the existing dwelling unit; and
- ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.





### 3.8 Exemption for Industrial Development

3.8.1 Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less, of the original gross floor area.

3.8.2 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

- 1) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
- 2) divide the amount determined under subsection 1) by the amount of the enlargement

3.9 For the purpose of section 3.8 herein, "Existing Industrial Building" is used as defined in the Regulation made pursuant to the Act.

### 3.10 Other Exemptions

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

- (a) a Temporary Use in accordance with section 39 of the Planning Act;
- (b) If a development includes the enlargement of the gross floor area of an existing commercial or institutional building, and if the gross floor area is enlarged by 50% or less, the amount of the development charge in respect of the enlargement is zero. If the gross floor area is enlarged by more than 50%, the development charge is payable only on that portion of the enlargement exceeding the 50% of floor area enlargement calculation.
- (c) The development of non-residential farm buildings constructed for Bona-Fide Farm Uses except for any building constructed to



accommodate an On-Farm Diversified Use which shall be imposed the non-residential rate.

3.11 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.

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

- (a) Affordable residential units; or
- (b) Attainable residential units.

#### Amount of Charges

##### Residential

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

##### Non-Residential

3.14 The development charges described in Schedule B to this by-law shall be imposed on non-residential uses of lands, buildings, or structures, and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed-use building or structure, including the non-residential portion for a Live-Work unit, and calculated with respect to the service according to the total floor area of the non-residential use.



### Area-Specific (Breslau Sanitary Servicing)

3.15 There shall be an additional Development Charge component imposed within the Breslau Sanitary Servicing area for sanitary servicing which shall be equal to the sanitary service component of the current City of Kitchener Development Charge. Such component shall be adjusted annually, without amendment to this by-law, commencing on the first anniversary date of this by-law to equal the sanitary service component of the Current City of Kitchener Development Charge. This Breslau Sanitary Servicing area is set out in Schedule "C" of this By-law.

### Reduction of Development Charges for Redevelopment

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

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.13 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 subsection 3.14, 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.



### Time of Payment and Determination of Development Charges

- 3.17 Except as otherwise provided in this By-law, Development Charges shall be determined and payable in full in cash or certified cheque in Canadian funds or by credits granted by the Act, on the date that the first building permit is issued.
- 3.18 Except as otherwise provided in this By-law, a building permit shall not be issued until the development charge has been paid in full.
- 3.19 Development charges for rental housing and institutional developments are due and payable in 6 equal installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 3.20 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 the period of building permit issuance as specific in section 26.2(5) of the Act, the development charges under subsections 3.17, 3.18, and 3.19 shall be calculated based on the rates set out in Schedule "B" on the date the planning application was made. Where both planning applications apply, development charges under subsections 3.17, 3.18, and 3.19 shall be calculated on the rates set out in Schedule "B", on the date of the latter planning application, including interest.
- 3.21 Interest for the purposes of rule 3.19 and 3.20 shall be determined as prescribed in the Development Charges Act, as amended from time to time.
- 3.22 Despite section 3.17, 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.



#### **4. PAYMENT BY SERVICES**

- 4.1 Despite the payment required under subsections 3.13 and 3.14, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

#### **5. INDEXING**

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

#### **6. SCHEDULES**

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

Schedule A: Components of Services Designated in section 2.1

Schedule B: Residential and Non-Residential Development Charges

#### **7. CONFLICTS**

- 7.1 Where the Township and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.



## **8. SEVERABILITY**

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

## **9. DATE BY-LAW IN FORCE**

9.1 This By-law shall come into effect at 12:01 AM on July 2, 2024.

## **10. DATE BY-LAW EXPIRES**

10.1 This By-law will expire at 12:01 AM on July 2, 2034 unless it is repealed by Council at an earlier date.

## **11. EXISTING BY-LAW REPEALED**

11.1 By-law Number 45-2019 is hereby repealed as of the date and time of this By-law coming into effect.

PASSED THIS 3<sup>rd</sup> DAY OF July, 2024

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Mayor Shantz

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Jeff Smith, Director of Corporate Services/Clerk



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

Township-Wide Services

1. Provincial Offences Act including By-law Enforcement



**SCHEDULE "B" TO BY-LAW  
SCHEDULE OF DEVELOPMENT CHARGES FOR PROVINCIAL OFFENCES ACT  
INCLUDING BY-LAW ENFORCEMENT**

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Township-Wide Services:</b>						
Provincial Offences Act including By-Law Enforcement	13	10	8	5	4	-
<b>Total Township-Wide Services</b>	<b>\$13</b>	<b>\$10</b>	<b>\$8</b>	<b>\$5</b>	<b>\$4</b>	<b>\$0.00</b>





# Appendix L

## Proposed D.C. By-law – Emergency Preparedness



## The Corporation of the Township of Woolwich

### By-law No.

#### A By-law for the Imposition of Development Charges for Emergency Preparedness

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

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

**AND WHEREAS** The Township of Woolwich has determined that the development of lands within the Township will increase the need for municipal services and Council has confirmed its intent to provide the said services; and

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

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

**WHEREAS** a development charge background study has been completed in accordance with the Act and the background study and draft proposed bylaw be made available to the public and such documents were made available to the public 60 days prior to the passage of the bylaw and at least two (2) weeks prior to the public meeting required pursuant to Section 12 of the Act; and;

**AND WHEREAS** the Council of The Corporation of the Township of Woolwich has given notice of and held a public meeting on the 28<sup>th</sup> day of May, 2024 in accordance with the Act and the regulations thereto; and



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

**WHEREAS** the Corporation of the Township of Woolwich Council resolved on May 28, 2024, that it is the intention of Council to ensure that the increase in need for services identified in connection with the enactment of the by-law will be met; and

**WHEREAS** the Corporation of the Township of Woolwich Council resolved on May 28, 2024, that no further public meeting be required, and that this by-law be brought forward for enactment; and

**WHEREAS** Section 2(1) of the Development Charges Act, 1997 ("Act") enables the Council of a municipality to pass By-laws to impose development charges against lands located in the Township to pay for increased capital costs where the development of the land would increase the need for municipal services as designated in the By-law and the development requires one or more of the actions set out in Section 2(2) of the Act;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WOOLWICH ENACTS AS FOLLOWS:**

## **1. INTERPRETATION**

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

"Act" means the Development Charges Act, as amended from time to time and includes the Regulations passed under the Act, as amended from time to time;

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

"Affordable Housing" means dwelling units and incidental facilities, primarily for persons of low and moderate income, that meets the requirements of any program for such purpose as administered by any agency of the Federal or Provincial government, and/or the Region of Waterloo and for which an agreement has been entered into with the



Region of Waterloo with respect to the provisions of such dwelling units and facilities;

"Affordable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act

"Apartment Unit" means any residential unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor, and includes Stacked Townhouses;

"Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;

"Back-to-Back Townhouse Dwelling" means a building containing three or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;

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

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

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

"Bona Fide Farm Uses" means the proposed development 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;

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



"Capital Cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,

- a) to acquire land or an interest in land, including a leasehold interest,
- b) to improve land,
- c) to acquire, lease, construct or improve buildings and structures,
- d) to acquire, construct or improve facilities including,
  - i. furniture and equipment other than computer equipment, and
  - ii. material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, R.S.O. 1990, Chap. P.44*, as amended, or any successor thereof; and
  - iii. rolling stock with an estimated useful life of seven years or more, and

"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 and boarding, lodging and rooming houses;

"Cannabis Plant" means a plant that belongs to the genus "Cannabis."

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

"Charitable Dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the



Child and Family Services Act, R.S.O. 1990, c. C.11, a home or a joint home under the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13, an institution under the Mental Hospitals Act, R.S.O. 1990, c. M.8, a nursing home under the subsection 2 (1) of the Long-Term Care Homes Act, 2007;

“Correctional Group Home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government nor any correctional institution or secure custody and detention facility operated by the Province of Ontario;

"Council" means the Council of the municipality;

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

"Development Charge" means a charge imposed with respect to this By-law;

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

"Existing" means the number, use and size that existed as of the date the date of the first building;



"Farm Building" means all or part of a building; that does not contain any area used for residential occupancy, that is associated with and located on land devoted to the practice of farming and that is used essentially for the housing of equipment or livestock or the production, storage or processing of agricultural and horticultural produce or feeds. Examples include encompassing barns, silos, and other ancillary development to an agricultural use;

"Gross Floor Area" means:

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

"Existing Industrial" means an Industrial Building or structure existing on a site as of the date this by-laws comes into effect, or the first building or structures constructed on a vacant site pursuant to site plan approval



under section 41 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, or any successor thereof, subsequent to this by-law, for which full development charges were paid;

“Group Home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;

“Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;

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

“Institutional” means development of a building or structure intended for use:

- i. as a long-term care home within the meaning of subsection 2 (1) of the Fixing Long-Term Care Homes Act, 2021;
- ii. as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
- iii. by any institution of the following post-secondary institutions for the objects of the institution:





- a) a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
  - b) a college or university federated or affiliated with a university described in subclause a); or
  - c) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017;
- iv. as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- v. as a hospice to provide end of life care.

"Live-Work" means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both Residential Use and Non-residential Use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;

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

"Local Services" means those services, facilities or things which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the Planning Act, R.S.O. 19990, Chap. P.13, as amended, or any successor thereof;

"Long-term Care Home" means a residential building or the residential portion of a mixed-use building within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;



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

"Municipality" means the Corporation of the Township of Woolwich

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

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

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

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

"Rate" means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;

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

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

"Residential Dwelling" means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more dwelling units but not including motels, hotels,



tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;

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

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

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

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

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

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

"Servicing Agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified land within the municipality;

"Single Detached Dwelling Unit" means a residential building consisting of one dwelling unit and not attached to another structure;



“Special Care/Special Need Dwelling” means a Building, or part of a Building:

- i. containing two or more Dwelling Units which units have a common entrance from street level;
- ii. where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
- iii. that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements;
- iv. where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels; and
- v. the residential building or the residential portion of a mixed-use building maintained and operated as a Long-term Care Home under subsection 2 (1) of the Long-Term Care Homes Act, 2007.

and includes, but is not limited to, Retirement Home or Lodge, Charitable Dwelling, Group Home (including a Correctional Group Home), Hospice, and Long-term Care Home;

“Stacked Townhouse Dwelling” means a Building, or part of a building, containing two or more dwelling units where each Dwelling Unit is separated horizontally and/or vertically from another Dwelling Unit by a common wall and having direct separate access to an exterior ground level main entrance/exit;

“Temporary Building” Or “Structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or



structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding eight month;

“Townhouse Dwelling” means a dwelling unit in a building divided vertically into no less than three nor more than eight dwelling units attached by common walls extended from the base of the foundation to the roof line, each dwelling unit having a separate entrance at grade, and includes a Back-to-Back Townhouse;

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

## **2. DESIGNATION OF SERVICES**

2.1 The categories of services for which Development Charges are imposed under this By-law are as follows:

(a) Emergency Preparedness

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

## **3. APPLICATION OF BY-LAW RULES**

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

(a) the lands are located in the area described in section 3.2; and

(b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

### Area to Which By-law Applies

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



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

- (a) the municipality or a Local Board thereof;
- (b) a Board of Education; or
- (c) the Corporation of the Region of Waterloo or a local board thereof;
- (d) Affordable Housing as defined herein.

#### Approvals for Development

3.4

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

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

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



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

### Exemptions

- 3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- a) an enlargement to an existing dwelling unit;
  - b) A second residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
  - c) A third residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
  - d) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
  - e) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house,



semi-detached house or rowhouse cumulatively will contain no more than one residential unit;

- f) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- g) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;  
or
- h) In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.

3.6 Notwithstanding subsection 3.5, development charges shall be imposed in accordance with section 3.13 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.

- 3.7 Notwithstanding section 3.5, development charges shall be imposed if the additional unit has a gross floor area greater than
- i. in the case of a semi-detached or rowhouse dwelling, the gross floor area of the existing dwelling unit; and
  - ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.





### 3.8 Exemption for Industrial Development

3.8.1 Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less, of the original gross floor area.

3.8.2 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

- 1) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
- 2) divide the amount determined under subsection 1) by the amount of the enlargement

3.9 For the purpose of section 3.8 herein, "Existing Industrial Building" is used as defined in the Regulation made pursuant to the Act.

### 3.10 Other Exemptions

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

- (a) a Temporary Use in accordance with section 39 of the Planning Act;
- (b) If a development includes the enlargement of the gross floor area of an existing commercial or institutional building, and if the gross floor area is enlarged by 50% or less, the amount of the development charge in respect of the enlargement is zero. If the gross floor area is enlarged by more than 50%, the development charge is payable only on that portion of the enlargement exceeding the 50% of floor area enlargement calculation.
- (c) The development of non-residential farm buildings constructed for Bona-Fide Farm Uses except for any building constructed to



accommodate an On-Farm Diversified Use which shall be imposed the non-residential rate.

3.11 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.

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

- (a) Affordable residential units; or
- (b) Attainable residential units.

#### Amount of Charges

##### Residential

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

##### Non-Residential

3.14 The development charges described in Schedule B to this by-law shall be imposed on non-residential uses of lands, buildings, or structures, and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed-use building or structure, including the non-residential portion for a Live-Work unit, and calculated with respect to the service according to the total floor area of the non-residential use.



### Area-Specific (Breslau Sanitary Servicing)

3.15 There shall be an additional Development Charge component imposed within the Breslau Sanitary Servicing area for sanitary servicing which shall be equal to the sanitary service component of the current City of Kitchener Development Charge. Such component shall be adjusted annually, without amendment to this by-law, commencing on the first anniversary date of this by-law to equal the sanitary service component of the Current City of Kitchener Development Charge. This Breslau Sanitary Servicing area is set out in Schedule "C" of this By-law.

### Reduction of Development Charges for Redevelopment

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

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.13 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 subsection 3.14, 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.



## Time of Payment and Determination of Development Charges

- 3.17 Except as otherwise provided in this By-law, Development Charges shall be determined and payable in full in cash or certified cheque in Canadian funds or by credits granted by the Act, on the date that the first building permit is issued.
- 3.18 Except as otherwise provided in this By-law, a building permit shall not be issued until the development charge has been paid in full.
- 3.19 Development charges for rental housing and institutional developments are due and payable in 6 equal installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 3.20 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 the period of building permit issuance as specific in section 26.2(5) of the Act, the development charges under subsections 3.17, 3.18, and 3.19 shall be calculated based on the rates set out in Schedule "B" on the date the planning application was made. Where both planning applications apply, development charges under subsections 3.17, 3.18, and 3.19 shall be calculated on the rates set out in Schedule "B", on the date of the latter planning application, including interest.
- 3.21 Interest for the purposes of rule 3.19 and 3.20 shall be determined as prescribed in the Development Charges Act, as amended from time to time.
- 3.22 Despite section 3.17, 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.



#### **4. PAYMENT BY SERVICES**

- 4.1 Despite the payment required under subsections 3.13 and 3.14, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

#### **5. INDEXING**

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

#### **6. SCHEDULES**

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

Schedule A: Components of Services Designated in section 2.1

Schedule B: Residential and Non-Residential Development Charges

#### **7. CONFLICTS**

- 7.1 Where the Township and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.



## **8. SEVERABILITY**

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

## **9. DATE BY-LAW IN FORCE**

9.1 This By-law shall come into effect at 12:01 AM on July 2, 2024.

## **10. DATE BY-LAW EXPIRES**

10.1 This By-law will expire at 12:01 AM on July 2, 2034 unless it is repealed by Council at an earlier date.

## **11. EXISTING BY-LAW REPEALED**

11.1 By-law Number 45-2019 is hereby repealed as of the date and time of this By-law coming into effect.

PASSED THIS 3<sup>rd</sup> DAY OF July, 2024

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Mayor Shantz

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Jeff Smith, Director of Corporate Services/Clerk



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

Township-Wide Services

1. Emergency Preparedness



**SCHEDULE "B" TO BY-LAW  
SCHEDULE OF DEVELOPMENT CHARGES FOR EMERGENCY PREPAREDNESS**

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Township-Wide Services:</b>						
Emergency Preparedness	19	14	12	8	6	0.01
<b>Total Township-Wide Services</b>	<b>\$19</b>	<b>\$14</b>	<b>\$12</b>	<b>\$8</b>	<b>\$6</b>	<b>\$0.01</b>





# Appendix M

## Proposed D.C. By-law – Water Services



## The Corporation of the Township of Woolwich

### By-law No.

#### A By-law for the Imposition of Development Charges for Water Services

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

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

**AND WHEREAS** The Township of Woolwich has determined that the development of lands within the Township will increase the need for municipal services and Council has confirmed its intent to provide the said services; and

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

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

**WHEREAS** a development charge background study has been completed in accordance with the Act and the background study and draft proposed bylaw be made available to the public and such documents were made available to the public 60 days prior to the passage of the bylaw and at least two (2) weeks prior to the public meeting required pursuant to Section 12 of the Act; and;

**AND WHEREAS** the Council of The Corporation of the Township of Woolwich has given notice of and held a public meeting on the 28<sup>th</sup> day of May, 2024 in accordance with the Act and the regulations thereto; and

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



**WHEREAS** the Corporation of the Township of Woolwich Council resolved on May 28, 2024, that it is the intention of Council to ensure that the increase in need for services identified in connection with the enactment of the by-law will be met; and

**WHEREAS** the Corporation of the Township of Woolwich Council resolved on May 28, 2024, that no further public meeting be required, and that this by-law be brought forward for enactment; and

**WHEREAS** Section 2(1) of the Development Charges Act, 1997 ("Act") enables the Council of a municipality to pass By-laws to impose development charges against lands located in the Township to pay for increased capital costs where the development of the land would increase the need for municipal services as designated in the By-law and the development requires one or more of the actions set out in Section 2(2) of the Act;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WOOLWICH ENACTS AS FOLLOWS:**

## **1. INTERPRETATION**

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

"Act" means the Development Charges Act, as amended from time to time and includes the Regulations passed under the Act, as amended from time to time;

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

"Affordable Housing" means dwelling units and incidental facilities, primarily for persons of low and moderate income, that meets the requirements of any program for such purpose as administered by any agency of the Federal or Provincial government, and/or the Region of Waterloo and for which an agreement has been entered into with the Region of Waterloo with respect to the provisions of such dwelling units and facilities;



"Affordable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act

"Apartment Unit" means any residential unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor, and includes Stacked Townhouses;

"Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;

"Back-to-Back Townhouse Dwelling" means a building containing three or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;

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

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

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

"Bona Fide Farm Uses" means the proposed development 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;

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

"Capital Cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,



- a) to acquire land or an interest in land, including a leasehold interest,
- b) to improve land,
- c) to acquire, lease, construct or improve buildings and structures,
- d) to acquire, construct or improve facilities including,
  - i. furniture and equipment other than computer equipment, and
  - ii. material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, R.S.O. 1990*, Chap. P.44, as amended, or any successor thereof; and
  - iii. rolling stock with an estimated useful life of seven years or more, and

"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 and boarding, lodging and rooming houses;

"Cannabis Plant" means a plant that belongs to the genus "Cannabis."

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

"Charitable Dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the Child and Family Services Act, R.S.O. 1990, c. C.11, a home or a joint home under the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13, an institution under the Mental Hospitals Act, R.S.O. 1990, c. M.8,



a nursing home under the subsection 2 (1) of the Long-Term Care Homes Act, 2007;

“Correctional Group Home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government nor any correctional institution or secure custody and detention facility operated by the Province of Ontario;

"Council" means the Council of the municipality;

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

"Development Charge" means a charge imposed with respect to this By-law;

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

"Existing" means the number, use and size that existed as of the date the date of the first building;

"Farm Building" means all or part of a building; that does not contain any area used for residential occupancy, that is associated with and located on land devoted to the practice of farming and that is used essentially for the



housing of equipment or livestock or the production, storage or processing of agricultural and horticultural produce or feeds. Examples include encompassing barns, silos, and other ancillary development to an agricultural use;

"Gross Floor Area" means:

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

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



“Group Home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;

“Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;

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

“Institutional” means development of a building or structure intended for use:

- i. as a long-term care home within the meaning of subsection 2 (1) of the Fixing Long-Term Care Homes Act, 2021;
- ii. as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
- iii. by any institution of the following post-secondary institutions for the objects of the institution:
  - a) a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;





- b) a college or university federated or affiliated with a university described in subclause a); or
- c) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017;
- iv. as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- v. as a hospice to provide end of life care.

"Live-Work" means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both Residential Use and Non-residential Use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;

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

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

"Long-term Care Home" means a residential building or the residential portion of a mixed-use building within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;

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



"Municipality" means the Corporation of the Township of Woolwich

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

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

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

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

"Rate" means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;

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

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

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



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

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

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

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

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

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

"Servicing Agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified land within the municipality;

"Single Detached Dwelling Unit" means a residential building consisting of one dwelling unit and not attached to another structure;

“Special Care/Special Need Dwelling” means a Building, or part of a Building;



- i. containing two or more Dwelling Units which units have a common entrance from street level;
- ii. where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
- iii. that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements;
- iv. where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels; and
- v. the residential building or the residential portion of a mixed-use building maintained and operated as a Long-term Care Home under subsection 2 (1) of the Long-Term Care Homes Act, 2007.

and includes, but is not limited to, Retirement Home or Lodge, Charitable Dwelling, Group Home (including a Correctional Group Home), Hospice, and Long-term Care Home;

“Stacked Townhouse Dwelling” means a Building, or part of a building, containing two or more dwelling units where each Dwelling Unit is separated horizontally and/or vertically from another Dwelling Unit by a common wall and having direct separate access to an exterior ground level main entrance/exit;

“Temporary Building” Or “Structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding eight month;



“Townhouse Dwelling” means a dwelling unit in a building divided vertically into no less than three nor more than eight dwelling units attached by common walls extended from the base of the foundation to the roof line, each dwelling unit having a separate entrance at grade, and includes a Back-to-Back Townhouse;

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

## **2. DESIGNATION OF SERVICES**

2.1 The categories of services for which Development Charges are imposed under this By-law are as follows:

(a) Water Services

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

## **3. APPLICATION OF BY-LAW RULES**

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

(a) the lands are located in the area described in section 3.2; and

(b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

### Area to Which By-law Applies

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

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

(a) the municipality or a Local Board thereof;



- (b) a Board of Education; or
- (c) the Corporation of the Region of Waterloo or a local board thereof;
- (d) Affordable Housing as defined herein.

### Approvals for Development

#### 3.4

- (a) Development Charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
  - i. the passing of a zoning by-law or of an amendment to a zoning bylaw under section 34 of the *Planning Act*;
  - ii. the approval of a minor variance under section 45 of the *Planning Act*;
  - iii. a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - iv. the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - v. a consent under section 53 of the *Planning Act*;
  - vi. the approval of a description under section 50 of the *Condominium Act, R.S.O. 1990, Chap. C.26*, as amended, or any successor thereof; or
  - vii. the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings, or structures to which this By-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development



charges shall be imposed if the subsequent action has the effect or increasing the need for services.

### Exemptions

- 3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- a) an enlargement to an existing dwelling unit;
  - b) A second residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
  - c) A third residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
  - d) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
  - e) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;



- f) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- g) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;  
or
- h) In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.

3.6 Notwithstanding subsection 3.5, development charges shall be imposed in accordance with section 3.13 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.

3.7 Notwithstanding section 3.5, development charges shall be imposed if the additional unit has a gross floor area greater than

- i. in the case of a semi-detached or rowhouse dwelling, the gross floor area of the existing dwelling unit; and
- ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.

3.8 Exemption for Industrial Development

3.8.1 Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor





area of an existing industrial building where the gross floor area is enlarged by 50 percent or less, of the original gross floor area.

3.8.2 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

- 1) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
- 2) divide the amount determined under subsection 1) by the amount of the enlargement

3.9 For the purpose of section 3.8 herein, "Existing Industrial Building" is used as defined in the Regulation made pursuant to the Act.

### 3.10 Other Exemptions

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

- (a) a Temporary Use in accordance with section 39 of the Planning Act;
- (b) If a development includes the enlargement of the gross floor area of an existing commercial or institutional building, and if the gross floor area is enlarged by 50% or less, the amount of the development charge in respect of the enlargement is zero. If the gross floor area is enlarged by more than 50%, the development charge is payable only on that portion of the enlargement exceeding the 50% of floor area enlargement calculation.
- (c) The development of non-residential farm buildings constructed for Bona-Fide Farm Uses except for any building constructed to accommodate an On-Farm Diversified Use which shall be imposed the non-residential rate.



- 3.11 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.
- 3.12 Once proclaimed, the following shall be exempt from payment of the Development Charges:
- (a) Affordable residential units; or
  - (b) Attainable residential units.

### Amount of Charges

#### Residential

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

#### Non-Residential

- 3.14 The development charges described in Schedule B to this by-law shall be imposed on non-residential uses of lands, buildings, or structures, and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed-use building or structure, including the non-residential portion for a Live-Work unit, and calculated with respect to the service according to the total floor area of the non-residential use.

#### Area-Specific (Breslau Sanitary Servicing)

- 3.15 There shall be an additional Development Charge component imposed within the Breslau Sanitary Servicing area for sanitary servicing which shall be equal to the sanitary service component of the current City of Kitchener Development Charge. Such component shall be adjusted



annually, without amendment to this by-law, commencing on the first anniversary date of this by-law to equal the sanitary service component of the Current City of Kitchener Development Charge. This Breslau Sanitary Servicing area is set out in Schedule "C" of this By-law.

### Reduction of Development Charges for Redevelopment

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

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.13 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 subsection 3.14, 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.

### Time of Payment and Determination of Development Charges

3.17 Except as otherwise provided in this By-law, Development Charges shall be determined and payable in full in cash or certified cheque in Canadian



funds or by credits granted by the Act, on the date that the first building permit is issued.

- 3.18 Except as otherwise provided in this By-law, a building permit shall not be issued until the development charge has been paid in full.
- 3.19 Development charges for rental housing and institutional developments are due and payable in 6 equal installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 3.20 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 the period of building permit issuance as specific in section 26.2(5) of the Act, the development charges under subsections 3.17, 3.18, and 3.19 shall be calculated based on the rates set out in Schedule "B" on the date the planning application was made. Where both planning applications apply, development charges under subsections 3.17, 3.18, and 3.19 shall be calculated on the rates set out in Schedule "B", on the date of the latter planning application, including interest.
- 3.21 Interest for the purposes of rule 3.19 and 3.20 shall be determined as prescribed in the Development Charges Act, as amended from time to time.
- 3.22 Despite section 3.17, 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.

#### **4. PAYMENT BY SERVICES**

- 4.1 Despite the payment required under subsections 3.13 and 3.14, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.



## **5. INDEXING**

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

## **6. SCHEDULES**

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

Schedule A: Components of Services Designated in section 2.1

Schedule B: Residential and Non-Residential Development Charges

## **7. CONFLICTS**

- 7.1 Where the Township and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

## **8. SEVERABILITY**

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



## **9. DATE BY-LAW IN FORCE**

9.1 This By-law shall come into effect at 12:01 AM on July 2, 2024.

## **10. DATE BY-LAW EXPIRES**

10.1 This By-law will expire at 12:01 AM on July 2, 2034 unless it is repealed by Council at an earlier date.

## **11. EXISTING BY-LAW REPEALED**

11.1 By-law Number 45-2019 is hereby repealed as of the date and time of this By-law coming into effect.

PASSED THIS 3<sup>rd</sup> DAY OF July, 2024

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Mayor Shantz

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Jeff Smith, Director of Corporate  
Services/Clerk



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

Urban Services

1. Water Services



## SCHEDULE "B" TO BY-LAW SCHEDULE OF DEVELOPMENT CHARGES FOR WATER SERVICES

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Urban Services</b>						
Water Services	3,355	2,533	2,145	1,390	1,080	1.29
<b>Total Urban Serviced Area</b>	<b>\$3,355</b>	<b>\$2,533</b>	<b>\$2,145</b>	<b>\$1,390</b>	<b>\$1,080</b>	<b>\$1.29</b>





# Appendix N

## Proposed D.C. By-law – Wastewater Services



## The Corporation of the Township of Woolwich

### By-law No.

#### **A By-law for the Imposition of Development Charges for Wastewater Services**

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

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

**AND WHEREAS** The Township of Woolwich has determined that the development of lands within the Township will increase the need for municipal services and Council has confirmed its intent to provide the said services; and

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

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

**WHEREAS** a development charge background study has been completed in accordance with the Act and the background study and draft proposed bylaw be made available to the public and such documents were made available to the public 60 days prior to the passage of the bylaw and at least two (2) weeks prior to the public meeting required pursuant to Section 12 of the Act; and;

**AND WHEREAS** the Council of The Corporation of the Township of Woolwich has given notice of and held a public meeting on the 28<sup>th</sup> day of May, 2024 in accordance with the Act and the regulations thereto; and

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



**WHEREAS** the Corporation of the Township of Woolwich Council resolved on May 28, 2024, that it is the intention of Council to ensure that the increase in need for services identified in connection with the enactment of the by-law will be met; and

**WHEREAS** the Corporation of the Township of Woolwich Council resolved on May 28, 2024, that no further public meeting be required, and that this by-law be brought forward for enactment; and

**WHEREAS** Section 2(1) of the Development Charges Act, 1997 ("Act") enables the Council of a municipality to pass By-laws to impose development charges against lands located in the Township to pay for increased capital costs where the development of the land would increase the need for municipal services as designated in the By-law and the development requires one or more of the actions set out in Section 2(2) of the Act;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WOOLWICH ENACTS AS FOLLOWS:**

## **1. INTERPRETATION**

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

"Act" means the Development Charges Act, as amended from time to time and includes the Regulations passed under the Act, as amended from time to time;

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

"Affordable Housing" means dwelling units and incidental facilities, primarily for persons of low and moderate income, that meets the requirements of any program for such purpose as administered by any agency of the Federal or Provincial government, and/or the Region of Waterloo and for which an agreement has been entered into with the Region of Waterloo with respect to the provisions of such dwelling units and facilities;



"Affordable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act

"Apartment Unit" means any residential unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor, and includes Stacked Townhouses;

"Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;

"Back-to-Back Townhouse Dwelling" means a building containing three or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;

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

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

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

"Bona Fide Farm Uses" means the proposed development 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;

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

"Capital Cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,



- a) to acquire land or an interest in land, including a leasehold interest,
- b) to improve land,
- c) to acquire, lease, construct or improve buildings and structures,
- d) to acquire, construct or improve facilities including,
  - i. furniture and equipment other than computer equipment, and
  - ii. material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, R.S.O. 1990*, Chap. P.44, as amended, or any successor thereof; and
  - iii. rolling stock with an estimated useful life of seven years or more, and

"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 and boarding, lodging and rooming houses;

"Cannabis Plant" means a plant that belongs to the genus "Cannabis."

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

"Charitable Dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the Child and Family Services Act, R.S.O. 1990, c. C.11, a home or a joint home under the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13, an institution under the Mental Hospitals Act, R.S.O. 1990, c. M.8,



a nursing home under the subsection 2 (1) of the Long-Term Care Homes Act, 2007;

“Correctional Group Home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government nor any correctional institution or secure custody and detention facility operated by the Province of Ontario;

"Council" means the Council of the municipality;

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

"Development Charge" means a charge imposed with respect to this By-law;

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

"Existing" means the number, use and size that existed as of the date the date of the first building;

"Farm Building" means all or part of a building; that does not contain any area used for residential occupancy, that is associated with and located on land devoted to the practice of farming and that is used essentially for the



housing of equipment or livestock or the production, storage or processing of agricultural and horticultural produce or feeds. Examples include encompassing barns, silos, and other ancillary development to an agricultural use;

"Gross Floor Area" means:

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

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



“Group Home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;

“Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;

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

“Institutional” means development of a building or structure intended for use:

- i. as a long-term care home within the meaning of subsection 2 (1) of the Fixing Long-Term Care Homes Act, 2021;
- ii. as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
- iii. by any institution of the following post-secondary institutions for the objects of the institution:
  - a) a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;





- b) a college or university federated or affiliated with a university described in subclause a); or
- c) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017;
- iv. as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- v. as a hospice to provide end of life care.

"Live-Work" means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both Residential Use and Non-residential Use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;

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

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

"Long-term Care Home" means a residential building or the residential portion of a mixed-use building within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;

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



"Municipality" means the Corporation of the Township of Woolwich

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

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

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

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

"Rate" means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;

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

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

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



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

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

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

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

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

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

"Servicing Agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified land within the municipality;

"Single Detached Dwelling Unit" means a residential building consisting of one dwelling unit and not attached to another structure;

“Special Care/Special Need Dwelling” means a Building, or part of a Building;



- i. containing two or more Dwelling Units which units have a common entrance from street level;
- ii. where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
- iii. that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements;
- iv. where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels; and
- v. the residential building or the residential portion of a mixed-use building maintained and operated as a Long-term Care Home under subsection 2 (1) of the Long-Term Care Homes Act, 2007.

and includes, but is not limited to, Retirement Home or Lodge, Charitable Dwelling, Group Home (including a Correctional Group Home), Hospice, and Long-term Care Home;

“Stacked Townhouse Dwelling” means a Building, or part of a building, containing two or more dwelling units where each Dwelling Unit is separated horizontally and/or vertically from another Dwelling Unit by a common wall and having direct separate access to an exterior ground level main entrance/exit;

“Temporary Building” Or “Structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding eight month;



“Townhouse Dwelling” means a dwelling unit in a building divided vertically into no less than three nor more than eight dwelling units attached by common walls extended from the base of the foundation to the roof line, each dwelling unit having a separate entrance at grade, and includes a Back-to-Back Townhouse;

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

## **2. DESIGNATION OF SERVICES**

2.1 The categories of services for which Development Charges are imposed under this By-law are as follows:

(a) Wastewater Services

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

## **3. APPLICATION OF BY-LAW RULES**

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

(a) the lands are located in the area described in section 3.2; and

(b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

### Area to Which By-law Applies

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

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

(a) the municipality or a Local Board thereof;



- (b) a Board of Education; or
- (c) the Corporation of the Region of Waterloo or a local board thereof;
- (d) Affordable Housing as defined herein.

### Approvals for Development

#### 3.4

- (a) Development Charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
  - i. the passing of a zoning by-law or of an amendment to a zoning bylaw under section 34 of the *Planning Act*;
  - ii. the approval of a minor variance under section 45 of the *Planning Act*;
  - iii. a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - iv. the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - v. a consent under section 53 of the *Planning Act*;
  - vi. the approval of a description under section 50 of the *Condominium Act, R.S.O. 1990, Chap. C.26*, as amended, or any successor thereof; or
  - vii. the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings, or structures to which this By-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development



charges shall be imposed if the subsequent action has the effect or increasing the need for services.

### Exemptions

- 3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- a) an enlargement to an existing dwelling unit;
  - b) A second residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
  - c) A third residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
  - d) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
  - e) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;



- f) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- g) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;  
or
- h) In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.

3.6 Notwithstanding subsection 3.5, development charges shall be imposed in accordance with section 3.13 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.

- 3.7 Notwithstanding section 3.5, development charges shall be imposed if the additional unit has a gross floor area greater than
- i. in the case of a semi-detached or rowhouse dwelling, the gross floor area of the existing dwelling unit; and
  - ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.

### 3.8 Exemption for Industrial Development

- 3.8.1 Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor





area of an existing industrial building where the gross floor area is enlarged by 50 percent or less, of the original gross floor area.

3.8.2 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

- 1) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
- 2) divide the amount determined under subsection 1) by the amount of the enlargement

3.9 For the purpose of section 3.8 herein, "Existing Industrial Building" is used as defined in the Regulation made pursuant to the Act.

### 3.10 Other Exemptions

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

- (a) a Temporary Use in accordance with section 39 of the Planning Act;
- (b) If a development includes the enlargement of the gross floor area of an existing commercial or institutional building, and if the gross floor area is enlarged by 50% or less, the amount of the development charge in respect of the enlargement is zero. If the gross floor area is enlarged by more than 50%, the development charge is payable only on that portion of the enlargement exceeding the 50% of floor area enlargement calculation.
- (c) The development of non-residential farm buildings constructed for Bona-Fide Farm Uses except for any building constructed to accommodate an On-Farm Diversified Use which shall be imposed the non-residential rate.



- 3.11 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.
- 3.12 Once proclaimed, the following shall be exempt from payment of the Development Charges:
- (a) Affordable residential units; or
  - (b) Attainable residential units.

### Amount of Charges

#### Residential

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

#### Non-Residential

- 3.14 The development charges described in Schedule B to this by-law shall be imposed on non-residential uses of lands, buildings, or structures, and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed-use building or structure, including the non-residential portion for a Live-Work unit, and calculated with respect to the service according to the total floor area of the non-residential use.

#### Area-Specific (Breslau Sanitary Servicing)

- 3.15 There shall be an additional Development Charge component imposed within the Breslau Sanitary Servicing area for sanitary servicing which shall be equal to the sanitary service component of the current City of Kitchener Development Charge. Such component shall be adjusted



annually, without amendment to this by-law, commencing on the first anniversary date of this by-law to equal the sanitary service component of the Current City of Kitchener Development Charge. This Breslau Sanitary Servicing area is set out in Schedule "C" of this By-law.

### Reduction of Development Charges for Redevelopment

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

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.13 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 subsection 3.14, 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.

### Time of Payment and Determination of Development Charges

3.17 Except as otherwise provided in this By-law, Development Charges shall be determined and payable in full in cash or certified cheque in Canadian



funds or by credits granted by the Act, on the date that the first building permit is issued.

- 3.18 Except as otherwise provided in this By-law, a building permit shall not be issued until the development charge has been paid in full.
- 3.19 Development charges for rental housing and institutional developments are due and payable in 6 equal installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 3.20 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 the period of building permit issuance as specific in section 26.2(5) of the Act, the development charges under subsections 3.17, 3.18, and 3.19 shall be calculated based on the rates set out in Schedule "B" on the date the planning application was made. Where both planning applications apply, development charges under subsections 3.17, 3.18, and 3.19 shall be calculated on the rates set out in Schedule "B", on the date of the latter planning application, including interest.
- 3.21 Interest for the purposes of rule 3.19 and 3.20 shall be determined as prescribed in the Development Charges Act, as amended from time to time.
- 3.22 Despite section 3.17, 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.

#### **4. PAYMENT BY SERVICES**

- 4.1 Despite the payment required under subsections 3.13 and 3.14, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.



## **5. INDEXING**

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

## **6. SCHEDULES**

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

Schedule A: Components of Services Designated in section 2.1

Schedule B: Residential and Non-Residential Development Charges

Schedule C: Breslau Sanitary Servicing Area

## **7. CONFLICTS**

- 7.1 Where the Township and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

## **8. SEVERABILITY**

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



## **9. DATE BY-LAW IN FORCE**

9.1 This By-law shall come into effect at 12:01 AM on July 2, 2024.

## **10. DATE BY-LAW EXPIRES**

10.1 This By-law will expire at 12:01 AM on July 2, 2034 unless it is repealed by Council at an earlier date.

## **11. EXISTING BY-LAW REPEALED**

11.1 By-law Number 45-2019 is hereby repealed as of the date and time of this By-law coming into effect.

PASSED THIS 3<sup>rd</sup> DAY OF July, 2024

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Mayor Shantz

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Jeff Smith, Director of Corporate  
Services/Clerk



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

Urban Services

1. Wastewater Services



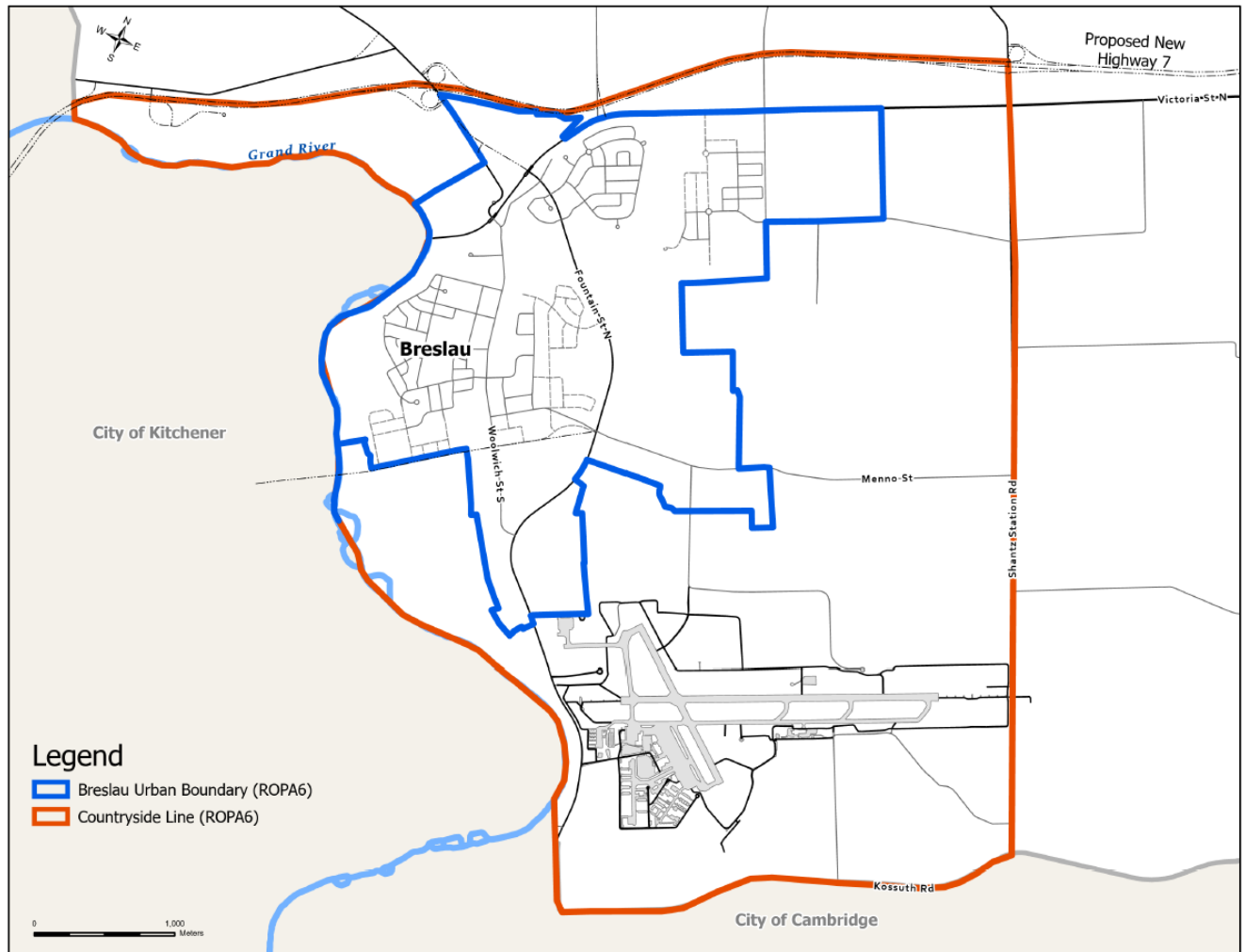
## SCHEDULE "B" TO BY-LAW SCHEDULE OF DEVELOPMENT CHARGES FOR WASTEWATER SERVICES

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Urban Services</b>						
Wastewater Services	5,547	4,188	3,546	2,298	1,786	2.14
<b>Total Urban Serviced Area</b>	<b>\$5,547</b>	<b>\$4,188</b>	<b>\$3,546</b>	<b>\$2,298</b>	<b>\$1,786</b>	<b>\$2.14</b>
<b>Breslau Sanitary Servicing Area</b>						
Wastewater Services (Based on City of Kitchener D.C. By-law)	4,317	2,182	1,746	1,636	1,636	2.52
<b>Total Breslau Sanitary Servicing Area</b>	<b>\$9,864</b>	<b>\$6,370</b>	<b>\$5,292</b>	<b>\$3,934</b>	<b>\$3,422</b>	<b>\$4.66</b>





## SCHEDULE "C" TO BY-LAW BRESLAU SANITARY SERVICING AREA





# Appendix O

## Proposed D.C. By-law – Stormwater Services



## The Corporation of the Township of Woolwich

### By-law No.

#### A By-law for the Imposition of Development Charges for Stormwater Services

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

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

**AND WHEREAS** The Township of Woolwich has determined that the development of lands within the Township will increase the need for municipal services and Council has confirmed its intent to provide the said services; and

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

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

**WHEREAS** a development charge background study has been completed in accordance with the Act and the background study and draft proposed bylaw be made available to the public and such documents were made available to the public 60 days prior to the passage of the bylaw and at least two (2) weeks prior to the public meeting required pursuant to Section 12 of the Act; and;

**AND WHEREAS** the Council of The Corporation of the Township of Woolwich has given notice of and held a public meeting on the 28<sup>th</sup> day of May, 2024 in accordance with the Act and the regulations thereto; and

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



**WHEREAS** the Corporation of the Township of Woolwich Council resolved on May 28, 2024, that it is the intention of Council to ensure that the increase in need for services identified in connection with the enactment of the by-law will be met; and

**WHEREAS** the Corporation of the Township of Woolwich Council resolved on May 28, 2024, that no further public meeting be required, and that this by-law be brought forward for enactment; and

**WHEREAS** Section 2(1) of the Development Charges Act, 1997 ("Act") enables the Council of a municipality to pass By-laws to impose development charges against lands located in the Township to pay for increased capital costs where the development of the land would increase the need for municipal services as designated in the By-law and the development requires one or more of the actions set out in Section 2(2) of the Act;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WOOLWICH ENACTS AS FOLLOWS:**

## **1. INTERPRETATION**

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

"Act" means the Development Charges Act, as amended from time to time and includes the Regulations passed under the Act, as amended from time to time;

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

"Affordable Housing" means dwelling units and incidental facilities, primarily for persons of low and moderate income, that meets the requirements of any program for such purpose as administered by any agency of the Federal or Provincial government, and/or the Region of Waterloo and for which an agreement has been entered into with the Region of Waterloo with respect to the provisions of such dwelling units and facilities;



"Affordable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act

"Apartment Unit" means any residential unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor, and includes Stacked Townhouses;

"Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;

"Back-to-Back Townhouse Dwelling" means a building containing three or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;

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

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

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

"Bona Fide Farm Uses" means the proposed development 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;

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

"Capital Cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,



- a) to acquire land or an interest in land, including a leasehold interest,
- b) to improve land,
- c) to acquire, lease, construct or improve buildings and structures,
- d) to acquire, construct or improve facilities including,
  - i. furniture and equipment other than computer equipment, and
  - ii. material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, R.S.O. 1990*, Chap. P.44, as amended, or any successor thereof; and
  - iii. rolling stock with an estimated useful life of seven years or more, and

"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 and boarding, lodging and rooming houses;

"Cannabis Plant" means a plant that belongs to the genus "Cannabis."

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

"Charitable Dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the Child and Family Services Act, R.S.O. 1990, c. C.11, a home or a joint home under the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13, an institution under the Mental Hospitals Act, R.S.O. 1990, c. M.8,



a nursing home under the subsection 2 (1) of the Long-Term Care Homes Act, 2007;

“Correctional Group Home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government nor any correctional institution or secure custody and detention facility operated by the Province of Ontario;

"Council" means the Council of the municipality;

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

"Development Charge" means a charge imposed with respect to this By-law;

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

"Existing" means the number, use and size that existed as of the date the date of the first building;

"Farm Building" means all or part of a building; that does not contain any area used for residential occupancy, that is associated with and located on land devoted to the practice of farming and that is used essentially for the



housing of equipment or livestock or the production, storage or processing of agricultural and horticultural produce or feeds. Examples include encompassing barns, silos, and other ancillary development to an agricultural use;

"Gross Floor Area" means:

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

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





“Group Home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;

“Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;

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

“Institutional” means development of a building or structure intended for use:

- i. as a long-term care home within the meaning of subsection 2 (1) of the Fixing Long-Term Care Homes Act, 2021;
- ii. as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
- iii. by any institution of the following post-secondary institutions for the objects of the institution:
  - a) a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;



- b) a college or university federated or affiliated with a university described in subclause a); or
- c) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institute Act, 2017;
- iv. as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- v. as a hospice to provide end of life care.

"Live-Work" means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both Residential Use and Non-residential Use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;

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

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

"Long-term Care Home" means a residential building or the residential portion of a mixed-use building within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;

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



"Municipality" means the Corporation of the Township of Woolwich

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

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

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

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

"Rate" means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;

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

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

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



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

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

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

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

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

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

"Servicing Agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified land within the municipality;

"Single Detached Dwelling Unit" means a residential building consisting of one dwelling unit and not attached to another structure;

“Special Care/Special Need Dwelling” means a Building, or part of a Building;



- i. containing two or more Dwelling Units which units have a common entrance from street level;
- ii. where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
- iii. that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements;
- iv. where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels; and
- v. the residential building or the residential portion of a mixed-use building maintained and operated as a Long-term Care Home under subsection 2 (1) of the Long-Term Care Homes Act, 2007.

and includes, but is not limited to, Retirement Home or Lodge, Charitable Dwelling, Group Home (including a Correctional Group Home), Hospice, and Long-term Care Home;

“Stacked Townhouse Dwelling” means a Building, or part of a building, containing two or more dwelling units where each Dwelling Unit is separated horizontally and/or vertically from another Dwelling Unit by a common wall and having direct separate access to an exterior ground level main entrance/exit;

“Temporary Building” Or “Structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the effect of increasing the total floor area thereof for a continuous period not exceeding eight month;



“Townhouse Dwelling” means a dwelling unit in a building divided vertically into no less than three nor more than eight dwelling units attached by common walls extended from the base of the foundation to the roof line, each dwelling unit having a separate entrance at grade, and includes a Back-to-Back Townhouse;

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

## **2. DESIGNATION OF SERVICES**

2.1 The categories of services for which Development Charges are imposed under this By-law are as follows:

(a) Stormwater Services

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

## **3. APPLICATION OF BY-LAW RULES**

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

(a) the lands are located in the area described in section 3.2; and

(b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

### Area to Which By-law Applies

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

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

(a) the municipality or a Local Board thereof;



- (b) a Board of Education; or
- (c) the Corporation of the Region of Waterloo or a local board thereof;
- (d) Affordable Housing as defined herein.

### Approvals for Development

#### 3.4

- (a) Development Charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
  - i. the passing of a zoning by-law or of an amendment to a zoning bylaw under section 34 of the *Planning Act*;
  - ii. the approval of a minor variance under section 45 of the *Planning Act*;
  - iii. a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - iv. the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - v. a consent under section 53 of the *Planning Act*;
  - vi. the approval of a description under section 50 of the *Condominium Act, R.S.O. 1990, Chap. C.26*, as amended, or any successor thereof; or
  - vii. the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings, or structures to which this By-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development



charges shall be imposed if the subsequent action has the effect or increasing the need for services.

### Exemptions

- 3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- a) an enlargement to an existing dwelling unit;
  - b) A second residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
  - c) A third residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
  - d) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
  - e) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;





- f) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- g) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;  
or
- h) In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.

3.6 Notwithstanding subsection 3.5, development charges shall be imposed in accordance with section 3.13 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.

- 3.7 Notwithstanding section 3.5, development charges shall be imposed if the additional unit has a gross floor area greater than
- i. in the case of a semi-detached or rowhouse dwelling, the gross floor area of the existing dwelling unit; and
  - ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.

3.8 Exemption for Industrial Development

- 3.8.1 Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor



area of an existing industrial building where the gross floor area is enlarged by 50 percent or less, of the original gross floor area.

3.8.2 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

- 1) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
- 2) divide the amount determined under subsection 1) by the amount of the enlargement

3.9 For the purpose of section 3.8 herein, "Existing Industrial Building" is used as defined in the Regulation made pursuant to the Act.

### 3.10 Other Exemptions

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

- (a) a Temporary Use in accordance with section 39 of the Planning Act;
- (b) If a development includes the enlargement of the gross floor area of an existing commercial or institutional building, and if the gross floor area is enlarged by 50% or less, the amount of the development charge in respect of the enlargement is zero. If the gross floor area is enlarged by more than 50%, the development charge is payable only on that portion of the enlargement exceeding the 50% of floor area enlargement calculation.
- (c) The development of non-residential farm buildings constructed for Bona-Fide Farm Uses except for any building constructed to accommodate an On-Farm Diversified Use which shall be imposed the non-residential rate.



- 3.11 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.
- 3.12 Once proclaimed, the following shall be exempt from payment of the Development Charges:
- (a) Affordable residential units; or
  - (b) Attainable residential units.

### Amount of Charges

#### Residential

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

#### Non-Residential

- 3.14 The development charges described in Schedule B to this by-law shall be imposed on non-residential uses of lands, buildings, or structures, and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed-use building or structure, including the non-residential portion for a Live-Work unit, and calculated with respect to the service according to the total floor area of the non-residential use.

#### Area-Specific (Breslau Sanitary Servicing)

- 3.15 There shall be an additional Development Charge component imposed within the Breslau Sanitary Servicing area for sanitary servicing which shall be equal to the sanitary service component of the current City of Kitchener Development Charge. Such component shall be adjusted



annually, without amendment to this by-law, commencing on the first anniversary date of this by-law to equal the sanitary service component of the Current City of Kitchener Development Charge. This Breslau Sanitary Servicing area is set out in Schedule "C" of this By-law.

### Reduction of Development Charges for Redevelopment

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

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.13 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 subsection 3.14, 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.

### Time of Payment and Determination of Development Charges

3.17 Except as otherwise provided in this By-law, Development Charges shall be determined and payable in full in cash or certified cheque in Canadian



funds or by credits granted by the Act, on the date that the first building permit is issued.

- 3.18 Except as otherwise provided in this By-law, a building permit shall not be issued until the development charge has been paid in full.
- 3.19 Development charges for rental housing and institutional developments are due and payable in 6 equal installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 3.20 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 the period of building permit issuance as specific in section 26.2(5) of the Act, the development charges under subsections 3.17, 3.18, and 3.19 shall be calculated based on the rates set out in Schedule "B" on the date the planning application was made. Where both planning applications apply, development charges under subsections 3.17, 3.18, and 3.19 shall be calculated on the rates set out in Schedule "B", on the date of the latter planning application, including interest.
- 3.21 Interest for the purposes of rule 3.19 and 3.20 shall be determined as prescribed in the Development Charges Act, as amended from time to time.
- 3.22 Despite section 3.17, 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.

#### **4. PAYMENT BY SERVICES**

- 4.1 Despite the payment required under subsections 3.13 and 3.14, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.



## **5. INDEXING**

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

## **6. SCHEDULES**

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

Schedule A: Components of Services Designated in section 2.1

Schedule B: Residential and Non-Residential Development Charges

## **7. CONFLICTS**

- 7.1 Where the Township and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

## **8. SEVERABILITY**

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

## **9. DATE BY-LAW IN FORCE**



9.1 This By-law shall come into effect at 12:01 AM on July 2, 2024.

#### **10. DATE BY-LAW EXPIRES**

10.1 This By-law will expire at 12:01 AM on July 2, 2034 unless it is repealed by Council at an earlier date.

#### **11. EXISTING BY-LAW REPEALED**

11.1 By-law Number 45-2019 is hereby repealed as of the date and time of this By-law coming into effect.

PASSED THIS 3<sup>rd</sup> DAY OF July, 2024

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Mayor Shantz

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Jeff Smith, Director of Corporate  
Services/Clerk



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

Urban Services

1. Stormwater Services





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

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Urban Services</b>						
Stormwater Services	210	159	134	87	68	0.08
<b>Total Urban Serviced Area</b>	<b>\$210</b>	<b>\$159</b>	<b>\$134</b>	<b>\$87</b>	<b>\$68</b>	<b>\$0.08</b>