



Development Charges Background Study

Township of Tiny

February 28, 2020

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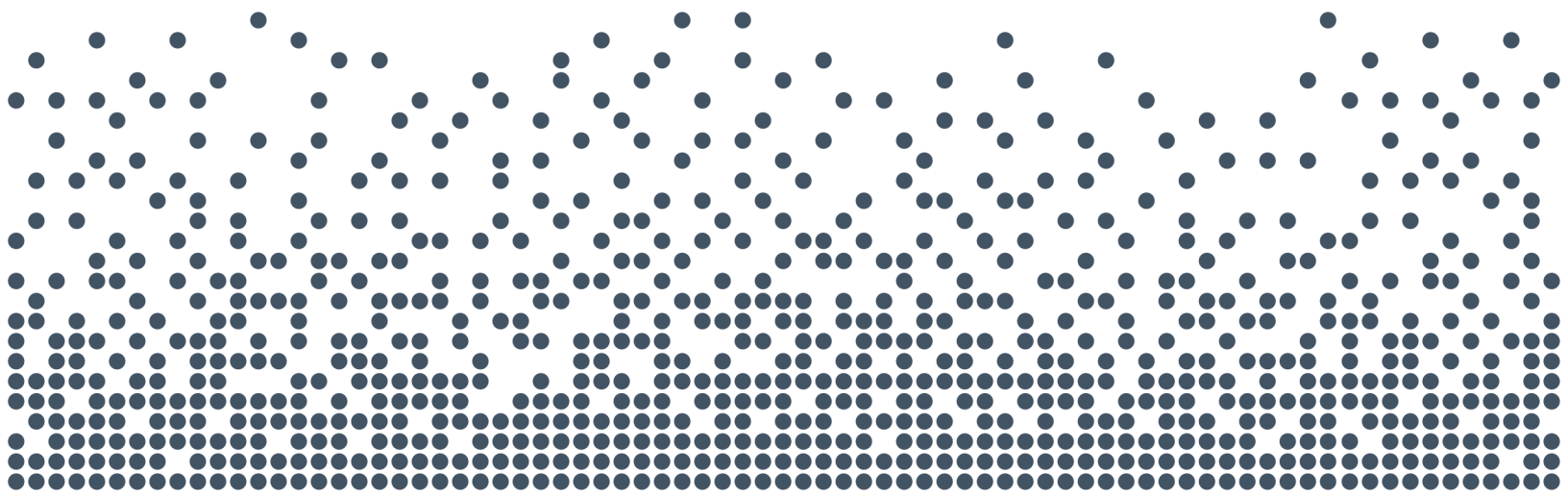
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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
A.M.P.	Asset management plan
CANSIM	Canadian Socio-Economic Information Management System (Statistics Canada)
D.C.	Development charge
D.C.A.	<i>Development Charges Act, 1997</i> , as amended
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
LPAT	Local Planning Appeal Tribunal
M.O.E.C.P.	Ministry of the Environment, Conservation and Parks
N.F.P.O.W.	No Fixed Place of Work
O.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
O. Reg.	Ontario Regulation
P.O.A.	<i>Provincial Offences Act</i>
P.P.U.	Persons per unit
S.D.E.	Single detached equivalent
S.D.U.	Single detached unit
S.W.M.	Stormwater management
sq.ft.	square foot
sq.m	square metre



Executive Summary



Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Township of Tiny required by the *Development Charges Act, 1997* (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:

- Chapter 1 – Overview of the legislative requirements of the Act;
- Chapter 2 – Review of present D.C. policies of the Township;
- Chapter 3 – Summary of the residential and non-residential growth forecasts for the Township;
- Chapter 4 – Approach to calculating the D.C.;
- Chapter 5 – Review of historical service standards and identification of future capital requirements to service growth and related deductions and allocations;
- Chapter 6 – Calculation of the D.C.s;
- Chapter 7 – D.C. policy recommendations and rules; and
- Chapter 8 – By-law implementation.

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

- 1) Identify amount, type and location of growth;
- 2) Identify servicing needs to accommodate growth;
- 3) Identify capital costs to provide services to meet the needs;
- 4) Deduct:
 - Grants, subsidies and other contributions;
 - Benefit to existing development;
 - Statutory 10% deduction (soft services);
 - Amounts in excess of 10-year historical service calculation;
 - D.C. reserve funds (where applicable);



- 5) Net costs are then allocated between residential and non-residential benefit; and
 - 6) Net costs divided by growth to provide the D.C. charge.
3. A number of changes to the D.C. process need to be addressed as a result of the *Smart Growth for Our Communities Act, 2015* (Bill 73). These changes have been incorporated throughout the report and in the updated draft by-law, as necessary. These items include:
- a. Area-rating: Council must consider the use of area-specific charges.
 - b. Asset Management Plan for New Infrastructure: The D.C. background study must include an asset management plan (A.M.P.) that deals with all assets proposed to be funded, in whole or in part, by D.C.s. The A.M.P. must show that the assets are financially sustainable over their full lifecycle.
 - c. 60-day Circulation Period: The D.C. background study must be released to the public at least 60 days prior to passage of the D.C. by-law.
 - d. Timing of Collection of Development Charges: The D.C.A. now requires D.C.s to be collected at the time of the first building permit.
4. A number of changes to the D.C. by-law are required to be addressed as a result of the *More Homes, More Choice Act, 2015* (Bill 108). These changes have been incorporated throughout the report and in the updated draft by-law, as necessary. These items include:
- a. D.C. Installment Payments: Effective January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Interest may be charged on the installments, and any unpaid amounts may be added to the property and collected as taxes.
 - b. Time of Determination of the Amount of D.C.s Applicable: Effective January 1, 2020, the D.C. amount for all developments occurring within two years of a site plan or zoning by-law amendment planning approval



(for applications submitted after January 1, 2020), shall be determined based on the D.C. charge in effect on the day of site plan or zoning by-law amendment application. If the development is not proceeding via these planning approvals, then the amount is determined the earlier of the date of issuance of a building permit or occupancy.

It is noted that other parts of Bill 108 may be proclaimed resulting in further changes becoming effective prior to passage of the new D.C. by-law. For example, Bill 108 proposes to remove services such as parks and recreation and will include them in a new charge called the community benefits charge, under the *Planning Act*. More information on this is provided in section 1.4. If this was to occur prior to passage of the by-law, a revised by-law will be provided to Council for consideration.

5. The growth forecast (Chapter 3) on which the Township-wide D.C. is based, projects the following population, housing and non-residential floor area for the 10-year (2020 to 2029) and 20-year (2020 to 2039) periods.

Measure	10 Year 2020-2029	20 Year 2020-2039	Urban Build Out 2020-20 Year Serviced Area Water
(Net) Population Increase	919	2,105	906
Residential Unit Increase	498	1,021	454
Non-Residential Gross Floor Area Increase sq. ft.	56,000	138,400	10,500

Source: Watson & Associates Economists Ltd. Forecast 2020

6. At present, the Township of Tiny imposes D.C.s on residential and non-residential uses based upon By-law 15-036. The Township is undertaking a D.C. public process and anticipates passing a new by-law. The mandatory public meeting has been set for March 30, 2020 with adoption of the by-law anticipated for April 27, 2020.
7. The Township's D.C. currently in effect for single detached dwelling units is \$4,365. The non-residential charge is \$3.38 per sq.ft. This report has undertaken a recalculation of the charges based on future identified needs (presented in Schedule ES-1 for residential and non-residential). Charges have



been provided on a Township-wide basis for all services. The corresponding single detached unit charge is \$6,958. The non-residential charge is \$4.99 per square foot of building area. These rates are submitted to Council for its consideration.

8. The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-4. A summary of these costs is provided below:

Total gross expenditures planned over the next five years	\$11,625,914
Less:	
Benefit to existing development	\$ 8,693,982
Post planning period benefit	\$ 421,944
Ineligible re: Level of Service	\$ -
Mandatory 10% deduction for certain services	\$ 42,093
Grants, subsidies and other contributions	\$ 50,000
Net Costs to be recovered from development charges	\$ 2,417,895

This suggests that for the non-D.C. cost over the five-year D.C. by-law (benefit to existing development, post planning period benefit, mandatory 10% deduction, and the grants, subsidies and other contributions), \$8.79 million (or an annual amount of \$1.76 million) will need to be contributed from taxes and rates or other sources. With respect to the post period benefit amount of \$421,944, it will be included in subsequent D.C. study updates to reflect the portion of capital that benefits growth in the post period D.C. forecasts.

Based on the above table, the Township plans to spend \$11.63 million over the next five years, of which \$2.42 million (21%) is recoverable from D.C.s. Of this net amount, \$2.24 million is recoverable from residential development and \$0.18 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

9. Considerations by Council – The background study represents the service needs arising from residential and non-residential growth over the forecast periods.

The following services are calculated based on an 20-year forecast:

- Services Related to a Highway; and
- Policing Services.



All other services are calculated based on a 10-year forecast. These include:

- Fire Protection Services;
- Parks and Recreation;
- Library Services;
- Administration – Engineering Studies; and
- Administration – Community Based Studies.

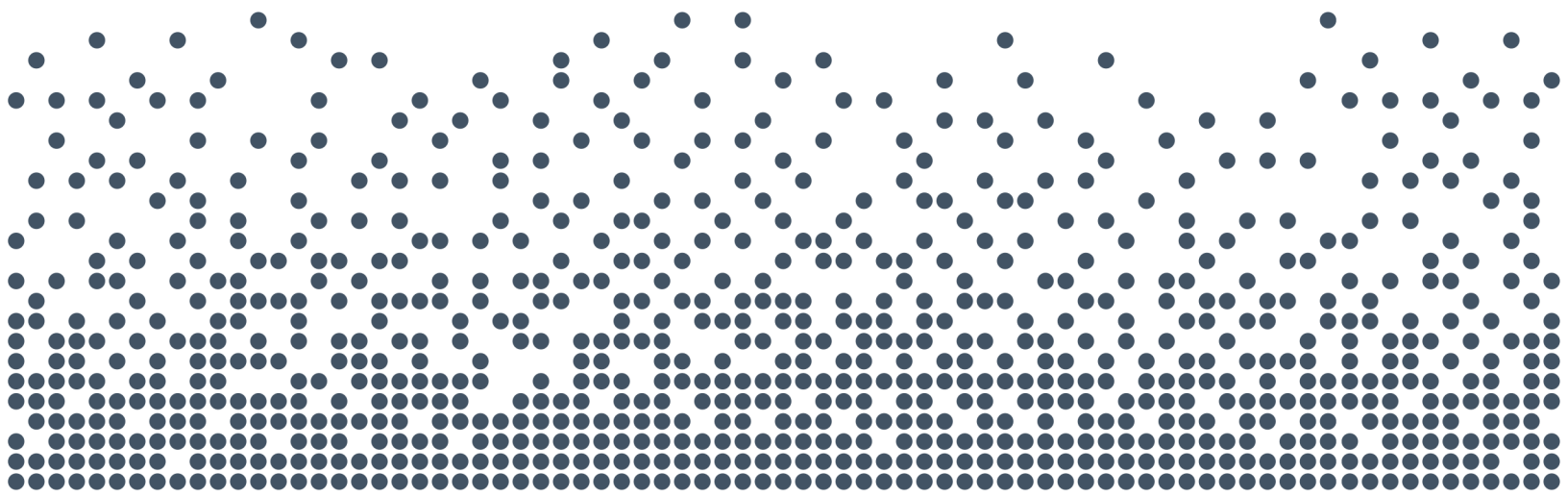
Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix G. These decisions may include:

- adopting the charges and policies recommended herein;
- considering additional exemptions to the by-law; and
- considering reductions in the charge by class of development (obtained by removing certain services on which the charge is based and/or by a general reduction in the charge).



Table ES-1
Schedule of Development Charges

Service	RESIDENTIAL				Wind Turbines	NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples		(per sq.ft. of Gross Floor Area)
Municipal-Wide Services:						
Services Related to a Highway	5,089	3,361	2,319	4,638	5,089	3.75
Fire Protection Services	642	424	293	585	642	0.50
Policing Services	25	17	11	23		0.02
Parks and Recreation Services	936	618	427	853		0.51
Administration - Engineering Based	201	133	92	183	201	0.16
Administration - Community Based	65	43	30	59	65	0.05
Total Municipal-Wide Services	6,958	4,596	3,172	6,341	5,997	4.99



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

This background study has been prepared pursuant to the requirements of the D.C.A. (s. 10) and, accordingly, recommends D.C.s and policies for the Township of Tiny.

The Township retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C. study process throughout 2019 and 2020. Watson worked with Township staff preparing the D.C. analysis and policy recommendations.

This D.C. background study, containing the proposed D.C. by-law, will be distributed to members of the public in order to provide interested parties with sufficient background information on the legislation, the study's recommendations and an outline of the basis for these recommendations.

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Township's D.C. background study, as summarized in Chapter 4. It also addresses the requirement for "rules" (contained in Chapter 7) and the proposed by-law to be made available as part of the approval process (included as Appendix G).

In addition, the report is designed to set out sufficient background on the legislation (Chapter 4), Tiny's current D.C. policies (Chapter 2) and the policies underlying the proposed by-law, to make the exercise understandable to those who are involved.

Finally, it 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 charge. A full discussion of the statutory requirements for the preparation of a background study and calculation of a D.C. is provided herein.



1.2 Summary of the Process

The public meeting required under section 12 of the *Development Charges Act, 1997*, as amended (D.C.A.), has been scheduled for March 30, 2020. 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 modifications to the Township's D.C.s.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on February 28, 2020.

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; and
- finalization of the report and Council consideration of the by-law subsequent to the public meeting.

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

Figure 1-1
Schedule of Key D.C. Process Dates for the Township of Tiny

1. Data collection, staff review, engineering work, D.C. calculations and policy work	December 2019 to January 2020
2. Public meeting advertisement placed in newspaper(s)	No later than March 9, 2020
3. Background study and proposed by-law available to public	February 28, 2020
4. Public meeting of Council	March 30, 2020
5. Council considers adoption of background study and passage of by-law	April 27, 2020
6. Newspaper notice given of by-law passage	By 20 days after passage
7. Last day for by-law appeal	40 days after passage
8. Township makes pamphlet available (where by-law not appealed)	By 60 days after in force date



1.3 Changes to the D.C.A.: Smart Growth for Our Communities Act (Bill 73)

With the amendment of the D.C.A. (as a result of Bill 73 and O. Reg. 428/15), there are a number of areas that must be addressed to ensure that the Township is in compliance with the D.C.A., as amended. The following provides an explanation of the changes to the Act that affect the Township's background study and how they have been dealt with to ensure compliance with the amended legislation.

1.3.1 Area Rating

Bill 73 has introduced two new sections where Council must consider the use of area-specific charges:

- 1) Section 2 (9) of the Act now requires a municipality to implement area-specific D.C.s for either specific services that are prescribed and/or for specific municipalities that are to be regulated. (Note that at this time, no municipalities or services are prescribed by the Regulations.)
- 2) Section 10 (2) c.1 of the D.C.A. requires that, "the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas."

In regard to the first item, there are no services or specific municipalities identified in the regulations that must be area-rated. The second item requires Council to consider the use of area rating.

1.3.2 Asset Management Plan for New Infrastructure

The new legislation now requires that a D.C. background study must include an asset management plan (s. 10 (2) c.2). The asset management plan (A.M.P.) must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the A.M.P. related to transit services; however, they are silent with respect to how the A.M.P. is to be provided for all other services. As part of any A.M.P., the examination should be consistent with the municipality's existing assumptions, approaches and policies on asset management planning. This examination may include both qualitative and



quantitative measures such as examining the annual future lifecycle contributions needs (discussed further in Appendix F of this report).

1.3.3 60-Day Circulation of D.C. Background Study

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

This D.C. study is being provided to the public on February 28, 2020 to ensure the new requirement for release of the study is met.

1.3.4 Timing of Collection of D.C.s

The D.C.A. has been refined by Bill 73 to require that D.C.s are collected at the time of the first building permit. For the majority of development, this will not impact the Township's present process. There may be instances, however, where several building permits are to be issued and either the size of the development or the uses will not be definable at the time of the first building permit. In these instances, the Township may enter into a delayed payment agreement in order to capture the full development.

1.3.5 Other Changes

It is also noted that a number of other changes were made through Bill 73 and O. Reg. 428/15, including changes to the way in which transit D.C. service standards are calculated, the inclusion of waste diversion and the ability for collection of additional levies; however, these sections do not impact the Township's D.C.

1.4 More Homes, More Choice Act – An Act to Amend Various Statutes with Respect to Housing, Other Development, and Various Matters

On May 2, 2019, the Province introduced Bill 108 (the *More Homes, More Choice Act*) which proposes changes to the D.C.A. The Bill was introduced as part of the Province's



“*More Homes, More Choice: Ontario's Housing Supply Action Plan.*” The Bill received royal assent on June 6, 2019.

While having received royal assent, many of the amendments to the D.C.A. do not come into effect until they are proclaimed by the Lieutenant Governor. At the time of writing, the following provisions have been proclaimed:

- Transitional provisions with respect to soft services, as well as other provisions clarifying definitions and administrative powers to make regulations, are in effect as of the date of royal assent. Regarding the transitional provisions for soft services, as noted below, services not identified under the new s. 2 (4) (i.e. soft services) will no longer be eligible to be included in a D.C. by-law once proclaimed. Soft services within an existing D.C. by-law can remain in effect, even if the by-law expires, until the earlier of the prescribed date (currently anticipated to be January 1, 2021), the date a community benefits charge (C.B.C.) by-law is passed, or the date when the existing D.C. by-law is repealed.
- Effective January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Interest may be charged on the installments, and any unpaid amounts may be added to the property and collected as taxes.
- Effective January 1, 2020 the D.C. amount for all developments occurring within two years of a site plan or zoning by-law amendment planning approval (for applications submitted after this section is proclaimed), shall be determined based on the D.C. charge in effect on the day of site plan or zoning by-law amendment application. If the development is not proceeding via these planning approvals, then the amount is determined the earlier of the date of issuance of a building permit or occupancy.

A summary of further changes to the D.C.A. to take effect upon proclamation by the Lieutenant Governor is provided below.

Changes to Eligible Services – the Bill will remove “soft services” from the D.C.A. These services will be considered as part of a new community benefits charge (discussed below) imposed under the authority of the *Planning Act*. Once the new s. 2 (4) is proclaimed, eligible services under the D.C.A. will include:



- “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 as defined in subsection 1 (1) of the *Municipal Act*, 2001 or subsection 3 (1) of the *City of Toronto Act*, 2006, as the case may be
- Electrical power services
- Policing services
- Ambulance services
- Fire protection services
- Toronto-York subway extension, as defined in subsection 5.1 (1)
- Transit services other than the Toronto-York subway extension
- Waste diversion services.
- Other services as prescribed”

Waste Diversion and Ambulance – the Bill will remove the mandatory 10% deduction for these services.

Soft Services to be Included in a New Community Benefit Charge under the *Planning Act* – it is proposed that a municipality may by by-law impose community benefits charges against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. These services may not include services authorized by the D.C.A. Various provisions are provided as follows:

- Before passing a community benefits charge by-law, the municipality shall prepare a community benefits charge strategy that, (a) identifies the facilities, services and matters that will be funded with community benefits charges and (b) complies with any prescribed requirements.
- The amount of a community benefits charge payable shall not exceed an amount equal to the prescribed percentage of the value of the land as of the valuation date.
- The valuation date is the day before building permit issuance.
- Valuations will be based on appraised value of land. Various requirements are set out in this regard.



- All money received by the municipality under a community benefits charge by-law shall be paid into a special account.
- In each calendar year, a municipality shall spend or allocate at least 60 percent of the monies that are in the special account at the beginning of the year.
- Requirements for annual reporting shall be prescribed.
- Transitional provisions are set out regarding the D.C. reserve funds and D.C. credits.



Chapter 2

Current Township of Tiny Policy



2. Current Township of Tiny Policy

2.1 Schedule of Charges

The Township of Tiny currently imposes charges through By-law 15-036 under the D.C.A. The by-law imposes D.C.s for residential and non-residential uses.

The table below provides the rates currently in effect.

Table 2-1
Township of Tiny
Current D.C. Rates

Service	Residential				Wind Turbines	Non-Residential per sq.ft.
	Single & Semi-Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms		
Services Related to a Highway (Transportation Services)	393	299	275	151	393	0.36
Fire Protection Services	1,184	902	829	457	1,184	0.84
Policing Services	52	40	37	20	-	0.05
Parks and Recreation Services	2,044	1,558	1,433	791	-	1.56
Library Services	201	153	141	77	-	0.15
Administration	491	375	343	189	178	0.42
Total	4,365	3,327	3,058	1,685	1,755	3.38

2.2 Services Covered

The following services are covered under By-law 15-036:

- Transportation Services
- Fire Protection Services
- Police Services
- Parks and Recreation Services
- Library Services
- Administration (Growth-Related Studies)

2.3 Timing of D.C. Calculation and Payment

D.C.s are payable at the time of building permit issuance and are collected by the Township of Tiny Building Department. Early and late payment arrangements are



available under the authority of Council when an agreement is entered into between the Township and the development landowner.

2.4 Indexing

Rates shall be adjusted annually on January 1, without amendment to the by-law, in accordance with the third quarter of the prescribed index in the Act.

2.5 Redevelopment Allowance

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

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable D.C. under s. 3.10 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of a 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.s under s. 3.11, by the gross floor area (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 D.C.s otherwise payable with respect to the redevelopment.

2.6 Exemptions

The following statutory exemptions are provided under By-law 15-036:



Residential:

- “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) one or two additional dwelling units in an existing single detached dwelling; or
 - (c) one additional dwelling unit in any other existing residential building.”
- “Notwithstanding subsection 3.5(b), development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.”
- “Notwithstanding Section 3.5, development charges shall be imposed if the additional unit has a gross floor area greater than
 - (a) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
 - (b) in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.”

Industrial:

- "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;
- 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 D.C. that would otherwise be payable, multiplied by the fraction determined as follows:
 - (i) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - (ii) divide the amount determined under subsection 3.8(a)(i) by the amount of the enlargement.



- For the purpose of Section 3.8 herein, 'existing industrial building' is used as defined in the Regulation made pursuant to the Act.”

The following non-statutory exemptions are provided under By-law 15-036:

- “the development of non-residential farm buildings constructed for bona-fide farm uses;
- development creating or adding an accessory use or accessory building not exceeding 10 square metres (107.64 square feet) of gross floor area;
- development creating or adding an accessory use or accessory building to a residential use where the accessory use or accessory building is not used for any commercial use or purpose; and
- garden suites;
- lands, buildings or structures used or to be used for a place of worship or for the purposes of a churchyard or cemetery exempt from taxation under the Assessment Act; and
- a public hospital receiving aid under the Public Hospitals Act, R.S.O. 1990, Chap. P.40, as amended, or any successor thereof.”



Chapter 3

Anticipated Development in the Township of Tiny



3. Anticipated Development in the Township of Tiny

3.1 Requirement of the Act

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

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Township of Tiny will be required to provide services, over a 10-year (early 2020 to early 2030), and a longer-term horizon (early 2020 to early 2040).

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

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

- Township of Tiny Official Plan;
- Township of Tiny 2015 Development Charges Background Study, Watson & Associates Economists Ltd., March 2015;
- Simcoe County Residential Land Budget, Simcoe County Planning Department in consultation with Hemson Consulting Ltd., 2016;
- Simcoe County Employment Land Budget, Hemson Consulting Ltd., June 2017;
- Township of Tiny Growth Management Strategy, MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC), October 2016,
- 2006, 2011 and 2016 population, household, and employment Census data;
- Historical residential and non-residential building permit data over the 2010 to 2019 period;



- Residential and non-residential supply opportunities as provided by the Township of Tiny; and
- Discussions with Township staff regarding anticipated residential and non-residential development in the Township of Tiny.

3.3 Summary of Growth Forecast

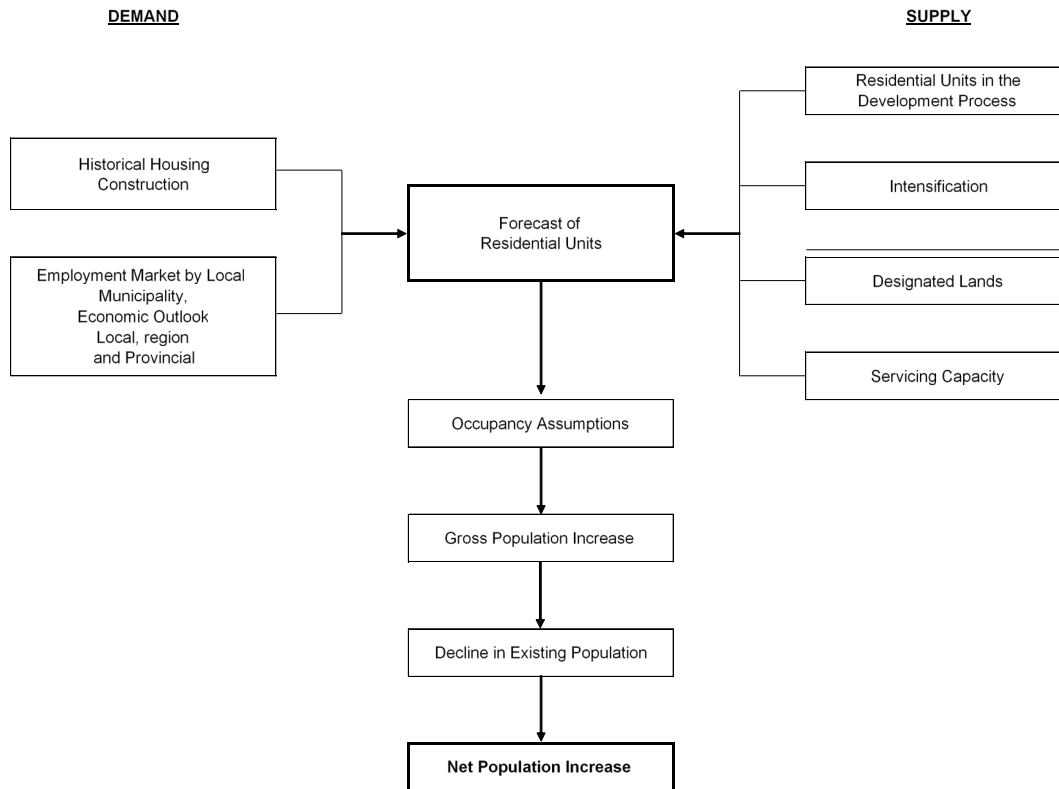
A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Township and describes the basis for the forecast. The results of the 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, the Township's permanent population is anticipated to reach approximately 12,110 by early 2030 and 12,480 by early 2040, resulting in an increase of approximately 90 and 460 persons, respectively, over the 10-year and longer-term forecast periods.¹ The Township's seasonal population is forecast to increase to 18,160 persons in 2030, and 18,980 persons in 2040. The Township's total population (permanent and seasonal population) is forecast to reach 30,270 by 2030, and 31,460 by 2040.

¹ The population figures used in the calculation of the 2020 D.C. including the net Census undercount, which staff have estimated at approximately 3.0%.



Figure 3-1
Population and Household Forecast Model





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

Year	Permanent Population (Including Census Undercount) ¹	Excluding Census Undercount					Housing Units							Permanent Person Per Unit (P.P.U.)	Permanent + Seasonal Person Per Unit (P.P.U.)	
		Permanent Population	Institutional Population ²	Permanent Population Excluding Institutional	Seasonal Population	Total Permanent and Seasonal Population	Singles & Semi-Detached	Multiples ³	Apartments ⁴	Other	Total Permanent Households	Seasonal Households	Total Households Including Seasonal			
Historical	Mid 2006	11,110	10,784	24	10,760	16,960	27,744	4,230	35	55	15	4,335	4,737	9,072	2.488	3.058
	Mid 2011	11,570	11,232	97	11,135	17,705	28,937	4,515	55	35	14	4,619	4,945	9,564	2.432	3.026
	Mid 2016	12,140	11,787	242	11,545	17,230	29,017	4,795	45	55	15	4,910	4,813	9,723	2.401	2.984
Forecast	Early 2020	12,380	12,017	246	11,771	17,334	29,351	4,981	45	55	15	5,096	4,842	9,938	2.358	2.954
	Early 2030	12,480	12,111	252	11,859	18,158	30,269	5,244	49	55	15	5,363	5,072	10,435	2.258	2.901
	Mid 2031	12,500	12,134	252	11,882	18,322	30,456	5,283	50	55	15	5,403	5,118	10,521	2.246	2.895
	Early 2040	12,853	12,475	256	12,219	18,981	31,456	5,526	61	55	15	5,657	5,302	10,959	2.205	2.870
Incremental	Mid 2006 - Mid 2011	460	448	73	375	745	1,193	285	20		-1	284	208	492		
	Mid 2011 - Mid 2016	570	555	145	410	-475	80	280	-10	20	1	291	-132	159		
	Mid 2016 - Early 2020	240	230	4	226	104	334	186	0	0	0	186	29	215		
	Early 2020 - Early 2030	100	94	6	88	824	918	264	4	0	0	267	230	497		
	Early 2020 - Mid 2031	120	117	6	111	988	1,105	302	5	0	0	308	276	584		
Early 2020 - Early 2040	473	458	10	448	1,647	2,105	545	16	0	0	561	460	1,021			

Source: Derived from Township of Tiny Official Plan by Watson & Associates Economists Ltd., 2020.

¹ Census undercount estimated at approximately 3.0%. Note: Population including the undercount has been rounded.

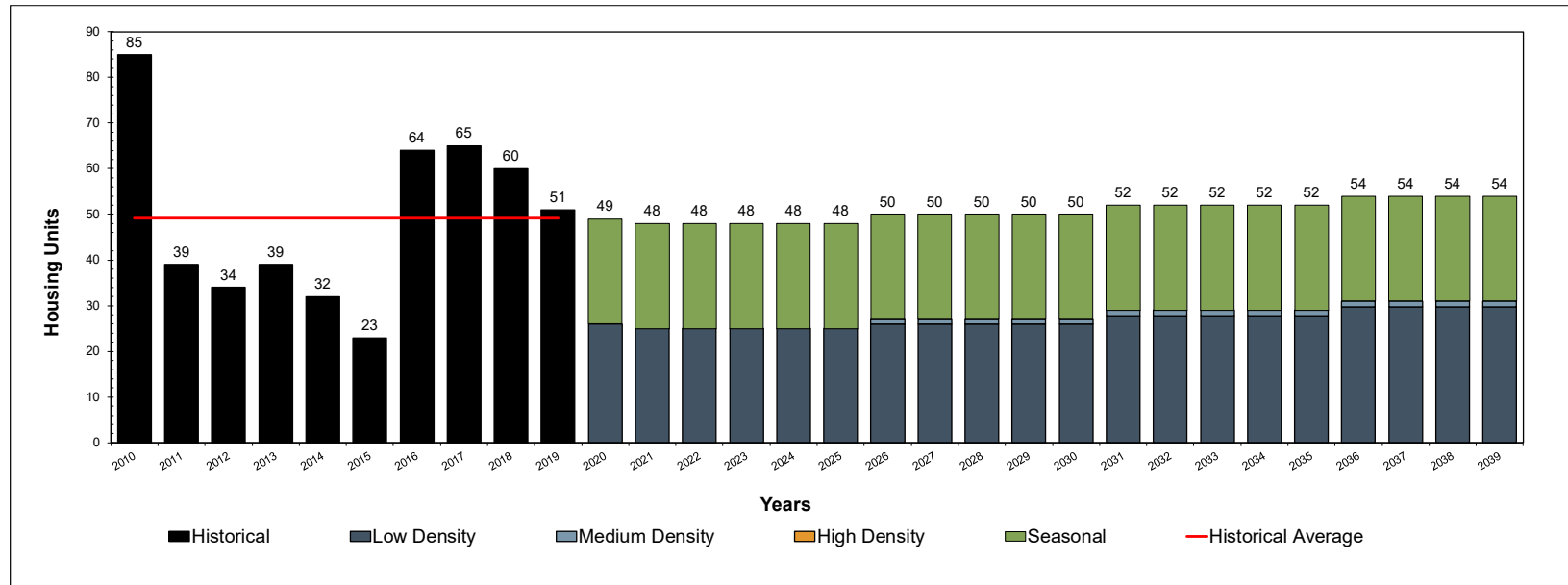
² The institutional population is a person who lives in a collective dwelling. According to Statistics Canada, a collective dwelling refers to a dwelling of a commercial, institutional or communal nature. Included in this type of dwelling are lodging or rooming houses, hotels, motels, tourist homes, nursing homes, hospitals, staff residences, communal quarters (military bases), work camps, jails, missions and group homes. The need for service associated with the institutional population is captured in the non-residential forecast under institutional employment.

³ Includes townhouses and apartments in duplexes.

⁴ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Figure 3-2
Township of Tiny
Annual Housing Forecast¹



Source: 2010-2019 historical housing activity data from Township of Tiny, by Watson & Associates Economists Ltd., 2020.
Note: Historical housing activity has been adjusted for historical housing unit demolitions.
¹ Growth forecast represents calendar year.



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

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

- The housing unit mix for the Township was derived from a detailed review of residential supply data for the Township, historical development activity (as per Schedule 6) and discussions with Township staff regarding anticipated local development trends.
- Based on the above indicators, the 10-year household growth forecast for the Township is comprised of a unit mix of 99% low-density units (single detached and semi-detached), 1% medium-density units (multiples except apartments) and 0% high-density units (bachelor, 1-bedroom and 2-bedroom apartments).

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

- Schedule 2 summarizes the anticipated amount, type, and location of development by servicing area for the Township of Tiny.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2020 and 2040 by development location is summarized below.

Development Location	Approximate Amount of Permanent and Seasonal Housing Growth, 2020 to 2040	Percentage of Permanent and Seasonal Housing Growth, 2020 to 2040
Urban Serviced – Municipal Water	454	44%
Unserviced	567	56%
<i>Township Total</i>	<i>1,021</i>	<i>100%</i>

3. Planning Period

- Short and longer term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for certain services, such as parks, recreation



and libraries, to a 10-year planning horizon. Services related to a highway, public works, fire, policing, stormwater, water and wastewater services can utilize a longer planning period.

4. Population in New Housing Units (Appendix A – Schedules 3, 4 and 5)

- The number of housing units to be constructed in the Township of Tiny during the short- and long-term periods is presented in Figure 3-2. Over the 20-year forecast period, the Township is anticipated to average approximately 51 new permanent and seasonal housing units per year.
- Institutional population¹ is anticipated to increase modestly by approximately 10 persons over the 20-year forecast period.
- Population in new units is derived from Schedules 3, 4, and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 7a summarizes the average P.P.U. assumed for the new housing units by age and type of dwelling based on 2016 custom Census data for the Township of Tiny. Due to data limitations, medium- and high-density P.P.U.s were derived from the County of Simcoe, which includes the Township of Tiny, as outlined in Schedule 7b. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which have been recently experienced in both new and older units. Forecast 25-year average P.P.U.s by dwelling type are as follows:
 - Low density: 2.615
 - Medium density: 2.416
 - High density:² 1.594

¹ The institutional population is a person who lives in a collective dwelling. According to Statistics Canada, a collective dwelling refers to a dwelling of a commercial, institutional or communal nature. Included in this type of dwelling are lodging or rooming houses, hotels, motels, tourist homes, nursing homes, hospitals, staff residences, communal quarters (military bases), work camps, jails, missions and group homes.

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



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

- Existing households for early 2020 are based on the 2016 Census households, plus estimated residential units constructed between mid-2016 and June 2019, assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2020 to 2040 forecast period is approximately 1,020.

6. Employment (Appendix A – Schedules 9a, 9b, 9c, 10 and 11)

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in a municipality divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data¹ (place of work) for the Township of Tiny is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
 - 45 primary (4%);
 - 425 work at home employment (35%);
 - 260 industrial (22%);
 - 305 commercial/population related (25%); and
 - 165 institutional (14%).
- The 2016 employment by usual place of work, including work at home, is approximately 1,200. An additional 226 employees have been identified for the Township in 2016 that have no fixed place of work (N.F.P.O.W.).² The 2016 employment base, including N.F.P.O.W., totals 1,426.
- Total employment, including work at home and N.F.P.O.W. for the Township is anticipated to reach approximately 1,660 by early 2020 and 1,890 by early 2040.

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

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



This represents an employment increase of approximately 170 for the 10-year forecast period and 390 for the longer-term forecast period.

- Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e. employment and G.F.A. generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation.
- Total employment for the Township of Tiny anticipated to generate future non-residential building space (excluding work at home, N.F.P.O.W. and primary¹ employment) is forecast to reach approximately 840 by early 2030 and 940 by early 2040. This represents an employment increase of approximately 70 and 170 over the 10-year and longer-term forecast periods, respectively.

7. Non-Residential Sq.ft. Estimates (G.F.A., Appendix A – Schedule 9b)

- Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
 - 1,300 sq.ft. per employee for industrial;
 - 500 sq.ft. per employee for commercial/population-related; and
 - 700 sq.ft. per employee for institutional employment.
- The Township-wide incremental G.F.A. is anticipated to increase by 56,000 sq.ft. over the 10-year forecast period and 138,400 sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the 2020 to 2040 incremental G.F.A. forecast by sector is broken down as follows:
 - industrial – 52%;
 - commercial/population-related – 29%; and
 - institutional – 19%.

¹ Primary employment refers to industries in agriculture, forestry, fishing and hunting, and mining and oil and gas extraction.



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

- Schedule 9c summarizes the anticipated amount, type and location of non-residential development by servicing area for Township of Tiny by area.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast total non-residential growth between 2020 and 2040 by development location is summarized below.

Development Location	Amount of Non-Residential G.F.A., 2020 to 2040	Percentage of Non-Residential G.F.A., 2020 to 2040
Urban Serviced – Municipal Water	10,500	8%
Unserviced	127,900	92%
<i>Township Total</i>	<i>138,400</i>	<i>100%</i>



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

4.2 Services Potentially Involved

Table 4-1 lists the full range of municipal service categories that are provided within the Township.

A number of these services are defined in s. 2 (4) of the D.C.A. as being ineligible for inclusion in D.C.s. These are shown as “ineligible” on Table 4-1. Two ineligible costs defined in s. 5 (3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years.” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services which are potentially eligible for inclusion in the 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, s. 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

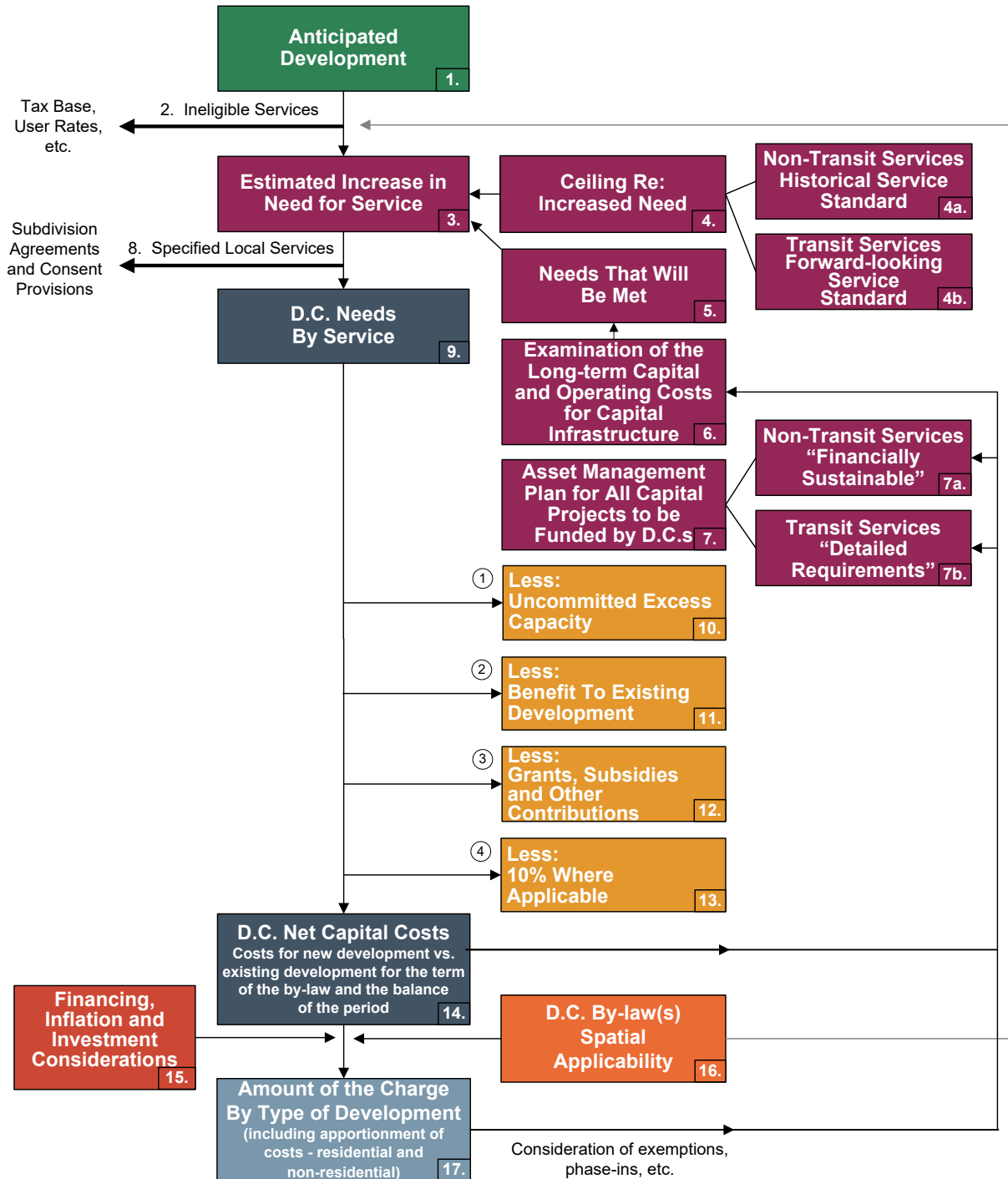




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

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

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	Yes	1.3 Bridges, culverts and roundabouts	100
	No	1.4 Local municipal roads	0
	Yes	1.5 Traffic signals	100
	Yes	1.6 Sidewalks and streetlights	100
	Yes	1.7 Active transportation	100
2. Other Transportation Services	n/a	2.1 Transit vehicles ¹ & facilities	100
	n/a	2.2 Other transit infrastructure	100
	n/a	2.3 Municipal parking spaces - indoor	90
	No	2.4 Municipal parking spaces - outdoor	90
	Yes	2.5 Works yards	100
	Yes	2.6 Rolling stock ¹	100
	n/a	2.7 Ferries	90
	No	2.8 Airport	90

¹with 7+ year lifetime

*same percentage as service component to which it pertains
computer equipment excluded throughout



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
3. Stormwater Drainage and Control Services	No	3.1 Main channels and drainage trunks	100
	No	3.2 Channel connections	100
	No	3.3 Retention/detention ponds	100
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, tankers, aerials and rescue vehicles, etc. ¹	100
	Yes	4.3 Small equipment and gear	100
5. Outdoor Recreation Services (i.e. Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots and E.S.A.s	0
	Yes	5.2 Development of area municipal parks	90
	Yes	5.3 Development of district parks	90
	Yes	5.4 Development of municipal-wide parks	90
	Yes	5.5 Development of special purpose parks	90
	Yes	5.6 Parks rolling stock ¹ and yards	90
6. Indoor Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	90
	Yes	6.2 Recreation vehicles and equipment ¹	90
7. Library Services	Yes	7.1 Public library space (incl. furniture and equipment)	90
	n/a	7.2 Library vehicles ¹	90
	Yes	7.3 Library materials	90
8. Electrical Power Services	Ineligible	8.1 Electrical substations	0
	Ineligible	8.2 Electrical distribution system	0
	Ineligible	8.3 Electrical system rolling stock	0

¹with 7+ year lifetime



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
9. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	9.1 Cultural space (e.g. art galleries, museums and theatres)	0
	Ineligible	9.2 Tourism facilities and convention centres	0
10. Wastewater Services	n/a	10.1 Treatment plants	100
	n/a	10.2 Sewage trunks	100
	n/a	10.3 Local systems	0
	n/a	10.4 Vehicles and equipment ¹	100
11. Water Supply Services	No	11.1 Treatment plants	100
	No	11.2 Distribution systems	100
	No	11.3 Local systems	0
	No	11.4 Vehicles and equipment ¹	100
12. Waste Management Services	Ineligible	12.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	12.2 Landfills and other disposal facilities	0
	n/a	12.3 Waste diversion facilities	90
	n/a	12.4 Waste diversion vehicles and equipment ¹	90
13. Police Services	Yes	13.1 Police detachments	100
	Yes	13.2 Police rolling stock ¹	100
	Yes	13.3 Small equipment and gear	100
14. Homes for the Aged	n/a	14.1 Homes for the aged space	90
	n/a	14.2 Vehicles ¹	90
15. Child Care	n/a	15.1 Child care space	90
	n/a	15.2 Vehicles ¹	90
16. Health	n/a	16.1 Health department space	90
	n/a	16.2 Health department vehicles ¹	90
17. Social Housing	n/a	17.1 Social housing space	90
18. <i>Provincial Offences Act</i> (P.O.A.)	n/a	18.1 P.O.A. space	90
19. Social Services	n/a	19.1 Social service space	90

¹with 7+ year lifetime



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
20. Ambulance	n/a n/a	20.1 Ambulance station space 20.2 Vehicles ¹	90 90
21. Hospital Provision	Ineligible	21.1 Hospital capital contributions	0
22. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	22.1 Office space 22.2 Office furniture 22.3 Computer equipment	0 0 0
23. Other Services	Yes No	23.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ² and facilities, including the D.C. background study cost 23.2 Interest on money borrowed to pay for growth-related capital	 0-100 0-100

¹with a 7+ year lifetime

²same percentage as service component to which it pertains

4.4 Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions.

4.5 Capital Forecast

Paragraph 7 of s. 5 (1) of the D.C.A. requires that “the capital costs necessary to provide the increased services must be estimated.” The Act goes on to require two



potential cost reductions and the Regulation sets out the way in which such costs are to be presented. These requirements are outlined below.

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

The capital costs include:

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

In order for an increase in need for service to be included in the D.C. calculation, Township Council must indicate “that it intends to ensure that such an increase in need will be met” (s. 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.

4.6 Treatment of Credits

Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Section 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. There are no outstanding credit obligations to be included in the D.C. calculations.

4.7 Existing Reserve Funds

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

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5 (1).”

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

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

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

The Township’s D.C. reserve fund balance¹ by service at December 31, 2019, adjusted to account for outstanding commitments, is shown below:

¹ Reserve balance to be combined with Administration Studies.



Service	Projected Total (Dec. 31/19)	Commitments	Adjusted Projected Total (Dec. 31/19)
Services Related to a Highway	\$5,496.38	\$0.00	\$5,496.38
Fire Protection Services	\$16,577.40	\$0.00	\$16,577.40
Policing Services	\$542.07	\$0.00	\$542.07
Parks and Recreation Services	\$21,191.33	\$0.00	\$21,191.33
Library Services	\$2,080.05	\$0.00	\$2,080.05
Administration	\$5,731.70	\$10,800.00	(\$5,068.30)
Total	\$51,618.94	\$10,800.00	\$40,818.94

Note: Amounts in brackets are deficit balances.

4.8 Deductions

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

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development;
- anticipated grants, subsidies and other contributions; and
- 10% reduction for certain services.

The requirements behind each of these reductions are addressed as follows:

4.8.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in section 4.3 does “not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the municipality over the 10-year period immediately preceding the preparation of the background study.” 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 factor are multiplied together, they produce a measure of the level of service, which meets the requirements of the Act, i.e. cost per unit.

With respect to transit services, the changes to the Act as a result of Bill 73 have provided for an alternative method for calculating the services' standard ceiling. Transit services must now utilize a forward-looking service standard analysis, described later in this section.

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

4.8.2 Reduction for Uncommitted Excess Capacity

Paragraph 5 of s. 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.

4.8.3 Reduction for Benefit to Existing Development

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

- the repair or unexpanded replacement of existing assets that are in need of repair;
- an increase in average service level of quantity or quality (compare water as an example);



- the elimination of a chronic servicing problem not created by growth; and
- providing services where none previously existed (generally considered for water or wastewater services).

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of service cap in section 4.4 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 that 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 very 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 Wednesday in one arena and Thursday 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 very 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.

4.8.4 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).

4.8.5 The 10% Reduction

Paragraph 8 of s. 5 (1) of the D.C.A. requires that, “the capital costs must be reduced by 10 per cent.” This paragraph does not apply to water supply services, wastewater services, stormwater drainage and control services, services related to a highway, policing and fire protection services. The primary services to which the 10% reduction does apply include services such as parks, recreation, libraries, child care/social services, the Provincial Offences Act, ambulance, homes for the aged, and health.

The 10% is to be netted from the capital costs necessary to provide the increased services, once the other deductions have been made, as per the infrastructure costs sheets in Chapter 5.

4.9 Municipal-wide vs. Area Rating

This step involves determining whether all of the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the amended D.C.A., it is now mandatory to “consider” area-rating of services (providing charges for specific areas and services); however, it is not mandatory to implement area rating. Further discussion is provided in section 7.4.4.

4.10 Allocation of Development

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

4.11 Asset Management

The new legislation now requires that a D.C. background study must include an asset management plan (s. 10 (2) c.2). The asset management plan (A.M.P.) must deal with



all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the A.M.P. related to transit services (as noted in the subsequent subsection); however, they are silent with respect to how the A.M.P. is to be provided for all other services. As part of any A.M.P., the examination should be consistent with the municipality's existing assumptions, approaches and policies on asset management planning. This examination has been included in Appendix F.

4.12 Transit

The most significant changes to the Act relate to the transit service. These changes relate to four areas of the calculations, as follows:

- A. Transit no longer requires the statutory 10% mandatory deduction from the net capital cost (s. 5.2 (i) of the D.C.A.).
- B. The background study requires the following in regard to transit costs (as per s. 8 (2) of the Regulations):
 1. The calculations that were used to prepare the estimate for the planned level of service for the transit services, as mentioned in s. 5.2 (3) of the Act.
 2. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
 - i. the anticipated development over the 10-year period immediately following the preparation of the background study, or
 - ii. the anticipated development after the 10-year period immediately following the preparation of the background study.
 3. An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.
 4. An assessment of ridership forecasts for all modes of transit services proposed to be funded by the D.C. over the 10-year period immediately following the preparation of the background study, categorized by



- development types, and whether the forecast ridership will be from existing or planned development.
5. An assessment of the ridership capacity for all modes of transit services proposed to be funded by the D.C. over the 10-year period immediately following the preparation of the background study.
- C. A new forward-looking service standard (as per s. 6.1 (2) of the Regulations):
1. The service is a discrete service.
 2. No portion of the service that is intended to benefit anticipated development after the 10-year period immediately following the preparation of the background study may be included in the estimate.
 3. No portion of the service that is anticipated to exist as excess capacity at the end of the 10-year period immediately following the preparation of the background study may be included in the estimate.
- D. A very detailed asset management strategy and reporting requirements (s. 6.1 (3) of the Regulation) that includes lifecycle costs, action plans that will enable the assets to be sustainable, summary of how to achieve the proposed level of service, discussion on procurement measures and risk.

The Township does not currently provide transit services, nor does it intend to do so in the near future. Therefore, the above calculations and reporting requirements are not required.



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. In each case, the required calculation process set out in s. 5 (1) paragraphs 2 to 8 in the D.C.A. and described in Chapter 4 was followed in determining D.C.-eligible costs.

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

5.2 Service Levels and 10-Year Capital Costs for D.C. Calculation

This section evaluates the development-related capital requirements for all of the "softer" services and fire protection services over a 10-year planning period. Each service component is evaluated on two format sheets: the average historical 10-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.

5.2.1 Administration – Engineering Studies

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the Township's capital works program. The Township has made provision for the inclusion of new studies undertaken to facilitate this D.C. process, as well as other studies which benefit growth (in whole or in part). The list of studies includes such studies as the following:

- Development Charge Studies
- Septage Handling Study
- Fire Master Plan
- Transportation Master Plan



- Drainage Master Plan

The cost of these studies is \$312,600, of which \$130,840 is attributable to existing benefit. In addition, deductions of \$50,000 to recognize the County's share of the transportation master plan and \$685 to account for the existing reserve fund balance, have been made. The net growth-related capital cost, after the mandatory 10% deduction and the application of the existing reserve balance is \$124,075 and has been included in the D.C. calculation.

These costs have been allocated 93% residential and 7% non-residential based on the incremental growth in population to employment for the 10-year forecast period.



Infrastructure Costs Included in the Development Charges Calculation

Township of Tiny
 Service: Administration - Engineering Based Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
	2020-2029											93%	7%
1	Development Charge Study	2020	35,000	-		35,000	-		35,000	3,500	31,500	29,295	2,205
2	Development Charge Study	2025	35,000	-		35,000	-		35,000	3,500	31,500	29,295	2,205
3	Septage Handling Study	2023	100,000	-		100,000	90,000		10,000		10,000	9,300	700
4	Fire Master Plan Update	2027	17,600	-		17,600	15,840		1,760		1,760	1,637	123
5	Transportation Master Plan	2020	100,000	-		100,000	5,000	50,000	45,000		45,000	41,850	3,150
6	Drainage Master Plan	2020	25,000	-		25,000	20,000		5,000		5,000	4,650	350
7	Reserve Fund Adjustment						685		(685)		(685)	(637)	(48)
	Total		312,600	-	-	312,600	131,525	50,000	131,075	7,000	124,075	115,390	8,685



5.2.2 Administration - Community Based Studies

The D.C.A. also permits the inclusion of studies undertaken to facilitate the completion of the Township's capital works program's associated community-based services. As such, the Township has made provision for the inclusion of new studies that benefit growth (in whole or part). The list of studies includes the following:

- Township Strategic Plan and 4-Year Update
- Zoning By-law Review/Update
- Parkland and Recreation Master Plan
- Official Plan Review and Zoning Update
- Community Planning Study
- Provision for Other Planning Studies
- Huronia Airport Strategic Plans

The cost of these studies is \$426,500, of which \$157,000 is attributable to existing benefit and \$225,000 is attributable to growth beyond the 2020 to 2029 forecast period. The net growth-related capital cost, after the mandatory 10% deduction and the application of the existing reserve balance is \$40,050 and has been included in the D.C. calculation.

These costs have been allocated 93% residential and 7% non-residential based on the incremental growth in population to employment for the 10-year forecast period.



Infrastructure Costs Included in the Development Charges Calculation

Township of Tiny
 Service: Administration - Community Based Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non- Residential Share
	2020-2029											93%	7%
1	Township Strategic Plan and 4-Year Update	2024-2028	27,500	-		27,500	13,800		13,700	1,370	12,330	11,467	863
2	Official Plan Update	2030	120,000	120,000		-	-		-	-	-	-	-
3	Zoning By-law Review/Update	2032	105,000	105,000		-	-		-	-	-	-	-
4	Parks & Recreation Master Plan	2029	150,000	-		150,000	120,000		30,000	3,000	27,000	25,110	1,890
5	Hurononia Airport Strategic Plan Update	2024	4,000	-		4,000	3,900		100	10	90	84	6
6	Hurononia Airport Strategic Plan	2029	20,000	-		20,000	19,300		700	70	630	586	44
	Total		426,500	225,000	-	201,500	157,000	-	44,500	4,450	40,050	37,247	2,804



5.2.3 Airport

The Township currently funds a portion of capital infrastructure related to the Huronia airport. The Township is aware that there are future plans for expansion of runways at the airport, however, there has not been an opportunity to assess what portion of the expansion may benefit growth. In addition, future updates to the airport's strategic plan over the forecast period is anticipated to identify additional capital infrastructure expansion needs that the Township will share in funding. As part of the strategic plan updates, the Township will assess growth-related components of future capital needs and where a growth portion of capital expansion projects are identified in the future, the Township will consider the inclusion of costs in a future D.C. or C.B.C. study, where applicable.



5.2.4 Library Services

The Township is currently under a funding agreement with the Public Library Boards for Midland, Penetanguishene, and Springwater that provides residents of Tiny access to library services in one of these municipalities. Under the agreement, residents of Tiny are entitled to all the rights and privileges in the use of library services with each household being able to access the services of only one library. The Township pays the Public Library Boards an amount per household.

The current agreement between the Public Library Boards and the Township does not indicate that there are capital expansionary costs included in the fees being imposed on a per household basis. The Township has not been asked to share in the capital costs of any library expansions contemplated in any of the three municipalities that provide services to Tiny residents. Further, the D.C. background studies for Midland, Penetanguishene and Springwater have not indicated that there are contributions from others anticipated against any of the growth-related projects identified.

As such, the Township has not included any costs in this D.C. background study for the 10-year forecast period. As the Township previously imposed a D.C. for library services, there is a balance in the library D.C. reserve fund of \$2,080. It is recommended that these funds be transferred to the parks and recreation D.C. reserve fund to assist in reducing the capital costs associated with growth for future parks and recreation projects.



5.2.5 Parks and Recreation Services

The Township currently has 291.8 acres of parkland within its jurisdiction. This parkland consists of major and minor parks as well as beaches and beach parks of varying sizes. The Township has sustained the current level of service over the historical 10-year period (2010 to 2019), with an average of 10 acres of parkland and 3.3 parkland amenities items per 1,000 population. The Township also provides 0.06 linear meters of beach access ways and boardwalks per capita. Including parkland, parkland amenities (e.g. ball diamonds, playground equipment, soccer fields, etc.), and park access ways/boardwalks, the level of service provided is approximately \$479 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of \$439,907.

With respect to recreation facilities, there are currently three community centres along with administration space provided for parks and recreation staff. The average historical level of service for the previous ten years equates to approximately 0.36 sq.ft. of space per capita or an investment of \$199 per capita. This service standard provides a D.C.-eligible amount of \$182,872.

The Township services the parks, beaches and recreation facilities with various vehicles and equipment. The inventory provides for a per capita standard of \$9. Over the forecast period, this provides for an additional D.C.-eligible amount of \$8,473.

In total the historical parks and recreation service standard equates to \$631,252.

Based on the projected growth over the 10-year forecast period, the Township has identified \$4,742,400 in future growth capital costs for parkland development, trail development and various additional amenities and facilities as identified in the Parks Master Plan. Deductions to recognize post period benefit of \$668,300 and existing benefit of \$3,419,680 have been made. In addition, the current reserve fund balances for parks and recreation and library services, totalling \$23,271, have been deducted from the calculations. The net growth capital cost after the mandatory 10% deduction and the allocation of the reserve fund balances is \$565,707 and has been included in the D.C. calculations.



As the predominant users of outdoor recreation tend to be residents of the Township, the forecast growth-related costs have been allocated 95% to residential and 5% to non-residential.



Infrastructure Costs Included in the Development Charges Calculation

Township of Tiny
Service Parks and Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share 95%	Non- Residential Share 5%
	2020-2029												
1	Development of Lafontaine Beach Park	2020-2022	100,000	-		100,000	70,000		30,000	3,000	27,000	25,650	1,350
2	Development of Wyevale Park	2021-2026	1,522,400	236,100		1,286,300	1,065,680		220,620	22,062	198,558	188,630	9,928
3	Trail Development	2020-2029	1,120,000	173,700		946,300	784,000		162,300	16,230	146,070	138,767	7,304
	Other Projects												
4	Parks Master Plan Implementation (Various Parks)	2020-2029	2,000,000	258,500		1,741,500	1,500,000		241,500	24,150	217,350	206,483	10,868
	Reserve Fund Adjustment						23,271		(23,271)		(23,271)	(22,108)	(1,164)
	Total		4,742,400	668,300	-	4,074,100	3,442,951	-	631,149	65,442	565,707	537,421	28,285



5.2.6 Fire Protection Services

The Township currently operates its fire services from five stations as well as a training centre and administration centre, with a combined square footage of 20,123, providing for a per capita average level of service of 0.68 sq.ft. or \$225 per capita. This level of service provides the Township with a maximum D.C.-eligible amount for recovery over the forecast period of \$207,124.

The Township has a current inventory of 21 vehicles providing for an average level of service of \$153 per capita which translates into a D.C.-eligible amount of \$140,340. In addition to vehicles the fire service also has a variety of small equipment and gear such as bunker gear, defibrillators, watercrafts, radios, etc. The Township has a current inventory of 1,049 items which provides for an average level of service of \$53 per capita. The total D.C.-eligible amount for small equipment and gear is \$48,689.

The maximum D.C.-eligible amount for recovery over the 10-year forecast period for fire services is \$396,153.

For fire facilities, two projects have been identified: the expansion of two bays as well as expansion of training facility space. The total capital cost of these projects is \$1,146,800 of which \$96,800 has been attributed to the post-2029 period and \$944,700 is allocated to benefit existing development. The net growth-related capital cost for facilities to be included in the calculation is \$105,300.

An additional fire vehicle and additional fire equipment have also been identified at a gross capital cost of \$319,620 of which \$12,200 is allocated to development beyond the forecast period resulting in a net capital cost of \$307,420.

An additional deduction of \$16,577 has been made to account for the existing reserve fund balance resulting in a total net D.C. amount of \$396,143 for fire services.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 93% being allocated to residential development and 7% being allocated to non-residential development.



Infrastructure Costs Included in the Development Charges Calculation

Township of Tiny
Service: Fire Services

Prj .No	Increased Service Needs Attributable to Anticipated Development 2020-2029	Timing (year)	Gross Capital Cost Estimate (2020\$)	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 93%	Non- Residential Share 7%
	Fire Stations										
1	Provision for 2 Bay Expansions	2021-2029	796,800	13,000		783,800	769,700		14,100	13,113	987
2	Provision for Training Facility Expansion	2021-2029	350,000	83,800		266,200	175,000		91,200	84,816	6,384
	Fire Vehicles										
3	Tanker	2020	294,100	-		294,100	-		294,100	273,513	20,587
	Equipment										
4	Equipped Firefighters (8)	2021-2029	25,520	12,200		13,320	-		13,320	12,388	932
5	Reserve Fund Adjustment						16,577		(16,577)	(15,417)	(1,160)
	Total		1,466,420	109,000	0	1,357,420	961,277	0	396,143	368,413	27,730



5.3 Service Levels and 20-Year Capital Costs for Tiny's D.C. Calculation

This section evaluates the development-related capital requirements for those services with 20-year capital costs.

5.3.1 Services Related to a Highway (formerly Transportation Services)

Tiny owns and maintains 280.9 km of arterial and collector roads, as well as 5.2 km of sidewalks and 23 km of active transportation amenities. This provides an average level of investment of \$3,888 per capita, resulting in a D.C.-eligible recovery amount of approximately \$8.18 million over the 20-year forecast period. The Township also has 24 bridges and five culverts which equates to \$488 per capita and a D.C.-recoverable amount of \$1.03. Further, the Township provides 100 streetlights along arterial and collector roads, which equate to an average level of investment of \$9 per capita, and a D.C.-recoverable amount of \$19,156.

The Township operates its Public Works Department out of six facilities with 41,773 sq.ft. of building area, providing for a 20-year per capita average level of service of 1.32 sq.ft./capita or \$269/capita. This level of service provides the Township with a maximum D.C.-eligible amount for recovery over the long-term forecast period of \$565,866.

The Township's public works fleet inventory, including 87 vehicles and equipment items, provides for a per capita standard of \$231. Over the forecast period, the D.C.-eligible amount for vehicles and equipment is \$486,655.

The maximum D.C.-eligible amount for recovery over the 20-year forecast period for services related to a highway is \$10,282,736.

With respect to future needs, the identified roads and active transportation program was reviewed with staff and totals \$31,400,000. A deduction of \$24,903,448 has been made to account for benefit to existing development. A further deduction in the amount of \$5,496 has been made to recognize the existing reserve fund balance, which provides a net D.C.-eligible amount of \$6,491,055 to be recovered over the 20-year forecast



period. There are no needs identified for the expansion of public works facility space or for additional vehicles or equipment items.

The residential/non-residential capital cost allocation for all services related to a highway is 92% residential and 8% non-residential based on the incremental growth in population to employment for the 20-year forecast period.



Infrastructure Costs Included in the Development Charges Calculation

Township of Tiny
 Service: Services Related to a Highway

Prj .No	Increased Service Needs Attributable to Anticipated Development 2020-2039	Timing (year)	Gross Capital Cost Estimate (2020\$)	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 92%	Non-Residential Share 8%
1	Upgrading Roads from surface treatment to asphalt (10km/yr)	2020-2039	29,000,000	-		29,000,000	23,000,000		6,000,000	5,520,000	480,000
2	Active Transportation upgrades (on-road) to allow for bike lane (3km/yr)	2020-2039	2,400,000	-		2,400,000	1,903,448		496,552	456,828	39,724
3	Reserve Fund Adjustment						5,496		(5,496)	(5,057)	(440)
	Total		31,400,000	-	-	31,400,000	24,908,945	-	6,491,055	5,971,771	519,284



5.3.2 Policing Services

Tiny has a contract with the Ontario Provincial Police for the provision of policing services to the Township. The agreement requires the Township to pay monthly; the contract fees include operating and capital costs associated with calls for service, overtime, prisoner transportation, accommodations and staffing. The contract provides for a base service cost which is imposed on a per property basis for all existing households and non-residential properties along with varying costs associated with actual calls for service and overtime requirements. The capital component of the contract is approximately 20%. Therefore, based on the historical cost of the contract, the per capita average level of service is \$15. This equates to a maximum D.C.-eligible amount for recovery over the 20-year forecast period of \$31,891.

As the current contract and similar future contracts are anticipated to continue, the Township has included a provision of \$32,400 in the D.C. calculations to account for the increase in costs per property that will be required due to growth. The current D.C. reserve fund balance of \$542 has been deducted from the costs to provide a net amount of \$31,858 for inclusion in the D.C. calculations.

The costs for policing services are shared 92%/8% between residential and non-residential, based on the population to employment ratio over the 20-year forecast period.



Infrastructure Costs Included in the Development Charges Calculation

Township of Tiny
Service: Policing Services

Prj .No	Increased Service Needs Attributable to Anticipated Development 2020-2039	Timing (year)	Gross Capital Cost Estimate (2020\$)	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 92%	Non- Residential Share 8%
1	Growth-Related Capital Provision	2020-2039	32,400	-		32,400	-		32,400	29,808	2,592
2	Reserve Fund Adjustment						542		(542)	(499)	(43)
	Total		32,400	-	-	32,400	542	-	31,858	29,309	2,549



Chapter 6

D.C. Calculation



6. D.C. Calculation

Table 6-1 calculates the proposed uniform D.C.s to be imposed for infrastructure services based upon an urban 20-year horizon (services related to a highway and policing). Table 6-2 calculates the proposed uniform D.C. to be imposed on anticipated development in the Township for Township-wide services over a 10-year planning horizon.

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

The D.C.-eligible costs for each service component were developed in Chapter 5 for all Township services, based on their proposed capital programs.

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible D.C. 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 charge in Tables 6-1 and 6-2.

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

Table 6-3 summarizes the total D.C. that is applicable for municipal-wide services and Table 6-4 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the five-year life of the by-law.



Table 6-1
Township of Tiny
Development Charge Calculation
Municipal-wide Services
2020-2039

SERVICE	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. <u>Services Related to a Highway</u>				
1.1 Roads and Related	5,971,771	519,284	5,089	3.75
	5,971,771	519,284	5,089	3.75
2. <u>Policing Services</u>				
2.1 Police facilities, vehicles and equipment	29,309	2,549	25	0.02
	29,309	2,549	25	0.02
TOTAL	\$6,001,080	\$521,833	\$5,114	\$3.77
D.C.-Eligible Capital Cost	\$6,001,080	\$521,833		
20-Year Gross Population/G.F.A. Growth (sq.ft.)	3,111	138,400		
Cost Per Capita/Non-Residential G.F.A. (sq.ft.)	\$1,928.99	\$3.77		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.651	\$5,114		
Apartments - 2 Bedrooms +	1.751	\$3,378		
Apartments - Bachelor and 1 Bedroom	1.208	\$2,330		
Other Multiples	2.416	\$4,660		



Table 6-2
Township of Tiny
Development Charge Calculation
Municipal-wide Services
2020-2029

SERVICE	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
3. <u>Fire Protection Services</u>	\$	\$	\$	\$
3.1 Fire facilities, vehicles & equipment	368,413	27,730	642	0.50
4. <u>Parks and Recreation Services</u>				
4.1 Recreation facilities, vehicles and equipment	537,421	28,285	936	0.51
5. <u>Administration - Engineering Based</u>				
5.1 Studies	115,390	8,685	201	0.16
6. <u>Administration - Community Based</u>				
6.1 Studies	37,247	2,804	65	0.05
TOTAL	\$1,058,470	\$67,504	\$1,844	\$1.22
D.C.-Eligible Capital Cost	\$1,058,470	\$67,504		
10-Year Gross Population/G.F.A. Growth (sq.ft.)	1,522	56,000		
Cost Per Capita/Non-Residential G.F.A. (sq.ft.)	\$695.45	\$1.22		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.651	\$1,844		
Apartments - 2 Bedrooms +	1.751	\$1,218		
Apartments - Bachelor and 1 Bedroom	1.208	\$840		
Other Multiples	2.416	\$1,680		

Table 6-3
Township of Tiny
Development Charge Calculation
Total All Services

	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
Municipal-wide Services 20 Year	6,001,080	521,833	5,114	3.77
Municipal-wide Services 10 Year	1,058,470	67,504	1,844	1.22
TOTAL	7,059,550	589,337	6,958	4.99



Table 6-4
Township of Tiny
Gross Expenditure and Sources of Revenue Summary
for Costs to be Incurred over the Life of the By-law

Service	Total Gross Cost	Sources of Financing						D.C. Reserve Fund	
		Tax Base or Other Non-D.C. Source				Post D.C. Period Benefit	Residential	Non-Residential	
		Other Deductions	Benefit to Existing	Other Funding	Legislated Reduction				
1. Services Related to a Highway 1.1 Roads and Related	7,850,000	0	6,225,862	0	0	0	1,494,207	129,931	
2. Policing Services 2.1 Police facilities, vehicles and equipment	8,100	0	0	0	0	0	7,452	648	
3. Fire Protection Services 3.1 Fire facilities, vehicles & equipment	815,131	0	419,867	0	0	48,444	322,543	24,277	
4. Parks and Recreation Services 4.1 Recreation facilities, vehicles and equipment	2,674,933	0	1,922,453	0	37,898	373,500	324,028	17,054	
5. Administration - Engineering Based 5.1 Studies	260,000	0	115,000	50,000	3,500	0	85,095	6,405	
6. Administration - Community Based 6.1 Studies	17,750	0	10,800	0	695	0	5,817	438	
Total Expenditures & Revenues	\$11,625,914	\$0	\$8,693,982	\$50,000	\$42,093	\$421,944	\$2,239,142	\$178,753	



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

Subsection 5 (1) 9 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 s. 5 (1) 2 to 8 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,” s. 6 states that a D.C. by-law must expressly address the matters referred to above re s. 5 (1) paragraphs 9 and 10, as well as how the rules apply to the redevelopment of land.

The rules provided are based on the Township’s existing policies; however, there are items under consideration at this time and these may be refined prior to adoption of the by-law.



7.2 D.C. By-law Structure

It is recommended that:

- the Township uses a uniform Township-wide D.C. calculation for all municipal services; and
- one municipal D.C. by-law be used for all services.

7.3 D.C. By-law Rules

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

It is recommended that the following sections provide 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. 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, e.g.
 - for administration, the costs have been based on a population vs. employment growth ratio (93%/7% for residential and non-residential uses, respectively) over the 10-year forecast period;
 - for parks and recreation, a 5% non-residential attribution has been made to recognize use by the non-residential sector; and
 - for transportation and public works, fire and policing services, a 93% residential/7% non-residential attribution has been made based on a population vs. employment growth ratio over the 20-year forecast period.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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

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

The demolition credit is allowed only if the land was improved by occupied structures and if the demolition permit related to the site was issued less than 60 months prior to the issuance of a building permit. The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.



7.3.4 Exemptions (full or partial)

a) Statutory exemptions:

- 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 (s. 4 (3) of the D.C.A.);
- buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (section 3);
- residential 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).

b) Non-statutory exemptions:

- the development of non-residential farm buildings constructed for bona-fide farm uses save and except for the G.F.A. in a greenhouse that is used for the purposes of carrying on retail sales to which D.C.s shall be imposed;
- development creating or adding an accessory use or accessory building not exceeding 10 sq.m (107.64 sq.ft.) of G.F.A.;
- development creating or adding an accessory use or accessory building to a residential use where the accessory use or accessory building is not used for any commercial use or purpose;
- garden suites;
- lands, buildings or structures used or to be used for a place of worship or for the purposes of a churchyard or cemetery exempt from taxation under the Assessment Act;
- a public hospital receiving aid under the Public Hospitals Act, R.S.O. 1990, Chap. P.40, as amended, or any successor thereof; and
- an agricultural use, including barns, silos, or other storage facilities for produce, livestock, or machinery and equipment used in connection with an existing agricultural operation, and other ancillary development to an agricultural use, but excluding a residential use and an on-farm diversified use.



7.3.5 Phasing in

No provisions for phasing in the D.C. are provided in the D.C. by-law.

7.3.6 Timing of Collection

The D.C.s for all services 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 County and an owner under s. 27 of the D.C.A.

Commencing January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Moreover, the D.C. amount for all developments occurring within two years of a site plan or zoning by-law amendment planning approval (for application submitted after this section is proclaimed), shall be determined based on the D.C. in effect on the day of 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 calculated based on a rate of 5%.

For the purposes of administering the By-law, the following definitions are provided as per O. Reg. 454/19:

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

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

- (a) as a long-term care home within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;
- (b) as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
- (c) by any of the following post-secondary institutions for the objects of the institution:



- (i) a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
- (ii) a college or university federated or affiliated with a university described in subclause (i), or
- (iii) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;
- (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (e) as a hospice to provide end of life care.”

“Non-profit housing development means development of a building or structure intended for use as residential premises by,

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

Despite the above, Council, from time to time and at any time, may enter into agreements providing for all or any part of a D.C. to be paid before or after it would otherwise be payable.

7.3.7 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually on January 1st of each year, beginning on January 1, 2021 and every year thereafter, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)¹ for the most recent year-over-year period.

¹ O. Reg. 82/98 referenced “The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007” as the index source. Since implementation,



7.3.8 The Applicable Areas

The charges developed herein provide for varying charges within the Township, as follows:

- all municipal-wide services – the full residential and non-residential charges will be imposed on all lands within the Township.

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

The Township's D.C. collections are currently reserved in six separate reserve funds: transportation services, fire protection services, policing services, parks and recreation services, library services, and administration. It is recommended that the transportation services reserve fund be renamed "services related to a highway" and that an additional reserve fund be set up to allow the administration reserve fund to be split into administration – engineering based, and administration – community based. Further it is recommended that the balance in the library reserve fund be transferred to the parks and recreation reserve fund and that the library reserve fund be closed. Appendix D outlines the reserve fund policies that the Township is required to follow as per the D.C.A.

7.4.2 By-law In-force Date

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

Statistics Canada has modified this index twice and the above-noted index is the most current. The draft by-law provided herein refers to O. Reg. 82/98 to ensure traceability should this index continue to be modified over time.



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-law comes into force (as per s. 11 of O. Reg. 82/98).

7.4.4 Area Rating

As noted earlier, Bill 73 has introduced two new sections where Council must consider the use of area-specific charges:

1. Section 2 (9) of the Act now requires a municipality to implement area-specific D.C.s for either specific services that are prescribed and/or for specific municipalities that are to be regulated (note that at this time, no municipalities or services are prescribed by the Regulations).
2. Section 10 (2) c.1 of the D.C.A. requires that “the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas.”

In regard to the first item, there are no services or specific municipalities identified in the regulations that must be area rated. The second item requires Council to consider the use of area rating.

At present, the Township’s by-law does not provide for area rating. All Township services are recovered based on a uniform, Township-wide basis. There have been several reasons why they have not been imposed including:

1. All Township services require that the average 10-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 that are provided (roads, parks & recreation facilities, library) 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).

For the reasons noted above, it is recommended that Council continue the D.C. approach to calculate the charges on a uniform Township-wide basis.

7.5 Other Recommendations

It is recommended that Council:

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

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

“Continue the D.C. approach to calculate the charges on a uniform municipal-wide basis for all services;”



“Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated February 28, 2020, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated February 28, 2020, as amended (if applicable);”

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

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



Chapter 8

By-law Implementation



8. By-law Implementation

8.1 Public Consultation Process

8.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (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 8.1.4 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 Local Planning Appeal Tribunal (LPAT) (formerly the Ontario Municipal Board (O.M.B.)).

8.1.3 Other Consultation Activity

There are three broad groupings of the public who are generally the most concerned with Township 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 Township 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 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 and institutions. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade and the Economic Development Agencies, who are all potentially interested in Township D.C. policy. Their primary concern is frequently with the quantum of the charge, G.F.A. exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

8.2 Anticipated Impact of the Charge on Development

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

On the other hand, D.C.s or other Township 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.



8.3 Implementation Requirements

8.3.1 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.

8.3.2 Notice of Passage

In accordance with s. 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.

8.3.3 By-law Pamphlet

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

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



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

Where a by-law is not appealed to the LPAT, 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.

8.3.4 Appeals

Sections 13 to 19 of the D.C.A. set out the requirements relative to making and processing a D.C. by-law appeal and LPAT hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the LPAT by filing a notice of appeal with the Township Clerk, setting out the objection to the by-law and the reasons supporting the objection. This must be done by the last day for appealing the by-law, which is 40 days after the by-law is passed.

The Township is carrying out 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.

8.3.5 Complaints

A person required to pay a D.C., or his agent, may complain to the Township Council imposing the charge that:

- the amount of the charge was incorrectly determined;
- the reduction to be used against the D.C. was incorrectly determined; or
- there was an error in the application of the D.C.

Sections 20 to 25 of the D.C.A. set out the requirements that exist, including the fact that a complaint may not be made later than 90 days after a D.C. (or any part of it) is payable. A complainant may appeal the decision of Township Council to the LPAT.



8.3.6 Credits

Sections 38 to 41 of the D.C.A. set out a number of credit requirements, which apply where a Township 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 Township agrees to expand the credit to other services for which a D.C. is payable.

8.3.7 Front-Ending Agreements

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

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

8.3.8 Severance and Subdivision Agreement Conditions

Section 59 of the D.C.A. prevents a municipality from imposing directly or indirectly, a charge related to development or a requirement to construct a service related to development, by way of a condition or agreement under s. 51 or s. 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*.”

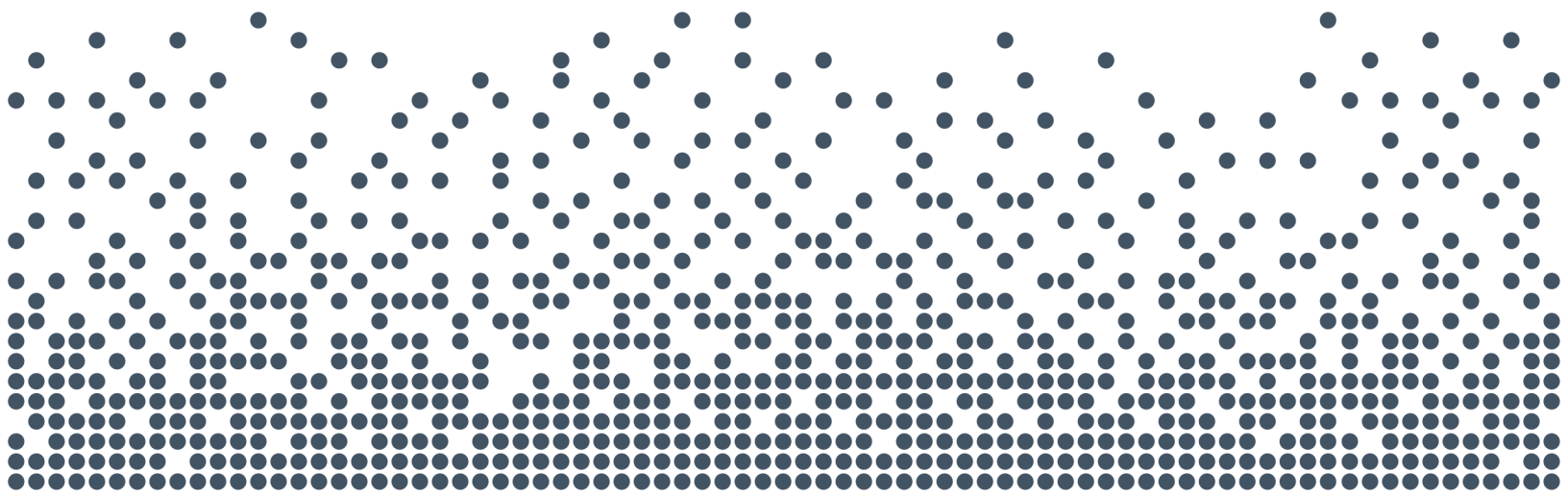


It is also noted that s. 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under s. 51 (31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the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

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

If the Township is an approval authority for the purposes of s. 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 Forecasts



Schedule 1 Township of Tiny Residential Growth Forecast Summary

Year	Permanent Population (Including Census Undercount) ¹	Excluding Census Undercount					Housing Units					Permanent Person Per Unit (P.P.U.)	Permanent + Seasonal Person Per Unit (P.P.U.)			
		Permanent Population	Institutional Population	Permanent Population Excluding Institutional	Seasonal Population	Total Permanent and Seasonal Population	Singles & Semi-Detached	Multiples ²	Apartments ³	Other	Total Permanent Households			Seasonal Households	Total Households Including Seasonal	
Historical	Mid 2006	11,110	10,784	24	10,760	16,960	27,744	4,230	35	55	15	4,335	4,737	9,072	2.488	3.058
	Mid 2011	11,570	11,232	97	11,135	17,705	28,937	4,515	55	35	14	4,619	4,945	9,564	2.432	3.026
	Mid 2016	12,140	11,787	242	11,545	17,230	29,017	4,795	45	55	15	4,910	4,813	9,723	2.401	2.984
Forecast	Early 2020	12,380	12,017	246	11,771	17,334	29,351	4,981	45	55	15	5,096	4,842	9,938	2.358	2.954
	Early 2030	12,480	12,111	252	11,859	18,158	30,269	5,244	49	55	15	5,363	5,072	10,435	2.258	2.901
	Mid 2031	12,500	12,134	252	11,882	18,322	30,456	5,283	50	55	15	5,403	5,118	10,521	2.246	2.895
	Early 2040	12,853	12,475	256	12,219	18,981	31,456	5,526	61	55	15	5,657	5,302	10,959	2.205	2.870
Incremental	Mid 2006 - Mid 2011	460	448	73	375	745	1,193	285	20		-1	284	208	492		
	Mid 2011 - Mid 2016	570	555	145	410	-475	80	280	-10	20	1	291	-132	159		
	Mid 2016 - Early 2020	240	230	4	226	104	334	186	0	0	0	186	29	215		
	Early 2020 - Early 2030	100	94	6	88	824	918	264	4	0	0	267	230	497		
	Early 2020 - Mid 2031	120	117	6	111	988	1,105	302	5	0	0	308	276	584		
	Early 2020 - Early 2040	473	458	10	448	1,647	2,105	545	16	0	0	561	460	1,021		

Source: Derived from Township of Tiny Official Plan by Watson & Associates Economists Ltd., 2020.

Note: The institutional population is a person who lives in a collective dwelling. According to Statistics Canada, a collective dwelling refers to a dwelling of a commercial, institutional or communal nature. Included in this type of dwelling are lodging or rooming houses, hotels, motels, tourist homes, nursing homes, hospitals, staff residences, communal quarters (military bases), work camps, jails, missions and group homes. The need for service associated with the institutional population is captured in the non-residential forecast under institutional employment.

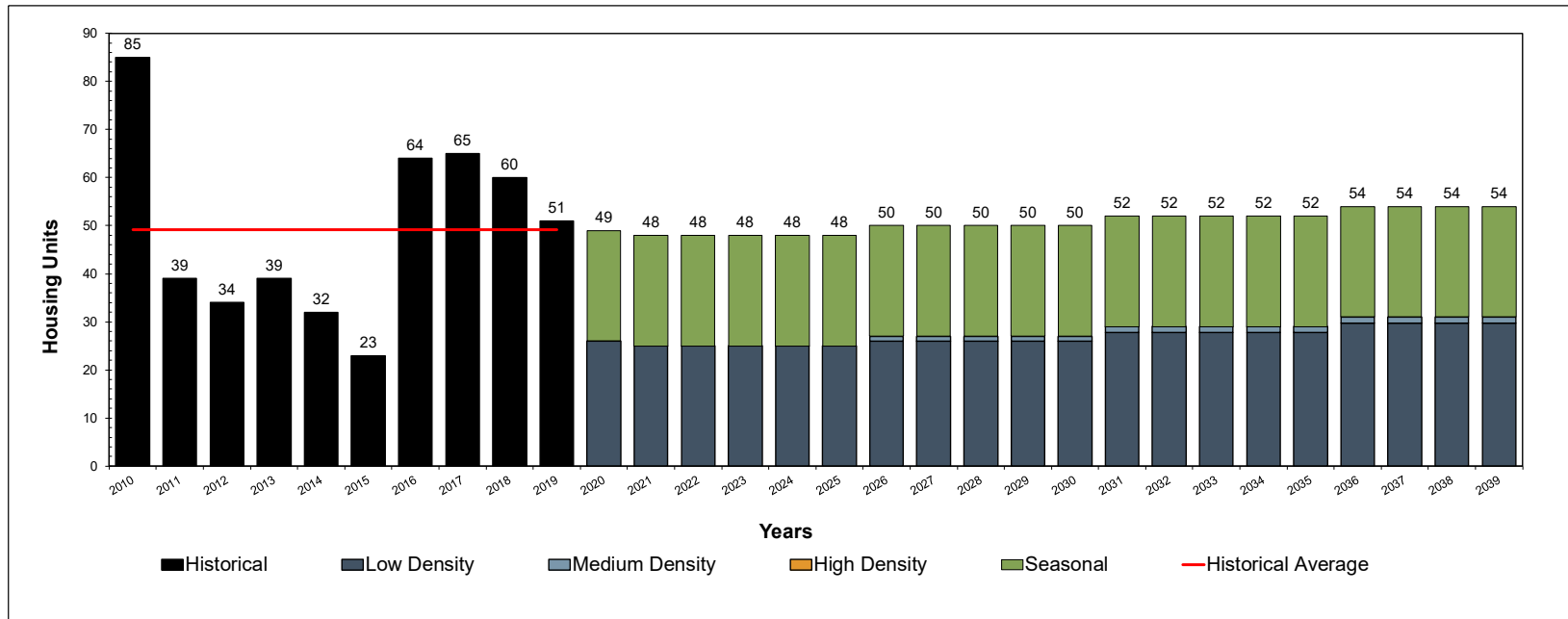
¹ Census undercount estimated at approximately 3.0%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

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



Figure A-1
Township of Tiny
Annual Housing Forecast¹



Source: 2010-2019 historical housing activity data from Township of Tiny, by Watson & Associates Economists Ltd., 2020.
 Note: Historical housing activity has been adjusted for historical housing unit demolitions.
¹ Growth forecast represents calendar year.



Schedule 2
Township of Tiny
Estimate of the Anticipated Amount, Type and Location of
Development for which Development Charges can be Imposed

Development Location	Timing	Singles & Semi-Detached	Multiples ¹	Apartments ²	Total Residential Units	Gross Seasonal Units	Total Units Including Gross Seasonal
Urban Serviced - Municipal Water	2020-2030	145	4	-	149	69	218
	2020-2031	166	5	-	171	83	254
	2020-2040	300	16	-	316	138	454
Unserviced	2020-2030	119	(0)	-	118	161	279
	2020-2031	136	0	-	137	193	330
	2020-2040	245	(0)	-	245	322	567
Township of Tiny	2020-2030	264	4	-	267	230	497
	2020-2031	302	5	-	308	276	584
	2020-2040	545	16	-	561	460	1,021

Development Location	Timing	Gross Permanent Population in New Units	Existing Unit Population Change	Permanent Net Population Increase	Institutional Population	Seasonal Population Equivalent	Net Population Increase (including Institutional and Seasonal Population Equivalent)
Urban Serviced - Municipal Water	2020-2030	389	(253)	136	6	247	389
	2020-2031	446	(287)	159	6	297	462
	2020-2040	823	(421)	402	10	494	906
Unserviced	2020-2030	309	(356)	(47)	-	576	529
	2020-2031	357	(404)	(48)	-	691	643
	2020-2040	641	(595)	46	-	1,153	1,199
Township of Tiny	2020-2030	698	(609)	89	6	823	918
	2020-2031	803	(692)	111	6	988	1,105
	2020-2040	1,464	(1,016)	448	10	1,647	2,105

Development Location	Timing	Gross Permanent Population in New Units	Seasonal Population Equivalent	Total Gross Population in New Permanent and Seasonal Units
Urban Serviced - Municipal Water	2020-2030	389	247	636
	2020-2031	446	297	743
	2020-2040	823	494	1,317
Unserviced	2020-2030	309	576	885
	2020-2031	357	691	1,048
	2020-2040	641	1,153	1,794
Township of Tiny	2020-2030	698	823	1,521
	2020-2031	803	988	1,791
	2020-2040	1,464	1,647	3,111

Source: Watson & Associates Economists Ltd., 2020.

¹ Includes townhomes and apartments in duplexes.

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

Note: Numbers may not add to totals due to rounding. Urban Serviced - Municipal Water includes units within and outside settlement areas.



**Schedule 3
Township of Tiny
Current Year Growth Forecast
Mid 2016 to Early 2020**

		Population
Mid 2016 Population (Permanent and Seasonal)		29,017
Occupants of Permanent New Housing Units, Mid 2016 to Early 2020	<i>Units (2)</i>	186
	<i>multiplied by P.P.U. (3)</i>	2,609
	<i>gross population increase</i>	484
Occupants of New Seasonal Units Mid 2016 to Early 2020	<i>Net Seasonal Units(2)</i>	29
	<i>multiplied by P.P.U. (3)</i>	3,580
	<i>gross population increase</i>	104
Institutional Population Mid 2016 to Early 2020		
	<i>gross population increase</i>	4
Total Units (Permanent and Seasonal)	<i>Total Units</i>	215
	<i>Total gross population increase</i>	592
Decline in Housing Unit Occupancy, Mid 2016 to Early 2020	<i>Units (4)</i>	4,910
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.0525
	<i>total decline in population</i>	-258
Population Estimate to Early 2020 (Permanent and Seasonal)		29,351
<i>Net Population Increase, Mid 2016 to Early 2020 (Permanent and Seasonal)</i>		334

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi-Detached</i>	2.609	100%	2.609
<i>Multiples (6)</i>	2.407	0%	0.000
<i>Apartments (7)</i>	1.627	0%	0.000
Permanent Total		100%	2.609
Seasonal Total	3.580	100%	3.580

¹ Permanent persons per unit based on 2016 Census custom database.

² Based on building permit/completion activity.

- (4) 2016 households taken from StatsCan Census.
 (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
 (6) Includes 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 4a
Township of Tiny
Ten Year Growth Forecast
Early 2020 to Early 2030**

		Population
Early 2020 Population (Permanent and Seasonal)		29,351
Occupants of Permanent New Housing Units, Early 2020 to Early 2030	<i>Units (2)</i>	267
	<i>multiplied by P.P.U. (3)</i>	2,612
	<i>gross population increase</i>	698
Occupants of New Seasonal Units Early 2020 to Early 2030	<i>Net Seasonal Units (2)</i>	230
	<i>multiplied by P.P.U. (3)</i>	3,580
	<i>gross population increase</i>	823
Institutional Population Early 2020 to Early 2030		
	<i>gross population increase</i>	6
Total Units (Permanent and Seasonal)	<i>Total Units</i>	497
	<i>Total gross population increase</i>	1,527
Decline in Housing Unit Occupancy, Early 2020 to Early 2030	<i>Units (4)</i>	5,096
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.1196
	<i>total decline in population</i>	-609
Population Estimate to Early 2030 (Permanent and Seasonal)		30,269
<i>Net Population Increase, Early 2020 to Early 2030 (Permanent and Seasonal)</i>		918

(1) Early 2020 Population (Permanent and Seasonal) based on:

2016 Population (29,017) + Mid 2016 to Early 2020 estimated housing units to beginning of forecast period (186 x 2.609 = 484) + (4,910 x -0.0525 = -258) + Seasonal population (29 x 3.580 = 104) + Institutional (4 x 1.100 = 4) = 29,351

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi-Detached</i>	2.615	99%	2.578
<i>Multiples (6)</i>	2.416	1%	0.034
<i>Apartments (7)</i>	1.594	0%	0.000
<i>one bedroom or less</i>	1.208		
<i>two bedrooms or more</i>	1.751		
Permanent Total		100%	2.612
Seasonal Total	3.580	100%	3.580

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

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

(4) Early 2020 households based upon 4,910 (2016 Census) + 186 (Mid 2016 to Early 2020 unit estimate) = 5,096

(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 4b
Township of Tiny
2031 Growth Forecast
Early 2020 to Mid 2031**

		Population
Early 2020 Population (Permanent and Seasonal)		29,351
Occupants of Permanent New Housing Units, Late 2019 to Mid 2031	<i>Units (2)</i>	308
	<i>multiplied by P.P.U. (3)</i>	2,611
	<i>gross population increase</i>	803
Occupants of New Seasonal Units Late 2019 to Mid 2031	<i>Net Seasonal Units (2)</i>	276
	<i>multiplied by P.P.U. (3)</i>	3,580
	<i>gross population increase</i>	988
Institutional Population Early 2020 to Early 2031		
	<i>gross population increase</i>	6
Total Units (Permanent and Seasonal)	<i>Total Units</i>	584
	<i>Total gross population increase</i>	1,797
Decline in Housing Unit Occupancy, Late 2019 to Mid 2031	<i>Units (4)</i>	5,096
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.1357
	<i>total decline in population</i>	-692
Population Estimate to Mid 2031 (Permanent and Seasonal)		30,456
<i>Net Population Increase, Late 2019 to Mid 2031 (Permanent and Seasonal)</i>		<i>1,105</i>

(1) Early 2020 Population (Permanent and Seasonal) based on:

2016 Population (29,017) + Mid 2016 to Early 2020 estimated housing units to beginning of forecast period (186 x 2.609 = 484) + (4,910 x -0.0525 = -258) + Seasonal population (29 x 3.580 = 104) + Institutional (4 x 1.100 = 4) = 29,351

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi-Detached</i>	2.615	98%	2.569
<i>Multiples (6)</i>	2.416	2%	0.042
<i>Apartments (7)</i>	1.594	0%	0.000
<i>one bedroom or less</i>	1.208		
<i>two bedrooms or more</i>	1.751		
Permanent Total		100%	2.611
Seasonal Total	3.580	100%	3.580

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

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

(4) Early 2020 households based upon 4,910 (2016 Census) + 186 (Mid 2016 to Early 2020 unit estimate) = 5,096

(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 Tiny
Long Term Growth Forecast
Early 2020 to Early 2040**

		Population
Early 2020 Population		29,351
Occupants of Permanent New Housing Units, Early 2020 to Early 2040	<i>Units (2)</i>	561
	<i>multiplied by P.P.U. (3)</i>	2,609
	<i>gross population increase</i>	1,464
Occupants of New Seasonal Units Early 2020 to Early 2040	<i>Net Seasonal Units (2)</i>	460
	<i>multiplied by P.P.U. (3)</i>	3,580
	<i>gross population increase</i>	1,647
Institutional Population Early 2020 to Early 2040		
	<i>gross population increase</i>	10
Total Units (Permanent and Seasonal)	<i>Total Units</i>	1,021
	<i>Total gross population increase</i>	3,121
Decline in Housing Unit Occupancy, Early 2020 to Early 2040	<i>Units (4)</i>	5,096
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.1994
	<i>total decline in population</i>	-1,016
Population Estimate to Early 2040		31,456
<i>Net Population Increase, Early 2020 to Early 2040</i>		2,105

- (1) Early 2020 Population based on:
2016 Population (29,017) + Mid 2016 to Early 2020 estimated housing units to beginning of forecast period (186 x 2.609 = 484) + (4,910 x -0.0525 = -258) + Seasonal population (29 x 3.580 = 104) + Institutional (4 x 1.100 = 4) = 29,351
- (2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.
- (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi-Detached</i>	2.615	97%	2.542
<i>Multiples (6)</i>	2.416	3%	0.067
<i>Apartments (7)</i>	1.594	0%	0.000
<i>one bedroom or less</i> 1.208			
<i>two bedrooms or more</i> 1.751			
Permanent Total		100%	2.609
Seasonal Total	3.580	100%	3.580

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

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

- (4) Early 2020 households based upon 4,910 (2016 Census) + 186 (Mid 2016 to Early 2020 unit estimate) = 5,096
- (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.



Schedule 6
Township of Tiny
Historical Residential Building Permits
Years 2010 to 2019

Year	Residential Building Permits			
	Singles & Semi-Detached	Multiples ¹	Apartments ²	Total
2010	85	0	0	85
2011	39	0	0	39
2012	34	0	0	34
2013	39	0	0	39
2014	32	0	0	32
Sub-total	229	0	0	229
Average (2010 - 2014)	46	0	0	46
% Breakdown	100%	0%	0%	100%
2015	23	0	0	23
2016	64	0	0	64
2017	65	0	0	65
2018	60	0	0	60
2019	51	0	0	51
Sub-total	263	0	0	263
Average (2015 - 2019)	53	0	0	53
% Breakdown	100%	0%	0%	100%
2010 - 2019				
Total	492	0	0	492
Average	49	0	0	49
% Breakdown	100%	0%	0%	100%

Source: 2010-2019 historical housing activity data from Township of Tiny, by Watson & Associates Economists Ltd., 2020.

¹ Includes townhouses and apartments in duplexes.

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

Note: Historical housing activity has been adjusted for historical housing unit demolitions and includes seasonal dwellings.



Schedule 7a
Township of Tiny
Persons Per Unit by Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Forecast ¹
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	2.714	-	2.609		
6-10	-	-	-	2.783	3.250	2.732		
11-15	-	-	-	2.395	4.308	2.730		
16-20	-	-	-	2.342	-	2.481		
20-25	-	-	-	2.308	-	2.464	2.603	2.615
25-35	-	-	1.813	2.474	3.143	2.463		
35+	-	1.385	1.711	2.280	2.971	2.173		
Total	-	1.148	1.748	2.402	3.396	2.371		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	2.639	-	2.609
6-10	-	-	-	2.809	3.250	2.694
11-15	-	-	-	2.356	4.000	2.667
16-20	-	-	-	2.359	-	2.464
20-25	-	-	-	2.358	-	2.465
25-35	-	-	1.765	2.496	3.071	2.450
35+	-	1.400	1.712	2.306	2.944	2.172
Total	-	1.259	1.720	2.418	3.308	2.359

¹ P.P.U. has been forecast based on 2001-2016 historical trends.

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

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



Schedule 7b
Simcoe County
Persons Per Unit by Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Multiples ¹						25 Year Average	25 Year Forecast ³
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.857	1.884	2.572	-	2.407		
6-10	-	1.083	1.696	2.625	-	2.414		
11-15	-	1.520	1.923	2.611	4.278	2.474		
16-20	-	1.600	2.000	2.638	3.273	2.466		
20-25	-	1.314	1.778	2.735	4.429	2.404	2.433	2.416
25-35	-	1.340	1.798	2.520	3.186	2.317		
35+	-	1.326	1.948	2.717	3.250	2.350		
Total	-	1.375	1.880	2.636	3.544	2.393		

Age of Dwelling	Apartments ²						25 Year Average	25 Year Forecast ³
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.277	1.647	2.138	-	1.627		
6-10	-	1.216	1.608	1.930	-	1.558		
11-15	-	1.203	1.606	2.432	-	1.635		
16-20	-	1.208	1.787	2.304	-	1.723		
20-25	-	1.191	1.714	2.429	-	1.636	1.636	1.594
25-35	-	1.170	1.676	2.561	-	1.607		
35+	1.243	1.201	1.781	2.603	3.059	1.624		
Total	1.298	1.201	1.724	2.445	3.000	1.623		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.440	1.824	3.014	4.478	2.841
6-10	-	1.296	1.788	2.960	3.949	2.774
11-15	-	1.363	1.842	2.941	4.120	2.864
16-20	-	1.380	1.847	2.880	3.895	2.782
20-25	-	1.297	1.763	2.753	3.786	2.594
25-35	-	1.239	1.757	2.757	3.610	2.557
35+	1.140	1.282	1.823	2.607	3.568	2.345
Total	1.200	1.294	1.811	2.774	3.815	2.567

¹ Includes townhouses and apartments in duplexes.

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

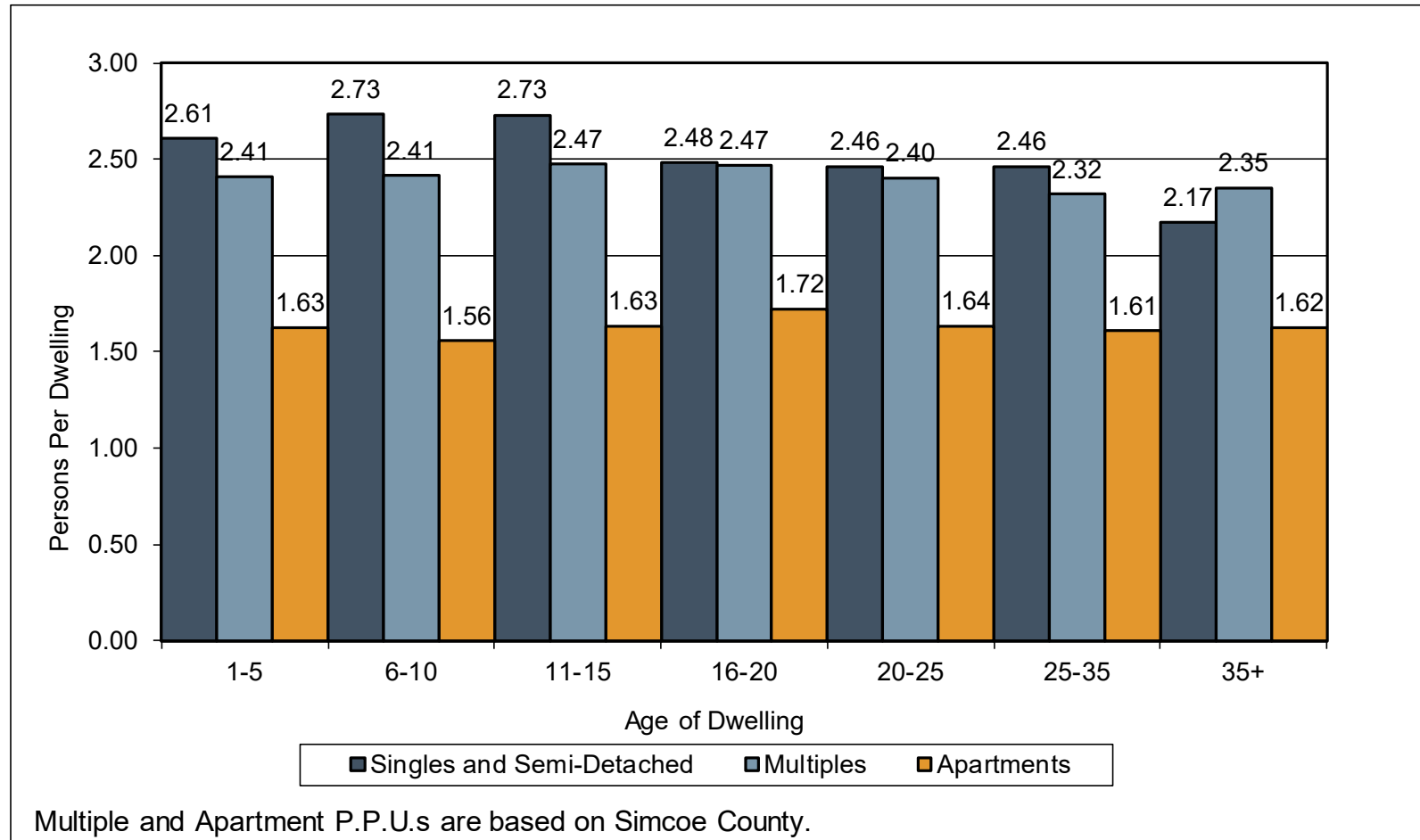
³ P.P.U. has been forecast based on 2001-2016 historical trends.

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

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



Schedule 8
Township of Tiny
Persons Per Unit Structural Type and Age of Dwelling
(2016 Census)





Schedule 9a Township of Tiny Employment Forecast, 2020 to 2040

Period	Population	Activity Rate								Employment								Employment
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Employment (Including N.F.P.O.W.)	Total (Excluding Work at Home and N.F.P.O.W.)
Mid 2006	10,784	0.003	0.049	0.017	0.028	0.013	0.111	0.011	0.122	35	530	180	305	145	1,195	119	1,314	665
Mid 2011	11,232	0.007	0.049	0.014	0.016	0.009	0.096	0.011	0.107	75	555	163	178	105	1,075	124	1,199	520
Mid 2016	11,787	0.004	0.036	0.022	0.026	0.014	0.102	0.019	0.121	45	425	260	305	165	1,200	226	1,426	775
Early 2020	12,017	0.004	0.036	0.023	0.027	0.014	0.104	0.020	0.124	45	438	271	324	173	1,251	240	1,491	813
Early 2030	12,111	0.004	0.041	0.024	0.030	0.016	0.114	0.023	0.137	46	491	292	359	189	1,377	281	1,658	886
Mid 2031	12,134	0.004	0.042	0.024	0.030	0.016	0.116	0.024	0.140	46	508	297	365	191	1,407	293	1,700	899
Early 2040	12,475	0.004	0.045	0.026	0.033	0.017	0.124	0.027	0.151	48	562	326	406	210	1,552	333	1,885	990
Incremental Change																		
Mid 2006 - Mid 2011	448	0.003	0.000	-0.002	-0.012	-0.004	-0.015	0.000	-0.015	40	25	-18	-128	-40	-120	5	-115	-145
Mid 2011 - Mid 2016	555	-0.003	-0.013	0.008	0.010	0.005	0.006	0.008	0.014	-30	-130	98	128	60	125	102	227	255
Mid 2016 - Early 2020	230	0.000	0.000	0.001	0.001	0.000	0.002	0.001	0.003	0	13	11	19	8	51	14	65	38
Early 2020 - Early 2030	94	0.000	0.004	0.002	0.003	0.001	0.010	0.003	0.013	1	53	21	35	16	126	41	167	73
Early 2020 - Mid 2031	117	0.000	0.005	0.002	0.003	0.001	0.012	0.004	0.016	1	70	26	41	18	156	53	209	86
Early 2020 - Early 2040	458	0.000	0.009	0.004	0.006	0.002	0.020	0.007	0.027	3	124	55	82	37	301	93	394	177
Annual Average																		
Mid 2006 - Mid 2011	90	0.001	0.000	0.000	-0.002	-0.001	-0.003	0.000	-0.003	8	5	-4	-26	-8	-24	1	-23	-29
Mid 2011 - Mid 2016	111	-0.001	-0.003	0.002	0.002	0.001	0.001	0.002	0.003	-6	-26	20	26	12	25	20	45	51
Mid 2016 - Early 2020	66	0.000	0.000	0.000	0.000	0.000	0.001	0.000	0.001	0	4	3	5	2	15	4	19	11
Early 2020 - Early 2030	9	0.000	0.000	0.000	0.000	0.000	0.001	0.000	0.001	0	5	2	4	2	13	4	17	8
Early 2020 - Mid 2031	10	0.000	0.000	0.000	0.000	0.000	0.001	0.000	0.001	0	6	2	4	2	14	5	19	8
Early 2020 - Early 2040	23	0.000	0.000	0.000	0.000	0.000	0.001	0.000	0.001	0	6	3	4	2	15	5	20	9

Source: Watson & Associates Economists Ltd., 2020.

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



Schedule 9b
Township of Tiny
Employment and Gross Floor Area (G.F.A.) Forecast, 2020 to 2040

Period	Population	Employment				Gross Floor Area in Square Feet (Estimated) ¹			
		Industrial	Commercial/ Population Related	Institutional ²	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	10,784	180	305	145	630				
Mid 2016	11,787	260	305	165	730				
Early 2020	12,017	271	324	173	768				
Early 2030	12,111	292	359	189	840				
Mid 2031	12,134	297	365	191	853				
Early 2040	12,475	326	406	210	942				
Incremental Change									
Mid 2006 - Mid 2011	448	-18	-128	-40	-185				
Mid 2011 - Mid 2016	555	98	128	60	285				
Mid 2016 - Early 2020	230	11	19	8	38				
Early 2020 - Early 2030	94	21	35	16	72	27,300	17,500	11,200	56,000
Early 2020 - Mid 2031	117	26	41	18	85	33,800	20,500	12,600	66,900
Early 2020 - Early 2040	458	55	82	37	174	71,500	41,000	25,900	138,400
Annual Average									
Mid 2006 - Mid 2011	90	-4	-26	-8	-37				
Mid 2011 - Mid 2016	111	20	26	12	57				
Mid 2016 - Early 2020	66	3	5	2	11				
Early 2020 - Early 2030	9	2	4	2	8	2,730	1,750	1,120	5,600
Early 2020 - Mid 2031	10	2	4	2	8	2,939	1,783	1,096	5,817
Early 2020 - Early 2040	23	3	4	2	9	3,575	2,050	1,295	6,920

Source: Watson & Associates Economists Ltd., 2020.

¹ Square Foot Per Employee Assumptions

Industrial	1,300
Commercial/Population Related	500
Institutional	700

² The need for service associated with the institutional population is captured in the institutional employment forecast.

* Reflects Early 2020 to Early 2040 forecast period

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



Schedule 9c
Township of Tiny
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Industrial G.F.A. Sq.ft. ¹	Commercial G.F.A. Sq.ft. ¹	Institutional G.F.A. Sq.ft. ¹	Total Non- Residential G.F.A. Sq.ft.	Employment Increase ²
Urban Serviced - Municipal Water	2020 - 2030	-	5,500	-	5,500	11
	2020 - 2031	-	6,000	-	6,000	12
	2020 - 2040	-	10,500	-	10,500	21
Unserviced	2020 - 2030	27,300	12,000	11,200	50,500	61
	2020 - 2031	33,800	14,500	12,600	60,900	73
	2020 - 2040	71,500	30,500	25,900	127,900	153
Township of Tiny	2020 - 2030	27,300	17,500	11,200	56,000	72
	2020 - 2031	33,800	20,500	12,600	66,900	85
	2020 - 2040	71,500	41,000	25,900	138,400	174

Source: Watson & Associates Economists Ltd., 2020.

¹ Square feet per employee assumptions:

Industrial	1,300
Commercial	500
Institutional	700

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

* Reflects Early 2020 to Early 2040 forecast period

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



Schedule 10
Township of Tiny
Non-Residential Construction Value
Years 2007 to 2016
(000s 2018 \$)

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2007	237	87	0	325	127	271	0	398	320	1	0	321	684	360	0	1,044
2008	296	18	0	315	1,084	34	0	1,118	0	0	0	0	1,381	52	0	1,433
2009	258	0	0	258	0	0	0	0	113	15	0	128	371	15	0	385
2010	775	0	0	775	789	0	0	789	45	1	558	603	1,609	1	558	2,168
2012	1,263	86	0	1,349	0	25	0	25	0	172	0	172	1,263	282	0	1,545
2013	276	0	0	276	0	27	0	27	5	158	0	163	281	185	0	466
2014	830	4	0	834	0	186	0	186	69	77	0	147	899	267	0	1,166
2015	152	1	0	153	0	162	0	162	209	26	0	235	361	189	0	550
2016	514	8	0	522	1,083	10	0	1,093	0	1	0	1	1,598	19	0	1,616
Subtotal	4,608	249	0	4,857	3,084	818	0	3,902	913	535	558	2,006	8,606	1,603	558	10,766
Percent of Total	95%	5%	0%	100%	79%	21%	0%	100%	46%	27%	28%	100%	80%	15%	5%	100%
Average	461	36	0	486	771	102	#DIV/0!	434	130	59	558	223	861	160	558	1,077
2007 - 2011 Period Total				1,724				2,409				1,289				5,423
2007 - 2011 Average				345				482				258				1,085
% Breakdown				31.8%				44.4%				23.8%				100.0%
2012 - 2016 Period Total				3,133				1,493				717				5,343
2012 - 2016 Average				627				299				143				1,069
% Breakdown				58.6%				27.9%				13.4%				100.0%
2007 - 2016 Period Total				4,857				3,902				2,006				10,766
2007 - 2016 Average				486				390				201				1,077
% Breakdown				45.1%				36.2%				18.6%				100.0%

Source: Statistics Canada Publication, 64-001-XIB

Note: Inflated to year-end 2017 (January, 2018) dollars using Reed Construction Cost Index



Schedule 11
Township of Tiny
Employment to Population Ratio by Major Employment Sector, 2006 to 2016

NAICS		Year			Change		Comments
		2006	2011	2016	06-11	11-16	
Employment by industry							
	Primary Industry Employment						Categories which relate to local land-based resources
11	<i>Agriculture, forestry, fishing and hunting</i>	130	150	125	20	-25	
21	<i>Mining and oil and gas extraction</i>	0	0	10	0	10	
	Sub-total	130	150	135	20	-15	
	Industrial and Other Employment						Categories which relate primarily to industrial land supply and demand
22	<i>Utilities</i>	25	0	0	-25	0	
23	<i>Construction</i>	90	115	145	25	30	
31-33	<i>Manufacturing</i>	140	65	75	-75	10	
41	<i>Wholesale trade</i>	55	40	30	-15	-10	
48-49	<i>Transportation and warehousing</i>	30	60	65	30	5	
56	<i>Administrative and support</i>	25	35	38	10	3	
	Sub-total	365	315	353	-50	38	
	Population Related Employment						Categories which relate primarily to population growth within the municipality
44-45	<i>Retail trade</i>	135	100	135	-35	35	
51	<i>Information and cultural industries</i>	10	0	20	-10	20	
52	<i>Finance and insurance</i>	15	20	20	5	0	
53	<i>Real estate and rental and leasing</i>	15	50	30	35	-20	
54	<i>Professional, scientific and technical services</i>	100	105	105	5	0	
55	<i>Management of companies and enterprises</i>	0	0	0	0	0	
56	<i>Administrative and support</i>	25	35	38	10	3	
71	<i>Arts, entertainment and recreation</i>	75	25	40	-50	15	
72	<i>Accommodation and food services</i>	85	25	55	-60	30	
81	<i>Other services (except public administration)</i>	70	60	65	-10	5	
	Sub-total	530	420	508	-110	88	
	Institutional						
61	<i>Educational services</i>	85	40	65	-45	25	
62	<i>Health care and social assistance</i>	50	40	70	-10	30	
91	<i>Public administration</i>	35	45	70	10	25	
	Sub-total	170	125	205	-45	80	
	Total Employment	1,195	1,010	1,200	-185	190	
	Population	10,784	11,232	11,787	448	555	
	Employment to Population Ratio						
	Industrial and Other Employment	0.03	0.03	0.03	-0.01	0.00	
	Population Related Employment	0.05	0.04	0.04	-0.01	0.01	
	Institutional Employment	0.02	0.01	0.02	0.00	0.01	
	Primary Industry Employment	0.01	0.01	0.01	0.00	0.00	
	Total	0.11	0.09	0.10	-0.02	0.01	

Source: Statistics Canada Employment by Place of Work

Note: 2006-2016 employment figures are classified by North American Industry Classification System (NAICS) Code



Appendix B

Level of Service



**APPENDIX B - LEVEL OF SERVICE CEILING
TOWNSHIP OF TINY**

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	10-Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)	Quantity (per capita)		Quality (per capita)		
Services Related to a Highway	Roads	\$3,869.60	0.0080	km of roadways	483,700	per lane km	8,145,508
	Bridges, Culverts & Structures	\$488.20	-	No. of bridges, culverts & structures	488,200	per item	1,027,661
	Sidewalks	\$18.00	0.1785	meters of sidewalk	101	per km	37,890
	Streetlights	\$9.10	0.0032	No. of streetlights	2,844	per signal	19,156
	Public Works Facilities	\$268.82	1.3218	Sq.ft. of building area	203	per sq.ft.	565,866
	Roads and Related Vehicles	\$231.19	0.0027	No. of vehicles and equipment	85,626	per vehicle	486,655
Fire	Fire Facilities	\$225.38	0.6774	Sq.ft. of building area	333	per sq.ft.	207,124
	Fire Vehicles	\$152.71	0.0007	No. of vehicles	218,157	per vehicle	140,340
	Fire Small Equipment and Gear	\$52.98	0.0311	No. of equipment and gear	1,704	per firefighter	48,689
Policing	Policing Services	\$15.15	15.1456	Contract Value	1	per sq.ft.	31,891
Parks & Recreation	Parkland Development	\$274.59	0.0100	Acres of parkland	27,459	per acre	252,348
	Parkland Amenities	\$194.42	0.0033	No. of parkland amenities	58,915	per amenity	178,672
	Parkland Trails	\$9.67	0.0576	Linear metres of access ways and boardwalks	168	per lin m	8,887
	Parks Vehicles and Equipment	\$9.22	0.0005	No. of vehicles and equipment	18,440	per vehicle	8,473
	Indoor Recreation Facilities	\$198.99	0.3552	Sq.ft. of building area	560	per sq.ft.	182,872



**Township of Tiny
Service Standard Calculation Sheet**

Service: Roads
Unit Measure: km of roadways

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/km)
Arterial & Collector Roads:											
Surface Treatment	118.70	118.70	118.70	118.70	118.70	118.70	116.50	116.50	112.70	102.80	\$520,000
Asphalt	84.30	84.30	84.30	84.30	84.30	84.30	86.50	86.50	90.30	100.20	\$550,000
Gravel	5.90	5.90	5.90	5.90	5.90	5.90	5.90	5.90	5.90	5.90	\$470,000
Active Transportation:											
Rail Trail	23	23	23	23	23	23	23	23	23	23	\$60,000
Total	231.90	231.90	231.90	231.90	231.90	231.90	231.90	231.90	231.90	231.90	

Population	28,665	28,937	28,968	28,985	29,016	29,029	29,017	29,119	29,227	29,317
Per Capita Standard	0.0081	0.0080	0.0080	0.0080	0.0080	0.0080	0.0080	0.0080	0.0079	0.0079

10-Year Average	2010-2019
Quantity Standard	0.0080
Quality Standard	\$483,700
Service Standard	\$3,870

D.C. Amount (before deductions)	20 Year
Forecast Population	2,105
\$ per Capita	\$3,870
Eligible Amount	\$8,145,508



**Township of Tiny
Service Standard Calculation Sheet**

Service: Bridges, Culverts & Structures

Contact :

Unit Measure: Number of Bridges, Culverts & Structures

Description	Asset ID	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Culverts:												
Concession Road 3, 0.8 east of County Road 6	R-6009	1	1	1	1	1	1	1	1	1	1	\$1,300,000
Durie Street, 0.1 km east of Tiny Beaches Road	R-6012	1	1	1	1	1	1	1	1	1	1	\$350,000
Skylark Road, 0.1 km south of Tiny Beaches Road	R-6013	1	1	1	1	1	1	1	1	1	1	\$350,000
Mertz Corner Road	R-6014	1	1	1	1	1	1	1	1	1	1	\$600,000
Bridges:												
Concession Road 15, 0.2 km east of Cedar Point Road	R-6001	1	1	1	1	1	1	1	1	1	1	\$500,000
Concession Road 14 W, 0.3 km east of Cedar Point Road	R-6002	1	1	1	1	1	1	1	1	1	1	\$1,100,000
Tiny Beaches Road N, 0.45 km south of CR 14	R-6003											\$750,000
Concession Road 13 W, 0.1 km east of Quesnelle Drive	R-6004	1	1	1	1	1	1	1	1	1	1	\$850,000
Marshall Road, 0.5 km south Concession Road 6 E	R-6005	1	1	1	1	1	1	1	1	1	1	\$750,000
Baseline Road South, 1 km north of Concession Road 4 E	R-6006	-	1	1	1	1	1	1	1	1	1	\$1,600,000
Baseline Road South, 1 km north of Concession Road 4 E	R-6007	1	1	1	1	1	1	1	1	1	1	\$600,000
Dawson's Sideroad, 0.1 km north of Concession Road 4	R-6008	1	1	1	1	1	1	1	1	1	1	\$1,000,000
Concession Road 2 West, 0.4 km west of County Road 6	R-6010	1	1	1	1	1	1	1	1	1	1	\$500,000
Concession Road 2 W, 0.3 km west of County Road 6	R-6011	1	1	1	1	1	1	1	1	1	1	\$500,000
Active Transportation Culverts:												
b/t Conc. 12 & Overhead Bridge Rd	P-4	1	1	1	1	1	1	1	1	1	1	\$100,000



**Township of Tiny
Service Standard Calculation Sheet**

Service: Bridges, Culverts & Structures

Contact :

Unit Measure: Number of Bridges, Culverts & Structures

Description	Asset ID	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Active Transportation Bridges:												
Half Lot line on Concession 1 Crosses the Wye river	P-1	1	1	1	1	1	1	1	1	1	1	\$285,000
Concession 2	P-2	1	1	1	1	1	1	1	1	1	1	\$1,000,000
East side County Rd 6	P-3	1	1	1	1	1	1	1	1	1	1	\$1,500,000
b/t Conc. 12 & Overhead Bridge Rd	P-5	1	1	1	1	1	1	1	1	1	1	\$200,000
b/t Conc. 12 & Overhead Bridge Rd	Bridge P-7	1	1	1	1	1	1	1	1	1	1	\$100,000
b/t Conc. 12 & Overhead Bridge Rd	Bridge P-8	1	1	1	1	1	1	1	1	1	1	\$100,000
b/t Conc. 12 & Overhead Bridge Rd	Bridge P-9	1	1	1	1	1	1	1	1	1	1	\$100,000
b/t Conc. 12 & Overhead Bridge Rd	Bridge P-10	1	1	1	1	1	1	1	1	1	1	\$150,000
b/t Conc. 12 & Overhead Bridge Rd	Bridge P-11	1	1	1	1	1	1	1	1	1	1	\$100,000
b/t Conc. 12 & Overhead Bridge Rd	Bridge P-12	1	1	1	1	1	1	1	1	1	1	\$100,000
b/t Conc. 12 & Overhead Bridge Rd	Bridge P-13	1	1	1	1	1	1	1	1	1	1	\$100,000
b/t Conc. 12 & Overhead Bridge Rd	Bridge P-14	1	1	1	1	1	1	1	1	1	1	\$100,000
b/t Conc. 12 & Overhead Bridge Rd	Bridge P-15	1	1	1	1	1	1	1	1	1	1	\$100,000
b/t Conc. 12 & Overhead Bridge Rd	Bridge P-16	1	1	1	1	1	1	1	1	1	1	\$100,000
b/t Conc. 12 & Overhead Bridge Rd	P-6	1	1	1	1	1	1	1	1	1	1	\$200,000
Total		28	29	29	29	29	29	29	29	29	29	

Population	28,665	28,937	28,968	28,985	29,016	29,029	29,017	29,119	29,227	29,317
Per Capita Standard	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010

10-Year Average	2010-2019
Quantity Standard	0.0010
Quality Standard	\$488,200
Service Standard	\$488

D.C. Amount (before deductions)	20 Year
Forecast Population	2,105
\$ per Capita	\$488
Eligible Amount	\$1,027,661



**Township of Tiny
Service Standard Calculation Sheet**

Service: Sidewalks
Unit Measure: Meters of sidewalk

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/m)
Sidewalk:											
Lafontaine Sidewalk	915	915	915	915	915	915	915	915	915	915	\$100
Wyebidge Sidewalk	477	477	477	477	477	477	477	477	477	477	\$100
Perkinsfield	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	1,666	\$100
Wyevale	1,479	1,479	1,479	1,479	1,479	1,479	1,479	1,479	1,479	1,479	\$100
Balm Beach	646	646	646	646	646	646	646	646	646	646	\$100
Total	5,183	5,183	5,183	5,183	5,183	5,183	5,183	5,183	5,183	5,183	

Population	28,665	28,937	28,968	28,985	29,016	29,029	29,017	29,119	29,227	29,317
Per Capita Standard	0.1808	0.1791	0.1789	0.1788	0.1786	0.1785	0.1786	0.1780	0.1773	0.1768

10-Year Average	2010-2019
Quantity Standard	0.1785
Quality Standard	\$101
Service Standard	\$18

D.C. Amount (before deductions)	20 Year
Forecast Population	2,105
\$ per Capita	\$18
Eligible Amount	\$37,890



**Township of Tiny
Service Standard Calculation Sheet**

Service: Streetlights
Unit Measure: No. of Streetlights

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Lighting:											
Street Lights	90	90	90	90	90	90	90	90	90	96	\$1,700
School Zone Warning Sign	-	-	2	2	2	2	2	2	2	2	\$38,100
Wyevale Pedestrian Crosswalk	-	-	1	1	1	1	1	1	1	1	\$68,700
Speed Radar Sign	-	-	-	-	-	-	-	-	-	1	\$5,100
Total	90	90	93	93	93	93	93	93	93	100	

Population	28,665	28,937	28,968	28,985	29,016	29,029	29,017	29,119	29,227	29,317
Per Capita Standard	0.0031	0.0031	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032	0.0032	0.0034

10-Year Average	2010-2019
Quantity Standard	0.0032
Quality Standard	\$2,844
Service Standard	\$9

D.C. Amount (before deductions)	20 Year
Forecast Population	2,105
\$ per Capita	\$9
Eligible Amount	\$19,156



**Township of Tiny
Service Standard Calculation Sheet**

Service: Public Works Facilities
Unit Measure: Sq.ft. of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Public Works Office Complex - 220 Conc. 9E	16,278	16,278	16,278	16,278	16,278	16,278	16,278	16,278	16,278	16,278	\$219	\$327
Equipment/Storage Depot - 380 Lafontaine Rd. W.	4,450	4,450	4,450	4,450	4,450	4,450	4,450	4,450	4,450	4,450	\$116	\$135
Sand/Salt Shed	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	\$84	\$93
Public Works Portable	835	835	835	835	835	835	835	835	835	835	\$219	\$241
Coverall Shelter - 220 Conc. 9 E.	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	\$106	\$117
Salt/Storage Coverall Shelter - 220	-	-	-	-	-	-	-	4850	4850	4850	\$106	\$117
Total	36,923	36,923	36,923	36,923	36,923	36,923	36,923	41,773	41,773	41,773		

Population	28,665	28,937	28,968	28,985	29,016	29,029	29,017	29,119	29,227	29,317
Per Capita Standard	1.2881	1.2760	1.2746	1.2739	1.2725	1.2719	1.2725	1.4346	1.4293	1.4249

10-Year Average	2010-2019
Quantity Standard	1.3218
Quality Standard	\$203
Service Standard	\$269

D.C. Amount (before deductions)	20 Year
Forecast Population	2,105
\$ per Capita	\$269
Eligible Amount	\$565,866



**Township of Tiny
Service Standard Calculation Sheet**

Service: Roads and Related Vehicles

Contact :

Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Vehicles:											
Compact Sedan (Shared)	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	\$23,500
Crossover	1	1	1	1	1	1	1	1	1	1	\$31,800
Hybrid Crossover	-	-	-	-	-	-	-	-	-	1	\$37,600
1/2 Ton Trucks	2	2	2	2	2	2	2	2	2	2	\$32,900
3/4 Ton Trucks	12	12	12	12	12	12	12	12	12	11	\$41,200
1 Ton Trucks	3	3	3	3	3	3	3	3	3	4	\$47,100
2 Ton Trucks	-	-	-	-	-	-	-	-	-	1	\$64,700
Single Axle Trucks (with dump box & spreader)	2	2	2	2	2	2	2	2	2	3	\$276,500
Tandem Trucks (with dump box & spreader)	6	7	7	7	8	8	8	8	8	7	\$306,000
Tanker Truck	-	-	-	-	-	1	1	1	1	1	\$235,300
Tractors	3	3	3	3	3	3	3	3	3	3	\$76,500
Loaders	2	2	2	2	2	3	3	3	3	3	\$282,400
Graders	1	1	1	2	2	2	2	2	2	2	\$341,200
Sidewalk Plows	1	1	1	1	1	1	1	1	1	1	\$141,200
Wheeled Excavator	1	1	1	1	1	1	1	1	1	1	\$376,500
Combination Backhoe/loader	1	1	1	1	1	1	1	1	1	1	\$170,600
Mini Excavator	1	1	1	1	1	1	1	1	1	1	\$64,700
Equipment:											
Chipper	1	1	1	1	1	1	1	1	1	1	\$35,900
Berm Retriever	-	-	-	-	-	1	1	1	1	1	\$15,300
RE05 Kargo Max Tandem Axle Cargo Trailer	1	1	1	1	1	1	1	1	1	1	\$11,800
RE06 2 Axle LDTR Model 720 Equipment Trailer	-	-	1	1	1	1	1	1	1	1	\$6,500
Hydraulic Dump Trailer	1	1	1	1	1	1	1	1	1	1	\$10,600



**Township of Tiny
Service Standard Calculation Sheet**

Service: Roads and Related Vehicles

Contact :

Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Equipment:											
Gravity Tilt Trailer - Scott Reinhart	1	1	1	1	1	1	1	1	1	1	\$12,900
Thompson Steamer	1	1	1	1	1	1	1	1	1	1	\$8,200
RE04 Trail King Tilt & Load Trailer	1	1	1	1	1	1	1	1	1	1	\$12,900
Power Broom	1	1	1	1	1	1	1	1	1	1	\$25,500
Promac Brusher Head	1	1	1	1	1	1	1	1	1	1	\$35,300
Flail Mower	-	-	-	-	-	-	1	1	1	1	\$12,900
Harness Retrofit for RT25	1	1	1	1	1	1	1	1	1	1	\$21,400
Plow Attachment for RT16,14,34	3	3	3	3	3	3	3	3	3	3	\$7,500
Reversible Plow for RT24	1	1	1	1	1	1	1	1	1	1	\$14,600
RT18 Automatic Greasing Machine	1	1	1	1	1	1	1	1	1	1	\$5,900
Metro Wing & New Dump #18	1	1	1	1	1	1	1	1	1	1	\$27,100
Dump Box Install #34	1	1	1	1	1	1	1	1	1	1	\$5,200
Dump-It Body Old #1	-	-	1	1	1	1	1	1	1	1	\$5,800
Metro Wing & New Dump #18	1	1	1	1	1	1	1	1	1	1	\$27,100
Holms SH3.0 w. Rotation Power Broom	-	-	1	1	1	1	1	1	1	1	\$25,100
Frontier DM1150 3pt Disc Mower 6-7' Cut	-	-	1	1	1	1	1	1	1	1	\$10,600
Cold Patch Hot Box	-	-	-	-	-	-	1	1	1	1	\$29,400
Spray Patch Tank	-	-	-	1	1	1	1	1	1	1	\$20,100
Sander Unit RT15	-	-	-	1	1	1	1	1	1	1	\$9,400
One Way Plow	-	-	-	1	1	1	1	1	1	1	\$8,800
Stand-by Generator	1	1	1	1	1	1	1	1	1	1	\$108,200
Float Trailer - triaxle	-	-	-	-	-	-	-	-	-	1	\$35,300
Pressure Washer System	1	1	1	1	1	1	1	1	1	1	\$22,600
Rotary Lift Hoist	1	1	1	1	1	1	1	1	1	1	\$13,300
Poly Tank	1	1	1	1	1	1	1	1	1	1	\$2,200



**Township of Tiny
Service Standard Calculation Sheet**

Service: Roads and Related Vehicles

Contact :

Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Equipment:											
Hydraulic Hose Machine	1	1	1	1	1	1	1	1	1	1	\$1,300
Rugby 260 sg Laser	1	1	1	1	1	1	1	1	1	1	\$2,700
Solus Ultra Vehicle Scanner	-	-	1	1	1	1	1	1	1	1	\$11,100
W504 Ford Escape 4DR	-	-	-	-	1	1	1	1	1	1	\$33,700
W503 F150 4X4 Truck	-	-	-	1	1	1	1	1	1	1	\$36,400
W502 2012 Ford F150	-	-	1	1	1	1	1	1	1	1	\$38,200
W505 2015 Chevrolet Equinox	-	-	-	-	1	1	1	1	1	1	\$25,200
W506 2016 Chev Silverado Truck	-	-	-	-	-	1	1	1	1	1	\$47,100
WE02 Lawson Trailer	1	1	1	1	1	1	1	1	1	1	\$7,800
WE03 Generated Mounted on Trailer	1	1	1	1	1	1	1	1	1	1	\$6,400
WE04 Valve Exerciser	-	-	-	-	-	-	-	1	1	1	\$93,500
WT54 2011 Ford	-	1	1	1	1	1	1	1	1	1	\$49,400
Total	61	63	69	74	77	81	83	84	84	87	

Population	28,665	28,937	28,968	28,985	29,016	29,029	29,017	29,119	29,227	29,317
Per Capita Standard	0.0021	0.0022	0.0024	0.0026	0.0027	0.0028	0.0029	0.0029	0.0029	0.0030

10-Year Average	2010-2019
Quantity Standard	0.0027
Quality Standard	\$85,626
Service Standard	\$231

D.C. Amount (before deductions)	20 Year
Forecast Population	2,105
\$ per Capita	\$231
Eligible Amount	\$486,655



**Township of Tiny
Service Standard Calculation Sheet**

Service: Fire Facilities
Unit Measure: Sq.ft. of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Station 1 - Lafontaine	4,160	4,160	4,160	4,160	4,160	4,160	4,160	4,160	4,160	4,160	\$265	\$322
Station 2 - Wyevale	6,820	6,820	6,820	6,820	6,820	6,820	6,820	6,820	6,820	6,820	\$265	\$345
Station 3 - North West Basin	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	3,376	3,376	\$265	\$332
Station 4 - Wyebridge	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	\$265	\$312
Station 5 - Woodland Beach	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	1,960	\$265	\$356
Fire Chiefs Office (Admin. Centre)	327	327	327	327	327	327	327	327	327	327	\$265	\$310
Old Toanche Fire Hall (Training Centre)	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	\$265	\$310
Total	19,547	19,547	19,547	19,547	19,547	19,547	19,547	19,547	20,123	20,123		

Population	28,665	28,937	28,968	28,985	29,016	29,029	29,017	29,119	29,227	29,317
Per Capita Standard	0.6819	0.6755	0.6748	0.6744	0.6737	0.6734	0.6736	0.6713	0.6885	0.6864

10-Year Average	2010-2019
Quantity Standard	0.6774
Quality Standard	\$333
Service Standard	\$225

D.C. Amount (before deductions)	10 Year
Forecast Population	919
\$ per Capita	\$225
Eligible Amount	\$207,124



**Township of Tiny
Service Standard Calculation Sheet**

Service: Fire Vehicles
Unit Measure: No. of vehicles

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Pumpers	5	5	5	5	5	6	6	6	6	6	\$441,200
Tankers	5	5	5	5	5	5	5	5	5	5	\$294,100
Rescues	2	2	2	2	2	2	2	2	2	2	\$160,000
Utility Van	-	-	-	1	1	1	1	1	1	1	\$47,700
John Deere Gator	1	1	1	1	1	1	1	1	1	1	\$17,600
Single Axle Landscape Trailer	1	1	1	1	1	1	1	1	1	1	\$6,200
Chevrolet TR Silverado	1	1	1	1	1	1	1	1	1	1	\$45,000
FC91 GMC Sierra 1500	1	1	1	1	1	1	1	1	1	1	\$35,300
Replacement 4X4 F150 in 2018									1	1	\$47,700
Hovercraft & Trailer	-	-	-	-	-	-	1	1	1	1	\$70,000
Mini Pumper/Brush Truck	-	-	-	-	-	-	-	-	-	1	\$135,000
FC92 2002 Ford F150 4X4 Ext. Cab	1	1	1	1	1	1	1	1	-	-	\$35,300
Total	17	17	17	18	18	19	20	20	20	21	

Population	28,665	28,937	28,968	28,985	29,016	29,029	29,017	29,119	29,227	29,317
Per Capita Standard	0.0006	0.0006	0.0006	0.0006	0.0006	0.0007	0.0007	0.0007	0.0007	0.0007

10-Year Average	2010-2019
Quantity Standard	0.0007
Quality Standard	\$218,157
Service Standard	\$153

D.C. Amount (before deductions)	10 Year
Forecast Population	919
\$ per Capita	\$153
Eligible Amount	\$140,340



**Township of Tiny
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Bunker Gear (# of Outfits)	94	94	94	94	94	94	94	94	94	94	\$3,190
Other Equipment:											
Cascade System	1	1	1	1	1	1	1	1	1	1	\$117,600
EOC Equipment	1	1	1	1	1	1	1	1	1	1	\$6,500
Gas Generator Radio Tower	1	1	1	1	1	1	1	1	1	1	\$23,500
Chain and Chop Saws	8	8	8	8	8	8	9	9	9	9	\$900
Portable Generators	6	6	6	7	7	7	7	7	7	7	4,500
Smoke Machine	2	2	2	2	2	2	2	2	2	2	\$3,500
AMKUS Cutter	2	2	2	2	2	2	2	2	2	2	\$4,900
AMKUS Ram	2	2	2	2	2	2	2	2	2	2	\$2,800
AMKUS Spreader	1	2	2	2	2	2	2	2	2	2	\$6,600
Immersion Suits	10	12	16	20	20	20	20	20	20	20	\$900
Rescue PFD's	10	12	16	20	20	20	20	20	20	20	\$300
Reciprocating Saws	3	3	3	3	-	-	-	-	-	-	\$700
Thermal Imaging Camera Large	2	2	2	2	2	2	2	3	3	3	\$10,600
AED Life pack (Defibrulator)	5	5	5	5	5	5	5	5	5	5	\$1,600
Portable Pump Large	7	7	7	7	7	7	7	7	7	7	\$11,800
Hose Tester	1	1	1	1	1	1	1	1	1	1	\$3,800
Stokes Basket	3	3	3	3	3	3	3	3	3	3	\$2,100
Stretcher	1	1	1	1	1	1	1	1	1	1	\$1,200
Vehicle Stabilization Kit	1	1	1	1	1	1	1	1	1	1	\$3,100
Inline Eductor	1	1	1	1	-	5	5	5	5	5	\$900
Bullex Fire Safety Training System	1	1	1	1	-	-	-	-	-	-	\$4,900
Gas Detector	3	3	3	7	6	6	6	6	6	6	\$800
Portable Radios	55	55	55	55	55	60	60	60	60	60	\$1,200
Radio Base Station Kit	2	2	2	2	2	2	2	2	2	2	\$3,900
Pagers	100	100	100	100	100	100	100	100	100	100	\$600
Nozzles 38mm Foam	-	-	-	-	-	5	5	5	5	5	\$550
Nozzles 38mm	25	25	25	25	25	25	25	25	27	27	\$800
Nozzles 65mm	8	8	8	8	8	16	16	16	16	16	\$1,250



**Township of Tiny
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Nozzles Fast Attack	1	1	1	1	1	3	3	3	3	3	\$2,300
Nozzles Truck Monitors	3	3	3	3	3	5	6	6	6	6	\$5,000
Nozzles Piercing	-	-	-	-	-	-	-	4	4	6	\$1,500
MSA - SCBA	31	31	31	31	31	31	31	31	31	31	\$5,800
MSA Rescue Air/Rit Pack	4	4	4	4	4	4	4	4	4	4	\$5,900
SCBA Cylinders	93	93	93	93	93	93	93	93	93	93	\$1,600
Groves Mobile Bottle Cart	2	2	2	2	-	-	-	-	-	-	\$1,500
Blk Max Piston Intake	5	5	5	5	5	5	5	5	6	6	\$1,900
Electric PPV	-	-	-	-	-	-	-	-	-	1	\$2,700
Oceanid RDC Ice/Water Rescue Boat	-	-	1	1	2	2	2	2	2	2	\$6,100
Auto Extrication Tool	-	-	-	1	3	3	3	3	3	3	\$13,100
PortaCount Fit Tester	-	-	-	1	1	1	1	1	1	1	\$14,100
Air Compressor	5	5	5	5	5	5	5	5	5	5	\$2,400
Security System	-	2	2	2	2	2	2	2	2	2	\$1,500
Printer	-	1	1	1	1	1	1	1	1	1	\$2,800
Key Lock Box Program	4	4	4	4	4	4	4	4	4	10	\$2,800
Hose 100mm x 15m	90	90	90	90	90	108	108	108	108	108	\$500
Hose 65mm x 15m	118	118	118	118	118	140	140	140	152	152	\$250
Hose 45 mm x 15m	-	-	-	-	-	-	-	48	48	56	\$200
Hose 38mm x 15m	64	64	64	64	64	64	64	64	64	64	\$150
Positive Pressure Fans	5	5	5	4	4	4	4	4	4	4	\$3,500
Oxygen Ventilator	10	10	10	10	10	10	10	10	10	10	\$800
Cascade System - own a 25% share	-	-	-	-	-	-	0.25	0.25	0.25	0.25	\$100,000
Small Handtools Kit	-	-	-	-	-	-	-	-	5	5	\$1,000
Thermal Imaging Camera - small	-	-	-	-	-	-	-	-	-	6	\$1,000
Portable Pumps Small	-	-	-	-	-	-	-	-	-	5	\$1,750
Auto Extrication Tool (Edraulics)	-	-	-	1	3	3	3	6	6	6	\$13,000
Rescue Air Bags	2	2	2	2	2	2	2	2	2	2	\$6,000
Dryers	-	-	-	-	-	-	-	5	5	5	\$8,500
Extractors	-	-	-	-	-	2	3	3	3	3	\$5,500
35 foot ladder	-	-	-	-	-	-	-	-	-	2	\$2,200



**Township of Tiny
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Flotation Suit	16	16	16	16	16	20	20	20	20	20	\$400
First Aid Kits	7	7	7	7	7	7	7	7	7	7	\$1,500
GPS tablets	-	-	-	-	-	-	-	-	-	17	\$800
Total	816	824	833	848	845	918	921	982	1,002	1,049	

Population	28,665	28,937	28,968	28,985	29,016	29,029	29,017	29,119	29,227	29,317
Per Capita Standard	0.0285	0.0285	0.0288	0.0293	0.0291	0.0316	0.0317	0.0337	0.0343	0.0358

10-Year Average	2010-2019
Quantity Standard	0.0311
Quality Standard	\$1,704
Service Standard	\$53

D.C. Amount (before deductions)	10 Year
Forecast Population	919
\$ per Capita	\$53
Eligible Amount	\$48,689



**Township of Tiny
Service Standard Calculation Sheet**

Service: Policing Services
Unit Measure: Contract Value

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 (item)
Capital Contribution of Policing Cost	341,981	349,075	353,069	338,546	367,042	535,373	532,515	524,346	527,689	530,288	1
Total	\$341,981	\$349,075	\$353,069	\$338,546	\$367,042	\$535,373	\$532,515	\$524,346	\$527,689	\$530,288	

Population	28,665	28,937	28,968	28,985	29,016	29,029	29,017	29,119	29,227	29,317
Per Capita Standard	\$11.93	\$12.06	\$12.19	\$11.68	\$12.65	\$18.44	\$18.35	\$18.01	\$18.05	\$18.09

10-Year Average	2010-2019
Quantity Standard	\$15
Quality Standard	1
Service Standard	\$15

D.C. Amount (before deductions)	20 Year
Forecast Population	2,105
\$ per Capita	\$15
Eligible Amount	\$31,891



**Township of Tiny
Service Standard Calculation Sheet**

Service: Parkland Development
 Contact : Jean-Francois Robitaille
 Unit Measure: Acres of Parkland

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Acre)
Major Parks											
Lafontaine Community Park	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	\$31,300
Perkinsfield Community Park	11.9	11.9	11.9	11.9	11.9	11.9	11.9	11.9	11.9	11.9	\$31,300
Toanche Community Park	20.1	20.1	20.1	20.1	20.1	20.1	20.1	20.1	20.1	20.1	\$31,300
Wyebriidge Community Park	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	\$31,300
Wyevale Community Park	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	\$31,300
Wyevale Train Station Lands	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	\$0
Wyevale Soccer Pitches	11.9	11.9	11.9	11.9	11.9	11.9	11.9	11.9	11.9	11.9	\$31,300
Tiny Trail/Bernie Leclair Park	5.2	5.2	5.2	5.2	5.2	5.2	5.2	5.2	5.2	5.2	\$31,300
Beaches											
Plan 1371 Blk O	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	\$15,400
Plan 1371 Blk P	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	\$15,400
Plan 1385 Blk E	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	\$15,400
Plan 1385 Blk F	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9	\$15,400
Plan 1385 Blk G	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	\$15,400
Plan 1385 Blk H	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	\$15,400
706 Sandy Bay Road	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	\$15,400
1039 Concession 18W	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	\$15,400
Park Plan 1127 Park Lot B (1530 TBRN)	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	\$15,400
1350 Tiny Beaches Road North	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$15,400
1480 Tiny Beaches Road North	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	\$15,400
Plan 656 Pt Lt Blk B	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$15,400
Block B Plan 1613 (30 Waterview Rd)	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	\$15,400
Plan 894	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	\$15,400
Wahnekewening Beach	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	\$15,400
Waterfront Plan 1252 Pk Lt A	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	\$15,400
Asselin Park (on water) RP 1176	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	\$15,400
Waterfront Plan 1537 Lot 144 (19 Huronia)	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$15,400
2270 Tiny Beaches Road South	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$15,400
42 Lackie	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$15,400



**Township of Tiny
Service Standard Calculation Sheet**

Service: Parkland Development
 Contact : Jean-Francois Robitaille
 Unit Measure: Acres of Parkland

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Acre)
Beaches											
25 Bow Road	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	\$15,400
Park Waterfront Plan 1482 Blk A (1662 TBRN)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	\$15,400
10 Nassau Court	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$15,400
Block A Plan 735	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	\$15,400
PLAN 691 BLKS C D AND G	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	\$15,400
Waterfront Plan 735 Blk B	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	\$15,400
Plan 776 (North of Jackson Park)	7.4	7.4	7.4	7.4	7.4	7.4	7.4	7.4	7.4	7.4	\$15,400
Plan 773	-	-	-	-	2.3	2.3	2.3	2.3	2.3	2.3	\$15,400
Major Beach Parks											
Balm Beach	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	\$31,300
Lafontaine	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	\$31,300
Bluewater (excludes Dunes)	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	\$31,300
Jackson	16.3	16.3	16.3	16.3	16.3	16.3	16.3	16.3	16.3	16.3	\$31,300
Woodland	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	\$31,300
Minor Parks											
Corrie Hamelin Park (Plan 1321 Lot 35)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$31,300
CBO Community Park	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	\$31,300
Balm Beach Park (Parkside)	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	\$31,300
Reynolds Road Parkette	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$31,300
Whippoorwill Park	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	\$31,300
Plan 1143 Park Lot A (133 Peek-a-boo) - waterfront	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$31,300
Church in the Pines Park Block RP 1309	7.8	7.8	7.8	7.8	7.8	7.8	7.8	7.8	7.8	7.8	\$31,300
Tee Pee Point Park	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	\$31,300
Maplegate Park M361 Blk 60	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	\$31,300
Marks Point Park Plan M26 Blk 11	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	\$31,300
Stott Park	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	\$31,300
Park Plan 763 Lot 1 (423 Conc. 13)	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$31,300
Farlain Lake Parkette	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	\$31,300



**Township of Tiny
Service Standard Calculation Sheet**

Service: Parkland Development
 Contact : Jean-Francois Robitaille
 Unit Measure: Acres of Parkland

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Acre)
Minor Parks											
Parkette Plan 1446 Lot 120 (5 Parkside)	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$31,300
Parkette Plan 776 Pt Lot 130 parking lot grass	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	\$31,300
TTCC Lands	68.9	68.9	68.9	68.9	68.9	68.9	68.9	68.9	68.9	68.9	\$31,300
Plan 958 Lot 44&45 (8 Parent)	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$31,300
Total	289.5	289.5	289.5	289.5	291.8	291.8	291.8	291.8	291.8	291.8	

Population	28,665	28,937	28,968	28,985	29,016	29,029	29,017	29,119	29,227	29,317
Per Capita Standard	0.0101	0.0100	0.0100	0.0100	0.0101	0.0101	0.0101	0.0100	0.0100	0.0100

10-Year Average	2010-2019
Quantity Standard	0.0100
Quality Standard	\$27,459
Service Standard	\$275

D.C. Amount (before deductions)	10 Year
Forecast Population	919
\$ per Capita	\$275
Eligible Amount	\$252,348



**Township of Tiny
Service Standard Calculation Sheet**

Service: Parkland Amenities
 Contact : Jean-Francois Robitaille
 Unit Measure: No. of parkland amenities

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Baseball Diamonds:											
Lit											
Perkinsfield Community Park	1	1	1	1	1	1	1	1	1	1	\$130,200
Toanche Community Park	1	1	1	1	1	1	1	1	1	1	\$130,200
Lafontaine Community Park	1	1	1	1	1	1	1	1	1	1	\$130,200
Wyebridge Community Park	1	1	1	1	1	1	1	1	1	1	\$130,200
Wyevale Community Park	1	1	1	1	1	1	1	1	1	1	\$130,200
Unlit											
Lafontaine Community Park	1	1	1	1	1	1	1	1	1	1	\$48,100
Perkinsfield Community Park	2	2	2	2	2	2	2	2	2	2	\$48,100
Toanche Community Park	2	2	2	2	2	2	2	2	2	2	\$48,100
Wyevale Community Park	1	1	1	1	1	1	1	1	1	1	\$48,100
Soccer Pitches											
Lafontaine Community Park (full)	1	1	1	1	1	1	1	1	1	1	\$77,200
Perkinsfield Community Park (junior)	1	1	1	1	1	1	1	1	1	1	\$51,400
Wyevale Community Park	-	-	-	-	-	-	2	2	2	2	\$400,000
Tennis Courts:											
Unlit											
Balm Beach	3	3	3	3	3	3	3	3	3	3	\$51,400
Bluewater Beach	2	2	2	2	2	2	2	2	2	2	\$51,400
Perkinsfield Community Park (old)	2	2	2	2	-	-	-	-	-	-	\$51,400
Lit											
Perkinsfield Community Park (new)	2	2	2	2	2	2	2	2	2	2	\$88,200
Shuffleboard:											
Balm Beach	1	1	1	1	1	1	1	1	1	1	\$7,800
Perkinsfield Community Park	2	2	2	2	2	2	2	2	2	2	\$7,800
Skate Park:											
Mobile Skate Park	-	-	-	-	1	1	1	1	1	1	\$47,900
Playgrounds:											
CBO Community Park	1	1	1	1	1	1	1	1	1	1	\$47,100
Jackson's Park	1	1	1	1	1	1	1	1	1	1	\$50,000
Lafontaine Community Park	1	1	1	1	1	1	1	1	1	1	\$80,000



**Township of Tiny
Service Standard Calculation Sheet**

Service: Parkland Amenities
 Contact : Jean-Francois Robitaille
 Unit Measure: No. of parkland amenities

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Playgrounds:											
Perkinsfield Community Park	1	1	1	1	1	1	1	1	1	1	\$102,900
Tee Pee Point Park	1	1	1	1	1	1	1	1	1	1	\$25,100
Toanche Community Park	1	1	1	1	1	1	1	1	1	1	\$80,000
West Ridge Park (Reynold's Road)	1	1	1	1	1	1	1	1	1	1	\$15,000
Whippoorwill Park	1	1	1	1	1	1	1	1	1	1	\$20,000
Lafontaine Beach Park	-	-	-	-	-	-	-	1	1	1	\$120,000
Balm Beach Park (parkside)	-	-	-	-	-	-	-	-	-	1	\$75,000
Wyebridge Community Park	1	1	1	1	1	1	1	1	1	1	\$14,800
Wyevale Community Park	1	1	1	1	1	1	1	1	1	1	\$24,500
Horseshoe Pits:											
CBO Community Park	1	1	1	1	-	-	-	-	-	-	\$2,600
Lafontaine Community Park	1	1	1	1	-	-	-	-	-	-	\$3,900
Perkinsfield Community Park	1	1	1	1	1	1	1	1	1	1	\$5,200
Toanche Community Park	1	1	1	1	1	1	1	1	1	1	\$5,200
Tiny Township Community Park	1	1	1	1	1	1	1	1	1	1	\$2,600
Bleachers:											
Lafontaine Community Park	5	5	5	5	5	5	5	5	5	5	\$6,500
Perkinsfield Community Park	8	8	8	8	8	8	8	8	8	8	\$6,500
Toanche Community Park	4	4	4	4	6	6	6	6	6	6	\$6,500
Wyebridge Community Park	3	3	3	3	3	3	3	3	3	3	\$6,500
Wyevale Community Park	5	5	5	5	5	5	5	5	5	5	\$6,500
Skating Rinks/Pavillions:											
Perkinsfield Community Park	1	1	1	1	1	1	1	1	1	1	\$600,000
Lafontaine Community Park	1	1	1	1	1	1	1	1	1	1	\$600,000
Toanche Community Park	1	1	1	1	1	1	1	1	1	1	\$130,000
Wyevale Community Park	1	1	1	1	1	1	1	1	1	1	\$130,000



**Township of Tiny
Service Standard Calculation Sheet**

Service: Parkland Amenities
 Contact : Jean-Francois Robitaille
 Unit Measure: No. of parkland amenities

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Buildings:											
CBO Park - Storage/Clubhouse	1	1	1	1	1	1	1	1	1	1	\$27,100
Jackson Park - Comfort Station/Change House	1	1	1	1	1	1	1	1	1	1	\$100,400
Lafontaine Park - Storage Shed/Pavilion/Washroom/Canteen	1	1	1	1	1	1	1	1	1	1	\$153,300
Perkinsfield Park - Change House/Meeting Room/Storage/Washroom/Canteen	1	1	1	1	1	1	1	1	1	1	\$153,300
Perkinsfield Park - Fieldhouse	1	1	1	1	1	1	1	1	1	1	\$86,100
Perkinsfield Park - Storage	1	1	1	1	1	1	1	1	1	1	\$12,800
Toanche Park - Washrooms/Canteen	1	1	1	1	1	1	1	1	1	1	\$153,100
Toanche Park - Storage Building/Change House	1	1	1	1	1	1	1	1	1	1	\$27,100
Wyevale Soccer Pitch Washroom	-	-	-	-	-	-	-	-	1	1	\$60,000
Wyevale Soccer Pitch Storage	-	-	-	-	-	-	-	-	1	1	\$3,000
Wyebridge Park - Rink Change Rooms	1	1	1	1	1	1	1	1	1	1	\$39,900
Wyebridge Park - Shed	1	1	1	1	1	1	1	1	1	1	\$6,500
Wyevale Park - Fieldhouse/Change House	1	1	1	1	1	1	1	1	1	1	\$113,200
Wyevale Park - Concession Booth	1	1	1	1	1	1	1	1	1	1	\$19,500
Wyevale Park - Storage Building	1	1	1	1	1	1	1	1	1	1	\$12,800
1 Tiny Beaches Road South - Washroom	1	1	1	1	1	1	1	1	1	1	\$96,500
2024 Tiny Beaches Road South - Washroom	1	1	1	1	1	1	1	1	1	1	\$96,500
333 Concession 8 West - Washroom	1	1	1	1	1	1	1	1	1	1	\$96,500
Building Furniture and Equipment	1	1	1	1	1	1	1	1	1	1	\$191,700



**Township of Tiny
Service Standard Calculation Sheet**

Service: Parkland Amenities
 Contact : Jean-Francois Robitaille
 Unit Measure: No. of parkland amenities

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Signs:											
Lafontaine Community Park	1	1	1	1	1	1	1	1	1	1	\$62,700
Perkinsfield Community Park	1	1	1	1	1	1	1	1	1	1	\$30,000
Wyebridge Community Park	1	1	1	1	1	1	1	1	1	1	\$900
Wyevale Community Park	1	1	1	1	1	1	1	1	1	1	\$30,000
Toanche Community Park	1	1	1	1	1	1	1	1	1	1	\$9,600
Bluewater Park	-	3	3	3	3	3	3	3	3	3	\$1,600
Boat Ramps:											
Jackson Park	1	1	1	1	1	1	1	1	1	1	\$45,100
Total	92	95	95	95	94	94	96	97	99	100	

Population	28,665	28,937	28,968	28,985	29,016	29,029	29,017	29,119	29,227	29,317
Per Capita Standard	0.0032	0.0033	0.0033	0.0033	0.0032	0.0032	0.0033	0.0033	0.0034	0.0034

10-Year Average	2010-2019
Quantity Standard	0.0033
Quality Standard	\$58,915
Service Standard	\$194

D.C. Amount (before deductions)	10 Year
Forecast Population	919
\$ per Capita	\$194
Eligible Amount	\$178,672



**Township of Tiny
Service Standard Calculation Sheet**

Service: Parkland Trails
Unit Measure: Linear Metres of Access Ways and Boardwalks

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/ Linear Metre)
Access Ways:											
Beach Access Ways	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$12
Boardwalks:											
Bluewater Beach Boardwalk	472	472	472	472	472	472	472	472	472	472	\$400
Woodland Beach Boardwalk	200	200	200	200	200	200	200	200	200	200	\$400
Total	1,672	1,672	1,672	1,672	1,672	1,672	1,672	1,672	1,672	1,672	

Population	28,665	28,937	28,968	28,985	29,016	29,029	29,017	29,119	29,227	29,317
Per Capita Standard	0.0583	0.0578	0.0577	0.0577	0.0576	0.0576	0.0576	0.0574	0.0572	0.0570

10-Year Average	2010-2019
Quantity Standard	0.0576
Quality Standard	\$168
Service Standard	\$10

D.C. Amount (before deductions)	10 Year
Forecast Population	919
\$ per Capita	\$10
Eligible Amount	\$8,887



**Township of Tiny
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Vehicles											
Compact Sedan (Shared)	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	\$25,900
Minivan	-	-	-	-	-	-	-	1	1	1	\$27,700
3/4 Ton Trucks	1	1	1	1	1	1	1	1	1	1	\$45,400
Cargo Vans	1	2	2	2	3	3	3	3	3	3	\$38,900
Zero-Turn Mowers	1	1	1	1	1	2	2	2	2	3	\$22,700
Mowers	1	1	1	1	1	2	3	3	3	1	\$11,000
Equipment											
PE02 Nich Trailer	1	1	1	1	1	1	1	1	1	1	\$6,500
PE03 Lawson Trailer	1	1	1	1	1	1	1	1	1	1	\$7,800
NH105A-8 80" HD Rotary Tiller	1	1	1	1	1	1	1	1	1	1	\$5,700
F501 Tiller	1	1	1	1	1	1	1	1	1	1	\$2,600
PE04 Load Trail Equipment Tandem Axle Trailer	-	-	1	1	1	1	1	1	1	1	\$7,600
Convert 13 to Garbage Truck	1	1	1	1	1	1	1	1	1	1	\$15,000
Landscape Trailer	1	1	1	1	1	1	1	1	1		\$7,800
5x8 Utility Trailer	1	1	1	1	1	1	1	1	1	1	\$2,600
Total	11	12	13	13	14	16	17	18	18	16	

Population	28,665	28,937	28,968	28,985	29,016	29,029	29,017	29,119	29,227	29,317
Per Capita Standard	0.0004	0.0004	0.0005	0.0005	0.0005	0.0006	0.0006	0.0006	0.0006	0.0006

10-Year Average	2010-2019
Quantity Standard	0.0005
Quality Standard	\$18,440
Service Standard	\$9

D.C. Amount (before deductions)	10 Year
Forecast Population	919
\$ per Capita	\$9
Eligible Amount	\$8,473



**Township of Tiny
Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities
Unit Measure: Sq.ft. of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Lafontaine Community Centre	1,830	1,830	1,830	1,830	1,830	1,830	1,830	1,830	1,830	1,830	\$219	\$616
Wyebriidge Community Centre	4,506	4,506	4,506	4,506	4,506	4,506	4,506	4,506	4,506	4,506	\$219	\$292
Tiny Township Community Centre	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	\$219	\$1,226
Recreation Coordinator's Office (Portable)	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	\$219	\$248
Total	10,311	10,311	10,311	10,311	10,311	10,311	10,311	10,311	10,311	10,311		

Population	28,665	28,937	28,968	28,985	29,016	29,029	29,017	29,119	29,227	29,317
Per Capita Standard	0.3597	0.3563	0.3559	0.3557	0.3554	0.3552	0.3553	0.3541	0.3528	0.3517

10-Year Average	2010-2019
Quantity Standard	0.3552
Quality Standard	\$560
Service Standard	\$199

D.C. Amount (before deductions)	10 Year
Forecast Population	919
\$ per Capita	\$199
Eligible Amount	\$182,872



Appendix C

Long-Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

Township of Tiny Annual Capital and Operating Cost Impact

As a requirement of the D.C.A. under s. 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. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost saving attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Township's approved 2018 Financial Information Return (F.I.R.).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs that are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for lifecycle costing is the sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement. The following factors were utilized to calculate the annual replacement cost of the capital projects (annual contribution = factor X capital asset cost) and are based on an annual growth rate of 2% (net of inflation) over the average useful life of the asset:

Asset	Lifecycle Cost Factors	
	Average Useful Life	Factor
Roads	55	0.01014
Vehicles & Equipment	20	0.04116
Fire Vehicles	20	0.04116
Firefighter Equipment and Gear	10	0.09133
Parks Related	50	0.01182
Facilities	50	0.01182



Table C-1 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while Township program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e. facilities) would be delayed until the time these works are in place.



Table C-1
Township of Tiny
Operating and Capital Expenditure Impacts
for Future Capital Expenditures

SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Services Related to a Highway				
1.1 Roads and Related	6,485,559	318,155	437,648	755,803
2. Policing Services				
2.1 Police facilities, vehicles and equipment	31,858	3,781	216,902	220,683
3. Fire Protection Services				
3.1 Fire facilities, vehicles & equipment	505,143	35,470	110,224	145,694
4. Parks and Recreation Services				
4.1 Recreation facilities, vehicles and equipment	1,299,449	68,564	73,668	142,232
5. Administration - Engineering Based				
5.1 Studies	181,075	-	-	-
6. Administration - Community Based				
6.1 Studies	269,500	-	-	-
Total	8,772,583	425,970	838,441	1,264,411



Appendix D

Development Charge Reserve Fund Policy



Appendix D: Development Charge Reserve Fund Policy

D.1 Legislative Requirements

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

- A municipality shall establish a reserve fund for each service to which the D.C. by-law relates; s. 7 (1), however, allows services to be grouped into categories of services for reserve fund (and credit) purposes, although only 100% eligible and 90% eligible services may be combined (minimum of two reserve funds).
- 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 s. 5 (1) 2 to 8).
- Money may be borrowed from the fund but must be paid back with interest (O. Reg. 82/98, s. 11 (1) defines this as Bank of Canada rate either on the day the by-law comes into force or, if specified in the by-law, the first business day of each quarter).
- D.C. reserve funds may not be consolidated with other municipal reserve funds for investment purposes and may only be as an interim financing source for capital undertakings for which D.C.s may be spent (s. 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. The D.C.A. does not prescribe how the statement is to be made available to the public. We would recommend that a resolution of Council make the statement available on the municipality’s website or upon request.

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



- opening balance;
- closing balance;
- description of each service and/or service category for which the reserve fund was established (including a list of services within a service category);
- transactions for the year (e.g. collections, draws) including each assets capital costs to be funded from the D.C. reserve fund and the manner for funding the capital costs not funded under the D.C. by-law (i.e. non-D.C. recoverable cost share and post-period D.C. recoverable cost share);
- for projects financed by D.C.s, the amount spent on the project from the D.C. reserve fund and the amount and source of any other monies spent on the project.
- amounts borrowed, purpose of the borrowing and interest accrued during previous year;
- amount and source of money used by the municipality to repay municipal obligations to the D.C. reserve fund;
- list of credits by service or service category (outstanding at beginning of the year, given in the year and outstanding at the end of the year by holder);
- for credits granted under s. 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 s. 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.

Based upon the above, Figure 1, and Attachments 1 and 2, set out the format for which annual reporting to Council should be provided.

D.2 D.C. Reserve Fund Application

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

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5 (1).”



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



Figure 1
Township of Tiny
Annual Treasurer's Statement of Development Charge Reserve Funds

Description	Services to which the Development Charge Relates						Total
	Non-Discounted Services			Discounted Services			
	Services Related to a Highway	Policing Services	Fire Protection Services	Administration - Engineering Based	Parks and Recreation Services	Administration - Community Based	
Opening Balance, January 1, _____							0
<u>Plus:</u>							
Development Charge Collections							0
Accrued Interest							0
Repayment of Monies Borrowed from Fund and Associated Interest ¹							0
Sub-Total	0	0	0	0	0	0	0
<u>Less:</u>							
Amount Transferred to Capital (or Other) Funds ²							0
Amounts Refunded							0
Amounts Loaned to Other D.C. Service Category for Interim Financing							0
Credits ³							0
Sub-Total	0	0	0	0	0	0	0
Closing Balance, December 31, _____	0	0	0	0	0	0	0

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

² See Attachment 1 for details

³ See Attachment 2 for details

The Municipality is compliant with s. 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.



**Attachment 1
Township of Tiny**

Amount Transferred to Capital (or Other) Funds - Capital Fund Transactions

Capital Fund Transactions	Gross Capital Cost	D.C. Recoverable Cost Share					Non-D.C. Recoverable Cost Share				
		D.C. Forecast Period			Post D.C. Forecast Period		Other Reserve/Reserve Fund Draws	Tax-Supported Operating Fund Contributions	Rate-Supported Operating Fund Contributions	Debt Financing	Grants, Subsidies Other Contributions
		D.C. Reserve Fund Draw	D.C. Debt Financing	Grants, Subsidies Other Contributions	Post Period Benefit/Capacity Interim Financing	Grants, Subsidies Other Contributions					
Services Related to a Highway											
Capital Cost A											
Capital Cost B											
Capital Cost C											
Sub-Total - Services Related to Highways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Policing Services											
Capital Cost D											
Capital Cost E											
Capital Cost F											
Sub-Total - Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Protection Services											
Capital Cost G											
Capital Cost H											
Capital Cost I											
Sub-Total - Wastewater	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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
Services Related to a Highway									
Capital Cost J									
Capital Cost K									
Capital Cost L									
Sub-Total - Services Related to Highways	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
Policing Services									
Capital Cost M									
Capital Cost N									
Capital Cost O									
Sub-Total - Water	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
Fire Protection Services									
Capital Cost P									
Capital Cost Q									
Capital Cost R									
Sub-Total - Wastewater	\$0	\$0	\$0	\$0	\$0		\$0	\$0	



Attachment 2
Township of Tiny
Statement of Credit Holder Transactions

Credit Holder	Applicable D.C. Reserve Fund	Credit Balance Outstanding Beginning of Year _____	Additional Credits Granted During Year	Credits Used by Holder During Year	Credit Balance Outstanding End of Year _____
Credit Holder A					
Credit Holder B					
Credit Holder C					
Credit Holder D					
Credit Holder E					
Credit Holder F					



Appendix E

Local Service Policy



Appendix E: Local Service Policy

This Appendix sets out the Township's General Policy Guidelines on Development Charges (D.C.) and local service funding for services related to a highway, stormwater management, water and wastewater, parkland development, natural heritage and underground linear services. The guidelines outline, in general terms, the size and nature of engineered infrastructure that is included in the study as a D.C. project, versus infrastructure that is considered as a local service, to be emplaced separately by landowners, pursuant to a development agreement.

The following policy guidelines are general principles by which staff will be guided in considering development applications. Each application will be considered, however in the context of these policy guidelines as s. 59 (2) of the *Development Charges Act*, 1997 (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.

1. Services Related to a Highway

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

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



boulevard and median surfaces (e.g. sod & topsoil, paving, etc.); street trees and landscaping; parking lanes & lay-bys; driveway entrances; noise abatement measures; railings and safety barriers.

1.1 Local and Arterial Roads (including land)

- a. Local and Arterial 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. Local Roads External to Development – If within the area to which the plan relates: direct developer responsibility under s. 59 of the D.C.A. as a local service.
- c. Arterial 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. as a local service; otherwise, included in D.C. calculation to the extent permitted under s. 5 (1) of the D.C.A. (dependent on local circumstances).
- d. All private roads: considered direct developer responsibility.
- e. All un-assumed roads: considered direct developer responsibility.
- f. 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).
- g. Land acquisition for arterial roads on existing rights-of-way to achieve a complete street: dedication under the Planning Act provisions (s. 41, s. 51 and s. 53) through development lands; in area with limited development: Included as part of road costing funded through D.C.A., s. 5 (1).
- h. Land acquisition for arterial roads on new rights-of-way (ROW) 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.



- i. 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 vehicles: included as part of road costing funded through D.C.A., s. 5 (1).

1.2 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 local road intersections with County roads: included in D.C. calculation 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.

1.3 Streetlights

- a. Streetlights on County Roads: County responsibility.
- b. 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.).
- c. 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).



- d. 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).

1.4 Transportation Related Pedestrian and Cycling Facilities

- a. Sidewalks, multi-use trails, cycle tracks, and bike lanes (paved shoulders), multi-use lanes, inclusive of all required infrastructure, located within arterial roads: 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 (paved shoulders), multi-use lanes, inclusive of all required infrastructure, located within or linking to non-arterial road corridors internal to development: considered part of the complete street; direct developer responsibility under s. 59 of 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 municipality's active transportation network for cycling and/or walking: included in D.C. calculation

1.5 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).



2. Water, Storm Sewer, and Stormwater Management

Underground services (linear infrastructure for stormwater, and water services) within the road allowance are not included in the cost of road infrastructure and are treated separately. The responsibility for such services as well as stormwater management ponds and pumping stations, which are undertaken as part of new developments or redevelopments, will be determined by the following principles:

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

- a. Stormwater facilities for quality and/or quantity management, including downstream erosion works, inclusive of land and all associated infrastructure, such as landscaping and perimeter fencing: direct developer responsibility under s. 59 of D.C.A. (as a local service).
- b. Erosion works, inclusive of all restoration requirements, related to a development application: direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- c. Storm sewer systems and drainage works that are required for a specific development, either internal or external to the area to which the plan relates: direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- d. Providing all underground services internal to the development, including storm, water and sanitary services.
- e. Providing service connections from existing underground services to the development.
- f. Providing new underground services or upgrading existing underground services external to the development if the services are required to service the development, and if the pipe sizes do not exceed 300 mm for water and sanitary services and 900 mm for stormwater services. If external services are required by two or more developments, the developer for the first development will be responsible for the cost of the external services



and may enter into front-ending/cost-sharing agreements with other developers independent of the municipality.

- g. Providing stormwater management ponds and other facilities required by the development including all associated features such as landscaping and fencing.
- h. Water pumping stations, reservoir pumping stations serving individual developments.

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

- a. Oversizing cost of stormwater facilities capacity, excluding land, to accommodate runoff from new, widened, extended or upgraded municipal arterial roads that are funded as a development charges project: included as part of road costing funded through D.C.s.
- b. External underground services involving trunk infrastructure and pipe sizes exceeding 300 mm for water and sanitary services and 900 mm for stormwater services.
- c. Water pumping stations and reservoirs not required for the individual development.
- d. Water treatment, storage facilities, transmission mains, re-chlorination/ sampling stations and wells associated with municipal service areas to be included within the D.C.

3. Parkland

3.1 Parkland Development

- a. Parkland Development: direct developer responsibility to provide at base condition, as follows:
 - Clearing and grubbing. Tree removals as per the subdivision's tree preservation and removals plan.
 - Topsoil stripping, screening, and stockpiling.



- Rough grading (pre-grading) to allow for positive drainage of the park, with minimum slopes of 2%. If necessary, this may include some minor drainage tile work and grading as per the overall subdivision grading design complete with any required swales or catch basins. Runoff from the development property shall not drain into the park unless approved by the Director of Public Works.
 - Spreading of topsoil to 150 mm depth (import topsoil if existing on-site is insufficient to reach required depth).
 - Seeding of site with municipality-approved seed mix. Maintenance of seed until acceptance by municipality.
 - Parks shall be free of any contaminated soil or subsoil.
 - Parks shall not be mined for fill.
 - Parks shall be conveyed free and clear of all encumbrances.
 - 100% of 1.5 m chain link perimeter fencing to the municipal standards to separate the development lands from the municipal lands or lands to be dedicated to the municipality, unless the perimeter fencing is on land that will be dedicated to the municipality to fulfil the requirement of parkland dedication under the *Planning Act*, in which case the cost shall be shared 50/50.
 - When park parcels cannot be developed in a timely manner, they shall be graded to ensure positive drainage and seeded to minimize erosion and dust. These shall be maintained by the developer until construction commences thereon.
 - The park block shall not be used for topsoil or other construction material, equipment storage, or sales pavilions.
- b. Program facilities, amenities, and furniture, within parkland: included in D.C. calculation unless otherwise specified in an existing subdivision agreement.



3.2 Landscape Buffer Blocks, Features, Cul-de-sac Islands, Berms, Grade Transition Areas, Walkway Connections 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 municipality shall be a direct developer responsibility as a local service. Such costs include but are not limited to: pre-grading, sodding or seeding, supply and installation of amended topsoil (to the municipality's required depth), landscape features, perimeter fencing and amenities and all planting.

4. Fire Suppression

Fire suppression required to service a development, inclusive of all land and associated infrastructure – direct developer responsibility under s. 59 of the D.C.A. as a local service.

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

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

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 municipality, 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. b. Perimeter fencing of the N.H.S. to the municipal standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the municipality.



Appendix F

Asset Management Plan



Appendix F: Asset Management Plan

The recent changes to the D.C.A. (new s. 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:

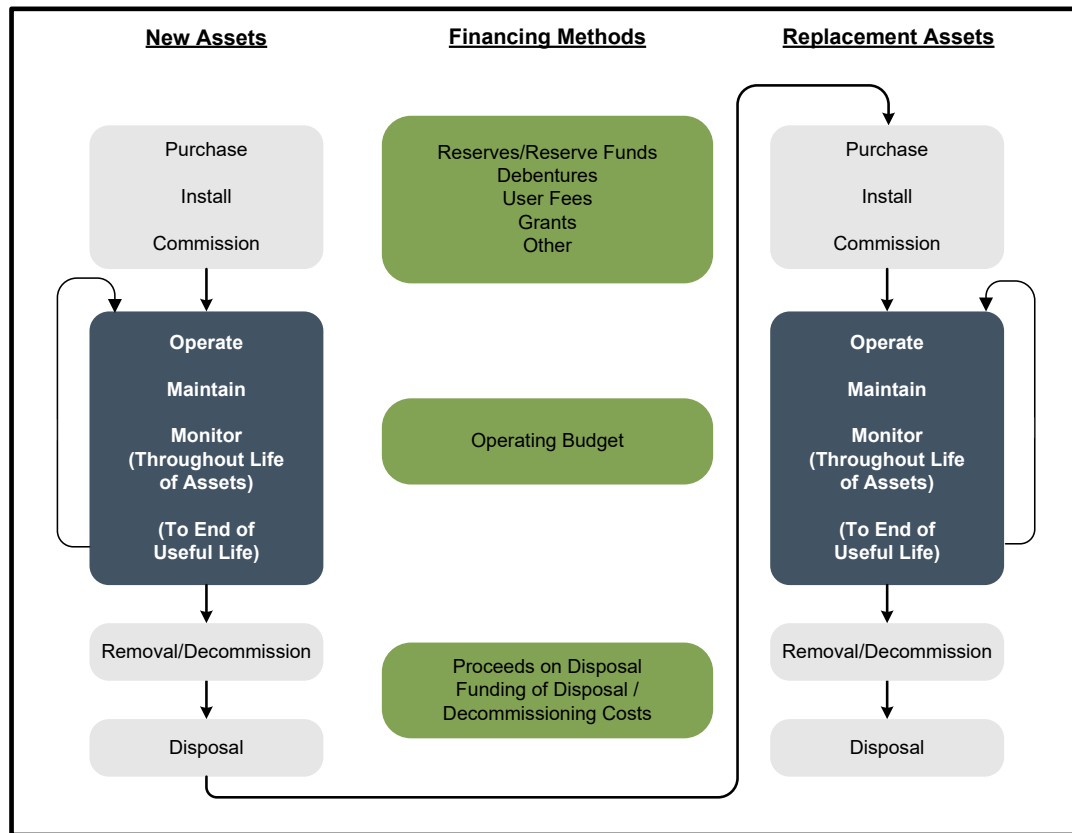
“The asset management plan shall,

- (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, s. 8 of the Regulations was amended to include s. (2), s. (3) and s. (4) which set out for 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 within 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 D.C. Non-growth-related expenditures will then be funded from non-D.C. revenues as noted below. During the useful life of the asset, there will be minor maintenance costs to extend the life of the asset along with additional program related expenditures to provide the full services to the residents. At the end of the life of the asset, it will be replaced by non-D.C. financing sources.

It should be noted that with the recent passing of the Infrastructure for Jobs and Prosperity Act (I.J.P.A.) municipalities are now required to complete A.M.P.s, based on certain criteria, which are to be completed by 2021 for core municipal services and 2023 for all other services. The amendments to the D.C.A. do not require municipalities to complete these A.M.P.s (required under I.J.P.A.) for the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.



In 2012, the Province developed Building Together: Guide for municipal A.M.P.s 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 has prepared an asset management policy and have a provision in their 2020 budget to undertake an A.M.P. 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 2020 \$) 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 which will require financing from municipal financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2020 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 \$3.53 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$777,660. This amount, totalled with the existing operating revenues of \$17.59 million, provide annual revenues of \$18.37 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Township of Tiny
Asset Management – Future Expenditures and Associated Revenues
2020\$

	2039 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	2,153,578
Annual Debt Payment on Post Period Capital ²	57,195
Annual Lifecycle - Township-wide Services	\$557,058
Incremental Operating Costs (for D.C. Services)	\$838,441
Total Expenditures	\$3,606,272
Revenue (Annualized)	
Total Existing Revenue ⁴	\$17,591,628
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$777,660
Total Revenues	\$18,369,288

¹ Non-growth-related component of projects including 10% mandatory deduction on soft services

² Interim debt financing for post period benefit

³ All infrastructure costs included in area-specific by-laws have been included

⁴ As per Sch. 10 of FIR



Appendix G

Proposed Development Charges By-law



The Corporation of the Township of Tiny
By-Law No. 20-____
Being a By-law with Respect to Development Charges

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

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

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 Tiny or its existing taxpayers, while at the same time ensuring new taxpayers contribute no more than the net capital cost attributable to providing the current level of municipal services;

AND WHEREAS the Development Charges Act, 1997 (the “Act”) provides that the Council of a Township may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services;

AND WHEREAS a development charge background study has been completed in accordance with the Act;

AND WHEREAS the Council of The Corporation of the Township of Tiny has given notice of and held a public meeting on the 30th day of March, 2020 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF TINY ENACTS AS FOLLOWS:

1. Interpretation

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

“accessory” means when used to describe a use, building or structure, that the use, building or structure is naturally or normally incidental, subordinate and



exclusively devoted to a main use, building or structure located on the same lot therewith;

“Act” means the Development Charges Act, 1997, as amended, or any successor thereof;

“agriculture land” means land which is zoned for an agricultural use in the zoning by-law of the Township, and any subsequent amendment or replacement thereof, and used for a bona fide farm use;

“agriculture uses” means a bona fide farm operation including use of land, buildings or structures for the purposes of beekeeping, dairying, fallow, field crops, fruit farming, horticulture, market gardening, pasturage, raising of livestock or any other farming use excluding:

- a. Residential Uses, including Farm Help Houses;
- b. On-farm diversified uses; and
- c. Cannabis Production Facilities.

“apartment unit” means any residential unit within a building containing more than four dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor. Despite the foregoing, an apartment dwelling includes stacked townhouse dwellings;

“bedroom” means a habitable room which can be used as sleeping quarters, including a den, study or other similar area, but does not include a bathroom, living room, dining room or kitchen;

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

“bona fide farm uses” means the proposed development that will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation;



“building” means a structure having a roof supported by columns or walls or directly on the foundation and used for the shelter and accommodation of persons, animals or goods and without limiting the foregoing, includes buildings as defined in the *Building Code Act*;

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

“Cannabis” means a cannabis plant; any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant regardless of whether that part has been processed or not; any substance or mixture of substances that contains or has on it any part of such a plant; and any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.

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

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

“capital cost” means costs incurred or proposed to be incurred by the Township or a local board thereof directly or by others on behalf of and as authorized by the Township 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) rolling stock with an estimated useful life of seven years or more,
 - (ii) furniture and equipment other than computer equipment,



- (iii) 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;
- (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, including the development charge background study required for the provision of services designated in this By-law within or outside the Township, including interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related; and
- (f) for interest on money borrowed to pay for costs described in clauses (a) to (d) above;

“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 a commercial greenhouse, hotels, motels, motor inns and boarding, lodging and rooming houses;

“commercial greenhouse” means a building, that is made primarily of translucent building material, used, designed or intended to be used for the sale and display of plant products grown or stored therein, gardening supplies and equipment, or landscaping supplies and equipment.

“Council” means the Municipal Council of the Corporation of the Township of Tiny;

“County” means the Corporation of the County of Simcoe and the area within the geographic limits of the County of Simcoe;

“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 increases the size of, usability thereof, or change of use thereof, and includes redevelopment;

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



“dwelling unit” means a room or rooms located within a building or structure which are occupied or designed or intended to be occupied by one or more persons as a single housekeeping unit and for which a separate private entrance (from outdoors or a common hallway), bathroom and kitchen facilities are provided; but does not mean or include tent, trailer, or a room or a suite of rooms in a boarding house, hotel, motel, motor home or tourist home;

“duplex” means a building that is divided horizontally into two separate dwelling units, each of which has an independent entrance;

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

"existing industrial building" means a building existing on land in the Township on April 27, 2020 or the first building or buildings constructed on vacant land on or after April 27, 2020 for which development charges were paid in full and such buildings are used for or in connection with:

- (a) manufacturing, producing, processing, storing or distributing something;
- (b) research or development in connection with manufacturing or processing something;
- (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place; or
- (d) office or administrative purposes, if they are:
- (e) carried out with respect to manufacturing, producing, processing, storage or distributing of something;
- (f) in or attached to the building used for that manufacturing, producing, processing, storage or distribution; and

despite the foregoing, self-service storage facilities and retail warehouses are not considered to be industrial buildings;



“farm help house” means a Dwelling Unit constructed on Agricultural Land and not attached to any other Building, with sleeping, cooking, living and sanitary facilities, and used for seasonal, interim or occasional residential uses by farm labourers;

“farming business” means a business operating an agricultural land with a current Farm Business Registration Number issued pursuant to the Farm Registration and Farm Organizations Funding Act, 1993, S.O. 1993, c.21, and assessed in the Farmland Realty Tax Class by the Municipal Property Assessment Corporation;

“farm building” means that part of a bona fide farming operation encompassing barns, silos, greenhouses, and other ancillary development to an agricultural use, but excludes residential uses, on-farm diversified uses and cannabis production facilities;

“garden suite” means a building containing one (1) dwelling unit where the garden suite is detached from and ancillary to an existing single detached dwelling or semi-detached dwelling on the lands and such building is designed to be portable;

“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;

“industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, includes cannabis production facilities and on-farm diversified uses, but does not include the sale of commodities and the supplying of personal services or as otherwise defined in the zoning by-law;

“institutional” means land, buildings, structures or any part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain. For the purposes of subsection 3.16 herein, means development of a building or structure intended for use,

- a) as a long-term care home within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;
- b) as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
- c) by any of the following post-secondary institutions for the objects of the institution:
 - (i) a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
 - (ii) a college or university federated or affiliated with a university described in subclause (i), or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;
- d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or as a hospice to provide end of life care;

“local board” means a school board, municipal service board, transportation commission, public library board, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act



with respect to any of the affairs or purposes, including school purposes, of a Township or of two or more municipalities or parts thereof;

“local services” means those services, facilities or things which are under the jurisdiction of the Township of Tiny 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;

“mixed use development” means a building used, designed or intended for use for both residential and non-residential uses;

“mobile home” means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer or trailer otherwise designed;

“multiple dwellings” means all dwellings other than single detached, semi-detached and apartment unit dwellings;

“Township” means the Corporation of the Township of Tiny and the area within the geographic limits of the Township of Tiny;

“non-profit housing development” means development of a building or structure intended for use as residential premises by,

- a) a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing;
- b) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or
- c) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act.

“non-residential use” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;



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

“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;

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

"Planning Act" means the *Planning Act*, R.S.O. 1990, c.13, as amended and any successor legislation;

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

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

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

“residential 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;

“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;



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

“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 units 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 Township relative to the provision of municipal services to specified land within the Township;

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

“stacked townhouse dwelling” means 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 or floor “structure” means anything constructed or erected, either permanent or temporary, the use of which requires location on the ground or attachment to something having location on the ground;

“townhouse dwelling” means a building vertically divided into three or more dwelling units by common walls extending from the base of the foundation to the roof. Each dwelling unit shall have separate entrance directly to the outside;

“Township” means the geographic are of The Corporation of the Township of Tiny;

“wind turbine” means a part of a system that converts energy into electricity, and consists of a wind turbine, a tower and associated control or conversion electronics. A wind turbine and energy system may be connected to the electricity grid in circuits at a substation to provide electricity off-site for sale to an electrical utility or other intermediaries; and



“Zoning By-Law” means the Zoning By-Law of the Township of Tiny 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
- (b) Fire Protection Services
- (c) Policing Services
- (d) Parks and Recreation Services
- (e) Administration – Engineering Studies
- (f) Administration – Community Based Studies

2.2 The components of the services designated in subsection 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 subsection 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 subsection 3.3, this By-law applies to all lands in the Township of Tiny whether or not the land or use thereof is exempt from taxation under section 13 of 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 Township or a local board thereof; or
- (b) the County of Simcoe or any local board thereof; or



- (c) a board of education as defined in subsection 1 (1) of the *Education Act*.

Approvals for Development

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

Exemptions

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



- (a) an enlargement to an existing dwelling unit;
 - (b) one or two additional dwelling units in an existing single detached dwelling; or
 - (c) one additional dwelling unit in any other existing residential building.
- 3.6 Notwithstanding subsection 3.5 (b), development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.
- 3.7 Notwithstanding subsection 3.5, development charges shall be imposed if the additional unit has a gross floor area greater than
- (a) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
 - (b) 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:
- (a) 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.
 - (b) 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:
 - (i) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - (ii) divide the amount determined under subsection 3.8 (a) (i) by the amount of the enlargement.
 - (c) For the purpose of subsection 3.8 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.



3.9 Other Exemptions:

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

- (a) the development of non-residential farm buildings constructed for bona-fide farm uses;
- (b) development creating or adding an accessory use or accessory building not exceeding 10 square metres (107.64 square feet) of gross floor area;
- (c) development creating or adding an accessory use or accessory building to a residential use where the accessory use or accessory building is not used for any commercial use or purpose; and
- (d) garden suites;
- (e) Lands, buildings or structures used or to be used for a place of worship or for the purposes of a churchyard or cemetery exempt from taxation under the *Assessment Act*; and
- (f) a public hospital receiving aid under the *Public Hospitals Act*, R.S.O. 1990, Chap. P.40, as amended, or any successor thereof.

Amount of Charges

Residential

3.10 The 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, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

Non-Residential

3.11 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, and calculated with respect to each of the services according to the total floor area of the non-residential use.



Wind Turbines

- 3.12 The development charges described in Schedule B to this By-law shall be imposed on wind turbines with respect to transportation services, fire protection services, administration – engineering studies, and administration – community-based studies on a per unit basis.

Reduction of Development Charges for Redevelopment

- 3.13 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 (5 years) prior to the date of payment of development charges in regard to such redevelopment was or is to be demolished in whole or in part, or converted from one principal use to another principal use on the same land in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.10 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of a mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.11, by the gross floor area that has been or will be demolished or converted to another principal use;

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

Time of Payment of Development Charges

- 3.14 Development charges shall be calculated and payable in money or by provision of service as may be agreed upon, or by credit granted under the Act, on the



date that the building permit is issued in relation to a building or structure on land to which the development charge applies.

- 3.15 Notwithstanding subsection 3.14, the timing of calculation and payment of the development charge with respect to an approval of a Plan of Subdivision under section 51 of the *Planning Act*, R.S.O., 1990 as amended, shall be addressed in the subdivision agreement, subject to any applicable exemptions contained in this By-law, and calculated in accordance with subsections 3.10, 3.11 and 3.12 of this By-law.
- 3.16 Notwithstanding subsections 3.14 and 3.15, development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest at a rate of 5% per annum, payable on the anniversary date each year thereafter.
- 3.17 Notwithstanding subsections 3.14 and 3.15, development charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest at a rate of 5% per annum, payable on the anniversary date each year thereafter.
- 3.18 Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under subsections 3.14, 3.15, 3.16 and 3.17 shall be calculated on the rates set out in Schedule “A” on the date of the planning application, including interest. Where both planning applications apply development charges under subsections 3.14, 3.15, 3.16 and 3.17 shall be calculated on the rates, including interest at a rate of 5% per annum, set out in Schedule “A” on the date of the later planning application, including interest.
- 3.19 Despite subsections 3.14, 3.15, 3.16, 3.17, and 3.18, 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 of Services

4.1 Despite the payment required under subsections 3.10, 3.11 and 3.12, 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 on January 1, without amendment to this By-law, in accordance with the third quarter of the prescribed index in the Act.

6. Front-end Financing

6.1 The Township may enter into front-end agreements with owners in accordance with the provisions of the Act.

7. Accountability

7.1 All monies paid pursuant to this By-law shall be maintained separately from all other revenues or receipts of the Township. The Treasurer of the Township shall establish separate reserve funds, pursuant to the categories of services designated in subsection 2.1.

7.2 The Treasurer of the Township shall provide to the Council an annual financial statement related to this By-law and the development charge reserve funds established under subsection 7.1 of this By-law. This annual statement shall be provided on a date directed by Council.

7.3 The Township shall pay interest on a refund under subsections 18 (3), 18 (5) and 25 (2) or section 36 of the Act at a rate equal to the Bank of Canada rate on the date this By-law comes into force, updated on the first business day of every January, April, July and October thereafter.



8. Schedules

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

Schedule A – Components of Services Designated in subsection 2.1; and
Schedule B – Schedule of Development Charges.

9. Conflicts

9.1 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.

9.2 Notwithstanding subsection 9.1, where a development which is the subject of an agreement to which subsection 9.1 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.

10. Severability

10.1 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.

11. Date By-law in Force

11.1 This By-law shall come into effect at 12:01 AM on April __, 2020.

12. Date By-law Expires

12.1 This By-law will expire at 12:01 AM on April __, 2025 unless it is repealed by Council at an earlier date.



PASSED THIS ___ day of April, 2020

Mayor – George Cornell

Director of Legislative Services/Clerk – Sue Walton



**Schedule “A”
To By-law 20-____
Components of Services Designated in Subsection 2.1**

100% Eligible Services

Services Related to a Highway

- Roads
- Bridges and Culverts
- Sidewalks
- Streetlights
- Public Works Facilities
- Public Works Vehicles and Equipment

Fire Protection Services

- Fire Facilities
- Fire Vehicles
- Fire Small Equipment and Gear

Policing Services

Administration – Engineering Studies

90% Eligible Services

Parks and Recreation Services

- Parkland Development
- Parkland Amenities
- Parkland Trails
- Parks and Recreation Vehicles and Equipment
- Recreation Facilities

Administration – Community Based Studies



**Schedule “B”
To By-law 20-___
Schedule of Development Charges**

Service	RESIDENTIAL				Wind Turbines	NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples		(per sq.ft. of Gross Floor Area)
Municipal Wide Services:						
Services Related to a Highway	5,089	3,361	2,319	4,638	5,089	3.75
Fire Protection Services	642	424	293	585	642	0.50
Policing Services	25	17	11	23		0.02
Parks and Recreation Services	936	618	427	853		0.51
Administration - Engineering Based	201	133	92	183	201	0.16
Administration - Community Based	65	43	30	59	65	0.05
Total Municipal Wide Services	6,958	4,596	3,172	6,341	5,997	4.99