



 **Watson**  
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# Development Charges Background Study

Bruce County

July 20, 2023

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## **Refinements to Report**

Subsequent to the release of the Background Study on July 20, 2023 it was identified that Schedule 2 in Appendix A included a labelling error. In the column "Development Location", The Town of South Bruce Peninsula and the Municipality of South Bruce were reversed. This has been corrected. This correction does not impact the calculations throughout the report.

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## List of Acronyms and Abbreviations

<b>Acronym</b>	<b>Full Description of Acronym</b>
A.M.P.	Asset management plan
CANSIM	Canadian Socio-Economic Information Management System (Statistics Canada)
C.B.C.	Community Benefits Charge
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
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
OLT	Ontario Land Tribunal
O.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
O. Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
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 Bruce County required by the *Development Charges Act, 1997*, as amended (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
  - Chapter 1 – Overview of the legislative requirements of the Act;
  - Chapter 2 – Summary of the residential and non-residential growth forecasts for the County;
  - Chapter 3 – Approach to calculating the D.C.;
  - Chapter 4 – Review of historical service standards and identification of future capital requirements to service growth and related deductions and allocations;
  - Chapter 5 – Calculation of the D.C.s;
  - Chapter 6 – D.C. policy recommendations and rules; and
  - Chapter 7 – 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 3; 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;
    - Amounts in excess of 15-year historical service calculation; and
    - 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.
3. The D.C. process needs to address a number of items that were established through the *Smart Growth for Our Communities Act, 2015* (Bill 73). These items have been incorporated throughout the report and in the 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. Further changes to the D.C.A. were introduced through several bills passed in the Ontario legislature: Bill 108, Bill 138, Bill 197, 213, 109 and Bill 23. The following provides a brief summary of the proposed changes and are further discussed in sections 1.4 and 1.5 of this report.

#### Bill 108: More Homes, More Choice: Ontario's Housing Supply Action Plan

In May 2019, the Province introduced Bill 108, More Homes, More Choice Act, 2019 which would make changes to the current D.C. legislation. The Bill was passed and given Royal Assent on June 6, 2019. While the legislation has been passed, much of the detailed changes were to be implemented by Regulation, however, these changes were not implemented (subject to Bill 197 discussed later). The following items are currently in effect:

- a. Effective January 1, 2020, rental housing and institutional developments shall pay D.C.s in six (6) equal annual payments commencing at first occupancy. Non-profit housing developments shall pay D.C.s in 21 equal annual payments. Interest may be charged on the instalments, and any



unpaid amounts inclusive of interest payable shall be added to the property tax roll and collected in the same manner as taxes.

- b. 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 made after January 1, 2020), shall be determined based on the D.C. by-law in effect on the day of Site Plan or Zoning By-law Amendment application.

Other key elements of the changes that were not proclaimed and were dealt with subsequently through Bill 197 are provided below:

- The D.C. would be refined to only allow for the following services to remain within the D.C.: water, wastewater, storm water, roads, fire, policing, ambulance, waste diversion, parks development, recreation, public libraries, long-term care, and public health.
- The mandatory 10% deduction would be removed for all services that remain eligible in the D.C.
- A new community benefits charge (C.B.C.) would be introduced to include formerly eligible D.C. services that are not included in the above listing, parkland dedication, and bonus zoning contributions.

#### Bill 138: Plan to Build Ontario Together Act, 2019

On November 6, 2019, the Province released Bill 138 which provided further amendments to the D.C.A. and Planning Act. This Bill received Royal Assent on December 10, 2019, and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. With respect to the D.C.A., this Bill removed instalment payments for commercial and industrial developments that were originally identified in Bill 108.

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

In March 2020, Canada was impacted by the COVID-19 global pandemic. As a result, the economy was put into a state of emergency in an effort to slow the spread of the virus. In response, the Province tabled legislation on July 8, 2020 which amended a number of Acts, including the D.C.A. and the Planning Act. With Bill 197, many changes proposed in Bill 108 have now been revised. With respect to



the above noted changes from Bill 108, the following changes are provided in Bill 197:

- **Eligible Services:** The list of eligible services for the D.C. has now been expanded to include most services eligible under the D.C.A. prior to Bill 108.
- **Mandatory 10% Deduction:** The mandatory 10% deduction is removed (consistent with Bill 108). This applies to all D.C.-eligible services.
- **Community Benefits Charges:** Based on the wording in the legislation, it appears that Upper-tier governments will not be able to impose a C.B.C.

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

On December 8, 2020, Bill 213 received Royal Assent. One of the changes of the Bill that took effect upon Royal Assent included amending the Ministry of Training, Colleges and Universities Act by introducing a new section that would exempt the payment of D.C.s for developments of land intended for use by a university that receives operating funds from the Government.

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

On April 14, 2022, Bill 109 received Royal Assent. One of the changes of the Bill and Ontario Regulation (O. Reg.) 438/22 that took effect upon Royal Assent included amending the D.C.A. and O. Reg. 82/98 related to the requirements for the information which is to be included in the annual Treasurer's statement on D.C. reserve funds and the requirement for publication of the statement.

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

On November 28, 2022, Bill 23 received Royal Assent. The Bill provides the following changes (further details provided in section 1.5 of this report):

- Additional Residential Unit Exemption;
- Removal of Housing as an Eligible D.C. Service;
- New Statutory Exemptions for Affordable Units, Attainable Units, Inclusionary Zoning Units, and Non-Profit Housing developments;
- Historical Level of Service extended to 15-year period instead of the current 10-year period;



- Capital Cost definition revised to remove studies and prescribe services for which land or an interest in land will be restricted;
  - Mandatory Phase-in of a D.C. passed after January 1, 2022, as follows:
    - Year 1 – 80% of the maximum charge;
    - Year 2 – 85% of the maximum charge;
    - Year 3 – 90% of the maximum charge;
    - Year 4 – 95% of the maximum charge; and
    - Year 5 to expiry – 100% of the maximum charge.
  - D.C. By-laws now have a maximum life of 10 years after the date the by-law comes into force;
  - D.C. for Rental Housing developments to receive a discount as follows:
    - Three or more bedrooms – 25% reduction;
    - Two bedrooms – 20% reduction; and
    - All other bedroom quantities – 15% reduction.
  - Maximum Interest Rate for Installments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications to be set at the average prime rate plus 1%; and
  - Requirement to Allocate Funds Received – municipalities are required to spend or allocate at least 60% of their reserve fund at the beginning of the year for water, wastewater, and services related to a highway.
5. The growth forecast (Chapter 2) on which the County-wide D.C. is based, projects the following population, housing, and non-residential floor area for the 10-year (2023 to 2032) and 14-year (2023 to 2036) periods.



Table ES-1  
Summary of Growth Forecast by Planning Period

Measure	10 Year 2023 to 2032	14 Year 2023 to 2036
(Net) Population Increase	8,911	12,221
Residential Unit Increase	4,286	5,756
Non-Residential Gross Floor Area Increase (sq.ft.)	2,713,000	3,230,400

Source: Watson & Associates Economists Ltd. Forecast 2023

6. The County is undertaking a D.C. public process and anticipates passing a new by-law for eligible services. The mandatory public meeting has been set for September 7, 2023 with adoption of the by-law anticipated for October 5, 2023.
7. The County does not currently impose a D.C. This report has undertaken a calculation of charges based on future identified needs (presented in Schedule ES-5 for residential and non-residential). Charges have been provided on a County-wide basis for all services. The corresponding single detached unit charge is \$7,665. Non-residential charges have been provided based on two (2) approaches; one overall non-residential rate (blended) calculated at \$2.94 per sq.ft. of G.F.A., and an industrial/non-industrial rate of \$5.33 per sq.ft. of building area for non-industrial uses and \$1.60 per sq.ft. for industrial uses. The body of this report utilizes the blended non-residential rate. The alternative industrial/non-industrial calculations are further discussed in Appendix H. These rates are submitted to Council for its consideration.
8. As per Bill 23, only 80% of the calculated charges may be imposed in the first year as per the mandatory phase-in. This results in a first year residential charge of \$6,132 per single detached unit and a non-residential charge of \$2.35 per sq.ft. of G.F.A.
9. With respect to other Counties in the Province, the following tables provide for surveys of D.C.s for single and semi detached dwellings as well as non-



residential D.C.s (upper-tier charges only, excluding water and wastewater services):

Table ES-2  
Survey of County Residential Development Charges

County Development Charge Survey	Single/Semi-Detached
Simcoe	\$13,052
Peterborough	\$10,133
Grey	\$9,183
Wellington	\$8,308
Bruce (fully calculated)	\$7,665
Bruce (80%)	\$6,132
Oxford*	\$4,940
Dufferin	\$3,218
Huron	\$0.00

*\*Excludes water and wastewater charges*

Table ES-3  
Survey of County Non-residential Development Charges

County Development Charge Survey	Non-residential (per sq. ft.)
Simcoe	\$5.10
Peterborough	\$3.40
Bruce (fully calculated)	\$2.94
Bruce (80%)	\$2.35
Wellington	\$2.31
Oxford*	\$1.61
Dufferin	\$0.99
Grey	\$0.84
Huron	\$0.00

*\*Excludes water and wastewater charges*





10. 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 5-4. A summary of these costs is provided below:

Table ES-4  
Summary of Expenditures Anticipated Over the Life of the By-law

Summary of Expenditures Anticipated Over the Life of the By-law	Expenditure Amount
Total gross expenditures planned over the next five years	\$84,661,672
Less: Benefit to existing development	\$38,479,716
Less: Post planning period benefit	\$8,036,200
Less: Ineligible re: Level of Service	\$0
Less: Grants, subsidies and other contributions	\$3,700,000
<b>Net costs to be recovered from development charges</b>	<b>\$34,445,756</b>

This suggests that for the non-D.C. cost over the 10-year D.C. by-law (benefit to existing development, ineligible services, and grants, subsidies and other contributions), approximately \$42.18 million (or an annual amount of approximately \$4.22 million) will need to be contributed from taxes and rates, or other sources. With respect to the post period benefit amount of approximately \$8.04 million, this 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 County plans to spend \$84.66 million over the next 10 years, of which \$34.45 million (41%) is recoverable from D.C.s. Of this net amount, \$27.22 million is recoverable from residential development and \$7.23 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

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

The following service is calculated based on a County-wide 14-year forecast:

- Services Related to a Highway – Roads and Public Works (Facilities).



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

- Parks and Recreation Services (Trails);
- Long-term Care Services;
- Ambulance Services; and
- Child Care and Early Years Programs.

In addition, a class of service has been established for Fleet which is calculated based on a County-wide 14-year forecast.

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-5  
Schedule of Development Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Studio and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>County Wide Services/Class of Service:</b>						
Services Related to a Highway	6,302	4,028	3,973	2,674	2,603	2.76
Fleet	33	21	21	14	14	0.01
Parks and Recreation Services	96	61	61	41	40	0.01
Long-term Care Services	910	582	574	386	376	0.12
Child Care and Early Years Programs	58	37	37	25	24	0.00
Ambulance Services	266	170	168	113	110	0.04
<b>Total County Wide Services/Class of Service</b>	<b>7,665</b>	<b>4,899</b>	<b>4,834</b>	<b>3,253</b>	<b>3,167</b>	<b>2.94</b>



# Report



# Chapter 1

## Introduction



# 1. Introduction

## 1.1 Purpose of this Document

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This background study has been prepared pursuant to the requirements of the *Development Charges Act, 1997*, as amended, (D.C.A.) (section 10) and, accordingly, recommends development charges (D.C.s) and policies for Bruce County.

The County retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C. study process throughout 2023. Watson worked with County staff in 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 County's D.C. background study, as summarized in Chapter 3. It also addresses the requirement for "rules" (contained in Chapter 6) 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 3), and the growth anticipated within the County (Chapter 2), to make the exercise understandable to those who are involved.

Finally, it addresses post-adoption implementation requirements (Chapter 7) 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

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The public meeting required under section 12 of the D.C.A. has been scheduled for September 7, 2023. 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 approach to the County'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 July 20, 2023.

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 Bruce County

Schedule of Study Milestone	Dates
1. Data collection, staff review, D.C. calculations and policy work	March 2023 to May 2023
2. Council Workshops	1. April 20, 2023 2. June 15, 2023
3. Stakeholder meeting	July 5, 2023
4. Public release of final D.C. Background Study and proposed by-law	July 20, 2023
5. Public meeting advertisement placed in newspaper(s)	No later than August 18, 2023
6. Public meeting of Council	September 7, 2023
7. Council considers adoption of background study and passage of by-law	October 5, 2023
8. Newspaper notice given of by-law passage	By 20 days after passage
9. Last day for by-law appeal	40 days after passage





Schedule of Study Milestone	Dates
10. County makes pamphlet available (where by-law not appealed)	By 60 days after in force date

## 1.3 Changes to the D.C.A.: Bill 73 – Smart Growth for our Communities Act, 2015

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With the amendment of the D.C.A. in 2015 (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 County is in compliance with the D.C.A. The following provides an explanation of the changes to the Act that affect the County’s background study and how they have been dealt with to ensure compliance with the amended legislation.

### 1.3.1 Area Rating

Bill 73 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 which are prescribed and/or for specific municipalities which 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 which 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 legislation now requires that a D.C. background study must include an asset management plan (A.M.P.) (subsection 10 (2) (c.2)). The 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 asset management plan 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 the 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 also 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 July 20, 2023 to ensure the new requirements for release of the study are 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. 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 County 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 County's D.C.



## 1.4 Further Changes to the D.C.A.: Bill 108, 138, 197, 213 and 109

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### 1.4.1 *Bill 108: 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, 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. would not come into effect until they are proclaimed by the Lieutenant Governor (many of these changes were revised through Bill 197). At the time of writing, the following provisions have been proclaimed:

- 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 (non-profit housing now exempt as per Bill 23). Interest may be charged on the instalments, 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 2 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. 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.

On February 28, 2020, the Province released updated draft regulations related to the D.C.A. and the Planning Act. A summary of these changes to take effect upon proclamation by the Lieutenant Governor is provided below:

**Changes to Eligible Services** – Prior to Bill 108, the D.C.A. provided a list of ineligible services whereby municipalities could include growth related costs for any service that was not listed. With Bill 108, the changes to the D.C.A. would now specifically list the



services that are eligible for inclusion in the by-law. Further, the initial list of eligible services under Bill 108 was limited to "hard services", with the "soft services" being removed from the D.C.A. These services would be considered as part of a new community benefits charge (discussed below) imposed under the Planning Act. As noted in the next section this list of services has been amended through Bill 197.

**Mandatory 10% deduction** – The amending legislation would remove the mandatory 10% deduction for all services that remain eligible under the D.C.A.

**Remaining Services to be Included in a New Community Benefits Charge (C.B.C.) Under the Planning Act** – It is proposed that a municipality may, by by-law, impose a C.B.C. 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. The C.B.C. was proposed to include formerly eligible D.C. services that are not included in the above listing, in addition to parkland dedication and bonus zoning contributions.

#### ***1.4.2 Bill 138: Plan to Build Ontario Together Act, 2019***

On November 6, 2019, the Province release Bill 138 which provided further amendments to the D.C.A. and Planning Act. This Bill received Royal Assent on December 10, 2019 and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. The amendments to the D.C.A. included removal of instalment payments for commercial and industrial developments that were originally included in Bill 108.

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

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197 which provided amendments to a number of Acts, including the D.C.A. and Planning Act. This Bill also revised some of the proposed changes identified in Bill 108. Bill 197 was tabled on July 8, 2020, received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the changes:



### 1.4.3.1 D.C. Related Changes

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

- As noted above, under Bill 108 some services were to be included under the D.C.A. and some would be included under the C.B.C. authority. Bill 197, however, revised this proposed change and has included all services (with some exceptions) under the D.C.A. These services are as follows:
  - Water supply services, including distribution and treatment services.
  - Wastewater services, including sewers and treatment services.
  - Storm water drainage and control services.
  - Services related to a highway.
  - Electrical power services.
  - Toronto-York subway extension.
  - Transit services.
  - Waste diversion services.
  - Policing services.
  - Fire protection services.
  - Ambulance services.
  - Library services.
  - Long-term Care services
  - Parks and Recreation services, but not the acquisition of land for parks.
  - Public Health services.
  - Childcare and early years services.
  - Housing services.
  - Provincial Offences Act services.
  - Services related to emergency preparedness.
  - Services related to airports, but only in the Regional Municipality of Waterloo.
  - Additional services as prescribed.



## Classes of Services – D.C.

Pre-Bill 108/197 legislation (i.e. D.C.A., 1997) allowed for categories of services to be grouped together into a minimum of two categories (90% and 100% services).

The Act (as amended) repeals and replaces the above with the four following subsections.

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

As well, the removal of the 10% deduction for soft services under Bill 108 has been maintained.

Note: An initial consideration of “class” appears to mean any group of services.

## 10-Year Planning Horizon

The 10-year planning horizon has been removed for all services except transit.

### *1.4.3.2 C.B.C. Related Changes*

#### C.B.C. Eligibility

- The C.B.C. is limited to lower-tier and single tier municipalities; upper-tier municipalities will not be allowed to impose this charge.



### 1.4.3.3 Combined D.C. and C.B.C. Impacts

#### D.C. vs. C.B.C. Capital Cost

- A C.B.C. may be imposed with respect to the services listed in s. 2 (4) of the D.C.A. (eligible services), “provided that the capital costs that are intended to be funded by the community benefits charge are not capital costs that are intended to be funded under a development charge by-law.”

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

On December 8, 2020, Bill 213 received Royal Assent. One of the changes of the Bill that took effect upon Royal Assent included amending the Ministry of Training, Colleges and Universities Act by introducing a new section that would exempt the payment of D.C.s for developments of land intended for use by a university that receives operating funds from the Government. As a result, this mandatory exemption will be included in the D.C. by-law.

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

On April 14, 2022, Bill 109 received Royal Assent. One of the changes of the Bill and Ontario Regulation (O. Reg.) 438/22 that took effect upon Royal Assent included amending the D.C.A. and O. Reg. 82/98 related to the requirements for the information which is to be included in the annual Treasurer’s statement on D.C. reserve funds and the requirement for publication of the statement. The following additional information must be provided for each D.C. service being collected for during the year:

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





The changes to the D.C.A. has also been amended to now require that the annual Treasurer's statement be made available to the public on the website of the municipality or, if there is no such website, in the municipal office.

## **1.5 Changes to the D.C.A. – Bill 23: More Homes Built Faster Act, 2022**

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On November 28, 2022, Bill 23 received Royal Assent. This Bill amends a number of pieces of legislation including the Planning Act and D.C.A. The following provides a summary of the changes to the D.C.A.:

### ***1.5.1 Additional Residential Unit Exemption***

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

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

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

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



### **1.5.3 New Statutory Exemption for Non-Profit Housing**

Non-profit housing units are exempt from D.C.s and D.C. instalment payments due after November 28, 2022.

### **1.5.4 New Statutory Exemptions for Affordable Units, Attainable Units, and Affordable Inclusionary Zoning Units**

Affordable units, attainable units, and inclusionary zoning units (affordable) are exempt from the payment of D.C.s, as follows:

- Affordable Rental Units: Where rent is no more than 80% of the average market rent as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Affordable Owned Units: Where the price of the unit is no more than 80% of the average purchase price as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
  - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.

*Note: the above exemptions are not currently in force. These exemptions will be in force upon proclamation and revisions to the regulations.*

- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.

### **1.5.5 Historical Level of Service extended to previous 15-year period**

Prior to Bill 23, the increase in need for service was limited by the average historical level of service calculated over the 10-year period preceding the preparation of the D.C. background study. This average is now extended to the historical 15-year period.



### **1.5.6 Revised Definition of Capital Costs**

The definition of capital costs has been revised to remove studies. Further, the regulations to the Act may prescribe services for which land or an interest in land will be restricted. As at the time of writing, no services have been prescribed.

### **1.5.7 Mandatory Phase-in of a D.C.**

For all D.C. by-laws passed after January 1, 2022, the charge must be phased-in annually over the first five years the by-law is in force, as follows:

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

### **1.5.8 D.C. By-law Expiry**

A D.C. by-law now expires 10 years after the day it comes into force (unless the by-law provides for an earlier expiry date). This extends the by-law's life from five (5) years, prior to Bill 23.

### **1.5.9 Instalment Payments**

Non-profit housing development has been removed from the instalment payment section of the Act (subsection 26.1), as these units are now exempt from the payment of a D.C.

### **1.5.10 Rental Housing Discount**

The D.C. payable for rental housing development will be reduced based on the number of bedrooms in each unit as follows:

- Three or more bedrooms – 25% reduction;
- Two bedrooms – 20% reduction; and
- All other bedroom quantities – 15% reduction.



### ***1.5.11 Maximum Interest Rate for Instalments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications***

No maximum interest rate was previously prescribed. As per Bill 23, the maximum interest rate is set at the average prime rate plus 1%. This maximum interest rate provision would apply to all instalment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.

### ***1.5.12 Requirement to Allocate Funds Received***

Annually, beginning in 2023, municipalities will be required to spend or allocate at least 60% of the monies in a reserve fund at the beginning of the year for water, wastewater, and services related to a highway. Other services may be prescribed by the regulation.



# Chapter 2

## Anticipated Development in Bruce County



## 2. Anticipated Development in Bruce County

### 2.1 Requirement of the Act

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The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the County will be required to provide services over a 10-year (2023 to 2033) and a longer-term (2023 to 2036) time horizon.

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 subsection 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.”

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

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

- Bruce County Development Charge Background Study (October 2021)
- Plan the Bruce: Good Growth Discussion Paper (August 2021)
- Bruce County Official Plan (Office Consolidation September 2017);
- 2006, 2011 and 2016 population, household, and employment Census data; and
- Historical residential and non-residential building permit data over the 2013 to 2022 period.

### 2.3 Summary of Growth Forecast

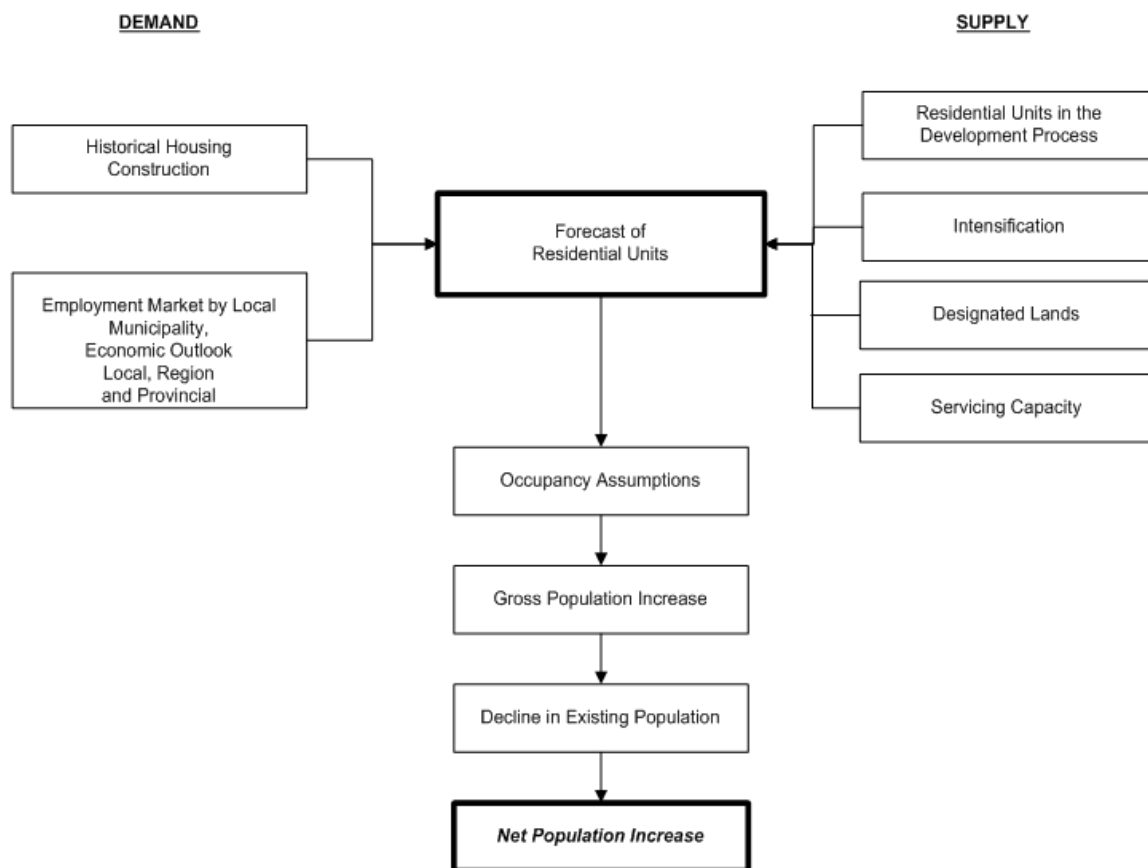
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A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 2-1. The discussion provided herein summarizes the anticipated growth for the County and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 2-1 below, and Schedule 1 in Appendix A.



As identified in Table 2-1 and Appendix A – Schedule 1, the permanent population in the County is anticipated to reach approximately 82,270 by mid-2033, and 84,800 by mid-2036, resulting in an increase of approximately 7,390 for the 10-year forecast period, and 9,920 persons for the longer-term forecast period respectively.<sup>[1]</sup> The County’s seasonal population is forecast to increase to 33,860 persons in 2033, and 34,640 persons in 2036. The County’s total population (permanent and seasonal population) is forecast to reach 116,130 by 2033, and 119,440 by 2036.

Figure 2-1  
Household Formation-based Population and Household Projection Model



<sup>[1]</sup> The population figures used in the calculation of the 2023 D.C. exclude the net Census undercount, which is estimated at approximately 2.65%.





**Table 2-1  
Bruce County  
Residential Growth Forecast Summary**

Year	Permanent Population (Including Census Undercount)	Excluding Census Undercount					Housing Units										Permanent Person Per Unit (P.P.U.)	Permanent + 100% Seasonal Person Per Unit (P.P.U.)
		Permanent Population <sup>[1]</sup>	Institutional Population	Permanent Population Excluding Institutional <sup>[1]</sup>	Seasonal Population	Total Permanent and Seasonal Population	Singles & Semi-Detached	Multiples <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households	Total w/ Conversions	Seasonal Households <sup>[4]</sup>	Total Households w/ Conversions Including Seasonal	Equivalent Institutional Households			
Historical	Mid 2011	66,421	64,709	1,189	63,520	28,265	92,974	23,301	1,105	2,180	350	26,936	26,936	7,895	34,831	1,081	2,402	2,669
	Mid 2016	68,250	66,491	1,426	65,065	29,675	96,166	24,210	1,465	2,140	400	28,215	28,215	8,289	36,504	1,296	2,357	2,634
	Mid 2021	73,922	72,017	1,287	70,730	32,105	104,122	25,990	1,725	2,435	375	30,525	30,525	8,968	39,493	1,170	2,359	2,636
Forecast	Mid 2023	76,860	74,879	1,341	73,538	32,338	107,217	26,931	1,829	2,744	375	31,879	31,970	9,033	41,003	1,219	2,349	2,621
	Mid 2033	84,448	82,272	1,569	80,703	33,856	116,128	28,455	2,692	3,920	375	35,442	35,625	9,457	45,082	1,426	2,321	2,586
	Mid 2036	87,044	84,801	1,617	83,184	34,637	119,438	29,013	2,988	4,249	375	36,625	36,833	9,675	46,508	1,470	2,315	2,580
Incremental	Mid 2006 - Mid 2011	728	709	-6	715	620	1,329	516	275	-155	-15	621	621	173	794	1,081		
	Mid 2011 - Mid 2016	1,829	1,782	237	1,545	1,410	3,192	909	360	-40	50	1,279	1,279	394	1,673	215		
	Mid 2016 - Mid 2021	5,672	5,526	-139	5,665	2,430	7,956	1,780	260	295	-25	2,310	2,310	679	2,989	-126		
	Mid 2021 - Mid 2023	2,938	2,862	54	2,808	233	3,095	941	104	309	0	1,354	1,445	65	1,510	49		
	Mid 2023 - Mid 2033	7,589	7,393	228	7,165	1,518	8,911	1,524	863	1,176	0	3,563	3,655	424	4,079	207		
Mid 2033 - Mid 2036	10,184	9,922	276	9,646	2,299	12,221	2,082	1,159	1,505	0	4,746	4,863	642	5,505	251			

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

[2] Includes townhouses and apartments in duplexes.

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

[4] Bruce County is currently undertaking a study to understand seasonal households, 2021 is subject to refinements from Bruce County.

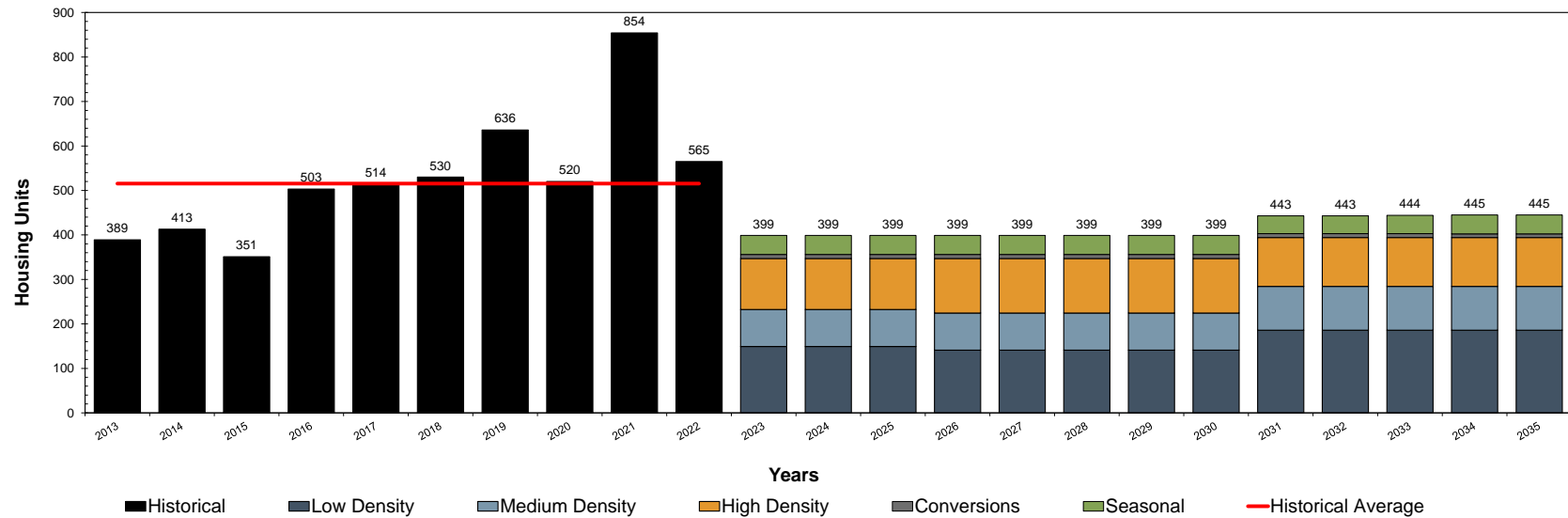
Notes:

Numbers may not add due to rounding.

Source: Derived from Draft Bruce County G.M.S. Growth Forecast (2021) for Bruce County by Watson & Associates Economists Ltd.



Figure 2-2  
Bruce County  
Residential Growth Forecast Summary



[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Statistics Canada building permit data, 2013 to 2022.



Provided below is a summary of the key assumptions and findings regarding the Bruce County D.C. growth forecast:

1. Unit Mix (Appendix A – Schedules 1, 6 and 7)

- The housing unit mix for the County was derived from Plan the Bruce: Good Growth Discussion Paper (August 2021), a detailed review of historical development activity (as per Schedule 6), as well discussions with County staff regarding anticipated development trends for the Bruce County.
- Based on the above indicators, the 2023 to 2036 household growth forecast for the County is comprised of a unit mix of 40% low density units (single detached, semi-detached and conversions), 21% medium density (multiples except apartments), 27% high density (bachelor, 1-bedroom and 2-bedroom apartments) and 12% seasonal units.

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

- Schedule 2 summarizes the anticipated amount, type, and location of development by area for the Bruce County.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast permanent housing growth between 2023 and 2036 by development location is summarized below.



Table 2-2  
Bruce County  
Geographic Location of Residential Development

Development Location	Amount of Housing Growth, 2023 to 2036	Percentage of Housing Growth, 2023 to 2036
Municipality of Arran-Elderslie	180	4%
Municipality of Brockton	840	17%
Township of Huron-Kinloss	440	9%
Municipality of Kincardine	780	17%
Town of Saugeen Shores	1,750	37%
Municipality of Northern Bruce Peninsula	250	5%
Municipality of South Bruce	270	6%
Town of South Bruce Peninsula	240	5%
<b>Bruce County</b>	<b>4,750</b>	<b>100%</b>

Note: Figures may not sum precisely due to rounding.

### 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 transit services to a 10-year planning horizon. All other services can utilize a longer planning period if the municipality has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.



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

- The number of housing units to be constructed by 2036 in the Bruce County over the forecast period is presented in Table 2-1. Over the 2023 to 2036 forecast period, the County is anticipated to average approximately 423 new permanent and seasonal housing units per year.
- Institutional population <sup>[1]</sup> is anticipated to increase by approximately 280 people between 2023 to 2036.
- Population in new units is derived from Schedules 3, 4 and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 7 summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the Bruce County. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 25-year average P.P.U.s by dwelling type are as follows:
  - Low density: 2.663
  - Medium density: 1.702
  - High density: 1.490

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

- Existing households for mid-2023 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).
- The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 5.<sup>[2]</sup> The forecast population change in

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

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



existing households over the 2023 to 2036 forecast period is forecast to decline by approximately 350.

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

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the County 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 data <sup>[1],[2]</sup> (place of work) for the Bruce County is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
  - 895 primary (3%);
  - 4,045 work at home employment (15%);
  - 9,150 industrial (35%);
  - 7,800 commercial/population related (29%); and
  - 4,680 institutional (18%).
- The 2016 employment by usual place of work, including work at home, is 26,570. An additional 3,220 employees have been identified for the Bruce County in 2016 that have no fixed place of work (N.F.P.O.W.).<sup>[3]</sup>
- Total employment, including work at home and N.F.P.O.W. for Bruce County is anticipated to reach approximately 39,950 by mid-2033 and 40,750 by mid-2036. This represents an employment increase of approximately 4,400 for the 10-year forecast period and 5,200 for the longer-term forecast period.

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

<sup>[2]</sup> Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

<sup>[3]</sup> No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."



- 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 gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.
- Total employment for the Bruce County (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 29,910 by mid-2033 and 30,390 by mid-2036. This represents an employment increase of approximately 2,920 for the 10-year forecast period and 3,395 for the longer-term forecast period.<sup>[1]</sup>

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

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
  - 1,700 sq.ft. per employee for industrial;
  - 450 sq.ft. per employee for commercial/population-related; and
  - 690 sq.ft. per employee for institutional employment.
- The County-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by 2,713,000 sq.ft. over the 10-year forecast period and 3,230,400 sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the 2023 to 2036 incremental G.F.A. forecast by sector is broken down as follows:
  - industrial – 64%;
  - commercial/population-related – 24%; and

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<sup>[1]</sup> On-site employment associated with the Bruce Power Refurbishment Project has been stripped out of the industrial forecast presented in Appendix A Schedule 9a. On-site jobs associated with the refurbishment project do not generate a gross floor area.



- institutional – 12%.

## 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 the Bruce County by area.
- The amount and percentage of forecast total non-residential growth between 2023 and 2036 by development location is summarized in Table 2-3 below.

Table 2-3  
Bruce County  
Geographic Location of Non-Residential Development

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2023 to 2036	Percentage of Non-Residential G.F.A., 2023 to 2036
Municipality of Arran-Elderslie	141,000	5%
Municipality of Brockton	395,000	12%
Township of Huron-Kinloss	137,300	4%
Municipality of Kincardine	1,730,500	54%
Town of Saugeen Shores	517,300	16%
Municipality of Northern Bruce Peninsula	105,800	3%
Municipality of South Bruce	78,200	2%
Town of South Bruce Peninsula	124,400	4%
<b>Bruce County</b>	<b>3,230,400</b>	<b>100%</b>

Note: Figures may not sum precisely due to rounding





# Chapter 3

## The Approach to the Calculation of the Charge



## 3. The Approach to the Calculation of the Charge

### 3.1 Introduction

---

This chapter addresses the requirements of subsection 5 (1) of the D.C.A. with respect to the establishment of the need for service which underpins the D.C. calculation. These requirements are illustrated schematically in Figure 3-1.

### 3.2 Services Potentially Involved

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Table 3-1 lists the full range of municipal services that are provided within the County.

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

### 3.3 Increase in the Need for Service

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The D.C. calculation commences with an estimate of “the increase in the need for service attributable to the anticipated development,” for each service to be covered by the by-law. There must be some form of link or attribution between the anticipated development and the estimated increase in the need for service. While the need could conceivably be expressed generally in terms of units of capacity, subsection 5 (1) 3, which requires that County 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 3-1  
The Process of Calculating a Development Charge under the Act that Must be Followed

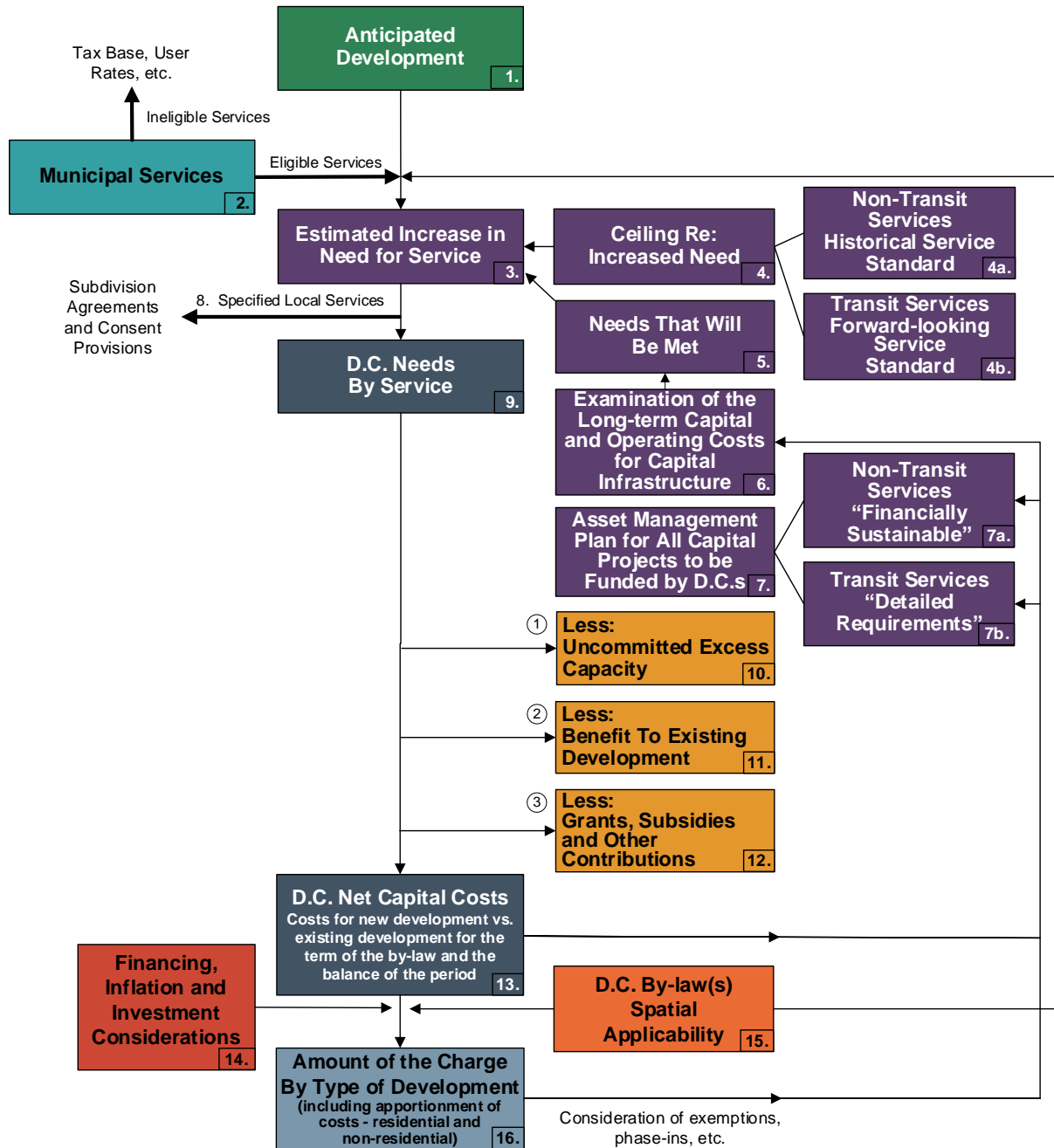




Table 3-1  
Categories of Municipal Services to be Addressed as Part of the Calculation

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 <sup>1</sup> & facilities	100
	n/a	2.2 Other transit infrastructure	100
	n/a	2.3 Municipal parking spaces - indoor	100
	n/a	2.4 Municipal parking spaces - outdoor	100
	Yes	2.5 Works yards	100
	Yes	2.6 Rolling stock <sup>1</sup>	100
	n/a	2.7 Ferries	100
	n/a	2.8 Airport <sup>2</sup>	100
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

<sup>1</sup>with 7+ year life-time

<sup>2</sup>only eligible for the Region of Waterloo



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
4. Fire Protection Services	n/a	4.1 Fire stations	100
	n/a	4.2 Fire pumpers, aerials and rescue vehicles <sup>1</sup>	100
	n/a	4.3 Small equipment and gear	100
5. Parks Services (i.e. Recreation Trails)	Ineligible	5.1 Acquisition of land for parks, woodlots and E.S.A.s	0
	n/a	5.2 Development of area municipal parks	100
	n/a	5.3 Development of district parks	100
	n/a	5.4 Development of municipal-wide parks	100
	n/a	5.5 Development of special purpose parks	100
	Yes	5.6 Parks and trails rolling stock <sup>1</sup> and yards	100
	Yes	5.7 Recreation Trails	100
6. Recreation Services	No	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	100
	No	6.2 Recreation vehicles and equipment <sup>1</sup>	100
7. Library Services	No	7.1 Public library space (incl. furniture and equipment)	100
	n/a	7.2 Library vehicles <sup>1</sup>	100
	No	7.3 Library materials	100
8. Emergency Preparedness Services	No	8.1 Facility space (incl. furniture and equipment)	100
	No	8.2 Vehicles <sup>1</sup>	100
	No	8.3 Equipment	100
9. Electrical Power Services	Ineligible	9.1 Electrical substations	0
	Ineligible	9.2 Electrical distribution system	0
	Ineligible	9.3 Electrical system rolling stock	0

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<sup>1</sup>with 7+ year life-time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
10. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	10.1 Cultural space (e.g. art galleries, museums and theatres)	0
	Ineligible	10.2 Tourism facilities and convention centres	0
11. Wastewater Services	n/a	11.1 Treatment plants	100
	n/a	11.2 Sewage trunks	100
	n/a	11.3 Local systems	0
	n/a	11.4 Vehicles and equipment <sup>1</sup>	100
12. Water Supply Services	n/a	12.1 Treatment plants	100
	n/a	12.2 Distribution systems	100
	n/a	12.3 Local systems	0
	n/a	12.4 Vehicles and equipment <sup>1</sup>	100
13. Waste Management Services	Ineligible	13.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	13.2 Landfills and other disposal facilities	0
	n/a	13.3 Waste diversion facilities	100
	n/a	13.4 Waste diversion vehicles and equipment <sup>1</sup>	100
14. Policing Services	n/a	14.1 Policing detachments	100
	n/a	14.2 Policing rolling stock <sup>1</sup>	100
	n/a	14.3 Small equipment and gear	100
15. Long-term Care	Yes	15.1 Homes for the aged space	100
	Yes	15.2 Vehicles <sup>1</sup>	100
16. Child Care and Early Years	Yes	16.1 Child care space	100
	n/a	16.2 Vehicles <sup>1</sup>	100
17. Public Health	No	17.1 Health department space	100
	No	17.2 Health department vehicles <sup>1</sup>	100
18. Housing Services	Ineligible	18.1 Housing Services space	0
	Ineligible	18.2 Vehicles <sup>1</sup>	0

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<sup>1</sup>with 7+ year life-time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
19. Provincial Offences Act (P.O.A.)	n/a	19.1 P.O.A. including By-law Enforcement space	100
	n/a	19.2 P.O.A. including By-law Enforcement vehicles and equipment <sup>1</sup>	100
20. Social Services	Ineligible	20.1 Social service space	0
21. Ambulance Services	Yes	21.1 Ambulance station space	100
	Yes	21.2 Vehicles <sup>1</sup>	100
	No	21.3 Equipment and gear	100
22. Hospital Provision	Ineligible	22.1 Hospital capital contributions	0
23. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible	23.1 Office space	0
	Ineligible	23.2 Office furniture	0
	Ineligible	23.3 Computer equipment	0
24. Other Services	Ineligible	24.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land and facilities, including the D.C. background study cost	0
	Yes	24.2 Interest on money borrowed to pay for growth-related capital	0-100

<sup>1</sup>with a 7+ year life-time

<sup>2</sup>same percentage as service component to which it pertains

### 3.4 Local Service Policy

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



subdivision agreements or consent conditions. The County's detailed Local Service Policy is provided in Appendix E.

### **3.5 Capital Forecast**

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

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

The capital costs include:

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

In order for an increase in need for service to be included in the D.C. calculation, County Council must indicate “that it intends to ensure that such an increase in need will be met” (subsection 5 (1) 3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast, or similar expression of the intention of Council (O. Reg. 82/98 section 3). The capital program contained herein reflects the County's approved and proposed capital budgets and master servicing/needs studies.

### **3.6 Treatment of Credits**

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Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Subsection 17, paragraph 4, of the same regulation indicates that “the value





of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. There are no outstanding credit obligations to be included in the D.C. calculations.

### **3.7 Classes of Services**

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

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and by-law provided herein includes a class of service for fleet. This class is comprised of the following services:

- Services Related to a Highway;
- Parks and Recreation (Trails); and
- Long-term Care.

### **3.8 Existing Reserve Funds**

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

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

There is no explicit requirement under the D.C.A. calculation method set out in subsection 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 future forecast periods, which underlie the D.C. calculation herein.

The alternative would involve the County spending all reserve fund monies prior to renewing each by-law, which would not be a sound basis for capital budgeting. Thus, the County will use these reserve funds for the County'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 that contributed them (rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).

Since the County does not currently have a D.C. by-law, no adjustments for reserve fund balances are required.

## 3.9 Deductions

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

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

The requirements behind each of these reductions are addressed below.

### **3.9.1 Reduction Required by Level of Service Ceiling**

This is designed to ensure that the increase in need included in section 3.3 does “not include an increase that would result in the level of service [for the additional development increment] exceeding the average level of the service provided in the municipality over the 15-year period immediately preceding the preparation of the background study” (D.C.A., subsection 5 (1) 4). O. Reg. 82/98 (section 4) goes further to indicate that “both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

In many cases, this can be done by establishing a quantity measure in terms of units as floor area, land area, or road length per capita and a quality measure, in terms of the



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

With respect to transit services, the changes to the Act introduced in 2015 have provided for an alternative method for calculating the service 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.

### ***3.9.2 Reduction for Uncommitted Excess Capacity***

Paragraph 5 of subsection 5 (1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the County'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.

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

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

- 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 3.9.1 is related but is not the identical requirement. Sanitary, storm, and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

Where existing development has an adequate service level which will not be tangibly increased by an increase in service, no benefit would appear to be involved. For example, where expanding existing library facilities simply replicates what existing residents are receiving, they receive 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.

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

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

## **3.10 County-wide vs. Area Rating**

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This step involves determining whether all of the subject costs are to be recovered on a uniform County-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

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of services (providing charges for specific areas and services), however, it is not mandatory to implement area rating. Further discussion is provided in section 6.4.4.

### **3.11 Allocation of Development**

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This step involves relating the costs 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.

### **3.12 Asset Management**

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The legislation now requires that a D.C. background study must include an asset management plan (A.M.P.) (subsection 10 (2) c. 2). The 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 the asset management planning. This examination has been included in Appendix F.

### **3.13 Transit**

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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 (subsection 5.2 (i) of the D.C.A.).
- B. The background study requires the following in regard to transit costs (as per subsection 8 (2) of the regulations):
  1. The calculations that were used to prepare the estimate for the planned level of service for transit services, as mentioned in subsection 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 development charge over the 10-year period immediately following the preparation of the background study.
- C. A new forward-looking service standard (as per subsection 6.1 (2) of the regulations) requires the following:
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 (subsection 6.1 (3) of the regulation) that includes lifecycle costs, action plans that will enable the assets to be sustainable, a summary of how to achieve the



proposed level of service, discussion on procurement measures and risk are required.

The County does not currently provide transit services. At this time, no transit-related capital needs have been identified. Therefore, the above calculation and reporting requirements are not required.

### **3.14 Mandatory Phase-in of a D.C.**

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

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



# Chapter 4

## D.C.-Eligible Cost Analysis by Service





## 4. D.C.-Eligible Cost Analysis by Service

### 4.1 Introduction

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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 subsection 5 (1) paragraphs 2 to 7 in the D.C.A. and described in Chapter 3 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, County projects and Council priorities change; accordingly, Council's intentions may alter, and different capital projects (and timing) may be necessary to meet the need for services required by new growth.

### 4.2 Service Levels and Capital Costs to Service Growth to 2032 for Bruce County's D.C. Calculation

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This section evaluates the development-related capital requirements for parks and recreation services (trails), long-term care services, child care and early years programs, and ambulance services over 2023 to 2032 planning period. The service component is evaluated on two format sheets: the average historical 15-year level of service calculation (see Appendix B), which "caps" the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.



### **4.2.1 Parks and Recreation Services (Trails)**

The County currently has 171.09 km of park trails within its jurisdiction. These trails consist of aggregate and natural surface trails along with wood bridges. Based on the inventory of trails provided over the historical 15-year period (2008 to 2022), the County has provided an average of 1.6 km of trails per 1,000 population. This level of service translates to an average investment of \$31 per capita. Over the forecast period, the County would be eligible to collect \$278,825 from D.C.s for trails.

There are currently 13 trail facilities provided by the County at the Brant and Lindsay Tracts. These facilities include a main building, equipment and storage sheds, snowmobile warm-up sheds, a viewing platform, parking lot pavilion, and outhouses. Based on the inventory of space over the historical 15-year period (2008 to 2022), the County has provided an average of approximately 0.10 trail facility per 1,000 population which equates to an investment of \$9 per capita. Based on this service standard, the County would be eligible to collect \$75,922 from D.C.s for trail facilities.

Based on the projected growth over the 15-year forecast period, the County has identified a provision for the development of new park trails as well as parking areas and signage, to be included in the D.C. calculation at a gross capital cost of \$350,000. As this amount is a provision, no deductions have been made, however, when specific growth-related capital projects are identified, the appropriate benefit to existing and post-period benefit deductions will be made at that time.

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



Table 4-1  
 Infrastructure Costs Included in the Development Charges Calculation  
 Parks and Recreation Services (Trails)

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non- Residential Share
2023-2032									95%	5%	
1	Provision for Trail Expansion	2023-2032	350,000	-		350,000	-		350,000	332,500	17,500
	<b>Total</b>		<b>350,000</b>	<b>-</b>	<b>-</b>	<b>350,000</b>	<b>-</b>	<b>-</b>	<b>350,000</b>	<b>332,500</b>	<b>17,500</b>



## **4.2.2 Long-Term Care Services**

With respect to long-term care homes, there are currently two facilities provided by the County: Brucelea Haven, located in Walkerton and Gateway Haven, located in Wiarton. The level of service provided over the historical 15-year period translates to 2.02 sq.ft. per capita, or a level of investment \$1,318 per capita. This level of service provides the County a maximum D.C.-eligible amount of approximately \$11.75 million for recovery over the forecast period.

The County has identified a provision for additional long-term care facility space, at a capital cost of \$3,500,000. As this amount is a provision for future works, no deductions have been made, however, when growth-related projects are identified, the appropriate deductions will be made at that time.

An allocation of 90% residential and 10% non-residential has been attributed to services related to long-term care homes.



Table 4-2  
Infrastructure Costs Included in the Development Charges Calculation  
Long-term Care Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2023-2032									90%	10%
1	Provision for Long-Term Care Expansion	2023-2032	3,500,000	-		3,500,000	-		3,500,000	3,150,000	350,000
	<b>Total</b>		<b>3,500,000</b>	<b>-</b>	<b>-</b>	<b>3,500,000</b>	<b>-</b>	<b>-</b>	<b>3,500,000</b>	<b>3,150,000</b>	<b>350,000</b>



### **4.2.3 Ambulance Services**

The County provides ambulance services out of six (6) facilities; Walkerton, Chesley, Kincardine, Port Elgin, Wiarton and Tobermory. The total floor area of ambulance facility space provided in the County is 15,308 sq.ft. Over the previous 15 years, the average level of service was approximately 0.16 sq.ft. of space per capita, or an investment of \$53 per capita. Over the forecast period, the D.C. eligible amount for recovery is \$474,333.

The County has a current inventory of 21 vehicles; 3 supervisor vehicles, 13 ambulances, 2 trailers, and 3 community paramedicine vehicles. The inventory provided over the previous 15-year period results in a calculated average level of service of 0.20 vehicle per 1,000 population, and an average level of investment of \$43 per capita. This level of service provides for a D.C. eligible amount of \$386,737 over the forecast period.

In total, the County is eligible to collect \$861,070 for ambulance services.

The County has identified the need for additional ambulance facility space at two locations (Port Elgin and Holyrood). The Port Elgin Station will be built to accommodate current and future growth projections to accommodate growth post 2032. The Holyrood Station is planned for the Holyrood area which is partially serviced through reciprocating agreements with Huron County. Also identified are ambulance vehicles for the stations at Kincardine, Port Elgin, and Northern Bruce Peninsula. Financing costs associated with the Port Elgin and Holyrood stations have been included in the calculations resulting in a total gross capital cost of \$13,658,750. Deductions to recognize post period benefit of \$5,188,000 and existing benefit of \$7,450,000 have been made, resulting in a net growth capital cost of \$1,020,750 which has been included in the D.C. calculations.

While ambulance services are predominantly residential-based, there is some use of the service by non-residential users. To acknowledge this use, the growth-related capital costs have been allocated 90% residential and 10% non-residential.



**Table 4-3**  
**Infrastructure Costs Included in the Development Charges Calculation**  
**Ambulance Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
2023-2032									90%	10%	
<b>Facilities</b>											
1	Port Elgin Station (Saugeen Shores)	2023	10,000,000	4,560,000		5,440,000	5,200,000		240,000	216,000	24,000
2	Holyrood Station	2024-2026	2,500,000	-		2,500,000	2,250,000		250,000	225,000	25,000
3	Financing Cost for Port Elgin Station (discounted growth-related interest)	2024	109,661	-		109,661	-		109,661	98,695	10,966
4	Financing Cost for Holyrood Station (discounted growth-related interest)	2025	107,089			107,089	-		107,089	96,380	10,709
<b>Vehicles</b>											
5	Ambulance (Kincardine)	2024	314,000	-		314,000	-		314,000	282,600	31,400
6	Ambulance (Port Elgin)	2026	314,000	314,000		-	-		-	-	-
7	Ambulance (Northern Bruce Peninsula)	2029	314,000	314,000		-	-		-	-	-
	<b>Total</b>		<b>13,658,750</b>	<b>5,188,000</b>	<b>-</b>	<b>8,470,750</b>	<b>7,450,000</b>	<b>-</b>	<b>1,020,750</b>	<b>918,675</b>	<b>102,075</b>



#### **4.2.4 Child Care and Early Years Programs**

Over the prior 15 years, the County has supported the provision of licensed child care and early years programs in up to different 34 locations/facilities, covering approximately 13,898 sq.ft. of space. The space supported over the previous 15-year period results in a historical average level of service of approximately 0.07 sq.ft. per capita, or a level of investment of \$30 per capita. This level of service provides the County with a maximum D.C.-eligible amount of \$262,964 for recovery over the forecast period.

The County has identified a provision for additional licensed child care and early years program facility space, at a capital cost of \$200,000. As this amount is a provision for future works, no deductions have been made, however, when growth-related projects are funded, the appropriate deductions will be made at that time.

Licensed child care and early years programs are a residential-based service and, therefore, the growth-related capital costs have been allocated 100% residential and 0% non-residential.





**Table 4-4**  
**Infrastructure Costs Included in the Development Charges Calculation**  
**Child Care and Early Years Program Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non- Residential Share
	2023-2032									100%	0%
1	Provision for Child Care and Early Years Program Space	2025-2032	200,000	-		200,000	-		200,000	200,000	-
	<b>Total</b>		<b>200,000</b>	<b>-</b>	<b>-</b>	<b>200,000</b>	<b>-</b>	<b>-</b>	<b>200,000</b>	<b>200,000</b>	<b>-</b>



## 4.3 Service Levels and Capital Costs to Service Growth to 2036 for Bruce County's D.C. Calculation

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This section evaluates the development-related capital requirements for those services with 14-year capital costs.

### 4.3.1 Services Related to a Highway - Roads

Bruce County currently owns and maintains:

- 38.21 km of urban roads;
- 568.87 km of rural asphalt roads;
- 70.48 km of rural tar and chip roads;
- 14 km of rural gravel roads;
- 161 bridges and culverts;
- 9 signalized intersections;
- 8 pedestrian intersection signals; and
- 4 luminaries.

The level of service provided over the historical 15-year period translates to an average investment of \$15,272 per capita and a maximum D.C. eligible amount of approximately \$186.64 million for recovery over the forecast period.

The County has identified future capital needs totaling approximately \$86.77 million, of which approximately \$40.74 million is attributable to existing development. These capital projects include road capacity improvements, widenings, intersection improvements, etc. Of this amount, deductions of approximately \$3.69 million and \$40.74 million have been made for the share of the projects that benefits growth outside of the forecast period and for the amount that benefits the existing development, respectively. The deduction for benefit to existing development includes a provisional reduction of approximately \$4.64 million to reflect the growth that has occurred since the 2021 D.C. background study.

Additionally, a \$3.70 million government grant related to Phase 1 of the Bruce Road 6 east widening, has been deducted from the calculations. In total the net D.C. recoverable amount included in the D.C. calculation is approximately \$38.65 million.



These costs are shared between residential and non-residential development based on the population to employment ratio over the forecast period, resulting in 77% being allocated to residential development and 23% being allocated to non-residential development.



**Table 4-5  
Infrastructure Costs Included in the Development Charges Calculation  
Services Related to a Highway - Roads**

Prj. No	Increased Service Needs Attributable to Anticipated Development  2023-2036	Timing (year)	Gross Capital Cost Estimate (2023\$)	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 77%	Non-Residential Share 23%
<b>Master Transportation Plan Projects</b>											
<b>Road Capacity Improvements</b>											
1	County Road 4 - Elgin to Cayley St.: Left Turn Lanes	2030-2036	1,050,000	-		1,050,000	262,500		787,500	606,375	181,125
2	County Road 4 - Cayley to McNab St.: Parking Control	2030-2036	25,000	-		25,000	6,300		18,700	14,399	4,301
3	County Road 4 - McNab to County Road 19: Road widening or Bypass	2030-2036	6,420,000	-		6,420,000	1,605,000		4,815,000	3,707,550	1,107,450
4	County Road 8 - Municipal Rd. to Community Centre Dr.: Road Widening	2030-2036	8,700,000	-		8,700,000	2,175,000		6,525,000	5,024,250	1,500,750
5	County Road 20 - Highway 21 to County Road 33: Road Widening	2030-2036	8,210,000	-		8,210,000	2,052,500		6,157,500	4,741,275	1,416,225
<b>Active Transportation - Shoulder Bicycle Lanes</b>											
6	Lion's Head to Wiarnton	2025-2031	3,700,000	-		3,700,000	3,330,000		370,000	284,900	85,100
7	Wiarnton to Sauble Beach	2025-2031	2,715,000	-		2,715,000	2,443,500		271,500	209,055	62,445
8	Hepworth to Sauble Beach	2025-2031	1,230,000	-		1,230,000	1,107,000		123,000	94,710	28,290
9	Southampton to Sauble Beach	2025-2031	2,100,000	-		2,100,000	1,890,000		210,000	161,700	48,300
10	Paisley to Glannis to Bruce County Trail	2025-2031	3,580,000	-		3,580,000	3,222,000		358,000	275,660	82,340
<b>Intersection Improvements</b>											
11	County Road 2 (Yonge Street Intersection)	2023-2033	365,000	-		365,000	91,300		273,700	210,749	62,951
12	County Road 3 (Hwy 21 Intersection)	2023-2033	1,605,000	-		1,605,000	401,300		1,203,700	926,849	276,851
13	County Road 4 (CR19 - Sideroad 15 Intersection)	2023-2033	370,000	-		370,000	92,500		277,500	213,675	63,825
14	County Road 8 (CR 13 Intersection)	2023-2033	679,000	-		679,000	169,800		509,200	392,084	117,116
15	County Road 10 (Grey-Bruce Line)	2023-2033	1,975,000	-		1,975,000	493,800		1,481,200	1,140,524	340,676
16	County Road 13 (Highway 21 Intersection)	2023-2033	1,605,000	-		1,605,000	401,300		1,203,700	926,849	276,851
17	County Road 15 (Lake Street Intersection)	2023-2033	247,000	-		247,000	61,800		185,200	142,604	42,596
18	County Road 20 (Highway 21 Intersection)	2023-2033	407,000	-		407,000	101,800		305,200	235,004	70,196



Table 4-5 (continued)  
 Infrastructure Costs Included in the Development Charges Calculation  
 Services Related to a Highway - Roads

Prj. No	Increased Service Needs Attributable to Anticipated Development  2023-2036	Timing (year)	Gross Capital Cost Estimate (2023\$)	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 77%	Non-Residential Share 23%
19	Various Locations	2023-2033	1,111,000	-		1,111,000	277,800		833,200	641,564	191,636
20	Provision for Additional Intersection Improvements	2032-2035	3,360,000	-		3,360,000	-		3,360,000	2,587,200	772,800
	<b>Bridge Projects</b>										
21	Teeswater River Bridge (Paisley)	2023-2025	833,000	-		833,000	691,400		141,600	109,032	32,568
22	Durham Street Bridge (Walkerton)	2025-2028	833,000	-		833,000	691,400		141,600	109,032	32,568
	<b>Other Transportation Projects</b>										
23	Bruce Rd 23 Roundabout	2026	2,840,000	-		2,840,000	710,000		2,130,000	1,640,100	489,900
24	Bruce Rd 23 Realignment	2028-2029	2,925,000	-		2,925,000	731,300		2,193,700	1,689,149	504,551
25	Bruce Rd 33 Realignment	2025-2030	3,910,000	1,173,000		2,737,000	1,955,000		782,000	602,140	179,860
26	Bruce Rd 33 Road Widening (Widening Portion Only)	2027-2035	8,376,000	2,512,800		5,863,200	4,188,000		1,675,200	1,289,904	385,296
27	Bruce Rd 6 East Widening Phase 1	2023-2027	7,100,000	-		7,100,000	1,700,000	3,700,000	1,700,000	1,309,000	391,000
28	Bruce Rd 6 East Widening Phase 2	2027	10,500,000	-		10,500,000	5,250,000		5,250,000	4,042,500	1,207,500
				-		-	-		-	-	-
	Provisional reduction for BTE		-	-		-	4,636,000		(4,636,000)	(3,569,720)	(1,066,280)
	<b>Total</b>		<b>86,771,000</b>	<b>3,685,800</b>	<b>-</b>	<b>83,085,200</b>	<b>40,738,300</b>	<b>3,700,000</b>	<b>38,646,900</b>	<b>29,758,113</b>	<b>8,888,787</b>



### **4.3.2 Services Related to a Highway – Public Works**

The County operates its Public Works Division out of five (5) facilities located in Lucknow, Walkerton, Paisley, Wiarton, and Holyrood. The 15-year historical average level of service is approximately 0.76 sq.ft. per capita, or a level of investment of \$189 per capita. This level of service provides the County with a maximum D.C.-eligible amount of approximately \$2.32 million for recovery over the forecast period.

No capital needs have been identified at this time.

### **4.3.3 Fleet**

The County currently utilizes 111 vehicles and equipment for various services, including services related to a highway, parks and recreation (trails), and long-term care. Over the historical 15-year period, the County has provided an average level of service of 1 vehicle and equipment per 1,000 population. This level of service translates to an average investment of \$152 per capita. Over the forecast period, the County would be eligible to collect approximately \$1.86 million from D.C.s for vehicles and equipment.

Based on the projected growth over the 2023 to 2032 forecast period, the County has identified future capital needs totaling approximately \$200,000 for an excavator and a track loader. This amount has been included in the D.C. calculation for recovery.

These costs are shared between residential and non-residential development based on the population to employment ratio over the forecast period, resulting in 77% being allocated to residential development and 23% being allocated to non-residential development.



Table 4-6  
Infrastructure Costs Included in the Development Charges Calculation  
Fleet

Prj. No	Increased Service Needs Attributable to Anticipated Development  2023-2036	Timing (year)	Gross Capital Cost Estimate (2023\$)	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 77%	Non-Residential Share 23%
1	Excavator	2024-2026	175,000	-		175,000	-		175,000	134,750	40,250
2	Track Loader	2026-2028	25,000	-		25,000	-		25,000	19,250	5,750
	<b>Total</b>		<b>200,000</b>	<b>-</b>	<b>-</b>	<b>200,000</b>	<b>-</b>	<b>-</b>	<b>200,000</b>	<b>154,000</b>	<b>46,000</b>



# Chapter 5

## D.C. Calculation





## 5. D.C. Calculation

Table 5-1 calculates the proposed uniform D.C.s to be imposed on anticipated development in the County for County-wide services over the 2023 to 2036 forecast period. Table 5-2 calculates the proposed uniform D.C.s to be imposed on anticipated development in the County for County-wide services over 2023 to 2032 forecast period.

The calculation for residential development is generated on a per capita basis and is based upon five forms of housing types (singles and semi-detached, apartments 2+ bedrooms, studio apartments and 1-bedroom apartments, other multiples, and special care/special dwelling units). 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). Note, Appendix H provides an alternative calculation approach for non-residential development whereby the charges are calculated separately for industrial vs. non-industrial categories.

The D.C.-eligible costs for each service component were developed in Chapter 4 for all County services and classes of service, 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 4 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 7) to calculate the charges in Tables 5-1 and 5-2.

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 5-3 summarizes the total D.C. that is applicable for County-wide services and Table 5-4 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the life of the by-law.



Table 5-1  
Bruce County  
Development Charge Calculation  
County-wide Services and Classes of Services  
2023 to 2036

SERVICE/CLASS	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. <u>Services Related to a Highway</u>				
1.1 Services Related to a Highway - Roads	29,758,113	8,888,787	6,302	2.76
1.2 Services Related to a Highway - Public Works (Facilities)	-	-	-	-
	29,758,113	8,888,787	6,302	2.76
2. <u>Fleet</u>				
2.1 Fleet (Services Related to a Highway, Parks and Recreation and Long-term Care)	154,000	46,000	33	0.01
	154,000	46,000	33	0.01
<b>TOTAL</b>	<b>\$29,912,113</b>	<b>\$8,934,787</b>	<b>\$6,335</b>	<b>\$2.77</b>
D.C.-Eligible Capital Cost	\$29,912,113	\$8,934,787		
14-Year Gross Population/GFA Growth (sq.ft.)	12,574	3,230,400		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$2,378.89</b>	<b>\$2.77</b>		
<b><u>By Residential Unit Type</u></b>	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	2.663	\$6,335		
Other Multiples	1.702	\$4,049		
Apartments - 2 Bedrooms +	1.679	\$3,994		
Apartments - Studio and 1 Bedroom	1.130	\$2,688		
Special Care/Special Dwelling Units	1.100	\$2,617		



Table 5-2  
Bruce County  
Development Charge Calculation  
County-wide Services and Classes of Services  
2023 to 2032

SERVICE/CLASS	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
3. <u>Parks and Recreation Services</u>				
3.1 Park Trails	332,500	17,500	96	0.01
	332,500	17,500	96	0.01
4. <u>Long-term Care Services</u>				
4.1 Facilities	3,150,000	350,000	910	0.12
	3,150,000	350,000	910	0.12
5. <u>Child Care and Early Years Programs</u>				
5.1 Facilities	200,000	-	58	-
	200,000	-	58	-
6. <u>Ambulance Services</u>				
6.1 Ambulance facilities, and vehicles	918,675	102,075	266	0.04
	918,675	102,075	266	0.04
<b>TOTAL</b>	<b>\$4,601,175</b>	<b>\$469,575</b>	<b>\$1,330</b>	<b>\$0.17</b>
D.C.-Eligible Capital Cost	\$4,601,175	\$469,575		
10-Year Gross Population/GFA Growth (sq.ft.)	9,212	2,713,000		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$499.48</b>	<b>\$0.17</b>		
<b><u>By Residential Unit Type</u></b>				
Single and Semi-Detached Dwelling	2.663	\$1,330		
Other Multiples	1.702	\$850		
Apartments - 2 Bedrooms +	1.679	\$839		
Apartments - Studio and 1 Bedroom	1.130	\$564		
Special Care/Special Dwelling Units	1.100	\$549		



Table 5-3  
Bruce County  
Development Charge Calculation  
Total All Services and Class of Service

	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
<b>County-wide Services/Classes 14 Year</b>	\$ 29,912,113	\$ 8,934,787	\$ 6,335	\$ 2.77
<b>County-wide Services/Classes 10 Year</b>	4,601,175	469,575	1,330	0.17
<b>TOTAL</b>	<b>34,513,288</b>	<b>9,404,362</b>	<b>7,665</b>	<b>2.94</b>



**Table 5-4  
Bruce County  
Gross Expenditure and Sources of Revenue Summary  
for Costs to be Incurred over the Life of the By-law**

Service/Class	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Services Related to a Highway							
1.1 Services Related to a Highway - Roads	66,752,922	0	31,029,716	3,700,000	2,848,200	22,464,755	6,710,251
1.2 Services Related to a Highway - Public Works (Facilities)	0	0	0	0	0	0	0
2. Fleet							
2.1 Fleet (Services Related to a Highway, Parks and Recreation and Long-term Care)	200,000	0	0	0	0	154,000	46,000
3. Parks and Recreation Services							
3.1 Park Trails	350,000	0	0	0	0	332,500	17,500
4. Long-term Care Services							
4.1 Facilities	3,500,000	0	0	0	0	3,150,000	350,000
5. Child Care and Early Years Programs							
5.1 Facilities	200,000	0	0	0	0	200,000	0
6. Ambulance Services							
6.1 Ambulance facilities, and vehicles	13,658,750	0	7,450,000	0	5,188,000	918,675	102,075
<b>Total Expenditures &amp; Revenues</b>	<b>\$84,661,672</b>	<b>\$0</b>	<b>\$38,479,716</b>	<b>\$3,700,000</b>	<b>\$8,036,200</b>	<b>\$27,219,930</b>	<b>\$7,225,826</b>



# Chapter 6

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



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

### 6.1 Introduction

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

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

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

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

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

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

The rules provided are based on best practices across Ontario; with consideration for the changes to the D.C.A. resulting from Bills 108, 138, 109, 197, 213, and 23.



## 6.2 D.C. By-law Structure

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It is recommended that:

- a class of service be established for fleet; and
- the County use a uniform County-wide D.C. calculation for all services and classes of service.

## 6.3 D.C. By-law Rules

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

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

### 6.3.1 *Payment in any Particular Case*

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

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





### **6.3.2 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 parks and recreation (trails), a 5% non-residential attribution has been made to recognize use by the non-residential sector;
  - for services related to a highway (including public works) and fleet, a 77% residential/23% non-residential attribution has been made based on a population to employment growth over the 2023 to 2036 forecast period;
  - for ambulance and long-term care services, a 90% residential/10% non-residential allocation has been made to recognize use by the non-residential sector; and
  - for child care and early years programs services, a 100% residential attribution has been made to recognize that this service is predominantly a residential service.

### **6.3.3 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 (within 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 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;

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

### **6.3.4 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 (subsection 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);
- may add up to 2 apartments in an existing or new detached, semi-detached, or rowhouse (including in an ancillary structure);
- add one additional unit or 1% of existing units in an existing rental residential building;
- a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- affordable units, attainable units, and affordable inclusionary zoning units (to be in force at a later date);
- non-profit housing; and
- discount for rental housing units based on bedroom size (i.e. three or more bedrooms – 25% reduction, two bedrooms – 20% reduction, and all others – 15% reduction).

b) Non-statutory exemptions:

- buildings or structures used as public hospitals governed by the Public Hospitals Act, R.S.O. 1990, c.P.40, as amended;
- land, buildings or structures used for a place of worship or for the purpose of a cemetery or burial ground and exempt from taxation under the Assessment Act, R.S.O. 1990, c.A.31, as amended;



- non-residential buildings used accessory to an agricultural operation shall be exempt from the development charge if no rezoning is required;
- temporary Use Buildings:
  - Subject to Subsection (b), temporary buildings or structures shall be exempt from the payment of development charges;
  - In the event that a temporary building or structure continues beyond a period of nine months, it shall be deemed not to be nor ever to have been a temporary building or structure, and the development charges required to be paid under this by-law shall become payable on the date nine months after the temporary building or structure was first constructed or put in use; and
  - Prior to the County issuing a building permit for a temporary building or structure, the County may require an owner to enter into an agreement, including the provision of security for the owner's obligation under the agreement, pursuant to Section 27 of the Act providing for all or part of the D.C. required by Subsection (2) to be paid after it would otherwise be payable. The terms of such agreement shall then prevail over the provisions of this by-law.

### **6.3.5 Phasing in**

As required by Bill 23, the calculated D.C. will be phased-in over a five-year period as follows:

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

### **6.3.6 Timing of Collection**

The D.C.s for all services and classes are payable upon issuance of a building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered into by the County and an owner under s. 27 of the D.C.A.



Rental housing and institutional developments will pay D.C.s in 6 equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within two (2) years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the D.C. in effect on the day the applicable Site Plan or Zoning By-law Amendment application was submitted (as a complete application).

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

### **6.3.7 Indexing**

Indexing of the D.C.s shall be implemented on a mandatory basis annually, commencing on January 1, 2024 and each anniversary date thereafter, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0276-02)<sup>1</sup> for the most recent year-over-year period.

### **6.3.8 The Applicable Areas**

The charges developed herein provide charges applicable to all development in the County.

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



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

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It is recommended that:

### **6.4.1 Categories of Services/Class of Services for Reserve Fund and Credit Purposes**

It is recommended that the County create new reserve funds for: Parks and Recreation (Trails) Services, Long-term Care Services, Ambulance Services, Child Care and Early Years Program Services, Fleet, and Services Related to a Highway.

Appendix D outlines the reserve fund policies that the County is required to follow as per the D.C.A.

### **6.4.2 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.

### **6.4.3 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 section 11 of O. Reg. 82/98).

### **6.4.4 Area Rating**

The D.C.A. required that Council must consider the use of area specific charges:

1. Section 2 (9) of the D.C.A. now requires a municipality to implement area-specific D.C.s for either specific services which are prescribed and/or for specific municipalities which 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 which must be area rated. The second item requires Council to consider the use of area rating.

It is recommended that all County services be recovered on a uniform, County-wide basis as a result of the following:

1. All County services require that the average 15-year service standard be calculated. This average service standard, multiplied by growth in the County, 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 County, 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 County-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, trails, child care and early years programs) are not restricted to one specific area and are often used by all residents. For example, child care and early years programs located in different parts of the County will be used by residents from all areas depending on the programming of the facility.

For the reasons noted above, it is recommended that Council calculate the charges on a uniform County-wide basis for all services/class of service.



## 6.5 Other Recommendations

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### It is recommended that Council:

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

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

“Establish a class of service for fleet;”

“Adopt the D.C. approach to calculate the services on a uniform County-wide basis;”

“Approve the capital project listing set out in Chapter 4 of the D.C.s Background Study dated July 20, 2023, subject to further annual review during the capital budget process;”

“Approve the D.C.s Background Study dated July 20, 2023, as amended (if applicable);”

“Consider the approach to calculation of the non-residential charges in Appendix H;”

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

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



# Chapter 7

## By-law Implementation





## 7. By-law Implementation

### 7.1 Public Consultation Process

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#### **7.1.1 Introduction**

This chapter addresses the mandatory, formal public consultation process (section 7.1.2), as well as the optional, informal consultation process (section 7.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 7.2 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

#### **7.1.2 Public Meeting of Council**

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

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

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

#### **7.1.3 Other Consultation Activity**

There are three broad groupings of the public who are generally the most concerned with County 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 County 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 County 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.

## **7.2 Anticipated Impact of the Charge on Development**

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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 County 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.



## 7.3 Implementation Requirements

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### 7.3.1 Introduction

Once the County 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 the requirements in each case.

### 7.3.2 Notice of Passage

In accordance with section 13 of the D.C.A., when a D.C. by-law is passed, the County 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.

### 7.3.3 By-law Pamphlet

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

- a description of the general purpose of the D.C.s;



- the “rules” for determining if a charge is payable in a particular case and for determining the amount of the charge;
- the services to which the D.C.s relate; and
- a description of the general purpose of the Treasurer’s statement and where it may be received by the public.

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

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

### **7.3.4 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 OLT hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the OLT by filing a notice of appeal with the County 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 County is conducting a public consultation process, in order to address the issues that come forward as part of that process, thereby avoiding or reducing the need for an appeal to be made.

### **7.3.5 Complaints**

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



### **7.3.6 Credits**

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

### **7.3.7 Front-Ending Agreements**

The County and one or more landowners may enter into a front-ending agreement that provides for the costs of a project which will benefit an area in the County 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 D.C.A., 1989. Accordingly, the County assesses whether this mechanism is appropriate for its use, as part of funding projects prior to County funds being available.

### **7.3.8 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 section 51 or section 53 of the *Planning Act*, except for:

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



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

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

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

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



# Appendices



# Appendix A

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





## Schedule 1 Bruce County Residential Growth Forecast Summary

Year	Permanent Population (Including Census Undercount)	Excluding Census Undercount					Housing Units										Permanent Person Per Unit (P.P.U.)	Permanent + 100% Seasonal Person Per Unit (P.P.U.)
		Permanent Population <sup>[1]</sup>	Institutional Population	Permanent Population Excluding Institutional <sup>[1]</sup>	Seasonal Population	Total Permanent and Seasonal Population	Singles & Semi-Detached	Multiples <sup>[2]</sup>	Apartments <sup>[3]</sup>	Other	Total Households	Total w/ Conversions	Seasonal Households <sup>[4]</sup>	Total Households w/ Conversions Including Seasonal	Equivalent Institutional Households			
Historical	Mid 2011	66,421	64,709	1,189	63,520	28,265	92,974	23,301	1,105	2,180	350	26,936	26,936	7,895	34,831	1,081	2,402	2,669
	Mid 2016	68,250	66,491	1,426	65,065	29,675	96,166	24,210	1,465	2,140	400	28,215	28,215	8,289	36,504	1,296	2,357	2,634
	Mid 2021	73,922	72,017	1,287	70,730	32,105	104,122	25,990	1,725	2,435	375	30,525	30,525	8,968	39,493	1,170	2,359	2,636
Forecast	Mid 2023	76,860	74,879	1,341	73,538	32,338	107,217	26,931	1,829	2,744	375	31,879	31,970	9,033	41,003	1,219	2,349	2,621
	Mid 2033	84,448	82,272	1,569	80,703	33,856	116,128	28,455	2,692	3,920	375	35,442	35,625	9,457	45,082	1,426	2,321	2,586
	Mid 2036	87,044	84,801	1,617	83,184	34,637	119,438	29,013	2,988	4,249	375	36,625	36,833	9,675	46,508	1,470	2,315	2,580
Incremental	Mid 2006 - Mid 2011	728	709	-6	715	620	1,329	516	275	-155	-15	621	621	173	794	1,081		
	Mid 2011 - Mid 2016	1,829	1,782	237	1,545	1,410	3,192	909	360	-40	50	1,279	1,279	394	1,673	215		
	Mid 2016 - Mid 2021	5,672	5,526	-139	5,665	2,430	7,956	1,780	260	295	-25	2,310	2,310	679	2,989	-126		
	Mid 2021 - Mid 2023	2,938	2,862	54	2,808	233	3,095	941	104	309	0	1,354	1,445	65	1,510	49		
	Mid 2023 - Mid 2033	7,589	7,393	228	7,165	1,518	8,911	1,524	863	1,176	0	3,563	3,655	424	4,079	207		
Mid 2023 - Mid 2036	10,184	9,922	276	9,646	2,299	12,221	2,082	1,159	1,505	0	4,746	4,863	642	5,505	251			

<sup>[1]</sup> Population excludes net Census Undercount of approximately 2.65%.

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

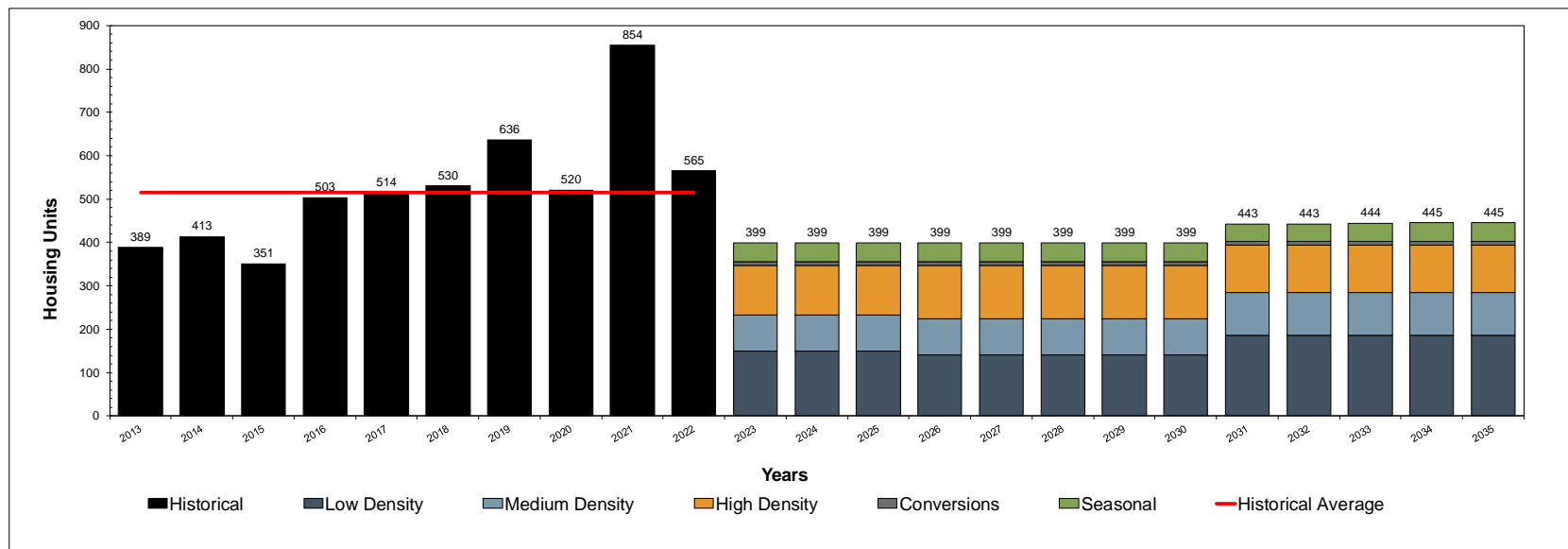
<sup>[3]</sup> Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

<sup>[4]</sup> Bruce County is currently undertaking a study to understand seasonal households, 2021 is subject to refinements from Bruce County.

Source: Derived from Draft Bruce County G.M.S. Growth Forecast (2021) forecast for the Bruce County by Watson & Associates Economists Ltd.



Figure A-1  
Bruce County  
Annual Housing Forecast



<sup>[1]</sup> Growth forecast represents calendar year.  
Source: Historical housing activity derived from Statistics Canada building permit data for Bruce County, 2013-2022.



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

Development Location	Timing	Singles & Semi-Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total Residential Units	Gross Seasonal Units	Conversions	Net Seasonal Units	Total Units Including Seasonal and Conversions
		A	B	C	D = A + B + C	E	F	G = E - F	H = D + F + G
Municipality of Arran-Elderslie	2023 - 2033	106	16	-	122	12	11	1	134
	2023 - 2036	159	22	-	181	15	13	2	196
Municipality of Brockton	2023 - 2033	242	106	278	626	13	14	(1)	639
	2023 - 2036	314	166	356	836	16	17	(1)	852
Township of Huron-Kinloss	2023 - 2033	274	12	8	294	40	21	19	334
	2023 - 2036	389	21	31	441	57	27	30	498
Municipality of Kincardine	2023 - 2033	187	126	267	580	21	18	3	601
	2023 - 2036	273	177	332	782	30	26	4	812
Town of Saugeen Shores	2023 - 2033	259	535	623	1,417	55	14	41	1,472
	2023 - 2036	292	672	786	1,750	75	17	58	1,825
Municipality of Northern Bruce Peninsula	2023 - 2033	174	-	-	174	288	-	288	462
	2023 - 2036	249	-	-	249	435	-	435	684
Town of South Bruce Peninsula	2023 - 2033	135	49	-	184	72	-	72	256
	2023 - 2036	192	77	-	269	113	-	113	382
Municipality of South Bruce	2023 - 2033	147	19	-	166	15	14	1	181
	2023 - 2036	214	24	-	238	18	17	1	256
Bruce County	2023 - 2033	1,524	863	1,176	3,563	516	92	424	4,079
	2023 - 2036	2,082	1,159	1,505	4,746	759	117	642	5,505

[1] Includes townhouses and apartments in duplexes.

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

Source: Watson & Associates Economists Ltd.



Schedule 2 (continued)  
Bruce County  
Estimate of the Anticipated Amount, Type and Location of  
Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Gross Permanent Population in New Units	Existing Permanent Unit Population Change	Permanent Net Population Increase	Permanent Population Increase from Seasonal-to-Permanent Conversions	Institutional Population	Net Seasonal Population	Net Population Increase (including Institutional, Conversion, and Seasonal Population)
		I	J	K = I + J	L	M	N	O = K + L + M + N
Municipality of Arran-Elderslie	2023 - 2033	309	(31)	278	22	11	4	315
	2023 - 2036	461	(36)	425	27	14	7	473
Municipality of Brockton	2023 - 2033	1,239	(43)	1,196	29	37	(4)	1,258
	2023 - 2036	1,649	(50)	1,599	36	47	(4)	1,678
Township of Huron-Kinloss	2023 - 2033	762	(32)	730	43	28	68	869
	2023 - 2036	1,118	(38)	1,080	52	34	107	1,273
Municipality of Kincardine	2023 - 2033	1,110	(52)	1,058	36	33	11	1,138
	2023 - 2036	1,523	(60)	1,463	54	41	14	1,572
Town of Saugeen Shores	2023 - 2033	2,528	(61)	2,467	29	72	147	2,715
	2023 - 2036	3,092	(73)	3,019	36	80	208	3,343
Municipality of Northern Bruce Peninsula	2023 - 2033	463	(18)	445	-	17	1,030	1,492
	2023 - 2036	663	(21)	642	-	21	1,558	2,221
Town of South Bruce Peninsula	2023 - 2033	443	(38)	405	-	16	258	679
	2023 - 2036	642	(45)	597	-	20	405	1,022
Municipality of South Bruce	2023 - 2033	425	(26)	399	29	14	4	446
	2023 - 2036	610	(30)	580	36	19	4	639
Bruce County	2023 - 2033	7,279	(301)	6,977	188	228	1,518	8,911
	2023 - 2036	9,758	(353)	9,405	241	276	2,299	12,221

[1] Includes townhouses and apartments in duplexes.

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

Source: Watson & Associates Economists Ltd.



Schedule 3  
Bruce County  
Current Year Growth Forecast  
Mid-2021 to Mid-2023

		Population
Mid 2021 Population		104,122
Occupants of Permanent New Housing Units, Mid 2021 to Mid 2023	<i>Units (2)</i>	1,354
	<i>multiplied by P.P.U. (3)</i>	2,427
	<i>gross population increase</i>	3,286
	<i>Conversion Units (2)</i>	0
	<i>multiplied by P.P.U. (3)</i>	2,427
	<i>gross population increase</i>	0
Occupants of New Seasonal Units Mid 2021 to Mid 2023	<i>Net Seasonal Units (2)</i>	65
	<i>multiplied by P.P.U. (3)</i>	3,580
	<i>gross population increase</i>	233
Occupants of New Equivalent Institutional Units Mid 2021 to Mid 2023	<i>Units</i>	49
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	54
Total Units (Permanent and Seasonal)	<i>Total Units</i>	1,419
	<i>Total gross population increase</i>	3,573
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2023	<i>Units (4)</i>	30,525
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.016
	<i>total decline in population</i>	-478
Population Estimate to Mid 2023		107,217
<i>Net Population Increase, Mid 2021 to Mid 2023</i>		3,095

- (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 <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.761	69%	1.92
<i>Multiples (6)</i>	1.489	8%	0.11
<i>Apartments (7)</i>	1.725	23%	0.39
Total		100%	2.43

<sup>1</sup> Based on 2011 Census custom database

<sup>2</sup> Based on Building permit/completion activity

- (4) 2011 households taken from StatsCan Census.  
 (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.  
 (6) Includes townhomes and apartments in duplexes.  
 (7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



## Schedule 4 Bruce County 10-Year Growth Forecast, Mid-2023 to Mid-2033

		Population
Mid 2023 Population		107,217
Occupants of Permanent New Housing Units, Mid 2023 to Mid 2033	<i>Units (2)</i>	3,563
	<i>multiplied by P.P.U. (3)</i>	2,043
	<i>gross population increase</i>	7,279
	<i>Conversion Units (2)</i>	92
	<i>multiplied by P.P.U. (3)</i>	2,043
	<i>gross population increase</i>	188
Occupants of New Seasonal Units Mid 2023 to Mid 2033	<i>Net Seasonal Units (2)</i>	424
	<i>multiplied by P.P.U. (3)</i>	3,580
	<i>gross population increase</i>	1,518
Occupants of New Equivalent Institutional Units Mid 2023 to Mid 2033	<i>Units</i>	207
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	228
Total Units (Permanent and Seasonal)	<i>Total Units</i>	4,079
	<i>Total gross population increase</i>	9,212
Decline in Housing Unit Occupancy, Mid 2023 to Mid 2033	<i>Units (4)</i>	31,879
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.009
	<i>total decline in population</i>	-301
Population Estimate to Mid 2033		116,128
<i>Net Population Increase, Mid 2023 to Mid 2033</i>		8,911

(1) Mid 2023 Population based on:

2011 Population (104,122) + Mid 2021 to Mid 2023 estimated housing units to beginning of forecast period (1,354 x 2.43 = 3,286) + (30,525 x -0.0157 = -478) + Seasonal population (65 x 3.58 = 233) + Conversions ( x 2.43 = ) = 107,217

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

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.663	43%	1.14
<i>Multiples (6)</i>	1.702	24%	0.41
<i>Apartments (7)</i>	1.490	33%	0.49
<i>one bedroom or less</i>	1.130		
<i>two bedrooms or more</i>	1.679		
<b>Total</b>		100%	2.04

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2011 Census database.

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

(4) Mid 2023 households based upon 30,525 (2011 Census) + 1,354 (Mid 2011 to Mid 2023 unit estimate) = 31,879

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

(6) Includes townhomes and apartments in duplexes.

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



Schedule 5  
Bruce County  
Long-Term Growth Forecast  
Mid-2023 to Mid-2036

Mid 2023 Population		107,217
Occupants of Permanent New Housing Units, Mid 2023 to Mid 2036	<i>Units (2)</i>	4,746
	<i>multiplied by P.P.U. (3)</i>	2,056
	<i>gross population increase</i>	9,758
		9,758
Occupants of New Seasonal Units Mid 2023 to Mid 2036	<i>Net Seasonal Units (2)</i>	642
	<i>multiplied by P.P.U. (3)</i>	3,580
	<i>gross population increase</i>	2,299
		2,299
Occupants of New Equivalent Institutional Units Mid 2023 to Mid 2036	<i>Units</i>	251
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	276
		276
Total Units (Permanent and Seasonal)	<i>Total Units</i>	5,505
	<i>Total gross population increase</i>	12,574
Decline in Housing Unit Occupancy, Mid 2023 to Mid 2036	<i>Units (4)</i>	31,879
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.011
	<i>total decline in population</i>	-353
Population Estimate to Mid 2036		119,438
<i>Net Population Increase, Mid 2023 to Mid 2036</i>		12,221

- (1) Mid 2023 Population based on:  
2011 Population (104,122) + Mid 2021 to Mid 2023 estimated housing units to beginning of forecast period (1,354 x 2.43 = 3,286) + (30,525 x -0.0157 = -478) + Seasonal population (65 x 3.58 = 233) + Conversions ( x 2.43 = ) = 107,217
- (2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.
- (3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.66	44%	1.17
<i>Multiples (6)</i>	1.70	24%	0.42
<i>Apartments (7)</i>	1.49	32%	0.47
<i>one bedroom or less</i>	1.13		
<i>two bedrooms or more</i>	1.68		
<b>Total</b>		100%	2.06

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2011 Census database.

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

- (4) Mid 2023 households based upon 30,525 (2011 Census) + 1,354 (Mid 2011 to Mid 2023 unit estimate) = 31,879
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
- (6) Includes townhomes and apartments in duplexes.
- (7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 6  
Bruce County  
Historical Residential Building Permits  
Years 2013 to 2022

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples <sup>[1]</sup>	Apartments <sup>[2]</sup>	Total
2013	244	17	49	310
2014	221	74	39	334
2015	192	36	44	272
2016	334	35	55	424
2017	333	45	65	443
Sub-total	1,324	207	252	1,783
<b>Average (2013 - 2017)</b>	<b>265</b>	<b>41</b>	<b>50</b>	<b>357</b>
% Breakdown	74.3%	11.6%	14.1%	100.0%
2018	331	54	74	459
2019	406	102	57	565
2020	364	39	46	449
2021	534	62	207	803
2022	407	42	102	551
Sub-total	2,042	299	486	2,827
<b>Average (2018 - 2022)</b>	<b>408</b>	<b>60</b>	<b>97</b>	<b>565</b>
% Breakdown	72.2%	10.6%	17.2%	100.0%
2013 - 2022				
Total	3,366	506	738	4,610
<b>Average</b>	<b>337</b>	<b>51</b>	<b>74</b>	<b>461</b>
% Breakdown	73.0%	11.0%	16.0%	100.0%

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

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

Source: Historical housing activity derived from Statistics Canada building permit data for Bruce County, by Watson & Associates Economists Ltd.





Schedule 7  
Bruce County  
Person Per Unit by Age and Type of Dwelling  
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	1.948	2.746	4.333	2.761	
6-10	-	-	1.839	2.902	4.158	2.945	
11-15	-	-	1.583	2.761	3.596	2.677	
16-20	-	-	2.027	2.657	4.107	2.653	
20-25	-	-	1.875	2.294	4.091	2.316	2.663
25-35	-	-	1.846	2.557	3.625	2.593	
35+	0.818	1.351	1.712	2.430	3.311	2.348	
<b>Total</b>	<b>0.500</b>	<b>1.424</b>	<b>1.749</b>	<b>2.501</b>	<b>3.591</b>	<b>2.446</b>	

Age of Dwelling	Multiples <sup>[1]</sup>						25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	1.563	-	-	1.489	
6-10	-	-	1.525	2.714	-	1.821	
11-15	-	-	1.448	-	-	1.714	
16-20	-	-	1.750	-	-	1.958	
20-25	-	-	-	-	-	1.643	1.702
25-35	-	-	1.545	-	-	1.857	
35+	0.308	1.269	1.597	2.706	-	1.714	
<b>Total</b>	<b>0.375</b>	<b>1.349</b>	<b>1.560</b>	<b>2.588</b>	<b>-</b>	<b>1.725</b>	

Age of Dwelling	Apartments <sup>[2]</sup>						25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	1.650	-	-	1.725	
6-10	-	-	-	-	-	-	
11-15	-	-	1.250	-	-	1.222	
16-20	-	-	-	-	-	1.545	
20-25	-	-	-	-	-	1.455	1.490
25-35	-	1.000	1.167	-	-	1.214	
35+	-	1.097	1.514	2.405	-	1.392	
<b>Total</b>	<b>0.692</b>	<b>1.107</b>	<b>1.500</b>	<b>2.479</b>	<b>-</b>	<b>1.418</b>	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.214	1.752	2.654	4.233	2.489
6-10	-	1.636	1.603	2.888	4.103	2.676
11-15	-	1.083	1.511	2.748	3.469	2.518
16-20	-	1.385	1.823	2.640	4.071	2.541
20-25	-	1.364	1.750	2.320	4.091	2.239
25-35	-	1.071	1.556	2.540	3.588	2.427
35+	-	1.172	1.660	2.421	3.280	2.237
<b>Total</b>	<b>-</b>	<b>1.194</b>	<b>1.662</b>	<b>2.489</b>	<b>3.541</b>	<b>2.318</b>

[1] Includes townhomes and apartments in duplexes.

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

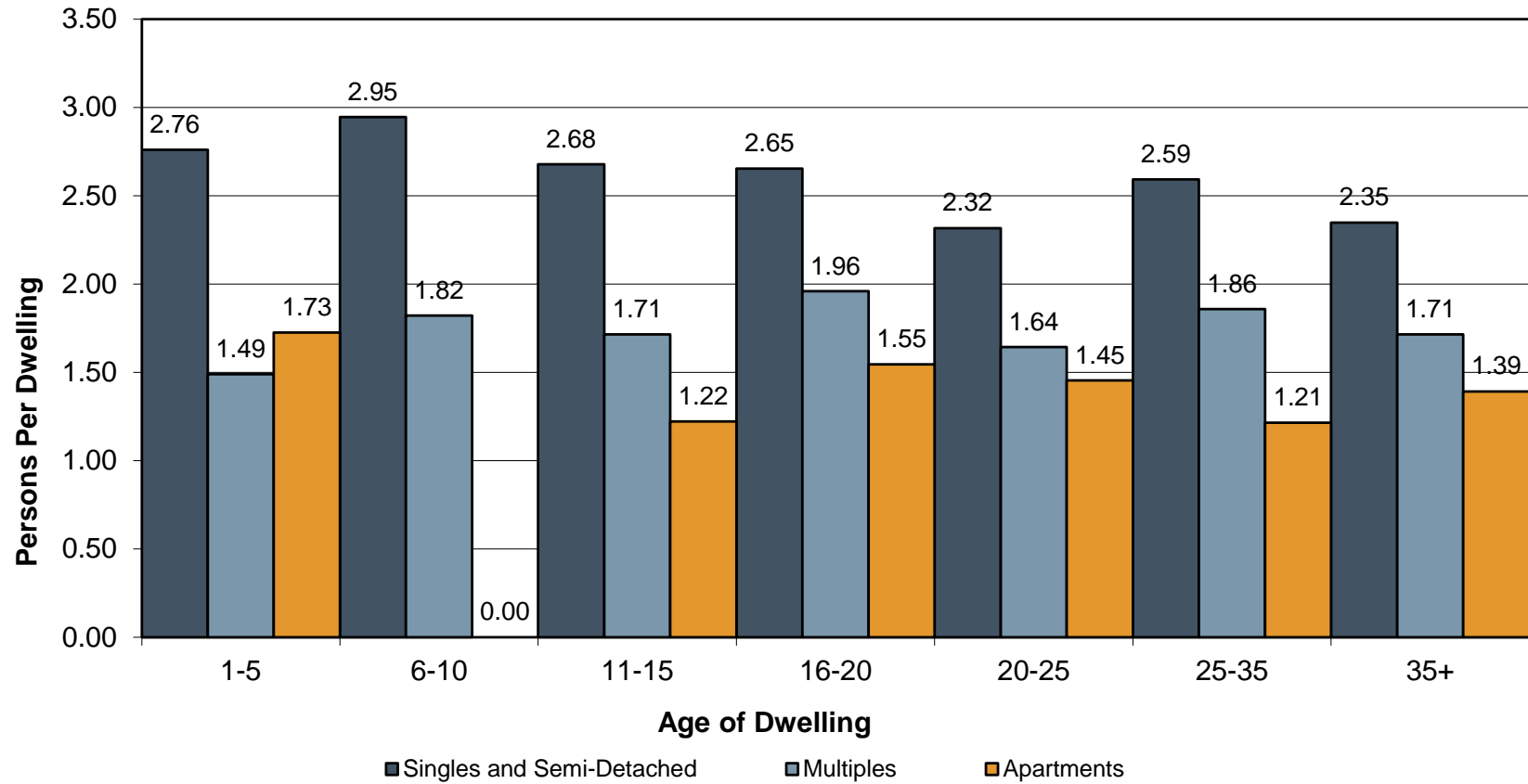
[3] Adjusted based on historical trends.

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

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



Schedule 8  
Bruce County  
Person Per Unit Structural Type and Age of Dwelling  
(2016 Census)





## Schedule 9a Bruce County Employment Forecast, 2023 to 2036

Period	Population	Activity Rate								Employment								Employment
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>[1]</sup>	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>[1]</sup>	Total Employment (Including N.F.P.O.W.)	Total (Excluding Work at Home and N.F.P.O.W.)
Mid 2011	64,709	0.014	0.047	0.169	0.130	0.078	0.438	0.046	0.485	920	3,025	10,910	8,435	5,070	28,360	3,000	31,360	25,335
Mid 2016	66,491	0.013	0.061	0.138	0.117	0.070	0.400	0.048	0.448	895	4,045	9,151	7,801	4,680	26,571	3,218	29,789	22,526
Mid 2023	74,879	0.013	0.067	0.158	0.115	0.074	0.427	0.048	0.475	990	4,982	11,831	8,611	5,558	31,972	3,577	35,549	26,990
Mid 2033	82,272	0.014	0.068	0.155	0.122	0.073	0.432	0.054	0.486	1,125	5,598	12,719	10,030	6,036	35,508	4,443	39,951	29,910
Mid 2036	84,801	0.014	0.068	0.149	0.122	0.073	0.426	0.054	0.481	1,156	5,767	12,667	10,333	6,229	36,152	4,600	40,752	30,385
<b>Incremental Change</b>																		
Mid 2011 - Mid 2016	1,782	-0.001	0.014	-0.031	-0.013	-0.008	-0.039	0.002	-0.037	-25	1,020	-1,760	-635	-390	-1,789	218	-1,571	-2,809
Mid 2016 - Mid 2023	8,388	0.000	0.006	0.020	-0.002	0.004	0.027	-0.001	0.027	95	937	2,681	811	878	5,401	359	5,760	4,464
Mid 2023 - Mid 2033	7,393	0.000	0.002	-0.003	0.007	-0.001	0.005	0.006	0.011	135	616	888	1,419	478	3,536	866	4,402	2,920
Mid 2023 - Mid 2036	9,922	0.000	0.001	-0.009	0.007	-0.001	-0.001	0.006	0.006	166	785	836	1,722	671	4,180	1,023	5,203	3,395
<b>Annual Average</b>																		
Mid 2011 - Mid 2016	356	0.000	0.003	-0.006	-0.003	-0.002	-0.008	0.000	-0.007	-5	204	-352	-127	-78	-358	44	-314	-562
Mid 2016 - Mid 2023	1,198	0.000	0.001	0.003	0.000	0.001	0.004	0.000	0.004	14	134	383	116	125	772	51	823	638
Mid 2023 - Mid 2033	739	0.000	0.000	0.000	0.001	0.000	0.000	0.001	0.001	14	62	89	142	48	354	87	440	292
Mid 2023 - Mid 2036	763	0.000	0.000	-0.001	0.001	0.000	0.000	0.000	0.000	13	60	64	132	52	322	79	400	261

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

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

Source: Derived from Draft Bruce County G.M.S. Growth Forecast (2021) for Bruce County by Watson & Associates Economists Ltd.



Schedule 9b  
Bruce County  
Employment and Gross Floor Area (G.F.A.) Forecast, 2021 to 2036

Period	Population	Employment				Gross Floor Area in Square Feet (Estimated) <sup>[1]</sup>				
		Primary	Industrial <sup>[2]</sup>	Commercial/ Population Related	Institutional <sup>[3]</sup>	Total	Industrial	Commercial/ Population Related	Institutional <sup>[3]</sup>	Total
Mid 2011	64,709	920	10,910	8,435	5,070	25,335				
Mid 2016	66,491	895	9,151	7,801	4,680	22,526				
Mid 2023	74,879	990	10,551	8,611	5,523	25,675				
Mid 2033	82,272	1,125	11,609	10,030	5,925	28,689				
Mid 2036	84,801	1,156	11,767	10,333	6,086	29,342				
<b>Incremental Change</b>										
Mid 2011 - Mid 2016	1,782	-25	-1,760	-635	-390	-2,809				
Mid 2016 - Mid 2023	8,388	95	1,401	811	843	3,149				
Mid 2023 - Mid 2033	7,393	135	1,058	1,419	402	3,014	1,798,600	638,500	275,900	2,713,000
Mid 2023 - Mid 2036	9,922	166	1,216	1,722	563	3,667	2,067,200	774,900	388,300	3,230,400
<b>Annual Average</b>										
Mid 2011 - Mid 2016	356	-5	-352	-127	-78	-562				
Mid 2016 - Mid 2023	1,198	14	200	116	120	450				
Mid 2023 - Mid 2033	739	14	106	142	40	301	179,860	63,850	27,590	271,300
Mid 2023 - Mid 2036	763	13	94	132	43	282	159,015	59,608	29,869	248,492

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

Industrial	1,700
Commercial/Population-Related	450
Institutional	690

<sup>[2]</sup> On-site employment associated with Bruce Power Refurbishment Project has been stripped out of the industrial forecast presented in Schedule 10. On-site jobs associated with the refurbishment project do not generate a gross floor area.

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

\* Reflects Mid 2023 to Mid 2036

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

Source: Source: Derived from Draft Bruce County G.M.S. Growth Forecast (2021) for Bruce County by Watson & Associates Economists Ltd.



**Schedule 9c  
Bruce County**  
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. S.F. <sup>[1]</sup>	Commercial G.F.A. S.F. <sup>[1]</sup>	Institutional G.F.A. S.F. <sup>[1],[2]</sup>	Total Non-Residential G.F.A. S.F.	Employment Increase <sup>[3]</sup>
Municipality of Arran-Elderslie	2023 - 2033	93,500	7,200	19,200	119,900	99
	2023 - 2036	103,700	9,000	28,300	141,000	122
Municipality of Brockton	2023 - 2033	171,700	103,100	66,600	341,400	427
	2023 - 2036	180,200	123,300	92,400	395,900	514
Township of Huron-Kinloss	2023 - 2033	74,800	22,100	14,400	111,300	114
	2023 - 2036	93,500	25,200	18,600	137,300	138
Municipality of Kincardine	2023 - 2033	1,266,500	143,500	57,700	1,467,700	1,148
	2023 - 2036	1,456,900	186,700	86,900	1,730,500	1,398
Town of Saugeen Shores	2023 - 2033	112,200	260,400	73,400	446,000	752
	2023 - 2036	122,400	296,900	98,000	517,300	874
Municipality of Northern Bruce Peninsula	2023 - 2033	28,900	32,900	16,500	78,300	114
	2023 - 2036	39,100	41,900	24,800	105,800	152
Municipality of South Bruce	2023 - 2033	27,200	20,700	5,500	53,400	70
	2023 - 2036	44,200	25,700	8,300	78,200	95
Town of South Bruce Peninsula	2023 - 2033	23,800	48,600	22,600	95,000	155
	2023 - 2036	27,200	66,200	31,000	124,400	208
Bruce County	2023 - 2033	1,798,600	638,500	275,900	2,713,000	2,879
	2023 - 2036	2,067,200	774,900	388,300	3,230,400	3,501

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

Industrial	1,300
Commercial/Population-Related	550
Institutional	700

<sup>[2]</sup> Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

\* Reflects Mid 2023 to Mid 2036.

<sup>[3]</sup> Employment Increase does not include No Fixed Place of Work.

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

Source: Derived from Draft Bruce County G.M.S. Growth Forecast (2021) for Bruce County by Watson & Associates Economists Ltd.



# Appendix B

## Level of Service



## Appendix B: Level of Service

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	15 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)	Quantity (per capita)		Quality (per capita)		
Service Related to a Highway	Services Related to a Highway - Roads	\$12,112.07	0.0071	km of roadways	1,705,925	per km	148,021,607
	Services Related to a Highway - Bridges, Culverts & Structures	\$3,094.67	0.0016	Number of Bridges, Culverts & Structures	1,934,169	per item	37,819,962
	Services Related to a Highway - Traffic Signals & Streetlights	\$65.07	0.0002	No. of Traffic Signals	325,350	per signal	795,220
	Services Related to a Highway - Facilities	\$189.49	0.7575	sq.ft. of building area	250	per sq.ft.	2,315,757
Fleet	Fleet	\$151.86	0.0010	No. of vehicles and equipment	151,860	per vehicle	1,855,881
Parks & Recreation	Park Trails	\$31.29	0.0016	Km of Paths and Trails	19,556	per linear m	278,825
	Trails Facilities	\$8.52	0.0001	sq.ft. of building area	85,200	per item	75,922
Ambulance	Ambulance Facilities	\$53.23	0.1580	sq.ft. of building area	337	per sq.ft.	474,333
	Ambulance Vehicles	\$43.40	0.0002	No. of vehicles and equipment	217,000	per vehicle	386,737
Long-term Care	Long-term Care Facilities	\$1,318.27	2.0236	sq.ft. of building area	651	per sq.ft.	11,747,104
Childcare and Early Years Programs	Child Care and Early Years Programs - Facilities	\$29.51	0.0668	sq.ft. of building area	442	per sq.ft.	262,964



**Bruce County  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/km)
<b>Urban</b>																
Asphalt	38.21	38.21	38.21	38.21	38.21	38.21	38.21	38.21	38.21	38.21	38.21	38.21	38.21	38.21	38.21	\$2,500,000
<b>Rural</b>																
Asphalt	568.87	568.87	568.87	568.87	568.87	568.87	568.87	568.87	568.87	568.87	568.87	568.87	568.87	568.87	568.87	\$1,700,000
Tar & Chip (Surface Treated)	70.48	70.48	70.48	70.48	70.48	70.48	70.48	70.48	70.48	70.48	70.48	70.48	70.48	70.48	70.48	\$1,350,000
Surface - Gravel	14.38	14.38	14.38	14.38	14.38	14.38	14.38	14.38	14.38	14.38	14.38	14.38	14.38	14.38	14.38	\$1,120,000
<b>Total</b>	<b>691.94</b>	<b>691.94</b>	<b>691.94</b>	<b>691.94</b>	<b>691.94</b>	<b>691.94</b>	<b>691.94</b>	<b>691.94</b>	<b>691.94</b>	<b>691.94</b>	<b>691.94</b>	<b>691.94</b>	<b>691.94</b>	<b>691.94</b>	<b>691.94</b>	

Population	92,439	92,710	92,679	92,974	93,826	94,504	95,086	95,700	96,166	97,908	99,138	100,939	102,311	104,122	106,017
Per Capita Standard	0.0075	0.0075	0.0075	0.0074	0.0074	0.0073	0.0073	0.0072	0.0072	0.0071	0.0070	0.0069	0.0068	0.0066	0.0065

15 Year Average	2008-2022
Quantity Standard	0.0071
Quality Standard	\$1,705,925
Service Standard	\$12,112

D.C. Amount (before deductions)	14 Year
Forecast Population	12,221
\$ per Capita	\$12,112
Eligible Amount	\$148,021,607





**Bruce County  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
<b>Bridges</b>																
12th Of Brant	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,460,000
18 Mile River Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,600,000
1st Dunblane Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,630,000
2nd Dunblane Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$720,000
3 North Dunblane Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,630,000
Arran Township Shed Bridge	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$1,470,000
Barrow Bay Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$820,000
Biemans Corner	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$610,000
Big Irwin Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,240,000
Blackwell Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,400,000
Brant CNR Overpass	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,070,000
Brunt Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,550,000
Burgoyne Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,190,000
Campbell-Thede Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$9,110,000
Clancy Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,320,000
Cnr Overhead Trestle	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$450,000
CR6E Carrick Creek Bridge060170	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,010,000
Craig Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,780,000
Deer Creek Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,360,000
Devil's Elbow Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,990,000
Dudgeon Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,700,000
Durham Street Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$7,970,000
Fischer Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,270,000
Formosa Creek Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,770,000
Forrester's Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$7,970,000
George Grant Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,830,000
Gregg Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,140,000
Hanover Park Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,460,000
Hay's Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,040,000
Heidmiller Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,320,000
Hepburn Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,160,000
John Black Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,350,000
Little Irwin Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$680,000
Lot 35, Conc 7, Elderslie	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,140,000
Lot 36, Conc 14, Elderslie	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,040,000
Lucknow West - Hwy 86E	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$990,000
Lucknow West - Hwy 86E - # 8612150	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$770,000
McCurdy Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,980,000
McKinnon Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,270,000
McLeod Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,060,000
Meax Creek BR1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$660,000



**Bruce County  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
<b>Bridges</b>																
Meax Creek Bridge100380	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,370,000
Mill Creek Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,940,000
Millcreek	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,790,000
Molke (Meax Creek Br 2)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$910,000
Nagg's Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$12,350,000
NEW Bridge - McCurdy	-	-	-										1	1	1	\$4,660,000
Old Reid Bridge - Sideroad 20 Bridge, Culross	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$900,000
Old Shenks Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,130,000
Oswald Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,020,000
Penetangore	-	-	-		1	1	1	1	1	1	1	1	1	1	1	\$1,900,000
Pike River Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,660,000
Pollock Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,320,000
Reid Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,880,000
Robinson B Line Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,410,000
Robinson Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,810,000
Sauble Falls Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$5,200,000
Sauble River - Lot 36,Conc 2, Arran #095	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$960,000
Sauble River - Lot 36,Conc 2, Arran #096	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$980,000
Sauble River - Lot 36,Conc 3, Arran #094	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,820,000
Sauble River - Lot 36,Conc 4, Arran #093	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,800,000
Sauble River Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,020,000
Sauble River Road Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,610,000
Saugeen River BR	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,430,000
Saugeen River Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$9,940,000
Schenk's Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$9,670,000
Schilling-Deer Creek Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$460,000
Scone Boundary Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,330,000
Sinclair Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,490,000
South Saugeen River Br	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,800,000
Starks Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,830,000
Stark's Tailrace Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$870,000
Station Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,190,000
Stephenson Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,710,000
Suez Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,030,000
Sweiger Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,050,000
Swimming Pool Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,180,000
Swimming Pool Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,680,000
Tara Creek Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,300,000



**Bruce County  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
<b>Bridges</b>																
Teeswater River Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,300,000
Turners Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$13,400,000
Watson's Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,580,000
Watson's Bridge	-	-	-				1	1	1	1	1	1	1	1	1	\$320,000
Willow Creek Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,710,000
Willscroft Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
Willscroft Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,310,000
Wrightson Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,080,000
Yokissippi Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,310,000
<b>Culverts</b>																
Absalom Street Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$630,000
Albemarle Brook Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$520,000
Angel Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$470,000
Armstrong Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$860,000
Bieman's Corner Grey Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$250,000
Boyd Creek Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$460,000
Boyds Creek - Lot 58/59 Concession 1 Huron	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$880,000
Collings Arch (18 Mile River Culvert)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,290,000
Colpoy's Bay Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$510,000
Colpoy's Bay Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Concession 6 Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$510,000
Culross Con 15	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$290,000
Dickies Creek	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$720,000
Fair Culvert - Conc 6, Lot 15/16	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,300,000
Formosa Creek	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$310,000
Greenock Con13	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$520,000
Greenock Creek Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$750,000
Greenock Creek Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$320,000
Grey	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$460,000
Grey	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,130,000
Grey Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$550,000
Keady Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,030,000
Lake Range Lot 58b	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$440,000
Lot 1 Con 14 Elderslie	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$600,000
Lot 1 Con 15 Elderslie	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$620,000
Lot 10 Con 4/5	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$440,000
Lot 11 Con 4/5	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$330,000
Lot 13 Con 4 / 5 Elderslie	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Lot 15 - 16 Concession 12	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$720,000
Lot 15/16, Con 5	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$370,000
Lot 18 Con 1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$750,000



**Bruce County  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
<b>Culverts</b>	-	-	-													
Lot 27 Concession 1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$420,000
Lot 3 Con A	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$430,000
Lot 30/31 Con7 Elderslie Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$420,000
Lot 30/31 Range East Of Saugeen Road - Robertson	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$470,000
Lot 31 Concession 8/9 Arran	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$470,000
Lot 35 Concession XII Elderslie	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$550,000
Lot 37/38 Conc 1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,630,000
Lot 38/39 Con A	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$350,000
Lot 43/44 Conc 1 Huron	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$270,000
Lot 47 Conc 1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$410,000
Lot 47 Conc 1 Brant	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$720,000
Lot 50 Conc 1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$460,000
Lot 52 concession 1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$520,000
Lot 54 Conc 1 Brant	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,310,000
Lot 69 Concession 1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$310,000
Lot 73/74 Con 1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$460,000
Lot 8/9 Con 4/5	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$670,000
Lot 9 Con 12 Saugeen Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,120,000
Lot E - F Concession 3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$850,000
Lot E - F Concession 4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$860,000
Lot E - F Sideroad Concession 4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$470,000
Lot H Con 4/5	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$490,000
Lucknow East - Culvert Hwy 86	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$600,000
Mitchell Lot 15 Con 7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$450,000
Mortuary Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$290,000
Normington Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$490,000
Pearl Creek Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$810,000
Pine River Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$450,000
Pine River Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$570,000
Plum Creek Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$390,000
Robb Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$450,000
Ruhl Creek Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,010,000
Silver Creek Culvert, Durham Street West Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$270,000
Statters Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
Steffler Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$630,000
Stewart Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$590,000
Stoney Creek Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$410,000
Teeswater North Arch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,710,000
Tout Creek - Conc 7-8, Lot 33 (Huron) Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$580,000
Twin CSPA	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$950,000
Twin Pipes On Cr4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,540,000



**Bruce County  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
<b>Culverts</b>	-	-	-													
Yocom Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$720,000
Zion Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$430,000
<b>Total</b>	<b>159</b>	<b>159</b>	<b>159</b>	<b>159</b>	<b>160</b>	<b>160</b>	<b>161</b>	<b>161</b>	<b>161</b>	<b>161</b>	<b>161</b>	<b>162</b>	<b>161</b>	<b>161</b>	<b>161</b>	

Population	92,439	92,710	92,679	92,974	93,826	94,504	95,086	95,700	96,166	97,908	99,138	100,939	102,311	104,122	106,017
Per Capita Standard	0.0017	0.0017	0.0017	0.0017	0.0017	0.0017	0.0017	0.0017	0.0017	0.0016	0.0016	0.0016	0.0016	0.0015	0.0015

15 Year Average	2008-2022
Quantity Standard	0.0016
Quality Standard	\$1,934,169
Service Standard	\$3,095

D.C. Amount (before deductions)	14 Year
Forecast Population	12,221
\$ per Capita	\$3,095
Eligible Amount	\$37,819,962



**Bruce County  
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Traffic Signals & Streetlights  
Unit Measure: No. of Traffic Signals

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Traffic Signals (Intersection)	5	5	6	7	7	7	7	7	7	8	8	8	8	8	9	\$650,000
Intersection Pedestrian Signals	2	2	3	3	3	5	6	6	6	6	8	8	8	8	8	\$300,000
Luminaries	-	-	2	2	2	3	3	3	3	4	4	4	4	4	4	\$26,000
<b>Total</b>	<b>7</b>	<b>7</b>	<b>11</b>	<b>12</b>	<b>12</b>	<b>15</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>18</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>21</b>	

Population	92,439	92,710	92,679	92,974	93,826	94,504	95,086	95,700	96,166	97,908	99,138	100,939	102,311	104,122	106,017
Per Capita Standard	0.0001	0.0001	0.0001	0.0001	0.0001	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002

15 Year Average	2008-2022
Quantity Standard	0.0002
Quality Standard	\$325,350
Service Standard	\$65

D.C. Amount (before deductions)	14 Year
Forecast Population	12,221
\$ per Capita	\$65
Eligible Amount	\$795,220



**Bruce County  
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Facilities  
Unit Measure: sq.ft. of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
<b>Lucknow</b>																	
Building	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	10,080	10,080	10,080	10,080	10,080	10,080	10,080	\$400	\$447
Sand/Salt Dome	6,362	6,362	6,362	6,362	6,362	6,362	6,362	6,362	9,600	9,600	9,600	9,600	9,600	9,600	9,600	\$145	\$166
Lean-to	-	-	-	-	-	-	-	-	3,120	3,120	3,120	3,120	3,120	3,120	3,120	\$145	\$166
40' Sea Can	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	\$14	\$14
<b>Walkerton</b>																	
Building	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	11,280	\$400	\$489
Sand/Salt Dome Buildings	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	7,600	\$145	\$166
Drive Shed	3,680	3,680	3,680	3,680	3,680	3,680	3,680	3,680	3,680	3,680	3,680	3,680	3,680	3,680	3,680	\$86	\$101
40' Sea Can	640	640	640	640	640	640	640	640	640	640	640	640	640	640	640	\$14	\$14
<b>Paisley</b>																	
Building	6,560	6,560	6,560	6,560	6,560	6,560	6,560	6,560	6,560	6,560	6,560	6,560	6,560	6,560	6,560	\$400	\$447
Sand/Salt Dome Buildings	8,804	8,804	8,804	8,804	8,804	8,804	8,804	8,804	10,450	10,450	10,450	10,450	10,450	10,450	10,450	\$145	\$166
Lean-to	-	-	-	-	-	-	-	-	2,475	2,475	2,475	2,475	2,475	2,475	2,475	\$145	\$166
40' Sea Can	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	\$14	\$14
<b>Wiarton</b>																	
Building	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	7,440	7,440	7,440	7,440	7,440	7,440	\$400	\$101
Sand/Salt Dome	8,550	8,550	8,550	8,550	8,550	8,550	8,550	8,550	8,550	9,600	9,600	9,600	9,600	9,600	9,600	\$145	\$166
20' Sea Can	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	\$19	\$19
<b>Holyrood</b>																	
Building	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$86	\$101
<b>Total</b>	<b>64,166</b>	<b>64,166</b>	<b>64,166</b>	<b>64,166</b>	<b>64,166</b>	<b>64,166</b>	<b>64,166</b>	<b>64,166</b>	<b>80,975</b>	<b>85,465</b>	<b>85,465</b>	<b>85,465</b>	<b>85,465</b>	<b>85,465</b>	<b>85,465</b>		

Population	92,439	92,710	92,679	92,974	93,826	94,504	95,086	95,700	96,166	97,908	99,138	100,939	102,311	104,122	106,017
Per Capita Standard	0.6941	0.6921	0.6923	0.6901	0.6839	0.6790	0.6748	0.6705	0.8420	0.8729	0.8621	0.8467	0.8353	0.8208	0.8061

15 Year Average	2008-2022
Quantity Standard	0.7575
Quality Standard	\$250
Service Standard	\$189

D.C. Amount (before deductions)	14 Year
Forecast Population	12,221
\$ per Capita	\$189
Eligible Amount	\$2,315,757



**Bruce County  
Service Standard Calculation Sheet**

Class of Service: Fleet  
Unit Measure: No. of vehicles and equipment

Description	Service to which the Item Relates	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
Pickups	Services Related to a Highway	29	29	29	29	29	29	29	29	29	29	29	29	29	29	31	\$55,000
1-Ton trucks	Services Related to a Highway	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$90,000
Tandems	Services Related to a Highway	18	18	18	18	18	18	18	18	18	18	18	18	18	18	19	\$425,000
Gradall	Services Related to a Highway	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$571,000
Spray Patcher	Services Related to a Highway	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$391,000
Grader	Services Related to a Highway	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$600,000
Tractors	Services Related to a Highway	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$125,000
Loaders	Services Related to a Highway	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$215,000
2006 F150 pick-up	Long-term Care Services	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$55,000
Forestry & Trails Pickups	Parks and Recreation Services	-	-	-	1	1	1	1	1	2	2	2	2	2	2	3	\$55,000
<b>Attachments</b>																	
Chipper	Services Related to a Highway	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	\$84,700
Disc Mower	Services Related to a Highway	2	2	2	2	2	2	2	2	2	2	2	2	-	-	-	\$10,000
Flail/Magnum Mower	Services Related to a Highway	-	-	-	-	-	-	-	-	-	1	1	1	2	2	2	\$25,600
Anglebroom	Services Related to a Highway	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	\$31,000
Water Tanker	Services Related to a Highway	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$27,000
Plow Attachment	Services Related to a Highway	19	19	19	19	19	19	19	19	19	19	19	19	19	19	20	\$40,000
Forklift	Services Related to a Highway	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$105,000
20 ton Trailer	Services Related to a Highway	3	3	3	3	3	3	3	1	1	1	1	1	1	1	1	\$36,000
20 ton Tilt and Load	Services Related to a Highway	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$32,750
Tilt and Load Trailer (7 tonne)	Services Related to a Highway	-	-	-	-	-	-	1	1	1	1	1	2	3	3	3	\$12,300
Pipe Trailer	Services Related to a Highway	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Canycom SC45	Services Related to a Highway	-	-	1	1	1	1	1	1	1	1	1	2	2	2	2	\$10,000
Bobcat MT55	Parks and Recreation Services	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$17,500
Excavator	Parks and Recreation Services	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$31,100
Side by Side	Parks and Recreation Services	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$16,100
<b>Total</b>		<b>96</b>	<b>96</b>	<b>99</b>	<b>101</b>	<b>101</b>	<b>101</b>	<b>102</b>	<b>100</b>	<b>102</b>	<b>103</b>	<b>103</b>	<b>105</b>	<b>105</b>	<b>106</b>	<b>111</b>	

Population	92,439	92,710	92,679	92,974	93,826	94,504	95,086	95,700	96,166	97,908	99,138	100,939	102,311	104,122	106,017
Per Capita Standard	0.0010	0.0010	0.0011	0.0011	0.0011	0.0011	0.0011	0.0010	0.0011	0.0011	0.0010	0.0010	0.0010	0.0010	0.0010

15 Year Average	2008-2022
Quantity Standard	0.0010
Quality Standard	\$151,860
Service Standard	\$152





**Bruce County  
Service Standard Calculation Sheet**

Service: Park Trails  
Unit Measure: Km of Paths and Trails

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/ km)
CN Rail Trail	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	\$12,300
<b>Brant Tract</b>																
Aggregate Based Trails	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	6.00	6.00	6.00	6.00	7.00	7.00	7.00	\$55,500
Natural Surface Trail	14.00	14.00	14.00	14.00	14.00	14.00	14.00	16.00	15.00	15.00	15.00	15.00	14.00	14.00	14.00	\$18,500
Wood Bridges	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	\$141,900
<b>Carrick Tract</b>																
Aggregate Based Trails	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	\$55,500
Natural Surface Trail	6.00	6.00	6.00	6.00	6.00	6.00	10.00	10.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	\$18,500
<b>Lindsay Tract</b>																
Aggregate Based Trails	-	-	2.00	2.00	2.00	2.00	2.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	\$55,500
Natural Surface Trail	6.00	6.00	6.00	6.00	6.00	8.00	10.00	11.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	\$18,500
<b>Albermarle Tract (Mountain bike park)</b>																
Aggregate based trails	-	-	-	-	-	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	\$55,500
Natural Surface Trail	12.00	12.00	12.00	12.00	12.00	11.50	11.50	11.50	12.50	12.50	12.50	12.50	12.50	12.50	12.50	\$18,500
<b>Kinloss Tract</b>																
Aggregate based trails	-	-	-	-	-	-	-	-	-	-	-	-	3.00	3.00	3.00	\$55,500
Natural Surface Trails	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	2.00	2.00	2.00	\$18,500
<b>Culross Tract</b>																
Aggregate based trails	1.00	1.00	1.00	1.00	1.00	1.00	1.00	3.00	3.00	4.00	4.00	4.00	4.00	4.00	4.00	\$55,500
Natural Surface Trails	4.00	4.00	4.00	4.00	4.00	4.00	4.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	\$18,500
<b>Amabel Tract</b>																
Aggregate based trails	-	-	-	-	-	-	-	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$55,500
Natural Surface Trails	4.00	4.00	4.00	6.00	6.00	6.00	6.00	6.00	8.00	12.00	12.00	12.00	12.00	12.00	12.00	\$18,500
<b>Total</b>	<b>139.09</b>	<b>139.09</b>	<b>141.09</b>	<b>143.09</b>	<b>143.09</b>	<b>148.09</b>	<b>154.09</b>	<b>160.09</b>	<b>167.09</b>	<b>171.09</b>	<b>171.09</b>	<b>171.09</b>	<b>171.09</b>	<b>171.09</b>	<b>171.09</b>	

Population	92,439	92,710	92,679	92,974	93,826	94,504	95,086	95,700	96,166	97,908	99,138	100,939	102,311	104,122	106,017
Per Capita Standard	0.0015	0.0015	0.0015	0.0015	0.0015	0.0016	0.0016	0.0017	0.0017	0.0017	0.0017	0.0017	0.0017	0.0016	0.0016

15 Year Average	2008-2022
Quantity Standard	0.0016
Quality Standard	\$19,556
Service Standard	\$31

D.C. Amount (before deductions)	10 Year
Forecast Population	8,911
\$ per Capita	\$31
Eligible Amount	\$278,825



**Bruce County  
Service Standard Calculation Sheet**

Service: Trails Facilities  
Unit Measure: No. of trail amenities

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
<b>Brant Tract</b>																
Equipment Shed	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$50,000
Parking Lot Pavilion	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
Snowmobile Warm-up Shack	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
<b>Lindsay Tract</b>																
Main Building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$610,000
Storage Shed	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$50,000
Snowmobile Warm-up Shack	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$50,000
Outhouse	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$6,300
Viewing Platform	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
<b>Total</b>	<b>9</b>	<b>9</b>	<b>10</b>	<b>10</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>13</b>	<b>13</b>	<b>13</b>	<b>13</b>	

Population	92,439	92,710	92,679	92,974	93,826	94,504	95,086	95,700	96,166	97,908	99,138	100,939	102,311	104,122	106,017
Per Capita Standard	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001

15 Year Average	2008-2022
Quantity Standard	0.0001
Quality Standard	\$85,200
Service Standard	\$9

D.C. Amount (before deductions)	10 Year
Forecast Population	8,911
\$ per Capita	\$9
Eligible Amount	\$75,922



**Bruce County  
Service Standard Calculation Sheet**

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Walkerton	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	\$300	\$337
Chesley	2,005	2,005	2,005	2,005	2,005	2,005	2,005	2,005	2,005	2,005	2,005	2,005	2,005	2,005	2,005	\$300	\$337
Kincardine	2,164	2,164	2,164	2,164	2,164	2,164	2,164	2,164	2,164	2,164	2,164	2,164	2,164	2,164	2,164	\$300	\$337
Port Elgin	1,835	1,835	1,835	1,835	1,835	1,835	1,835	1,835	1,835	1,835	1,835	1,835	1,835	1,835	1,835	\$300	\$337
Warton	2,904	2,904	2,904	2,904	2,904	2,904	2,904	2,904	2,904	2,904	2,904	2,904	2,904	2,904	2,904	\$300	\$337
Tobermory	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	\$300	\$337
<b>Total</b>	<b>15,308</b>	<b>15,308</b>	<b>15,308</b>	<b>15,308</b>	<b>15,308</b>	<b>15,308</b>	<b>15,308</b>	<b>15,308</b>	<b>15,308</b>	<b>15,308</b>	<b>15,308</b>	<b>15,308</b>	<b>15,308</b>	<b>15,308</b>	<b>15,308</b>		

Population	92,439	92,710	92,679	92,974	93,826	94,504	95,086	95,700	96,166	97,908	99,138	100,939	102,311	104,122	106,017
Per Capita Standard	0.1656	0.1651	0.1652	0.1646	0.1632	0.1620	0.1610	0.1600	0.1592	0.1564	0.1544	0.1517	0.1496	0.1470	0.1444

15 Year Average	2008-2022
Quantity Standard	0.1580
Quality Standard	\$337
Service Standard	\$53

D.C. Amount (before deductions)	10 Year
Forecast Population	8,911
\$ per Capita	\$53
Eligible Amount	\$474,333



**Bruce County  
Service Standard Calculation Sheet**

Service: Ambulance Vehicles  
Unit Measure: No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
Supervisor Vehicles	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$123,000
Ambulances	12	12	12	12	12	12	12	12	12	12	12	12	12	12	13	\$314,000
Trailers	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$8,600
Community Paramedicine Vehicles	-	-	-	-	-	-	-	-	-	-	-	-	-	3	3	\$89,700
<b>Total</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>20</b>	<b>21</b>	

Population	92,439	92,710	92,679	92,974	93,826	94,504	95,086	95,700	96,166	97,908	99,138	100,939	102,311	104,122	106,017
Per Capita Standard	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002

15 Year Average	2008-2022
Quantity Standard	0.0002
Quality Standard	\$217,000
Service Standard	\$43

D.C. Amount (before deductions)	10 Year
Forecast Population	8,911
\$ per Capita	\$43
Eligible Amount	\$386,737



**Bruce County  
Service Standard Calculation Sheet**

Service: Long-term Care Facilities  
Unit Measure: sq.ft. of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Brucelea Haven, Walkerton	108,548	108,548	108,548	108,548	108,548	108,548	108,548	108,548	108,548	108,548	108,548	108,548	108,548	108,548	108,548	\$597	\$651
Gateway Haven, Wiarton	87,573	87,573	87,573	87,573	87,573	87,573	87,573	87,573	87,573	87,573	87,573	87,573	87,573	87,573	87,573	\$597	\$652
<b>Total</b>	<b>196,121</b>	<b>196,121</b>	<b>196,121</b>	<b>196,121</b>	<b>196,121</b>	<b>196,121</b>	<b>196,121</b>	<b>196,121</b>	<b>196,121</b>	<b>196,121</b>	<b>196,121</b>	<b>196,121</b>	<b>196,121</b>	<b>196,121</b>	<b>196,121</b>		

Population	92,439	92,710	92,679	92,974	93,826	94,504	95,086	95,700	96,166	97,908	99,138	100,939	102,311	104,122	106,017
Per Capita Standard	2.1216	2.1154	2.1161	2.1094	2.0903	2.0753	2.0626	2.0493	2.0394	2.0031	1.9783	1.9430	1.9169	1.8836	1.8499

15 Year Average	2008-2022
Quantity Standard	2.0236
Quality Standard	\$651
Service Standard	\$1,318

D.C. Amount (before deductions)	10 Year
Forecast Population	8,911
\$ per Capita	\$1,318
Eligible Amount	\$11,747,104



**Bruce County  
Service Standard Calculation Sheet**

Service: Child Care and Early Years Programs - Facilities  
Unit Measure: sq.ft. of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
<b>Main Site EarlyON Child and Family Centre Locations</b>																	
Chesley District Community School 231 4th Ave SE, Chesley	-	-	-	-	-	-	-	-	-	-	-	1,555	1,555	1,555	1,555	\$396	\$442
Paisley Central School 182 Arnaud Street, Paisley	-	-	-	-	-	-	-	-	-	-	-	1,132	1,132	1,132	1,132	\$396	\$442
Peninsula Shores District School, Wiarton	-	-	-	-	-	-	-	-	-	-	-	1,755	1,755	1,755	1,755	\$396	\$442
St. Anthony's School, 709 Russell Street, Kincardine	-	-	-	-	-	-	-	-	-	1,994	1,994	1,994	1,994	1,994	1,994	\$396	\$442
St. Joseph's School 584 Stafford Street, Port Elgin	-	-	-	-	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	1,055	\$396	\$442
Sacred Heart School 18 Peter Street, Mildmay	-	-	-	-	-	-	-	-	-	-	-	1,094	1,094	1,094	-	\$396	\$442
Mildmay Carrick Community Centre	-	-	-	-	-	-	-	-	-	-	-	-	-	-	171	\$396	\$442
Brucelea Haven Walkerton	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	-	-	-	-	-	\$396	\$442
<b>Satellite EarlyON Locations</b>																	
Sacred Heart School GYM 18 Gordon Street Teeswater	325	325	325	325	325	325	325	325	325	325	325	325	325	325	325	\$396	\$442
Walkerton Community Centre 290 Durham Street, Walkerton	-	-	-	-	-	-	-	-	-	781	781	781	781	781	781	\$396	\$442
Lion's Head Arena 4 Tackabury Street, Lions Head	-	-	-	-	-	-	-	-	-	-	-	-	473	473	473	\$396	\$442
OEYC EarlyON Lions Head Central United Church 56 Main Street	-	-	-	129	129	129	129	129	129	129	129	129	-	-	-	\$396	\$442
Ripley Medical Building	171	171	171	-	-	-	-	-	-	-	-	-	-	-	-	\$396	\$442
Ripley Community Centre, 17 Queen Street, Ripley	-	-	-	147	147	147	147	147	147	147	147	147	147	147	147	\$396	\$442



**Bruce County  
Service Standard Calculation Sheet**

Service: Child Care and Early Years Programs - Facilities  
Unit Measure: sq.ft. of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Lucknow Arena, 662 Campbell Street, Lucknow	-	-	-	97	97	97	97	97	97	97	97	97	97	97	97	\$396	\$442
OEYC Immanuel Evangelical Missionary Church 307 Balaklava Street Paisley	210	210	210	210	210	210	210	210	210	210	210	-	-	-	-	\$396	\$442
Wiarton Arena 526 Taylor Street, Wiarton	-	-	-	-	-	-	-	-	-	-	-	473	473	473	473	\$396	\$442
Tobermory Library	-	-	-	-	-	-	-	-	-	-	-	15	15	15	15	\$396	\$442
Rvilla 22 Park Street Ripley	-	-	-	-	-	-	-	-	-	99	99	99	99	99	99	\$396	\$442
Trillium Court 550 Philip Place Kincardine	-	-	-	-	-	-	-	-	-	111	111	111	111	111	111	\$396	\$442
Point Clark Community Centre	316	316	316	316	316	316	316	316	316	-	-	-	-	-	-	\$396	\$442
Tiverton Presbyterian Church	91	91	91	91	91	91	91	91	91	91	91	-	-	-	-	\$396	\$442
Mary Immaculate School 6 Ann Street Chepstow	325	325	325	325	325	325	325	325	325	325	325	-	-	-	-	\$396	\$442
Sacred Heart School 18 Peter Street Mildmay	-	-	-	457	457	457	457	457	457	-	-	-	-	-	-	\$396	\$442
OEYC St Marks luthern Church 181 1st Ave S Chesley	134	134	134	134	134	134	134	134	134	134	134	-	-	-	-	\$396	\$442
EarlyON Southampton Library 215 High Street	-	-	-	-	-	-	-	-	-	-	-	59	59	59	59	\$396	\$442
EarlyON Port Elgin Library 708 Goderich Street	-	-	-	-	-	-	-	-	-	-	-	63	63	63	63	\$396	\$442
Elgin Lodge Retirement Home	-	-	-	-	-	-	-	-	-	-	-	158	158	158	158	\$396	\$442
Arran Tara Elementary School Brook Street West - Music Room	-	-	-	79	79	79	79	79	79	79	79	-	-	-	-	\$396	\$442
Arran Tara Elementary School Brook Street West - Library	-	-	-	-	-	-	-	-	-	-	-	71	71	-	-	\$396	\$442
Immaculate Conception Formosa - Gym	325	325	325	325	325	325	325	325	325	325	325	-	-	-	-	\$396	\$442
Immaculate Conception Formosa - Music Room	-	-	-	-	-	-	-	-	-	-	-	79	79	-	-	\$396	\$442
Tara Community Centre	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,360	\$396	\$442
Brucelea Haven	-	-	-	-	-	-	-	-	-	-	-	75	75	75	75	\$396	\$442
<b>Total</b>	<b>3,147</b>	<b>3,147</b>	<b>3,147</b>	<b>3,884</b>	<b>4,939</b>	<b>4,939</b>	<b>4,939</b>	<b>4,939</b>	<b>4,482</b>	<b>7,151</b>	<b>6,055</b>	<b>11,591</b>	<b>11,532</b>	<b>11,461</b>	<b>13,898</b>		

Population	92,439	92,710	92,679	92,974	93,826	94,504	95,086	95,700	96,166	97,908	99,138	100,939	102,311	104,122	106,017
Per Capita Standard	0.0340	0.0339	0.0340	0.0418	0.0526	0.0523	0.0519	0.0516	0.0466	0.0730	0.0611	0.1148	0.1127	0.1101	0.1311

15 Year Average	2008-2022
Quantity Standard	0.0668
Quality Standard	\$442
Service Standard	\$30

D.C. Amount (before deductions)	10 Year
Forecast Population	8,911
\$ per Capita	\$30
Eligible Amount	\$262,964



# Appendix C

## Long-Term Capital and Operating Cost Examination





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

## **Bruce County Annual Capital and Operating Cost Impact**

As a requirement of the *Development Charges Act, 1997*, as amended, under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the development charge. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the County's approved 2021 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 which 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:



Table C-1  
Bruce County  
Lifecycle Cost Factors and Average Useful Lives

Asset	Lifecycle Cost Factors	
	Average Useful Life	Factor
Facilities	50	0.0118
Services Related to a Highway - Roads	50	0.0118
Parkland Trails	40	0.0166
Fleet	15	0.0578

Table C-2 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 County program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e. facilities) would be delayed until the time these works are in place.



Table C-2  
Bruce County  
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE/CLASS OF SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
<b>1. Services Related to a Highway</b>				
1.1 Services Related to a Highway - Roads	46,032,700	1,610,736	725,447	2,336,183
1.2 Services Related to a Highway - Public Works (Facilities)	-	-	-	-
<b>2. Fleet</b>				
2.1 Fleet (Services Related to a Highway, Parks and Recreation and Long-term Care)	200,000	15,567	896,219	911,786
<b>3. Parks and Recreation Services</b>				
3.1 Park Trails	350,000	27,240	34,376	61,616
<b>4. Long-term Care Services</b>				
4.1 Facilities	3,500,000	127,950	2,717,615	2,845,565
<b>5. Child Care and Early Years Programs</b>				
5.1 Facilities	200,000	6,368	392,338	398,706
<b>6. Ambulance Services</b>				
6.1 Ambulance facilities, and vehicles	6,208,750	306,258	1,109,521	1,415,779
<b>Total</b>	<b>56,491,450</b>	<b>2,094,119</b>	<b>5,875,515</b>	<b>7,969,634</b>



# Appendix D

## D.C. Reserve Fund Policy



# Appendix D: D.C. Reserve Fund Policy

## D.1 Legislative Requirements

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

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

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

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

- opening balance;
- closing balance;



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

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

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



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

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

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

The services currently prescribed are water, wastewater, and services related to a highway. Therefore, as of 2023, a municipality shall spend or allocate at least 60 percent of the monies in the reserve fund at the beginning of the year. There are generally two (2) ways in which a municipality may approach this requirement:

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

Based upon the above, Figure 1 and Attachments 1 and 2, set out the format for which annual reporting to Council should be provided. Attachment 3 provides for the schedule for allocating reserve fund balances to projects.

## **D.2 D.C. Reserve Fund Application**

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

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

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



Figure D-1  
Bruce County  
Annual Treasurer's Statement of Development Charge Reserve Funds

Description	Services to which the Development Charge Relates						Total
	Services Related to a Highway	Fleet	Parks and Recreation Services	Long-term Care Services	Child Care and Early Years Programs	Ambulance Services	
<b>Opening Balance, January 1, _____</b>							<b>0</b>
<u>Plus:</u>							
Development Charge Collections							0
Accrued Interest							0
Repayment of Monies Borrowed from Fund and Associated Interest <sup>1</sup>							0
<b>Sub-Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<u>Less:</u>							
Amount Transferred to Capital (or Other) Funds <sup>2</sup>							0
Amounts Refunded							0
Amounts Loaned to Other D.C. Service Category for Interim Financing							0
Credits <sup>3</sup>							0
<b>Sub-Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Closing Balance, December 31, _____</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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

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

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

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





**Figure D-2a**  
**Bruce County**  
**Attachment 1**  
**Annual Treasurer's Statement of Development Charge Reserve Funds**  
**Amount Transferred to Capital (or Other) Funds – Capital Fund Transactions**

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



Figure D-2b  
Bruce County  
Attachment 1

Annual Treasurer's Statement of Development Charge Reserve Funds  
Amount Transferred to Capital (or Other) Funds – Operating Fund Transactions

Operating Fund Transactions	Annual Debt Repayment Amount	D.C. Reserve Fund Draw		Post D.C. Forecast Period			Non-D.C. Recoverable Cost Share		
		Principal	Interest	Principal	Interest	Source	Principal	Interest	Source
<u>Services Related to a Highway</u>									
Capital Cost J									
Capital Cost K									
Capital Cost L									
<b>Sub-Total - Services Related to a Highway</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	
<u>Parks and Recreation Services</u>									
Capital Cost M									
Capital Cost N									
Capital Cost O									
<b>Sub-Total - Parks and Recreation Services</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	
<u>Ambulance Services</u>									
Capital Cost P									
Capital Cost Q									
Capital Cost R									
<b>Sub-Total - Ambulance Services</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	



Figure D-3  
Bruce County  
Attachment 2  
Annual Treasurer's Statement of Development Charge Reserve Funds  
Statement of Credit Holder Transactions

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



Figure D-4  
 Bruce County  
 Attachment 3  
 Annual Treasurer's Statement of Development Charge Reserve Funds  
 Statement of Reserve Fund Balance Allocations

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

**Projects to Which Funds Will be Allocated**

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



# Appendix E

## Local Service Policy



# Appendix E: Local Service Policy

## E.1 Local Service Policy for Services Related to a Highway

A highway and services related to a highway ensure the needs of all road users are considered and appropriately accommodated through associated land and infrastructure. The highway and services related to a highway support the movement of goods and people via different modes including, but not limited to passenger vehicles, commercial vehicles, transit vehicles, bicycles, and pedestrians. By focusing on the design, reconstruction, or refurbishment of a highway or services related to a highway, the County can implement a complete street network that ensures the safe and efficient movement of both persons and goods. The complete streets approach supports the increase in travel choices for pedestrians, cyclists, public transit users, and motorists.

The associated infrastructure to achieve this concept shall include, but is not limited to: road pavement structure and curbs; grade separation/bridge structures (for any vehicles, railways and/or pedestrians); grading, drainage and retaining wall features; culvert structures; storm water drainage systems; utilities (fiber, phone, hydro, etc.); traffic control systems; signage; roundabouts; gateway features; street furniture; active transportation facilities (e.g. pedestrian facilities, cycling facilities, bike lanes, multi-use trails which interconnect the transportation network, etc.); transit lanes, stops, lay-bys and amenities; roadway illumination systems; boulevard and median surfaces (e.g. sod & topsoil, paving, etc.); street trees and landscaping; parking lanes & lay-bys; and driveway entrances; noise walls; railings and safety barriers.

The following guideline sets out, in general, the range of infrastructure for Services Related to a Highway that constitutes development charge projects.

### E.1.1 County Roads and Other Roads

New or upgraded County roads necessitated by increased traffic volumes and unrelated (and not abutting) to a specific development are considered to be development charge projects, including but not limited to urbanization, road widening, and new roads.

Road realignment required to accommodate a specific development are considered to be the developer's responsibility through an agreement.



## E.1.2 Traffic Signals and Intersection Improvements (including roundabouts)

### *E.1.2.1 Related to a specific development*

Intersection improvements to all roads, private entrances or entrances to specific developments necessitated by abutting or nearby development(s) and relating to County roads are considered to be the developer's responsibility through an agreement with the County, including but not limited to urbanization, road widening, new roads, and intersection improvements.

### *E.1.2.2 Unrelated to a specific development*

Intersection improvements to County roads, necessitated by increased traffic volumes, are considered to be development charge projects.

## E.1.3 Streetlights

### *E.1.3.1 Related to a specific development*

- a. Streetlights on all new roads within a specific development are considered to be the developer's responsibility through an agreement.
- b. Streetlights at new or existing intersections of County roads necessitated by a specific development (with or without intersection improvements) are considered to be the developer's responsibility through an agreement.

### *E.1.3.2 Unrelated to a specific development*

- a. Streetlights on County roads are considered to be the mandated responsibility of the applicable area municipality.
- b. Streetlights at intersections along County roads, necessitated by increased traffic volumes, safety concerns, and unrelated to new development(s), are considered to be development charge projects.



#### E.1.4 Cycling Facilities/ Active Transportation

##### *E.1.4.1 Related to a specific development*

- a. Cycling facilities within and outside road allowances within a specific development are considered to be the developer's responsibility through an agreement.
- b. Cycling facilities external to a development, which are needed to connect the development to public spaces and/or other bike infrastructure, are considered to be the developer's responsibility through an agreement.

##### *E.1.4.2 Unrelated to a specific development*

Bike paths/lanes within County road allowances located separate from or combined with the road pavement are considered to be development charge projects.

#### E.1.5 Noise Abatement Measures

##### *E.1.5.1 Related to a specific development*

New or improved noise abatement measures internal to a development, related or unrelated to County roads, are considered to be the developer's responsibility through an agreement with the applicable area municipality.

##### *E.1.5.2 Unrelated to a specific development*

New or improved noise abatement measures unrelated to a specific development(s) on County roads are considered to be development charge projects.

#### E.1.6 Traffic Control Systems

##### *E.1.6.1 Related to a specific development*

New or upgraded traffic control systems, intended to service a specific and/or several development(s) are considered to be the developer's responsibility through an agreement.





#### *E.1.6.2 Unrelated to a specific development*

On County roads, new and upgraded traffic control systems necessitated by increased traffic volumes and unrelated to a specific development(s), are considered to be development charge projects.

#### E.1.7 Transportation Studies (traffic studies, master plans, secondary corridor studies)

##### *E.1.7.1 Related to a specific development*

Transportation impact studies undertaken for the benefit of a specific development(s) are considered to be the responsibility of the developer.

##### *E.1.7.2 Unrelated to a specific development*

Master plans and secondary transportation corridor studies, are considered to be development charge projects.

#### E.1.8 Land Acquisition (including right-of-ways and utility easements)

##### *E.1.8.1 Related to a specific development*

- a. Land acquisition to upgrade County roads and/or provide utility corridors to the widths required by approved engineering design standards, is considered to be the developer's responsibility, and primarily provided by dedications under the Planning Act.
- b. Land acquisition for grade separations, new County roads or other excessive needs beyond normal dedication requirements are considered to be development charge projects (normally included as part of the capital project).

##### *E.1.8.2 Unrelated to a specific development*

In areas where limited or no development is anticipated and direct dedication is unlikely within the time constraints of the proposed capital works project, such land acquisitions are considered to be development charge projects (normally included as part of the capital project).



### E.1.9 Tree Clearing

Many public trees are lost through the development process where public trees are located adjacent to lands proposed to be developed. Public trees have been removed because of sightlines, site access during construction, road widening or driveway installation.

Each building or development application will now include identifying public trees on the site. A discussion will occur between administration and the developer to determine if the trees can be saved based on some site redesign. If this is not possible, the developer has the opportunity to pay an amount (as valued by an arborist) before the trees can be removed. The funds will be used for future planting or maintenance of trees on public lands.

### E.1.10 Stormwater

#### *E.1.10.1 Related to a specific development*

- New culverts required for a specific development - considered to be the developer's responsibility.
- Replacement of existing culverts of the same size/capacity - considered to be the County's responsibility.
- Upsizing of existing culverts/stormwater mains – upsizing cost considered to be the developer's responsibility.

#### *E.1.10.2 Unrelated to a specific development*

- New culverts/stormwater mains unrelated to a specific development – included in the development charges calculation.
- Upsizing of existing culverts/stormwater mains – upsizing cost included in the development charges calculation.



# Appendix F

## Asset Management Plan



## Appendix F: Asset Management Plan

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

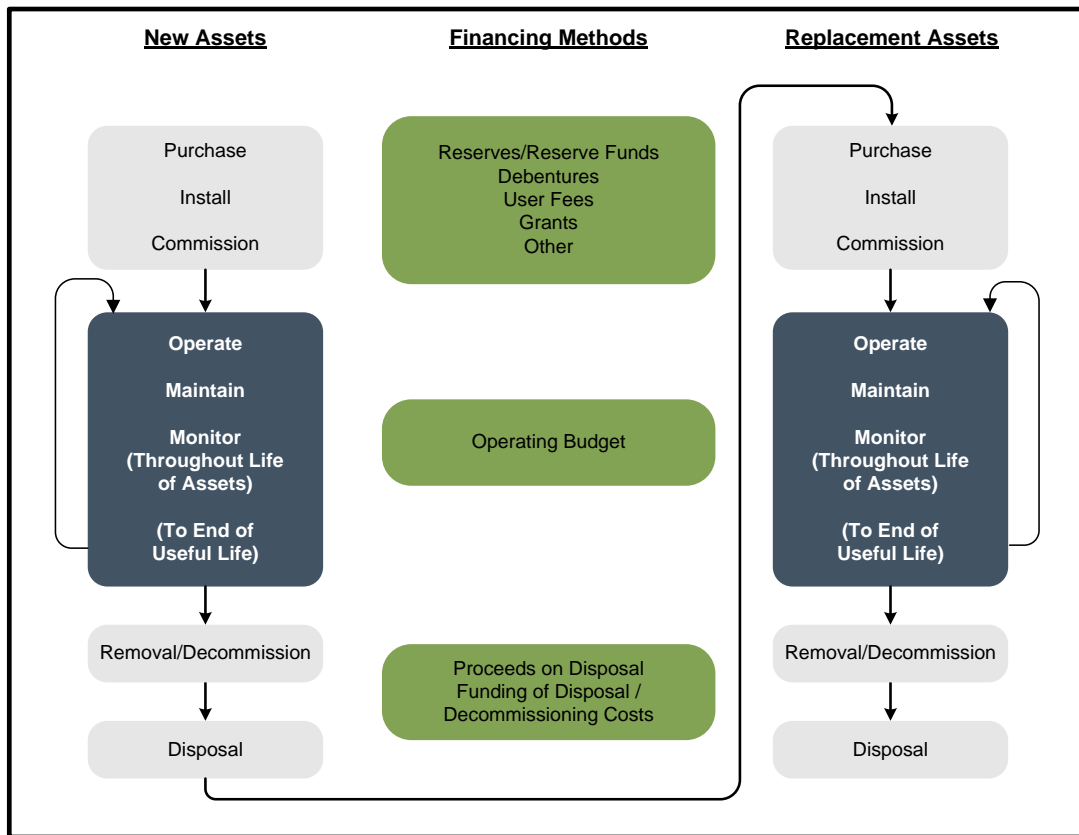
“The asset management plan shall,

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

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

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

It should be noted that with the recent passing of the *Infrastructure for Jobs and Prosperity Act* (I.J.P.A.) municipalities are now required to complete A.M.P.s, based on certain criteria, which are to be completed by 2022 for core municipal services and 2024 for all other services. The amendments to the D.C.A. do not require municipalities to complete these A.M.P.s (required under I.J.P.A.) for the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.



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

**State of local infrastructure:** asset types, quantities, age, condition, financial accounting valuation and replacement cost valuation.

**Desired levels of service:** defines levels of service through performance measures and discusses any external trends or issues that may affect expected levels of service or the municipality's ability to meet them (for example, new accessibility standards, climate change impacts).

**Asset management strategy:** the asset management strategy is the set of planned actions that will seek to generate the desired levels of service in a sustainable way, while managing risk, at the lowest lifecycle cost.

**Financing strategy:** having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have



made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.

Commensurate with the above, the County prepared an A.M.P. in 2022 for its existing assets; however, it did not take into account future growth-related assets. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2023 \$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C.-eligible capital costs are not included in the County's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects that will require financing from municipal financial resources (i.e. 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 2023 D.C. capital works have been presented on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are approximately \$11.83 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 approximately \$6.49 million. This amount, totalled with the existing operating revenues of \$113.63 million, provide annual revenues of approximately \$120.12 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Bruce County  
Asset Management – Future Expenditures and Associated Revenues  
2023\$

	Sub-Total	2036 (Total)
<b>Expenditures (Annualized)</b>		
Annual Debt Payment on Non-Growth Related Capital <sup>1</sup>		3,204,654
Annual Debt Payment on Post Period Capital <sup>2</sup>		652,950
<b>Lifecycle:</b>		
<b>Sub-Total - Annual Lifecycle</b>	\$2,094,119	\$2,094,119
<b>Incremental Operating Costs (for D.C. Services)</b>		\$5,875,515
<b>Total Expenditures</b>		<b>\$11,827,238</b>
<b>Revenue (Annualized)</b>		
Total Existing Revenue <sup>3</sup>		\$113,630,497
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)		\$6,484,526
<b>Total Revenues</b>		<b>\$120,115,023</b>

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

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

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



# Appendix G

## Proposed D.C. By-law





**The Corporation of Bruce County  
By-Law No. 2023-xxx**

**A By-law to establish Development Charges for  
Bruce County**

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

**And whereas** a Development Charges Background Study has been completed in accordance with the Act;

**And whereas** Council has before it a report entitled "Bruce County Development Charge Background Study" prepared by Watson & Associates Economists Ltd. dated July 20, 2023;

**And whereas** the Council of the Corporation of Bruce County has given notice of and held a public meeting on the 7th day of September, 2023 in accordance with the Act and the regulations thereto;

**Now therefore** the Council of the Corporation Bruce County hereby enacts as follows:

**1.0 Definitions**

In this by-law:

"Act" means the Development Charges Act, 1997, as amended, S.O. 1997, c.27;

"accessory use" means where used to describe a use, building or structure, that the use, building, or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure, but is not an ancillary residential building;

"affordable residential unit" means a residential unit that meets the criteria set out in subsection 4.1(2) or 4.1(3) of the Act;



“agricultural use” means use or intended use for bona fide farming purpose:

(a) including (but not limited to):

- i. cultivation of crops, whether on open land or in greenhouses, including (but not limited to) fruit, vegetables, herbs, grains, field crops, cannabis, sod, trees, shrubs, flowers, and ornamental plants;
- ii. (ii) raising of animals, including (but not limited to) cattle, horses, pigs, poultry, livestock, fish; and
- iii. (iii) agricultural animal husbandry, dairying, equestrian activities, horticulture, fallowing, pasturing, and market gardening;

(b) but excluding:

- i. retail sales activities; including but not limited to restaurants, banquet facilities, hospitality facilities and gift shops;
- ii. services related to grooming, boarding, or breeding of household pets; and
- iii. (iii) cannabis processing or production facilities.

“ancillary residential building” means a residential building that would be ancillary to a detached dwelling, semi-detached dwelling, or row dwelling.

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

“attainable residential unit” means a residential unit that meets the criteria set out in subsection 4.1(4) of the Act;



“back-to-back townhouse dwelling” means a building containing more than two dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;

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

“Board of Education” has the same meaning as that specified in the Education Act or any successor thereto;

"building permit" means a permit pursuant to the *Building Code Act, 1992*, S.O. 1992, c. 23, as amended;

“Building Code Act” means the *Building Code Act*, S.O. 1992; Chapter 23, as amended and all Regulations thereto including the Ontario Building Code, 1997, as amended or any successor legislation thereof;

“calculation date” means the date on which the first building permit is issued by the local municipality, unless otherwise stipulated in the D.C.A.;

“capital cost” means costs incurred or proposed to be incurred by the County or a local board thereof directly or by others on behalf of and as authorized by the County or local board,

- i. to acquire land or an interest in land, including a leasehold interest,
- ii. to improve land,
- iii. to acquire, lease, construct or improve buildings and structures,
- iv. to acquire, construct or improve facilities including:
  - a. furniture and equipment other than computer equipment, and
  - b. materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, and
  - c. rolling stock with an estimated useful life of seven years or more, and



- v. Interest on borrowing for those expenditures above (i to iv) that are growth related;

“charitable organization” shall follow the definition set out by Canada Revenue Agency which generally defines it as a corporation, a trust or an organization under a constitution that has exclusively charitable purposes. The County shall make the final determination of a qualifying facility.

“class of service” means a grouping of services combined to create a single service for the purposes of this by-law and as provided in Section 7 of the Development Charges Act.

“commercial purpose” means used, designed, or intended for use for or in connection with the purchase and/or sale and/or rental of commodities; the provision of services for a fee; or the operation of a business office, and includes hotels and motels;

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

“Council” means the Council of the County;

“County” means The Corporation of Bruce County;

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



and includes redevelopment; notwithstanding the foregoing, development does not include temporary structures, including but not limited to, seasonal hoop structures, seasonal fabric structures, tents, or produce sales stands;

“development charge” means a charge imposed with respect to this by-law.

“dwelling room” means either:

- a) each bedroom used, designed, or intended for use by one or more persons living together in a lodging home, dormitories, or
- b) in the case of a special care/special dwelling unit/room, each individual room or suite of rooms used, designed, or intended for use by one or two persons with or without exclusive sanitary and/or culinary facilities.

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

"existing industrial building" means a building or buildings existing on site in Bruce County on January 1, 2022 or the first building constructed and occupied on a vacant site pursuant to site plan approval under Section 41 of the Planning Act, R.S.O. c.P.13 of the Planning Act subsequent to this by-law coming to effect for which full development charges were paid, and is being used for or in conjunction with:

- i. the production, compounding, processing, packaging, crating, bottling, packing, or assembling of raw or semi-processed goods or materials in not less than seventy-five percent of the total gross floor area of the building or buildings on a site ("manufacturing") or warehousing related to the manufacturing use carried on in the building or buildings;
- ii. research or development in connection with manufacturing in not less than seventy-five percent of the total gross floor area of the building or buildings on a site;



- iii. retail sales by a manufacturer, if the retail sales are at the site where the manufacturing is carried out, such retail sales are restricted to goods manufactured at the site, and the building or part of a building where such retail sales are carried out does not constitute greater than twenty-five percent of the total gross floor area of the building or buildings on the site;  
or
- iv. Office or administrative purposes, if they are,
  - a. carried out with respect to manufacturing or warehousing; and
  - b. In or attached to the building or structure used for such manufacturing or warehousing;

“farm building” means that part of a bona fide farming operation encompassing barns, silos, and other ancillary development to an agricultural use, but excluding a residential use and would include wholesale greenhouse facilities and structures;

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

“granny flat” means a one-unit detached, temporary residential structure, containing culinary and sanitary facilities, that is ancillary to an existing residential structure and that is designed to be temporary;

“gross floor area” means 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 other dwelling unit or other portion of a building;

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:



- a room or enclosed area within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
- loading facilities above or below grade; and
- a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

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

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

“industrial use” means land, buildings or structures used for or in connection with manufacturing by:

- (a) manufacturing, producing, and processing goods for a commercial purpose, as well as storing and/or distribution of goods manufactured, produced, or processed on site;
- (b) research or development in connection with manufacturing, producing, or processing good for a commercial purpose;



(c) retail sales by a manufacturer, producer, or processor of goods they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production or processing takes place;

(d) office or administrative purposes if it is:

- i. carried out with respect to manufacturing, producing, processing, storage or distributing of something; and
- ii. in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution;

“institutional” means lands, buildings or structures used or designed or intended for use by an organized body, society, or religious group for promoting a public or non-profit purpose and shall include, but without limiting the generality of the foregoing, places of worship, and special care facilities;

“live/work unit” means a unit which contains separate residential and non-residential areas intended for both residential and non-residential uses concurrently, and shares a common wall or floor with direct access between the residential and non-residential areas;

“local board” means a 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 of one or more local municipalities or the Region, but excluding a board of education, a conservation authority, any municipal services corporation that is not deemed to be a local board under O. Reg. 599/06 made under the Municipal Act, 2001, S.O. 2001, c. 25, as amended.

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





“lodging home” means a boarding, lodging, or rooming house in which lodging is provided for more than four persons in return for remuneration or for the provision of services, or for both, and in which the lodging rooms do not have both bathrooms and kitchen facilities for the exclusive use of individual occupants;

“long term care home” means homes, nursing homes or homes for the aged where the Ministry of Health and Long-Term Care funds the care provided in such homes and application for accommodation is made through a Community Care Access Centre;

“mixed-use building” means a building or structure used for both residential and non-residential use;

“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;

“multiple dwellings” means all dwellings other than single-detached, semi-detached, apartment unit and/or special care/special dwelling units;

“multiplex dwelling” means a residential building containing three or more dwelling units, each of which unit has a separate entrance to grade;

“Municipal Act” means the Municipal Act, 2001, S.O. 2001, c. 25.

“non-industrial” means all non-residential buildings or structures not defined as industrial;

“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*, or any successor legislation.

"non-residential building" means a building or structure used exclusively for non-residential use, including the non-residential component of a live/work unit;

"non-residential use" means a building or structure of any kind whatsoever used, designed, or intended to be used for other than a residential use and includes all commercial, industrial, and institutional uses;

"other multiple" means all residential units other than a single detached dwelling, semi-detached dwelling, apartment dwelling or a special care/special dwelling unit, including, but not limited to, row dwellings, multiplex, back-to-back townhouse dwelling, and the residential component of live/work units;

"Official Plan" means the Official Plan adopted for the County, 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;

"parking structure" means buildings or structures uses for the parking of motor vehicles;

"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, as amended or any successor thereto;

"premise" means one or more dwelling units and/or one or more square feet used for non-residential use;

"rate" means the interest rate established weekly by the Bank of Canada for treasury bills having a term of 30 days;



"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 been previously 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 land or buildings, or structures of any kind whatsoever used, designed, or intended to be used as living accommodations for one or more individuals;

"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 walls, but no other parts, attached or another dwelling unit where the residential units are not connected by an interior corridor;

"service" (or "services") means those services designated in Schedule "A" to this by- law;



“servicing agreement” means an agreement between a landowner and the County relative to the provision of County services to specified lands within the County;

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

“special care/special dwelling” means a residence:

- a) containing two or more dwelling rooms, which rooms have common entrance from street level; and
- b) where the occupants have the right to use in common with other occupants, halls, stairs, yards, common room, and accessory buildings; and
- c) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements; and where support services, such as meal preparation, grocery shopping, laundry, housing, nursing, respite care and attending services are provided at various levels; and includes but is not limited to retirement homes or lodges, group homes, dormitories, and hospices;

“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;

“student residence” means a Residential Development that is solely owned by a University, college of applied arts and technology or other accredited post-secondary institution, designated or intended to be used for sleeping and living accommodations by students of the university, college of applied arts and technology or other accredited post-secondary institution that owns the Residential Development;

“temporary building or structure” means a non-residential building or structure without a foundation which is constructed, erected, or placed on land for a continuous period of time not exceeding five (5) years, or a like addition or



alteration to an existing building or an existing structure that has the effect of increasing the usability thereof for a continuous period not exceeding five (5) years;

“use” means either residential use or non-residential use;

“zoning by-law” means the Zoning By-law or By-laws passed under Section 34 of the *Planning Act* and in force and effect in the County, or part thereof.

## **2.0 Designation of Services and Classes of Services**

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

- (a) Services Related to a Highway;
- (b) Fleet;
- (c) Parks and Recreation Services (Trails);
- (d) Long-term Care Services;
- (e) Ambulance Services; and
- (f) Child Care and Early Years Programs.

2.2 The components of the services and classes designated in subsection 2.1 are described in Schedule A.

## **3.0 Application of By-law Rules**

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

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

### **Area to Which By-law Applies**

3.2 Subject to subsection 3.3, this by-law applies to all lands in the geographic area of Bruce County.



3.3 This by-law shall not apply to lands that are owned by and used for the purposes of:

- (a) Bruce County or its area municipalities, or a local board thereof;
- (b) A board as defined in section 1(1) of the Education Act.
- (c) Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the Act if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.
- (d) Non-profit Housing development;
- (e) Affordable housing units required pursuant to section 34 and 16(4) of the *Planning Act* (Inclusionary Zoning).

3.4 **Approvals for Development**

- (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*; or



- (vii) the issuing of a permit under the *Building Code Act, 1992* 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.

### 3.5 **Exemptions**

#### **Rules with Respect to Exemptions for Intensification of Existing Housing or New Housing**

- 3.5.1 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to developments or portions of developments as follows:
  - a) the enlargement to an existing residential dwelling unit;
  - b) the creation of additional dwelling units equal to the greater of one dwelling unit or one percent of the existing dwelling units is existing rental housing or a prescribed ancillary residential dwelling structure to the existing residential building;
  - c) notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to the creation of any of the following in existing houses:
    - i. a second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel



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





- ii. a third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or row dwelling contains any residential units.
- iii. One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or row dwelling contains any residential units.

3.5.2 The exemption to development charges 3.5.1 above shall only apply to the first instance of intensification in an existing or new dwelling.

3.5.3 Subject to 3.5.2 above, any exemption under 3.5.1 above shall apply to the smallest dwelling unit, as determined by applicable rates under this By-law.

### 3.6 **Exemption for Industrial Development:**

3.6.1 For the purpose of sections 3.6.2 to 3.7.3 inclusive, the term “existing industrial building” shall have the same meaning as that term has in the Regulation and shall not include self-storage or mini-storage facilities.

3.6.2 Notwithstanding any other provision of this By-law, but subject to sections 3.7.2 and 3.7.3 below, no development charge is payable with respect to the enlargement of the total floor area of an existing industrial building where the total floor area is enlarged by 50 percent or less:

### 3.7 **Gross Floor Area of Existing Industrial Building Expansion**



- 3.7.1 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:
- a) determine the amount by which the enlargement exceeds 50 percent of the total floor area before the enlargement;
  - b) divide the amount determined under subsection 3.7(a) by the amount of the enlargement.
- 3.7.2 For greater certainty in applying the exemption in this section, the gross floor area of an existing industrial building is enlarged where there is a bona fide increase in the size of the existing industrial building, the enlarged area is attached to the existing industrial building, there is a direct means of ingress and egress from the existing industrial building to and from the enlarged area for persons, goods and equipment and the existing industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1(1) of the Regulation. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor, or other passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing or parking facility.
- 3.7.3 The exemption for an existing industrial building provided by this section shall be applied up to a maximum of 50 percent of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this By-law or any previous development charges by-law of the County made pursuant to the Act or its predecessor legislation. Development charges shall be imposed in accordance with Schedule B with respect to the amount of floor area of an enlargement that results in the gross floor area of the industrial building being increased by greater than 50 percent of the total floor area of the existing industrial building.



3.7.4 For the purposes of this section, despite any new sites created which result in an existing industrial building being on a site separate from its enlargement or enlargements for which an exemption was granted under this section, further exemptions, if any, pertaining to the existing industrial building shall be calculated in accordance with section 3.7.2 on the basis of its site prior to any division.

### 3.8 **Other Exemptions/Reductions**

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

- buildings or structures used as public hospitals governed by the Public Hospitals Act, R.S.O. 1990, c.P.40, as amended;
- land, buildings, or structures used for a place of worship or for the purpose of a cemetery or burial ground and exempt from taxation under the Assessment Act, R.S.O. 1990, c.A.31, as amended;
- non-residential buildings used accessory to an agricultural operation shall be exempt from the development charge if no rezoning is required;
- non-residential buildings used accessory to an agricultural operation shall be exempt if no rezoning is required;
- Temporary Use Buildings:
  - Subject to Subsection (b), temporary buildings or structures shall be exempt from the payment of development charges;
  - In the event that a temporary building or structure continues beyond a period of nine months, it shall be deemed not to be nor ever to have been a temporary building or structure, and the development charges required to be paid under this by-law shall become payable on the date nine months after the temporary building or structure was first constructed or put in use; and
  - Prior to the County issuing a building permit for a temporary building or structure, the County may require an owner to enter into an agreement, including the provision of security for the owner's obligation under the agreement, pursuant to Section 27 of the Act providing for all or part of the D.C. required by Subsection (2) to be



paid after it would otherwise be payable. The terms of such agreement shall then prevail over the provisions of this by-law.

### 3.9 **Discounts for Rental Housing (for profit)**

- D.C. payable for rental housing developments, where the residential units are intended to be used as a rented residential premises will be reduced based on the number of bedrooms in each unit as follows:
  - Three or more bedrooms – 25% reduction
  - Two bedrooms – 20% reduction
  - All other bedroom quantities – 15% reduction

### 3.10 **Other Exemptions (upon proclamation)**

Once proclamation is received by the Lieutenant Governor, the following shall be exempt from development charges:

- Affordable residential units; and
- Attainable residential units.

### 3.11 **Reduction of Development Charges with Respect to Redevelopment and Conversion**

Despite any other provision of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 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 3.12 of this by-law



by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

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

### **Amount of Charges**

#### **3.12 Residential**

The development charges set out in Schedule B to this By-law 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, including the residential component of a live/work unit, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

#### **3.13 Non-Residential**

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



### 3.14 Mandatory Phase-in

The amount of the development charges described in Schedule B to this by-law shall be reduced in accordance with section 5(8) of the Act. Therefore, the following percentages of the charges provided in Schedule B will be imposed (subject to annual indexing as per section 5.0 of this by-law):

- a) Year 1 - 80 per cent;
- b) Year 2 – 85 per cent;
- c) Year 3 – 90 per cent;
- d) Year 4 – 95 per cent; and
- e) Year 5 through 10 – 100 per cent.

### **Time of Calculation and Payment of Development Charges**

- 3.15 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of the first building permit for the development.
- 3.16 Notwithstanding subsection 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 as provided in accordance with Section 26.3 of the Act.
- 3.17 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 3.12 and 3.13 shall be calculated on the rates set out in Schedule “B” on the date of the planning application, including interest. Where both planning applications apply development charges under subsections 3.12 and 3.13 shall be calculated on the rates, including interest at a rate of the average prime



rate plus 1% as defined by Section 26.3 of the Act, payable on the anniversary date each year thereafter, set out in Schedule “B” on the date of the later planning application, including interest.

- 3.18 Notwithstanding subsections 3.12 to 3.17 and in accordance with section 27 of the Act, 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.

#### **4.0 Payment by Services**

- 4.1 Payment of development charges shall be by cash, debit, bank draft or certified cheque or as otherwise approved at the sole discretion of the Treasurer.
- 4.2 In the alternative to payment by the means provided in section 4.1 herein, the County may, by a written agreement entered into with the owner, accept the provision of services in full or partial satisfaction of the development charges otherwise payable.
- 4.3 If the County and the owner cannot agree as to the reasonable cost of doing the work under section 4.2, the dispute shall be referred to Council whose decision shall be final and binding.
- 4.4 Any refund or credit required to be given by the County to an owner shall be in relation to a service as per subsection 39(1) of the Act. The County may agree by agreement to provide a credit in relation to another service as per subsection 39(3) of the Act or may provide for another basis for recovery.
- 4.5 If development charges or any part thereof payable pursuant to this By-law remain unpaid after such charges are payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.



## **5.0 Indexing**

5.1 Development charges imposed pursuant to this by-law shall be adjusted annually on January 1st of each year, without amendment to this by-law in accordance with the Act, beginning on January 1, 2024.

## **6.0 Schedules**

6.1 The following schedules to this by-law form an integral part thereof:

Schedule A - Components of Services and Classes Service Designated in subsection 2.1

Schedule B - Residential and Non-Residential Development Charges

## **7.0 Date By-law in Force**

7.1 This By-law shall come into force on the 5<sup>th</sup> day of October, 2023.

## **8.0 Severability**

8.1 If, for any reason, any provision, section, subsection or paragraph of this By-law is held 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 or amended, in whole or in part or dealt with in any other way.





**READ A FIRST AND SECOND TIME THIS 5<sup>th</sup> DAY OF OCTOBER, 2023.**

**READ A THIRD TIME AND FINALLY PASSED THIS 5<sup>th</sup> DAY OF OCTOBER, 2023.**

**THE CORPORATION OF BRUCE COUNTY**

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County Clerk

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Warden



**Schedule “A”  
To By-law 21-\_\_\_\_  
Components of Services and Classes of Services Designated  
in Subsection 2.1**

**D.C.-Eligible Services:**

Services Related to a Highway

    Services Related to a Highway – Roads

    Services Related to a Highway – Bridges and Culverts

    Services Related to a Highway – Traffic Signals and Streetlights

    Services Related to a Highway – Public Works Facilities

Parks and Recreation Services

    Park Trails

Ambulance Services

    Ambulance Services – Facilities

    Ambulance Services – Vehicles and Equipment

Long-term Care Services

    Long-term Care Services - Facilities

Child Care and Early Years Programs

    Child Care and Early Years Programs – Facilities

**D.C.-Eligible Class:**

Fleet

    Services Related to a Highway

    Parks and Recreation Services – Trails

    Long-term Care Services



Schedule "B"  
To By-law 23-\_\_\_\_  
Schedule of Development Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Studio and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>County Wide Services/Class of Service:</b>						
Services Related to a Highway	6,302	4,028	3,973	2,674	2,603	2.76
Fleet	33	21	21	14	14	0.01
Parks and Recreation Services	96	61	61	41	40	0.01
Long-term Care Services	910	582	574	386	376	0.12
Child Care and Early Years Programs	58	37	37	25	24	0.00
Ambulance Services	266	170	168	113	110	0.04
<b>Total County Wide Services/Class of Service</b>	<b>7,665</b>	<b>4,899</b>	<b>4,834</b>	<b>3,253</b>	<b>3,167</b>	<b>2.94</b>



# Appendix H

## Examination of Non-residential Rates based on Industrial and Non-industrial calculations



## Appendix H: Examination of Non-residential Rates Based on Industrial and Non-industrial Calculations

As part of the D.C. study process, a review of the non-residential rate categories was undertaken. As an alternative approach to utilizing one non-residential rate, the non-residential rate has been calculated separately for industrial and non-industrial categories. These alternative calculations are provided for Council's consideration.

As such, Appendix H sets out the calculated rates similar to the rate presented in Chapter 5 of this report. The following provides the D.C. calculation tables from Chapter 5, restated to provide for industrial vs. non-industrial rate categories.

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 4 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 7) to calculate the charges in Tables H-1 and H-2.

For the non-residential development, the total costs are allocated to each category of non-residential development (i.e. industrial and non-industrial) based on the relative share of employment forecasted. These costs are then divided by the anticipated development for the respective category over the planning period to calculate a cost per sq.ft. of G.F.A.

Table H-3 summarizes the D.C. that is applicable for County-wide services for works to be undertaken during the forecast periods. The blended non-residential rate calculation provides for a D.C. per sq.ft. of \$2.94. With respect to the industrial vs. non-industrial approach, the applicable charges would be \$1.60 per sq.ft. of G.F.A. for industrial development and \$5.33 per sq.ft. of G.F.A. for non-industrial development.



Table H-1  
Bruce County  
Development Charge Calculation  
County-wide Services and Classes of Services  
2023 to 2036

SERVICE/CLASS	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.	Industrial	Non-industrial	Industrial	Non-industrial
	\$	\$	\$	\$	\$	\$	\$	\$
1. <u>Services Related to a Highway</u>								
1.1 Services Related to a Highway - Roads	29,758,113	8,888,787	6,302	2.76	3,087,336	5,801,451	1.49	4.98
1.2 Services Related to a Highway - Public Works (Facilities)	-	-	-	-	-	-	-	-
	29,758,113	8,888,787	6,302	2.76	3,087,336	5,801,451	1.49	4.98
2. <u>Fleet</u>								
2.1 Fleet (Services Related to a Highway, Parks and Recreation and Long-term Care)	154,000	46,000	33	0.01	15,977	30,023	0.01	0.03
	154,000	46,000	33	0.01	15,977	30,023	0.01	0.03
<b>TOTAL</b>	<b>\$29,912,113</b>	<b>\$8,934,787</b>	<b>\$6,335</b>	<b>\$2.77</b>	<b>\$3,103,314</b>	<b>\$5,831,473</b>	<b>\$1.50</b>	<b>\$5.01</b>
D.C.-Eligible Capital Cost	\$29,912,113	\$8,934,787			\$3,103,314	\$5,831,473		
14-Year Gross Population/GFA Growth (sq.ft.)	12,574	3,230,400			2,067,200	1,163,200		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$2,378.89</b>	<b>\$2.77</b>			<b>\$1.50</b>	<b>\$5.01</b>		
<b><u>By Residential Unit Type</u></b>	<b><u>P.P.U.</u></b>							
Single and Semi-Detached Dwelling	2.663	\$6,335						
Other Multiples	1.702	\$4,049						
Apartments - 2 Bedrooms +	1.679	\$3,994						
Apartments - Studio and 1 Bedroom	1.130	\$2,688						
Special Care/Special Dwelling Units	1.100	\$2,617						



Table H-2  
Bruce County  
Development Charge Calculation  
County-wide Services and Classes of Services  
2023 to 2032

SERVICE/CLASS	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.	Industrial	Non-industrial	Industrial	Non-industrial
	\$	\$	\$	\$	\$	\$	\$	\$
3. <u>Parks and Recreation Services</u>								
3.1 Park Trails	332,500	17,500	96	0.01	6,431	11,069	-	0.01
	332,500	17,500	96	0.01	6,431	11,069	-	0.01
4. <u>Long-term Care Services</u>								
4.1 Facilities	3,150,000	350,000	910	0.12	128,621	221,379	0.08	0.24
	3,150,000	350,000	910	0.12	128,621	221,379	0.08	0.24
5. <u>Child Care and Early Years Programs</u>								
5.1 Facilities	200,000	-	58	-	-	-	-	-
	200,000	-	58	-	-	-	-	-
6. <u>Ambulance Services</u>								
6.1 Ambulance facilities, and vehicles	918,675	102,075	266	0.04	37,511	64,564	0.02	0.07
	918,675	102,075	266	0.04	37,511	64,564	0.02	0.07
<b>TOTAL</b>	<b>\$4,601,175</b>	<b>\$469,575</b>	<b>\$1,330</b>	<b>\$0.17</b>	<b>\$172,564</b>	<b>\$297,011</b>	<b>\$0.10</b>	<b>\$0.32</b>
D.C.-Eligible Capital Cost	\$4,601,175	\$469,575			\$172,564	\$297,011		
10-Year Gross Population/GFA Growth (sq.ft.)	9,212	2,713,000			1,798,600	914,400		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$499.48</b>	<b>\$0.17</b>			<b>\$0.10</b>	<b>\$0.32</b>		
<b>By Residential Unit Type</b>								
Single and Semi-Detached Dwelling	2.663	\$1,330						
Other Multiples	1.702	\$850						
Apartments - 2 Bedrooms +	1.679	\$839						
Apartments - Studio and 1 Bedroom	1.130	\$564						
Special Care/Special Dwelling Units	1.100	\$549						



Table H-3  
Bruce County  
Development Charge Calculation  
Total All Services and Class of Service

	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.	Industrial	Non-industrial	Industrial	Non-industrial
	\$	\$	\$	\$				
<b>County-wide Services/Classes 14 Year</b>	29,912,113	8,934,787	6,335	2.77	3,103,314	5,831,473	1.50	5.01
<b>County-wide Services/Classes 10 Year</b>	4,601,175	469,575	1,330	0.17	172,564	297,011	0.10	0.32
<b>TOTAL</b>	<b>34,513,288</b>	<b>9,404,362</b>	<b>7,665</b>	<b>2.94</b>	<b>3,275,877</b>	<b>6,128,485</b>	<b>1.60</b>	<b>5.33</b>