



**TOWNSHIP OF  
STONE MILLS**

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# **2024 DEVELOPMENT CHARGES BACKGROUND STUDY & BY-LAW (FINAL)**



**DFA Infrastructure International Inc.**

**November 20, 2024**



## DFA Infrastructure International Inc.

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November 20, 2024

Kathleen Pulfer  
Building Inspector / Development Services Official  
Township of Stone Mills  
4504 County Rd 4  
Centreville, Ontario, K0K 1N0

Dear Ms Pulfer,

**Re: Township of Stone Mills  
2024 Development Charges Background Study & By-law (Final)**

We are pleased to submit the Final 2024 Development Charges Background Study and Approved Development Charges By-Law. This report and by-law form the basis for the calculations of the charges in accordance with the requirements of the Development Charges Act 1997 (DCA) and O.Reg.82/98 and reflects Council's amendments to the Development Charges by-law made at the November 18<sup>th</sup> Council meeting.

Respectfully Submitted by,

**DFA Infrastructure International Inc.**

A handwritten signature in black ink, appearing to read 'Derek Ali', written over a light blue horizontal line.

Derek Ali, MBA, P.Eng.  
President

# Executive Summary

## ES-1 Purpose

This document is the Development Charges (DC) Background Study, and its main purpose is to:

- Document the DC policies and calculations of DC rates that inform the preparation of the new DC By-law;
- Present the new DC By-Law; and
- Meet the requirements of the DCA and O.Reg.82/98.

## ES-2 Services Included

The services identified in Table ES1 were covered in this development charges background study and new by-law based on the eligibility requirement of the *Development Charges Act 1997 (DCA)*.

**Table ES-1: Eligible Services**

Services Included in DC Calculations	
<ul style="list-style-type: none"><li>• Admin-Growth Studies</li><li>• Indoor Recreation</li><li>• Outdoor Recreation</li><li>• Fire Services</li></ul>	<ul style="list-style-type: none"><li>• Transportation Services</li><li>• Storm Sewer</li><li>• Waste Diversion</li></ul>

## ES-3 Population and Employment Growth

The residential, employment and dwelling unit growth for the period 2024 to 2043 are summarized in Table ES-2. These estimates were used to calculate the service level caps, allocating costs between residential and non-residential growth and calculating the rates. The residential and employment population growth is based on the County's Growth Analysis and Urban Lands Needs Report, March 2023 Draft and Statistics Canada 2021 census data.

The residential population growth over the 10-year period is projected to be 670 to 2033 and 1,295 to 2043 and represents approximately 80% of total growth. The employment population growth to 2043 is estimated to be 326 representing 20% of the total growth. Non-residential employment growth converts to approximately 26,138 m<sup>2</sup> of Gross Floor Area (GFA).

**Table ES-2: Residential Population, Employment Population & Dwelling Unit Growth (2024-2043)**

City Wide	10-Year Study Period (2024-2033)	Beyond 10 Years (2034-2043)	Total to Build Out (2024-2043)	
Residential Population <sup>1</sup>	670	624	1,295	80%
Employment Population	163	163	326	20%
<i>Total Residential &amp; Employment Growth</i>	<i>833</i>	<i>787</i>	<i>1,621</i>	<i>100%</i>
Dwelling Units	298	227	525	
Non-Residential Gross Floor Area (GFA) (m <sup>2</sup> )	13,069	13,069	26,138	

1. Includes Census undercount

#### ES-4 Recoverable Growth Related Capital Needs

The capital cost eligible for recovery through the development charges after deductions and adjustments and their respective allocations to the residential and non-residential sectors are summarized by service in Table ES-3.

**Table ES-3: Allocation of Costs to Residential & Non-Residential**

Service	Net Capital Needs to be Recovered	Residential Share	Non-Residential Share	Basis for Allocation
<b>Municipal Wide Services</b>				
Growth Studies	\$ 96,500	\$ 79,428	\$ 17,072	% of Population and Employment Growth
Outdoor Recreation	\$ 18,750	\$ 17,813	\$ 938	95% residential and 5% non-residential
Indoor Recreation	\$ 18,750	\$ 17,813	\$ 938	95% residential and 5% non-residential
Fire Services	\$ 1,445,602	\$ 1,189,860	\$ 255,743	% of Population and Employment Growth
Waste Diversion	\$ 15,000	\$ 13,130	\$ 1,870	% of Population and Employment Growth
Transportation Services	\$ 89,958	\$ 74,043	\$ 15,914	% of Population and Employment Growth
Storm Sewer	\$ 25,000	\$ 20,577	\$ 4,423	% of Population and Employment Growth
<b>Total Municipal Wide Services</b>	<b>\$ 1,709,560</b>	<b>\$ 1,412,663</b>	<b>\$ 296,897</b>	

#### ES-4 Calculated Development Charges

The calculated residential development charges by type of dwelling unit and the non-residential development charges per square metre are presented in Table ES-4. The charges were based on occupancy rates (persons per unit - PPU) of 2.56, 2.50 and 1.85 for single & semi-detached, multiples, and apartments respectively.

**Table ES-4: Calculated Development Charges**

Service	Residential Charge (By Dwelling Type)			Non-Residential Charge	
	Single Detached / Semi-Detached	Apartment Units	Other Multiples	Commercial/ Institutional (per metre <sup>2</sup> of GFA)	Industrial (per metre <sup>2</sup> of GFA)
<b>Municipal Wide Services</b>					
Growth Studies	\$ 266.90	\$ 192.44	\$ 198.78	\$ 1.30	\$ 1.30
Outdoor Recreation	\$ 57.94	\$ 41.78	\$ 56.58	\$ 0.07	\$ 0.07
Indoor Recreation	\$ 57.94	\$ 41.78	\$ 56.58	\$ 0.07	\$ 0.07
Fire Services	\$ 3,814.72	\$ 2,750.57	\$ 3,724.73	\$ 18.58	\$ 18.58
Waste Diversion	\$ 41.99	\$ 30.27	\$ 41.00	\$ 0.20	\$ 0.20
Transportation Services	\$ 240.32	\$ 173.28	\$ 234.66	\$ 1.17	\$ 1.17
Storm Sewer	\$ 68.91	\$ 49.69	\$ 67.29	\$ 0.34	\$ 0.34
<b>TOTAL MUNICIPAL WIDE CHARGE</b>	<b>\$ 4,548.72</b>	<b>\$ 3,279.81</b>	<b>\$ 4,379.59</b>	<b>\$ 21.73</b>	<b>\$ 21.73</b>

## ES-5 Recommendations

The following are the recommendations are presented for consideration by the Township.

1. That the Development Charges Background Study and By-Law be made available for public review in accordance with the requirements of the Development Charges Act, 1997 Section 10 (4) and that the required Public Meeting be held October 7, 2024.
2. That following approval of the by-law, the required notices are issued to the public and stakeholders and a pamphlet is prepared, in accordance with O.Reg.82/98 Section 10 and O.Reg. 82/98 Section 14 respectively.
3. That a reserve fund be established for each eligible service as identified in the Development Charges Background Study.
4. That the growth-related capital projects forecast identified in this Development Charges Background Study be approved by Council as a statement of its intention to meet the increased need for service due to growth, as required under O.Reg.82/98 Section 3.
5. That any excess capacity created as a result of undertaking the growth-related capital projects identified in this background study would be paid for by development charges and therefore deemed to be “committed” in accordance with the requirements of O.Reg.82/98 Section (5).

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# 1 Introduction

## 1.1 Background

The Township of Stone Mills (Township) is a lower tier municipality within Lennox & Addington County with a population of approximately 8,000 residents. It provides a wide range of services to its residents and businesses for which development charges are proposed to be collected. These services include:

- Growth Studies
- Outdoor Recreation
- Indoor Recreation
- Fire Services
- Transportation Services
- Storm Sewer
- Waste Diversion

The extent to which these services are delivered, and the costs depend not only on the existing residents and businesses but also on the anticipated growth. The recovery of the capital costs of development driven service expansions is governed by the *Development Charges Act (1997)* (DCA) and *Ontario Regulation 82/98 (O.Reg. 82/98)*. The calculation and implementation of development charges (DCs) including the requirement for municipalities to prepare DC Background Studies and pass by-laws setting out the DCs to be collected from developers are prescribed by the DCA and O.Reg. 82/98.

## 1.2 Purpose of this Document

This document is the DC Background Study and its main purpose is to:

- Document the Development Charge policies and calculations of the new rates that inform the preparation of the new DC By-law;
- Present the new DC By-Law; and
- Meet the requirements of the DCA and O.Reg.82/98.

# 2 Study Methodology

## 2.1 Steps in Calculating Development Charges

The methodology for this study very closely follows the methodology prescribed by the DCA particularly Section 5(1) and O.Reg. 82/98. The steps are outlined in Table 2-1.

**Table 2-1: Study Methodology**

DC Background Study Steps	
<b>Step 1: Review Development Charges Act, 1997 (DCA) Requirements</b>	
<ul style="list-style-type: none"> <li>The DCA, O.Reg.82/98 were reviewed to confirm requirements and their application to the Township’s situation</li> </ul>	
<b>Step 2: Develop Policy Framework (See Section 4)</b>	
<ul style="list-style-type: none"> <li>As this is the Township’s first DC By-law, policies and rules to be set by the Township will be developed throughout this process</li> </ul>	<ul style="list-style-type: none"> <li>Input will be received from senior staff and Council on relevant policies and services to be included in the DC calculations</li> </ul>
<b>Step 3: Identify Services Eligible for DCs (See Section 5)</b>	
<p>The services identified for preliminary consideration for inclusion in the study are listed below. These meet the eligibility requirements of O.Reg.82/98 Section 2.1:</p>	
<ul style="list-style-type: none"> <li>Growth Studies</li> <li>Indoor Recreation</li> <li>Outdoor Recreation</li> <li>Fire Services</li> </ul>	<ul style="list-style-type: none"> <li>Transportation Services</li> <li>Storm Sewer</li> <li>Waste Diversion</li> </ul>
<b>Step 4: Determine Population &amp; Employment Growth (See Section 6)</b>	
<ul style="list-style-type: none"> <li>The growth-related data and information provided by the Township were used as the basis for projections</li> <li>Residential population growth was projected for the 10-year period 2024 – 2033 inclusive and the build out period 2034 – 2043 inclusive (most recent build out period approved by Council). The projections considered the population in new units as to identify the “net” growth</li> <li>Household growth was determined for the 10-year period 2024 – 2033 inclusive and the build out period 2034 – 2043 inclusive</li> </ul>	<ul style="list-style-type: none"> <li>The number of persons per household (PPU) was determined for each type of household using the 2021 Statistics Canada Census data</li> <li>Employment population growth was determined for the 10-year period 2024 – 2033 inclusive and the build out period 2034 – 2043 inclusive</li> <li>Employment population growth was converted to non-residential gross floor area (GFA)</li> </ul>
<b>Step 5: Determine Historical Service Levels (See Section 7)</b>	
<ul style="list-style-type: none"> <li>The services for which historical service levels are required were identified. Historical service level calculations for Growth Studies, Storm Sewer and Waste Diversion were not required</li> <li>The historical population served by each service was determined</li> </ul>	<ul style="list-style-type: none"> <li>The quantity (floor area, number of equipment, etc.) and quality (cost per square metre, per unit, etc.) of services for each year over the historical 15 years were determined</li> <li>The average service level (cost per population) for the historical 15-year period 2009 – 2023 inclusive was determined</li> </ul>

## DC Background Study Steps

### Step 6: Determine the Net Capital Costs to be Recovered from Development Charges (See Section 8)

#### Step 6.1: Identify Growth Related Capital Needs (Gross)

- The forecast period used for projecting capital costs was 10 years (2024-2033).
- Input from staff was obtained on growth related capital projects
- The growth-related capital forecasts were developed for each service for the period 2024-2033

#### Step 6.2: Undertake Statutory & Other Deductions

- Any approved grants or third-party funding that are expected to be received to reduce the cost of each project were deducted from the gross cost
- The portion of each project that will benefit the existing population was determined and deducted from the net cost after grants and third-party funding were deducted

#### Step 6.3: Further Adjustments after Deductions

- The DCA Section 5(1) does not define uncommitted excess capacity but requires that it be deducted from the increased need for services to accommodate the new growth
- The deduction of uncommitted excess capacity was deemed to have been done during the planning stages for services when capacity was assessed to determine the need for capacity expansions hence the new projects

#### Step 6.4: Apply Service Level Caps

- The historical average service level (Cost per Population) was multiplied by the projected population growth for the forecast period to obtain the maximum amount (cap) that could be recovered through the DCs
- The lower of the service level cap or the net capital cost for the forecast period was used as the amount to be recovered through DCs

### Step 7: Calculate the Residential and Non-Residential Development Charges (See Section 9)

#### Step 7.1: Allocate the Net Capital Cost of each Service to Residential and Non-Residential

- The basis for allocating costs to the residential and non-residential sectors was identified Residential growth allocation was based on residential population as a percentage of the total residential plus employment population growth over the applicable period. The allocation to non-residential growth was the remainder
- Outdoor Recreation and Indoor Recreation were deemed 95% benefit of the residential sector, and 5% non-residential sector

## DC Background Study Steps

### Step 7.2: Calculate the Residential and Non-Residential Unadjusted Rates

- The cost allocated to the residential sector for each service was divided by the residential population growth over the applicable period to arrive at a cost per residential population (cost per capita). The result was the unadjusted residential development charge per capita
  - The cost allocated to the non-residential sector for each service was divided by the employment population growth over the applicable period to arrive at a cost per employment population
- The cost per employment population was converted to cost per square metre of Gross Floor Area (GFA) based on conversions of 63sm, 51sm, 149sm and 0sm per employee for institution employment, commercial employment, industrial employment and rural respectively. The result was the unadjusted non-residential rate per square metre

### Step 7.3: Undertake Cash Flow Analyses

- A cash flow analysis was completed for each service using the projected opening reserve balance, anticipated expenditures, anticipated revenues based on the calculated development charges, interest earned on positive annual balances and interest accrued on negative annual balances over the 10-year period. Expenditures, revenues and rates were inflated over the period
- The residential and non-residential development charges (cost per population for residential and cost per square metre for non-residential) for each service were adjusted to obtain a net zero balance for each reserve at the end of the 10<sup>th</sup>. year. These became the “adjusted” development charge rates

### Step 7.4: Calculate Proposed Development Charges

- The adjusted rate per population was converted to a charge per unit for single-detached /semi-detached dwelling units, multiple dwelling units, apartment units using the appropriate persons per unit (PPU).
- The adjusted rate per square metre was deemed the proposed non-residential development charges rate for the by-law.

## Step 8: Proposed Development Charges Comparison (See Section 10)

- As this will be the first DC by-law passed by the Township there can be no comparisons to existing charges. However, a comparison of the calculated charges was made to the surrounding local municipalities.

## Step 9: Assess Long-term Capital & Operating and Asset Management Cost Impacts (See Section 11)

- The long-term increase to operating costs of each service resulting from growth related infrastructure was estimated. An operating cost per capita was calculated for each service from the Township’s most recent
- The life expectancy for each asset to be funded by the development charges was calculated based on each asset’s estimated useful life.

### DC Background Study Steps

- Financial Information Return. These rates were applied to projected residential growth in estimating operating costs.
- The long-term increases to capital costs of each service as a result of implementing the growth-related infrastructure were estimated. This was based on the portion of capital costs funded from rate payers.
- The future replacement cost of each asset was determined.
- The long-term annuities were calculated for funding of the replacement of the growth-related assets.

#### Step 10: Prepare Background Study & By-Law(s) (See Section 12)

- The Background Study (this document) was prepared in accordance with the requirements of the DCA Section (10) and O.Reg.82/98 Section (8)
- The By-Law was prepared in accordance with the DCA Section (6) and based on the rules and policies as identified in this study

#### Step 11: Undertake Stakeholder Consultation (See Section 13)

- The Background Study and By-law will be made available for public/ stakeholder review at least 60 days prior to approval of the by-law.
- Public notice for a meeting will be held to obtain public/ stakeholder comments on the Background Study and By-law will be issued at least 20 days in advance of the meeting
- The Background Study and By-law will be made available to the public/ stakeholders at least 2 weeks prior to the public meeting

#### Step 12: Approval & Implementation of Final Background Study and Final By-Law (See Section 14)

- Comments received from the public and stakeholders will be considered, and any necessary changes will be made to the Background Study and By-law.
- Approval by Council will be sought
- The Final Background Study and Final By-law will be prepared
- Notice of approval of DC By-law will be given within 20 days of final approval by Council.
- A pamphlet will be prepared (within 60 days of approval of the by-law) containing the items noted in O.Reg.82/98 Section 14(1) and make available to the public.

## 2.2 Data Sources

The primary sources of data used to prepare this Background Study are listed in Table 2-2. In addition, information was also developed from discussions with and input from the Township’s staff, as required.

**Table 2-2: Background Study Data Sources**

Item	Data Source
Services to be Included	<ul style="list-style-type: none"> <li>Input from staff</li> </ul>
Historical Residential Population and Future Growth	<ul style="list-style-type: none"> <li>Growth Information provided by the Township</li> <li>Statistics Canada 2021 Census</li> </ul>

Item	Data Source
Historical Employment Population and Future Growth	<ul style="list-style-type: none"> <li>Growth Information provided by the Township</li> </ul>
Household Projections	<ul style="list-style-type: none"> <li>Growth Information provided by the Township</li> <li>Statistics Canada 2021 Census for PPU</li> <li>Input from staff</li> </ul>
Historical Service Level Information	<ul style="list-style-type: none"> <li>Information supplied by the Township</li> </ul>
Growth Related Capital Costs	<ul style="list-style-type: none"> <li>Input from staff</li> </ul>
Operating Costs	<ul style="list-style-type: none"> <li>Stone Mills 2022 FIR</li> </ul>
Policies & Rules	<ul style="list-style-type: none"> <li>Input from staff and Council</li> </ul>

### 3 Step1: Development Charges Act 1997 (DCA) Requirements

#### 3.1 General Requirements

In Ontario the governing legislation for development charges is the Development Charges Act (1997), O.Reg. 82/98 and O.Reg.192/07. The latter regulation applies only to the Toronto-York Subway Station and is not relevant to this background study. It should be noted that the DCA was recently amended with the passing of the More Homes Built Fast Act 2022. These amendments have been considered in the preparation of this study.

The DCA Section 2 (1) allows municipalities to establish by-laws to impose development charges “against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies”. In accordance with the DCA Section 2(2),

“A development charge may be imposed only for development that requires,

- (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. “*

The DCA and O.Reg. 82/98 are very prescriptive in the services and costs that can be included in the DC calculations and how the calculations are to be undertaken. They also prescribe the stakeholder consultation and other requirements for implementation of development charges.

In general, the DCA and O.Reg.82/98 identify the following:

- The information must be presented in the background study
- The services for which DCs may be recovered
- The need to calculate the 15-year historical service levels to determine the maximum cost (cap) that may be included in the DC calculations. This does not apply to engineered services such as water, wastewater and storm sewer.
- The requirement to determine “excess capacity” within the current services and whether or not such excess capacity is committed or available to facilitate new growth.
- The period for forecasting costs. This is typically 10 years for most services but longer for others such as water and wastewater.
- The eligible and ineligible capital costs for inclusion in the DC calculations
- Required reductions to gross capital costs of DC related projects
- Creation and maintenance of dedicated reserve funds for each service
- Stakeholder consultation and notices and their timing
- The contents and effective period of the by-law (10 years)
- Protocol for appealing the proposed development charges
- Rules for collection of development charges including mandatory exemptions

Further details on the requirements of the DCA and O.Reg.82/98 are available by referencing these documents at [www.ontario.ca/laws/statute/97d27](http://www.ontario.ca/laws/statute/97d27) .

## 3.2 Prescribed Calculation Methodology

The methodology for calculating development charges is defined by the specific requirements of the DCA and O.Reg. 82/98 and is very consistent across Ontario.

The DCA Section 5(1) states that: *“The following is the method that must be used, in developing a development charge by-law, to determine the development charges that may be imposed:*

1. *The anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.*
2. *The increase in the need for service attributable to the anticipated development must be estimated for each service to which the development charge by-law would relate.*
3. *The estimate under paragraph 2 may include an increase in need only if the council of the Township has indicated that it intends to ensure that such an increase in need will be met. The determination as to whether a council has indicated such an intention may be governed by the regulations.*
4. *The estimate under paragraph 2 must not include an increase that would result in the level of service exceeding the average level of that service provided in the Township over the 15-year period immediately preceding the preparation of the background study required under section 10. How the level of service and average level of service is determined may be governed by the regulations. The estimate also must not include an increase in the need for service that relates to a time after the 15-year period immediately following the preparation of the background study unless the service is set out in subsection (5).*
5. *The increase in the need for service attributable to the anticipated development must be reduced by the part of that increase that can be met using the Township's excess capacity, other than excess capacity that the council of the Township has indicated an intention would be paid for by new development. How excess capacity is determined and how to determine whether a council has indicated an intention that excess capacity would be paid for by new development may be governed by the regulations.*
6. *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 extent to which an increase in service would benefit existing development may be governed by the regulations.*
7. *The capital costs necessary to provide the increased services must be estimated. The capital costs must be reduced by the reductions set out in subsection (2). What is included as a capital cost is set out in subsection (3). How the capital costs are estimated may be governed by the regulations.*
8. *Rules must be developed to determine if a development charge is payable in any case and to determine the amount of the charge, subject to the limitations set out in subsection (6).*
9. *The rules may provide for full or partial exemptions for types of development and for the phasing in of development charges. The rules may also provide for the indexing of development charges based on the prescribed index".*



## 4 Step 2: Policy Framework

### 4.1 Policy Direction

As this will be the first DC by-law passed by the Township, development charge policies will be developed throughout the process, ensuring all stakeholders concerns will be considered in the preparation of the final background study and by-law. Important policies that are necessary to be discussed and decided on by Council, such as discretionary exemptions and redevelopment credits, are provided in Appendix A.

## 5 Step 3: Services Eligible for Development Charges

The services identified for inclusion in the study are listed in Table 5-1. These met the eligibility criteria noted in O.Reg.82/98 Section 2.1.

**Table 5-1:Eligible Services**

Services Included in DC Calculations	
<ul style="list-style-type: none"><li>• Admin – Growth Studies</li><li>• Indoor Recreation</li><li>• Outdoor Recreation</li><li>• Fire Services</li></ul>	<ul style="list-style-type: none"><li>• Transportation Services</li><li>• Storm Sewer</li><li>• Waste Diversion</li></ul>

## 6 Step 4: Population and Employment Growth

The DCA Section 5(1) requires that “*the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated*”. Therefore, estimated future growth in new households over the study period and the location of such growth is required for the calculations. The net historical growth over the last 15 years is also required to determine the historical service levels. The projected net residential and employment population growth are used to determine the service level caps. Population growth in new households and employment growth are used to allocate costs between residential and non-residential growth and calculate the development charges on a per capita and per square metre basis for residential and non-residential respectively.

The following are the projected increases for the period 2024 to 2043.

- Residential Population Growth: 1,295
- Employment Population: 326
- Growth in Dwelling Units: 525

Appendix B provides the residential and employment projections for:

- The 15-year historical period 2009 to 2023;
- The 10-year study period 2024 to 2033; and
- The period 2034 to 2043

The annual growth is assumed to be linear between the milestone years. The growth in population, employment and dwelling units are based on the County's Growth Analysis and Urban Lands Needs Report, March 2023 Draft and Statistics Canada 2021 census data.

Table 6-1 summarizes the growth in residential population and dwelling units over the next 10 years (2024-2033) and 20 years (2024-2043). The municipal wide growth in population for the 10-year period is 670 and 1,295 to 2043.

**Table 6-1: Residential Population & Dwelling Unit Growth (2024-2043)**

Total to Build Out (2024-2043)	10-Year Study Period (2024-2033)	Beyond 10 Years (2034-2043)	Total to Build Out (2024-2043)
Population <sup>1</sup>	670	624	1,295
Dwelling Units <sup>2</sup>	298	227	525

The number of new dwelling units is projected to be 298 over 10 years and 525 to 2043. According to the housing mix noted in the Statistics Canada 2021 Census, single-detached/semi-detached, multiples, and apartments account for approximately 96%, 2% and 2% respectively of the projected growth in new units by 2043 as shown in Table 6-2.

**Table 6-2: Housing Mix (2024-2043)**

Dwelling Type	10-Year Study Period (2024-2033)	Beyond 10 Years (2034-2043)	Total to Build Out (2024-2043)	% of Total <sup>1</sup>
Single/Semi-Detached (Low Density)	290	212	502	95.55%
Multiples (Medium Density)	2	8	10	1.98%
Apartments (High Density)	6	7	13	2.48%
<b>Total Increase in Dwelling Units</b>	<b>298</b>	<b>227</b>	<b>525</b>	<b>100%</b>

1. Housing Mix Percentages based on Statistics Canada 2021 Census data

The residential growth to be accommodated in these new units is projected to be 758 by 2033 and 1,335 by 2043 as shown in Table 6-3. It is noted that the population to be accommodated in new units are different from the total population growth due to changes in mortality and birth rates, migration from the Township.

**Table 6-3: Population Growth in New Dwelling Units**

Dwelling Type	Persons Per Unit (PPU) <sup>1</sup>	10-Year Study Period (2024-2033)		Beyond 10 Years (2034-2043)		Total to Build Out (2024-2043)	
		No. of Units	Population Growth	No. of Units	Population Growth	No. of Units	Population Growth
Single/Semi-Detached (Low Density)	2.56	290	742	212	543	502	1,285
Multiples	2.50	2	5	8	21	10	26
Apartments	1.85	6	12	7	12	13	24
<b>Population Increase in New Units</b>		<b>298</b>	<b>758</b>	<b>227</b>	<b>576</b>	<b>525</b>	<b>1,335</b>
Increase In Population in Existing Units <sup>2</sup>			(88)		48		(40)
<b>Total Population Increase</b>			<b>670</b>		<b>624</b>		<b>1,295</b>

1. PPU from 2021 Census Table 98-10-0041-01 Structural Type of Dwelling (10) and Household Size (8) for Occupied Private Dwellings of Canada, Provinces and Territories, Census Divisions and Census Subdivision

2. Implies some of the population in existing units will decline due to the aging population (natural life expectancy) and decreasing PPU over the long-term

The employment growth projections over the same periods are shown in Table 6-4. The projected employment growth is 163 for the first 10 years and 326 by 2043. These equate to an additional 13,069 m<sup>2</sup> of Gross Floor Area (GFA) in the first 10 years and 26,138 m<sup>2</sup> by 2043.

**Table 6-4: Employment Growth**

Employment Sector	10-Year Study Period (2024-2033)	Beyond 10 Years (2034-2043)	Total to Build Out (2024-2043)	% of Total to Build Out (2024-2043) <sup>2</sup>
<b><i>Employment Population</i></b>				
Institutional	58	58	115	35%
Commercial - Population Related	63	63	127	39%
Industrial / Agricultural	42	42	84	26%
<b>Total Employment Population Increase</b>	<b>163</b>	<b>163</b>	<b>326</b>	<b>100%</b>
<b><i><sup>1</sup> Gross Floor Area (m<sup>2</sup>)</i></b>				
Institutional	3,606	3,606	7,211	28%
Commercial - Population Related	3,220	3,220	6,441	25%
Industrial / Agricultural	6,243	6,243	12,486	48%
<b>Total GFA Increase (m<sup>2</sup>)</b>	<b>13,069</b>	<b>13,069</b>	<b>26,138</b>	<b>100%</b>

1. GFA Per Employee of 63 m<sup>2</sup> for Institutional; 51m<sup>2</sup> for Commercial; and 149 m<sup>2</sup> for industrial

## 7 Step 5: Historical Service Levels

The DCA Section 5(1)4 limits the level of service to be provided to new customers to the same as the average level of service over the 15-year period immediately preceding the year of the new DC Background Study. This requirement ensures that improvements to existing service levels are not funded by the new development charges. Accordingly, the capital cost to be recovered through the development charges must not exceed an amount (referred to as the service level “cap”) using the 15-year historical service level as the basis. This requirement applies to all eligible service except for storm sewer.

The amount of the cap is calculated by first determining the average historical cost per population. The inventory of historical services (e.g. facilities gross floor areas, number of units of equipment, etc.), current replacement costs and the historical populations are used to calculate the average historical service level. These satisfy the requirements of O.Reg. Section 4(1) which state that the quantity (number of units of equipment, etc.) and quality (e.g. cost per unit) of the services must be taken into account. The cap is calculated by multiplying the average service level (cost per population) by the projected population over the next 10 years. The inventory and replacement costs were provided by the Township.

The detailed tables showing the historical service level calculations for each service are included in Appendices C1 to C4. Table 7-1 summarizes the historical average service level for each eligible service. The service level cap for each service was used to adjust the capital costs in calculating the net to be recovered through the development charges. This is further described in Section 8.4. Service level caps do not apply to Growth Studies, Storm Sewer and Waste Diversion.

**Table 7-1: Average Historical Service Levels**

Service	Average Service Level Per Capita	Service Level Cap	Population Used
<b>Municipal Wide Services</b>			
Growth Studies	N/A	N/A	N/A
Outdoor Recreation	\$ 334.48	\$ 253,660	Residential
Indoor Recreation	\$ 1,625.55	\$ 1,232,765	Residential
Fire Services	\$ 1,568.97	\$ 1,445,602	Residential and Employment
Waste Diversion	N/A	N/A	N/A
Transportation Services	\$ 9,910.35	\$ 9,553,081	Residential and Employment
Storm Sewer	N/A	N/A	N/A

## 8 Step 6: Net Growth-Related Capital Costs

This Section presents the capital investments required to facilitate the projected residential and employment growth. All required deductions and allowable adjustments were made in accordance with the DCA and O.Reg.82/98 to arrive at the net capital investment required for each service. The service level caps and post period provisions if any were applied to these amounts to identify the net costs to be recovered from the development charges. The detailed calculations are presented by service in Appendices D1 to D7.

### 8.1 Step 6.1: Growth Related Capital Needs

Table 8-1 summarizes the gross capital needs for each service before required deductions and allowable adjustments were made. The respective periods over which these costs would be incurred for each service are also shown. The amounts shown are the costs of the projects that are required to facilitate growth as identified by staff.

All or a portion of the funding for each of these projects would be from development charges. Approximately \$5.7 million in capital investment is required to support municipal wide future growth over the periods indicated.

**Table 8-1: Growth-Related Capital Needs (Gross)**

Service	Gross Cost	Period
<b>Municipal Wide Services</b>		
Admin - Growth Studies	\$ 164,000	2024 - 2033
Outdoor Recreation	\$ 37,500	2024 - 2033
Indoor Recreation	\$ 37,500	2024 - 2033
Fire Services	\$ 4,285,000	2024 - 2033
Waste Diversion	\$ 30,000	2024 - 2033
Transportation Services	\$ 1,050,000	2024 - 2033
Storm Sewer	\$ 50,000	2024 - 2033
<b>Total Municipal Wide Services</b>	<b>\$ 5,654,000</b>	

## 8.2 Step 6.2: Deductions

Table 8-2 summarizes the net capital needs for each service *after* making the required deductions. These deductions reduce the amounts recoverable from development charges and are in accordance with the requirements of the DCA and O.Reg.82/98.

The net recoverable amount after deductions is \$2.0 million for municipal wide services. Appendices D1 to D6 shows the detailed deductions for each service.

**Table 8-2: Net Recoverable Capital Costs after Deductions**

Service	Gross Cost	Grants/ Subsidies	Benefit To Existing Development	Total Development Recoverable Costs Net of Stat. Deduction
<b>Municipal Wide Services</b>				
Growth Studies	\$ 164,000	\$ -	\$ 67,500	\$ 96,500
Outdoor Recreation	\$ 37,500	\$ -	\$ 18,750	\$ 18,750
Indoor Recreation	\$ 37,500	\$ -	\$ 18,750	\$ 18,750
Fire Services	\$ 4,285,000	\$ -	\$ 2,513,956	\$ 1,771,044
Waste Diversion	\$ 30,000	\$ -	\$ 15,000	\$ 15,000
Transportation Services	\$ 1,050,000	\$ -	\$ 960,042	\$ 89,958
Storm Sewer	\$ 50,000	\$ -	\$ 25,000	\$ 25,000
<b>Total Municipal Wide Services</b>	<b>\$ 5,654,000</b>	<b>\$ -</b>	<b>\$ 3,618,998</b>	<b>\$ 2,035,002</b>

## 8.3 Step 6.3: Adjustments

Adjustments to the projected recoverable net capital costs considered:

- Positive and negative reserve balances. Positive balances were deducted, and negative balances added to the recoverable amounts.
- Adding any credits owed to developers based on existing front-end agreements.

Table 8-3 summarizes the any adjustments made. Adjustments would be made to reduce the respective capital projections for each service by the amounts of positive reserve balances and increase for negative reserve balances. Positive reserve fund balances are deemed available cash that were applied to the growth-related costs to reduce the amount required from the new development charges. Negative reserve fund balances are deemed debts that are required to be recovered from new development. As this will be the Township’s first DC by-law, there are no reserves established for development charges, therefore, no reserve balances. As well, there are no credits owed to developers.

**Table 8-3: Summary of Adjustments**

Service	Reserve Balance	Reserve Deficits	Credits	Total Adjustments
<b>Municipal Wide Services</b>				
Growth Studies	\$ -	\$ -	\$ -	\$ -
Outdoor Recreation	\$ -	\$ -	\$ -	\$ -
Indoor Recreation	\$ -	\$ -	\$ -	\$ -
Fire Services	\$ -	\$ -	\$ -	\$ -
Waste Diversion	\$ -	\$ -	\$ -	\$ -
Transportation Services	\$ -	\$ -	\$ -	\$ -
Storm Sewer	\$ -	\$ -	\$ -	\$ -
<b>Total Municipal Wide Services</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Table 8-4 summarizes the recoverable net capital for each service *after* making the required deductions *and* adjustments but before the service level caps were applied and post period capacity calculated.

**Table 8-4: Net Recoverable Capital Costs after Deductions & Adjustments**

Service	Total Development Recoverable Costs Net of Stat. Deduction	Reserve Adjustments	Net Capital Needs
<b>Municipal Wide Services</b>			
Growth Studies	\$ 96,500	\$ -	\$ 96,500
Outdoor Recreation	\$ 18,750	\$ -	\$ 18,750
Indoor Recreation	\$ 18,750	\$ -	\$ 18,750
Fire Services	\$ 1,771,044	\$ -	\$ 1,771,044
Waste Diversion	\$ 15,000	\$ -	\$ 15,000
Transportation Services	\$ 89,958	\$ -	\$ 89,958
Storm Sewer	\$ 25,000	\$ -	\$ 25,000
<b>Total Municipal Wide Services</b>	<b>\$ 2,035,002</b>	<b>\$ -</b>	<b>\$ 2,035,002</b>

The net recoverable amounts after deductions and adjustments remains at approximately \$2.0 million for municipal-wide services.

## 8.4 Step 6.4: Service Level Cap

The service level cap is calculated based on the historical service levels. It limits the amount of funding recoverable from the development charges for some services regardless of the net amounts after deductions and adjustments. The lower of the recoverable amounts net of deductions and adjustments or the service level cap were used to determine the development charges. Amounts that exceed the

service level cap were deemed to be post period capacity which can be carried forward to the next study for consideration at that time.

**Table 8-5: Application of Service Level Caps**

Service	Net Capital Needs	Service Level Cap	Post Period Capacity to be Carried Forward	Total DC Eligible Costs for Recovery
<b>Municipal Wide Services</b>				
Growth Studies	\$ 96,500	N/A	\$ -	\$ 96,500
Outdoor Recreation	\$ 18,750	\$ 253,660	\$ -	\$ 18,750
Indoor Recreation	\$ 18,750	\$ 1,232,765	\$ -	\$ 18,750
Fire Services	\$ 1,771,044	\$ 1,445,602	\$ 325,442	\$ 1,445,602
Waste Diversion	\$ 15,000	N/A	\$ -	\$ 15,000
Transportation Services	\$ 89,958	\$ 9,553,081	\$ -	\$ 89,958
Storm Sewer	\$ 25,000	N/A	\$ -	\$ 25,000
<b>Total Municipal Wide Services</b>	<b>\$ 2,035,002</b>		<b>\$ 325,442</b>	<b>\$ 1,709,560</b>

Table 8-5 summarizes the service level caps, recoverable amounts through the development charges and any post period capacity to be carried forward to the next study. Only Fire services was restricted by the calculated service level cap. This is due to the proposed new fire hall. The Total DC Eligible Cost for Recovery were the final amounts used to calculate the development charges as described in Section 9.

The net recoverable amount after deductions and adjustments, application of the service level caps and provision of post period capacity is approximately \$1.7 million. The detailed calculations for each service are presented in Appendices D1 to D6.

## 8.5 Council Approval of Capital Investments

O.Reg.82/98 Section 3 requires that municipal councils demonstrate their intention to meet the increase in need for capital expenditures related to growth. Otherwise, such capital costs cannot be included in the calculations. Therefore, it is recommended that Council approve the capital forecasts noted in Section 8.1 and provided in Appendices D1 to D6 to confirm its intention to meet the growth requirements.

## 9 Step 7: Calculation of Development Charges

This section presents the calculation of the residential and non-residential development charges based on the net recoverable growth-related capital costs determined in the previous sections of this report. The calculation details are shown in Appendices E1 to E7.

### 9.1 Step 7.1: Allocation of Costs to Residential & Non-Residential Growth

Many of the services provided by the Township benefit both the residential and non-residential sectors. The costs to be recovered for these services were allocated to the residential and non-residential sectors on the basis of each sector's proportionate share of total net residential and employment population



growth. Some services such as Indoor Recreation and Outdoor Recreation services are mostly geared to the residential sector with 95% of eligible costs being allocated to residential growth and 5% to non-residential growth.

Table 9-1 shows the allocations for each service. The residential share of costs to be recovered is approximately \$1.4 million and the non-residential share of approximately \$0.3 million.

**Table 9-1: Allocation of Costs to Residential & Non-Residential**

Service	Net Capital Needs to be Recovered	Residential Share	Non-Residential Share	Basis for Allocation
<b>Municipal Wide Services</b>				
Growth Studies	\$ 96,500	\$ 79,428	\$ 17,072	% of Population and Employment Growth
Outdoor Recreation	\$ 18,750	\$ 17,813	\$ 938	95% residential and 5% non-residential
Indoor Recreation	\$ 18,750	\$ 17,813	\$ 938	95% residential and 5% non-residential
Fire Services	\$ 1,445,602	\$ 1,189,860	\$ 255,743	% of Population and Employment Growth
Waste Diversion	\$ 15,000	\$ 13,130	\$ 1,870	% of Population and Employment Growth
Transportation Services	\$ 89,958	\$ 74,043	\$ 15,914	% of Population and Employment Growth
Storm Sewer	\$ 25,000	\$ 20,577	\$ 4,423	% of Population and Employment Growth
<b>Total Municipal Wide Services</b>	<b>\$ 1,709,560</b>	<b>\$ 1,412,663</b>	<b>\$ 296,897</b>	

## 9.2 Step 7.2: Unadjusted Development Charge Rates

Development charge rates were calculated on a per capita (population) basis for the residential sector by dividing the costs allocated to residential by the residential population growth over the 10-year period 2024 to 2033. Similarly, the non-residential rates were calculated by dividing the non-residential cost allocations by the growth in gross floor area over the 10-year to arrive at a cost per square metre. These resulted in the preliminary unadjusted residential and non-residential rates prior to undertaking the cash flow analyses. These rates were subsequently adjusted as described in Section 9.3.

Table 9-2 shows the unadjusted residential and non-residential rates by service.

**Table 9-2: Unadjusted Residential & Non-Residential Rates**

Service	Residential			Non-Residential		
	Cost	Growth in Population	Rate (Cost/Capita)	Cost	Growth in Floor Area (Square Metre)	Rate (Cost/m <sup>2</sup> )
<b>Municipal Wide Services</b>						
Growth Studies	\$ 79,428	758	\$ 104.74	\$ 17,072	13,069	\$ 1.31
Outdoor Recreation	\$ 17,813	758	\$ 23.49	\$ 938	13,069	\$ 0.07
Indoor Recreation	\$ 17,813	758	\$ 23.49	\$ 938	13,069	\$ 0.07
Fire Services	\$ 1,189,860	758	\$ 1,568.97	\$ 255,743	13,069	\$ 19.57
Waste Diversion	\$ 13,130	758	\$ 17.31	\$ 1,870	13,069	\$ 0.14
Transportation Services	\$ 74,043	758	\$ 97.63	\$ 15,914	13,069	\$ 1.22
Storm Sewer	\$ 20,577	758	\$ 27.13	\$ 4,423	13,069	\$ 0.34
<b>Total Municipal Wide Services</b>	<b>\$ 1,412,663</b>		<b>\$ 1,862.77</b>	<b>\$ 296,897</b>		<b>\$ 22.72</b>

### 9.3 Step 7.3: Cash Flow Analyses

Cash flow analyses were undertaken over the 10-year period 2024 to 2033 for services with a 10-year study period. These analyses considered the transfers in and out of the respective reserve fund for each service and their timing. Cash outflows were according to the projected capital expenditures. Cash inflows were calculated by multiplying the projected annual residential population growth by the adjusted rate per capita and adding the product of the non-residential growth in floor area and the adjusted rate per square metre. The rates were increased by inflation assumed at 4% per year. The objective of undertaking the cash flow analyses is to ensure that the rates are sufficient to result in a zero net cash flow at the end of a 10-year period. The rates were adjusted to achieve this objective. Appendices E1 to E7 provides a cash flow table for each service.

The adjusted rates are summarized in Table 9-3. The total residential rates were calculated to be \$1,776.56 per capita and the non-residential rate \$21.73 per m<sup>2</sup>.

**Table 9-3: Adjusted Residential & Non-Residential Rates (After Cash Flow Analyses)**

Service	Residential Rate (Cost/Capita)	Non-Residential Rate (Cost/m <sup>2</sup> )
<b>Municipal Wide Services</b>		
Growth Studies	\$ 104.24	\$ 1.30
Outdoor Recreation	\$ 22.63	\$ 0.07
Indoor Recreation	\$ 22.63	\$ 0.07
Fire Services	\$ 1,489.89	\$ 18.58
Waste Diversion	\$ 16.40	\$ 0.20
Transportation Services	\$ 93.86	\$ 1.17
Storm Sewer	\$ 26.91	\$ 0.34
<b>Total Municipal Wide Services</b>	<b>\$ 1,776.56</b>	<b>\$ 21.73</b>

### 9.4 Step 7.4: Proposed Development Charges

The non-residential development charges are the adjusted rates per square metre calculated as described in Section 9.3. The residential development charges by type of dwelling unit were calculated using the adjusted rate per capita and the respective household size estimates (persons per unit – PPU) noted in Table 9-4 for each type of dwelling unit. The household sizes are based on the Statistics Canada 2021 Census data.

**Table 9-4: Occupancy by Dwelling Type**

Type of Dwelling Unit	Occupancy - Persons per Unit (PPU)
Single Detached & Semi- Detached	2.56
Multiples	2.50
Apartments	1.85

The proposed residential development charges by unit type are listed in Table 9-5 for each service and are based on the policies and rules noted in Section 4.2. The development charge for a single detached dwelling was calculated at \$4,548.72.

Table 9-5 also shows the proposed non-residential rates at \$21.73 per m<sup>2</sup>. All charges are subject to annual indexing in accordance with O.Reg.82/98 Section 7.

**Table 9-5: Proposed Development Charges**

Service	Residential Charge (By Dwelling Type)			Non-Residential Charge	
	Single Detached / Semi-Detached	Apartment Units	Other Multiples	Commercial/ Institutional (per metre <sup>2</sup> of GFA)	Industrial (per metre <sup>2</sup> of GFA)
<b>Municipal Wide Services</b>					
Growth Studies	\$ 266.90	\$ 192.44	\$ 198.78	\$ 1.30	\$ 1.30
Outdoor Recreation	\$ 57.94	\$ 41.78	\$ 56.58	\$ 0.07	\$ 0.07
Indoor Recreation	\$ 57.94	\$ 41.78	\$ 56.58	\$ 0.07	\$ 0.07
Fire Services	\$ 3,814.72	\$ 2,750.57	\$ 3,724.73	\$ 18.58	\$ 18.58
Waste Diversion	\$ 41.99	\$ 30.27	\$ 41.00	\$ 0.20	\$ 0.20
Transportation Services	\$ 240.32	\$ 173.28	\$ 234.66	\$ 1.17	\$ 1.17
Storm Sewer	\$ 68.91	\$ 49.69	\$ 67.29	\$ 0.34	\$ 0.34
<b>TOTAL MUNICIPAL WIDE CHARGE</b>	<b>\$ 4,548.72</b>	<b>\$ 3,279.81</b>	<b>\$ 4,379.59</b>	<b>\$ 21.73</b>	<b>\$ 21.73</b>

## 10 Step 8: Comparison of Development Charges

### 10.1 Comparison with Other Municipal Development Charges

The calculated charges are compared to other local and similar sized municipalities. The comparison of the calculated single detached residential unit charge is shown in Table 19, with the comparison of the calculated non-residential charge shown in Table 20. It should be noted, that when comparing development charges with other municipalities various factors must be considered, such as the number of services in which charges are being imposed, service levels, anticipated residential and non-residential growth, the size of the growth-related capital programs and whether any discounts are given on the calculated charges.

**Table 6: Residential Comparison (Single Family Dwelling)**

<b>Comparison of Single Detached Dwelling Unit Charge</b>	
<b>Municipality</b>	<b>DC Charge</b>
Loyalsit Township	\$10,082
Town of Greater Napanee	\$9,495
Township of South Frontenac	\$12,837
Township of Rideau Lakes	\$4,626
Township of Lanark Highlands	\$0
Township of Mississippi Mills	\$9,552
Township of Drummond North Elmsley	\$4,000
Tay Valley Township	\$3,927
<b>Average</b>	<b>\$6,815</b>
Township of Stone Mills	\$4,549

**Table 7: Non-Residential Comparison**

<b>Comparison of Non-Residential per Square Metre of GFA Charge</b>	
<b>Municipality</b>	<b>DC Charge</b>
Loyalsit Township	\$63.14
Town of Greater Napanee	\$45.75
Township of South Frontenac	\$83.10
Township of Rideau Lakes	\$24.43
Township of Lanark Highlands	\$0.00
Township of Mississippi Mills	\$36.38
Township of Drummond North Elmsley	\$0.00
Tay Valley Township	\$18.84
<b>Average</b>	<b>\$33.95</b>
Township of Stone Mills	\$21.73

## 11 Step 9: Long-Term Capital and Operating Costs Implications

This section presents the long-term cost implications of the investments to accommodate future growth. These assessments considered the implications to future operating and capital costs as well as the costs related to future asset renewal. The detailed projections are provided in Appendix F.

### 11.1 Long-Term Operating Costs

The long-term operating cost impacts were based on historical operating costs per capita noted in the Township’s 2022 Financial Information Return reporting, and the projected increase in growth. Table 11-1 summarizes the estimated increase in operating costs due to new growth as it related to each service area. The total accumulative 10-year increase in operating costs is estimated to be approximately \$2.2 million.

**Table 11-1: 10-Year Operating Cost Implications**

Cummulative Net Operating Impacts Service	Total
Growth Studies	\$ -
Outdoor Recreation	\$ 111,104
Indoor Recreation	\$ 146,352
Fire Services	\$ 340,367
Waste Diversion	\$ 91,888
Transportation Services	\$ 1,578,875
Storm Sewer	\$ -
<b>Total Cummulative Net Operating Impacts</b>	<b>\$ 2,268,585</b>

## 11.2 Long-term Capital Costs

The long-term capital cost impacts were determined to be the portions of growth-related costs not funded by development charges due to deductions. These amounts include the “benefit to existing” amounts shown in Appendix D and would be funded through taxes or user fees. Table 11-2 summarizes the increase in capital costs (not funded through development charges) due to the addition of the new growth-related assets in each service area. The total 10-year accumulative increase in capital costs for the tax supported services is estimated to be approximately \$3.6 million.

**Table 11-2: 10-Year Capital Cost Implications**

Cummulative Net Capital Cost Impacts By Service	Total
<b>Municipal Wide Services</b>	
Growth Studies	\$ 67,500
Outdoor Recreation	\$ 18,750
Indoor Recreation	\$ 18,750
Fire Services	\$ 2,513,956
Waste Diversion	\$ 15,000
Transportation Services	\$ 960,042
Storm Sewer	\$ 25,000
<b>Total Capital Cost Impacts</b>	<b>\$ 3,618,998</b>

## 11.3 Asset Management Plan

The DCA Section 10(2) requires that an asset management plan be included in the Development Charges Background Study to capture the costs required to sustain the new growth-related assets over the long-term. This plan reflects the annual investments required to renew and replace the assets as they age. The growth-related capital cost estimates were annualized over the estimated life expectancies based on the future cost in projected the year of replacement. The estimated life expectancies used for the purpose of this study were 40 years for facilities. The total 10-year asset management requirements estimated to be \$1.8 million.

**Table 11-3: 10-Year Asset Management Cost Implications**

Cummulative Net Lifecycle Impact Service	Total
<b>Municipal Wide Services</b>	
Growth Studies	\$ -
Outdoor Recreation	\$ -
Indoor Recreation	\$ -
Fire Services	\$ 1,426,223
Waste Diversion	\$ -
Transportation Services	\$ 335,582
Storm Sewer	\$ -
<b>Total Cummulative Net Lifecycle Impacts</b>	<b>\$ 1,761,804</b>

## 12 Step 10: Background Study & By-Law

This background study report was prepared to provide the details required in accordance with the DCA Section (10) and O.Reg.82/98 Section (8). The final approved by-law is included in the study as Appendix G. The by-law identified all the services included, rules that apply to the development charges and schedules of applicable residential and non-residential development charges. It should be noted, the approved by-law incorporates policy decisions made by Council, which include adding specific discretionary exemptions from the charge, credits for redevelopment, and a two-year phase-in of the calculated charge.

## 13 Step 11: Stakeholder Consultation

The DCA Section 10(4) requires that the Development Charges Study and the By-Law be made available to the public for review at least 60 days in advance of the passing of the by-law. This step in the process provides the opportunity for interested parties to make representations on the Development Charges Study and by-law prior to finalization and implementation.

The legislation prescribes that Council conduct a public meeting with at least 20 days' notice of the meeting. In accordance with O. Reg. 82/98, Section 9 (1) notice may be by publication in a local newspaper, which in the Clerk's opinion, has with sufficient general circulation across the Township or by personal service, mail or fax to every landowner. All public notice requirements regarding public meetings were met by the Township.

The draft background study and proposed by-law were presented at two (2) Public Meetings held at the municipal head office on October 7<sup>th</sup>, 2024 and November 4<sup>th</sup>, 2024. All comments received were considered by Council in the approved of the final by-law

## 14 Step 12: By-Law Adoption & Implementation

The draft background study and proposed by-law was reviewed following consultation with stakeholders (as described in Section 13) and was presented to Council for approval on November 18<sup>th</sup>, 2024. A staff report which presented discretionary exemptions and policy decisions to be made by Council was also

presented at the November 18<sup>th</sup> Council meeting . Upon review of the draft background study, proposed by-law and the staff report, and consideration of comments received at the two public meetings, Council approved revisions to the draft by-law to include a list of specific discretionary exemptions from development charges, a policy on redevelopment credits, and a two (2) year phase-in of the calculated charges. As noted above, the approved Development Charges By-law is attached as Appendix G. The by-law will come into force on January 1, 2025 and will be in effect until December 31, 2034, unless repealed earlier.

In accordance with the DCA Section 13, written notice of the passing of the DC by-law(s) will be given no later than 20 days after the day the by-law(s) are passed (i.e. as of the day of newspaper publication or the mailing of the notice). The O.reg.82/98 Section 10(4) lists the items that must be covered in the notice.

A pamphlet will also be prepared in accordance with O.Reg.82/98 Section 14 within 60 days of the passing of the by-law(s) and include the following:

- a description of the general purpose of the DCs;
- 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 DCs relate; and
- a general description of the general purpose of the Treasurer’s statement and where it may be obtained by the public.

## 15 Recommendations

The following are the recommendations are presented for consideration by the Township.

1. That Development Charges Background Study and By-Law be made available for public review in accordance with the requirements of the Development Charges Act, 1997 Section 10 (4) and that the required Public Meeting be held October 7, 2024.
2. That following approval of the by-law, the required notices are issued to the public and stakeholders and a pamphlet is prepared, in accordance with O.Reg.82/98 Section 10 and O.Reg. 82/98 Section 14 respectively.
3. That a reserve fund be established for each eligible service as identified in the Development Charges Background Study.
4. That the growth-related capital projects forecast identified in this Development Charges Background Study be approved by Council as a statement of its intention to meet the increased need for service due to growth, as required under O.Reg.82/98 Section 3.
5. That any excess capacity created as a result of undertaking the growth-related capital projects identified in this background study would be paid for by development charges and therefore deemed to be “committed” in accordance with the requirements of O.Reg.82/98 Section (5).

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# APPENDICES

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## **Appendix A**

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**POLICY ITEMS CONSIDERED  
(to be developed throughout the process)**

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## **Appendix B**

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### **Growth Projections**

## Appendix B: GROWTH PROJECTIONS

### MUNICIPAL WIDE PROJECTIONS

#### Persons Per Unit by Dwelling Type

Type of Dwelling	Persons per Unit (PPU)
Single/Semi-Detached/ Duplex	2.56
Multiples	2.50
Apartments	1.85

Source: Statistics Canada. Statistics Canada. Table 98-10-0041-01

Structural type of dwelling and household size: Canada, provinces and territories, census divisions and census subdivisions

#### Household Growth by Unit Type

Growth Item	2024 -2033	% of Total <sup>1</sup>	2034-2043	% of Total <sup>1</sup>	Total	% of Total <sup>1</sup>
Single/Semi-Detached (Low Density)	290	97.23%	212	97.23%	502	95.55%
Multiples (Medium Density)	2	0.65%	8	0.65%	10	1.98%
Apartments (High Density)	6	2.12%	7	2.12%	13	2.48%
Total Households	298	100.00%	227	100.00%	525	100%

1. Statistics Canada 2021 Census

#### Persons per Unit (PPU) for Single/ Semi- Detached (Statistics Canada 2021 Data Tables)

Type of Dwelling	Number of Units		Total Number of Persons in Households		Average Household Size (PPU)
	No.	%	No.	%	
Single - Detached	2,935	95.8%	7515	96.3%	2.56
Other Single Attached House	10	0.33%	25	0.3%	2.50
Movable Dwelling	5	0.16%	15	0.2%	3.00
Semi Detached	30	0.98%	75	1.0%	2.50
<b>Total</b>	<b>2,980</b>	<b>97.23%</b>	<b>7,630</b>	<b>97.8%</b>	<b>2.56</b>

Source: Data tables, 2021 Census Table 98-10-0041-01

Structural Type of Dwelling (10) and Household Size (8) for Occupied Private Dwellings of Canada, Provinces and Territories, Census Divisions and Census Subdivisions

#### Persons per Unit (PPU) for Apartments (Statistics Canada 2021 Data Tables)

Apartments	Number of Units		Total Number of Persons in Households		Average Household Size (PPU)
	No.	%	No.	%	
Apartments 5 or More Storeys	-	0.0%	0	0.0%	-
Apartments (fewer than 5 storeys)	65	2.1%	120	1.5%	1.85
<b>Total</b>	<b>65</b>	<b>2.12%</b>	<b>120</b>	<b>0.0%</b>	<b>1.85</b>

Source: Data tables, 2021 Census Table 98-10-0041-01

Structural Type of Dwelling (10) and Household Size (8) for Occupied Private Dwellings of Canada, Provinces and Territories, Census Divisions and Census Subdivisions

#### Persons per Unit (PPU) for Rows and Other Multiples (Statistics Canada 2021 Data Tables)

Multiples	Number of Units		Total Number of Persons in Households		Average Household Size (PPU)
	No.	%	No.	%	
Row House	5	0.2%	5	0.1%	1.00
Apartments (in Flat or Duplex)	15	0.5%	45	0.6%	3.00
<b>Total</b>	<b>20</b>	<b>0.65%</b>	<b>50</b>	<b>0.6%</b>	<b>2.50</b>

Source: Statistics Canada. Table 98-10-0041-01 Structural type of dwelling and household size: Canada, provinces and territories, census divisions and census subdivisions

Appendix B: GROWTH PROJECTIONS

Historical Population (Last 15 years)

Growth Item	15-Year Historical														
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Total Population (Including undercount)	7,811	7,795	7,780	7,803	7,826	7,849	7,872	7,895	7,920	7,946	7,971	7,997	8,022	8,084	8,146
Employment Population	3,986	4,003	4,020	4,037	4,054	4,071	4,088	4,105	4,047	3,989	3,931	3,873	3,815	3,831	3,848
Residential & Employment Population	11,797	11,798	11,800	11,840	11,880	11,920	11,960	12,000	11,967	11,935	11,902	11,870	11,837	11,915	11,994

Projected Number of Households & Annual Increase (10 Years)

Growth Item	10-Year Development Charges Study Period (2024 -2033)										
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Town Wide Households <sup>1</sup>	3,155	3,185	3,215	3,245	3,276	3,306	3,337	3,367	3,395	3,423	
Increase	30	30	30	30	30	30	30	30	28	28	
% Increase	1.0%	1.0%	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%	0.8%	0.8%	

Projected Number of Households & Annual Increase (Beyond 10 Years to 2043)

Growth Item	Projections to 2043									
	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Town Wide Households <sup>1</sup>	3,451	3,479	3,507	3,528	3,549	3,569	3,590	3,611	3,631	3,650
Increase	28	28	28	21	21	21	21	21	20	20
% Increase	0.8%	0.8%	0.8%	0.6%	0.6%	0.6%	0.6%	0.6%	0.5%	0.5%
Total Households	3,451	3,479	3,507	3,528	3,549	3,569	3,590	3,611	3,631	3,650

Projected Population & Annual Growth (10 Years)

Growth Item	10-Year Development Charges Study Period									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Census Population (Excluding undercount) <sup>1</sup>	8,007	8,068	8,128	8,196	8,264	8,332	8,400	8,468	8,535	8,602
Increase	60	60	60	68	68	68	68	68	67	67
% Increase	0.8%	0.8%	0.7%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%
Total Population (Including undercount) <sup>2</sup>	8,208	8,270	8,332	8,401	8,471	8,540	8,610	8,679	8,748	8,816
Increase	62	62	62	69	69	69	69	69	69	69
% Increase	0.8%	0.8%	0.7%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%
Population Growth (EXCLUDING Undercount)	2023 to 2032 Growth								655	
Population Growth (INCLUDING Undercount)	2023 to 2032 Growth								670	

Projected Population Growth & Annual Growth (Beyond 10 Years)

Growth Item	Projections to 2043									
	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Census Population (Excluding undercount) <sup>1</sup>	8,668	8,735	8,802	8,861	8,920	8,979	9,038	9,097	9,153	9,210
Increase	67	67	67	59	59	59	59	59	56	56
% Increase	0.8%	0.8%	0.8%	0.7%	0.7%	0.7%	0.7%	0.7%	0.6%	0.6%
Total Population (Including undercount) <sup>2</sup>	8,885	8,953	9,022	9,083	9,143	9,204	9,264	9,325	9,383	9,441
Increase	69	69	69	61	61	61	61	61	58	58
% Increase	0.8%	0.8%	0.8%	0.7%	0.7%	0.7%	0.7%	0.7%	0.6%	0.6%
Population Growth (EXCLUDING Undercount)	2033 to 2042 Growth								608	
Population Growth (INCLUDING Undercount)	2033 to 2042 Growth								624	

Appendix B: GROWTH PROJECTIONS

Projected Employment Population & Floor Space Growth (Next 10 Years)

Growth Item	10-Year Development Charges Study Period									
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Employment Population<sup>1</sup></b>	3,864	3,880	3,897	3,913	3,929	3,945	3,962	3,978	3,994	4,011
Increase	16	16	16	16	16	16	16	16	16	16
% Increase	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%	0.4%
Total Employment Population Growth for Period	<b>2023 to 2032 Growth</b>									<b>163</b>
<b><u>Annual Employment Population Growth by Sector</u></b>										
Institutional	6	6	6	6	6	6	6	6	6	6
Commercial - Population Related	6	6	6	6	6	6	6	6	6	6
Industrial / Agricultural	4	4	4	4	4	4	4	4	4	4
Annual Employment Pop Growth	16	16	16	16	16	16	16	16	16	16
Employment Population Growth for Period	<b>2023 to 2032 Growth</b>									<b>163</b>
<b><u><sup>3</sup>Annual Gross Floor Area (GFA) Growth by Sector (m<sup>2</sup>)</u></b>										
Institutional	361	361	361	361	361	361	361	361	361	361
Commercial - Population Related	322	322	322	322	322	322	322	322	322	322
Industrial / Agricultural	624	624	624	624	624	624	624	624	624	624
Total Annual GFA Growth (m <sup>2</sup> )	1,307	1,307	1,307	1,307	1,307	1,307	1,307	1,307	1,307	1,307
GFA Growth (m <sup>2</sup> ) for Period	<b>2023 to 2032 Growth</b>									<b>13,069</b>
<b><u><sup>4</sup>Gross Floor Area (GFA) Per Employee (m<sup>2</sup>/employee)</u></b>										
Institutional	63	63	63	63	63	63	63	63	63	63
Commercial - Population Related	51	51	51	51	51	51	51	51	51	51
Industrial / Agricultural	149	149	149	149	149	149	149	149	149	149

1. 2006 Employment Population from Statistics Canada. 2007 Stone Mills, Ontario (Code3511030) (table). 2006 Community Profiles. 2006 Census. Statistics Canada Catalogue no. 92-591-XWE. Ottawa. Released March 13, 2007. 2016 and 2021 from Statistics Canada Census date. Growth to 2051 based on County's Growth Projections Appendix C excluding work from home and NFPOW. Interpolation in between.

2. Employment Growth Between 2022 & 2041 by Employment Type from County's growth study

3. GFA Projections determined by multiplying the respective employment population by the GFA per employee

4. GFA Per Employee based on average for Loyalist Township Belleville and Greater Napanee.



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## **Appendix C**

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### **Historical Service Level Calculations**

**Appendix C-1**  
**Table 1**  
**Township of Stone Mills**  
**Calculation of Service Standards**  
**Outdoor Recreation (Parkland Development)**

Unit Measure: Value of Outdoor Recreation Parkland Development Per Capita  
Inventory (Unit) & Current Replacement Value

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Replacement Value (\$/unit)	2024 Replacement Value
<b>43 Cutler Rd</b>																	\$ -
Yarker-Shelter at Recreation Field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 50,000
Yarker-Outdoor rink (2022)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 108,000
Yarker-Lighting at Recreation Field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 135,000
Yarker-Fencing at Recreation Field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 54,000
Yarker-Bleachers	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	\$ 6,000
Yarker-Play Ground Equipment (not in original list)				1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 30,000
<b>2848 County Rd</b>																	\$ -
Enterprise-Playground equipment at Park				1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 32,400
<b>638 Park Rd</b>																	\$ -
Centenial Park-Administration	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 124,200
Centenial Park-Well pump house	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 50,000
Centenial Park-Public Washroom at Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 21,600
Centenial park-2 Comfort Stations	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	\$ 100,000
Centenial Park-Floating dock at Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 54,000
Centenial Park-Picnic Shelter at Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 27,000
Centenial Park-Play Ground Equipment						1	1	1	1	1	1	1	1	1	1	1	\$ 30,000
<b>Conservation Parks Playground Equipment</b>																	\$ -
Newburgh Conservation Park-Playground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 108,000
Beaver Lake Conservation Park-Playground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 108,000
Camden East Conservation Park-Playground Equipment				1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 64,800
Colebrook Conservation Park-Playground Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 40,000
<b>Enterprise Recreation Field</b>																	\$ -
Comfort Station at Recreation Field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 162,000
Playground equipment at Park				1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 108,000
Lighting at Recreation Field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 81,000
Fencing at Recreation Field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 54,000
Bleachers	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 32,400
<b>Moscow Recreation Field</b>																	\$ -
Comfort Station at Recreation Field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 43,200
Playground equipment at Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 40,000
Scoreboard at Recreation Field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 20,000
Lighting at Recreation Field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 81,000
Fencing at Recreation Field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 54,000
Bleachers	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	\$ 6,000
<b>Neville's Point Park</b>																	\$ -
Public Washroom at Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 64,800
Floating dock at Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 54,000
<b>Tamworth Recreation Field</b>																	\$ -
Concession Stand	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 32,400
Public Washroom at Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 50,000
Scoreboard at Recreation Field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 19,654
Lighting at Recreation Field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 81,000
Fencing at Recreation Field	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 54,000
Bleachers	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$ 6,000
Playground equipment at Park			1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 108,000
<b>Tamworth Soccer Pitch</b>																	\$ -
Bleachers	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 43,200
Skate Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 250,000
<b>Cunningham Park</b>																	\$ -
Well pump house	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 50,000
<b>Total</b>	<b>36</b>	<b>36</b>	<b>37</b>	<b>43</b>	<b>43</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>	<b>44</b>	
<b>Total Value \$</b>	<b>\$ 2,270,454</b>	<b>\$ 2,270,454</b>	<b>\$ 2,378,454</b>	<b>\$ 2,625,654</b>	<b>\$ 2,625,654</b>	<b>\$ 2,655,654</b>	<b>\$ 2,655,654</b>	<b>\$ 2,655,654</b>	<b>\$ 2,655,654</b>	<b>\$ 2,655,654</b>	<b>\$ 2,655,654</b>	<b>\$ 2,655,654</b>	<b>\$ 2,655,654</b>	<b>\$ 2,655,654</b>	<b>\$ 2,705,654</b>	<b>\$ 2,705,654</b>	

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average
Population	7,811	7,795	7,780	7,803	7,826	7,849	7,872	7,895	7,920	7,946	7,971	7,997	8,022	8,084	8,146	
Value Per Capita	\$ 290.69	\$ 291.26	\$ 305.71	\$ 336.49	\$ 335.50	\$ 338.34	\$ 337.35	\$ 336.37	\$ 335.29	\$ 334.22	\$ 333.16	\$ 332.10	\$ 331.05	\$ 334.69	\$ 332.15	\$ 326.96

Service Level Cap	
Forecast Population Growth (2022 to 2031)	758
Average Service Level (\$ per Capita)	\$ 326.96
<b>Service Level Cap</b>	<b>\$ 247,955</b>



**Appendix C-1**  
**Table 2**  
**Township of Stone Mills**  
**Calculation of Service Standards**  
**Outdoor Recreation (Vehicles and Equipment)**

Unit Measure: Value of Outdoor Recreation Vehicles & Equipment (Units) Per Capita & Employment  
Inventory (No. of Vehicles & Equipment) & Value

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Replacement Value (per unit)	2024 Replacement Value
60' zero turn mower								1	1	1	1	1	1	1	1	\$ 12,657	
42' ride on mower								1	1	1	1	1	1	1	1	\$ 4,311	\$ 4,311
Enclosed Trailer								1	1	1	1	1	1	1	1	\$ 9,160	\$ 9,160
F150 4x4 crew cab								1	1	1	1	1	1	1	1	\$ 39,023	\$ 39,023
Rust, undercoating, and Tonneau cover								1	1	1	1	1	1	1	1	\$ 3,171	\$ 3,171
Canoe and Kayaks Trailer								1	1	1	1	1	1	1	1	\$ 7,333	\$ 7,333
5 Canoes and 14 Kayaks								1	1	1	1	1	1	1	1	\$ 15,276	\$ 15,276
Canoe Trailer									1	1	1	1	1	1	1	\$ 1,878	\$ 1,878
Self Propel Floor Cleaner										1	1	1	1	1	1	\$ 10,444	\$ 10,444
Kawasaki FX Turbo Zero Turn Mower											1	1	1	1	1	\$ 15,040	\$ 15,040
Olympia Edger Battery												1	1	1	1	\$ 6,172	\$ 6,172
																	\$ -
																	\$ -
																	\$ -
<b>Total Units</b>	-	-	-	-	-	-	-	7	8	9	10	11	11	11	11		
<b>Total Value \$</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,930	\$ 92,808	\$ 103,252	\$ 118,292	\$ 124,464	\$ 124,464	\$ 124,464	\$ 124,464		

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average
Population	7,811	7,795	7,780	7,803	7,826	7,849	7,872	7,895	7,920	7,946	7,971	7,997	8,022	8,084	8,146	
Value Per Capita	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11.52	\$ 11.72	\$ 12.99	\$ 14.84	\$ 15.56	\$ 15.52	\$ 15.40	\$ 15.28	\$ 7.52

10 Year Funding Envelope Calculation	
Service Level Cap	
Forecast Population Growth (2022 to 2031)	758
Average Service Level (\$ per Capita)	\$ 7.52
<b>Service Level Cap</b>	<b>\$ 5,704</b>

**Appendix C-2**  
**Table 1**  
**Township of Stone Mills**  
**Calculation of Service Standards**  
**Indoor Recreation (Facilities)**

Unit Measure: Value of Indoor Recreation Building Area Per Capita  
Inventory (Sq. Ft.) & Current Replacement Value

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Replacement Value (\$/ft2)	2024 Replacement Value
Newburgh Hall	4,305	4,305	4,305	4,305	4,305	4,305	4,305	4,305	4,305	4,305	4,305	4,305	4,305	4,305	4,305	\$ 376	\$ 1,620,000
Enterprise Hall	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	\$ 324	\$ 1,620,000
Tammwoth Hall	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	2,188	\$ 326	\$ 713,255
Stone Mills Community Centre (Arena)	30,677	30,677	30,677	30,677	30,677	30,677	30,677	30,677	30,677	30,677	30,677	30,677	30,677	30,677	30,677	\$ 246	\$ 7,560,000
																	\$ -
																	\$ -
<b>Total</b>	<b>42,170</b>	<b>42,170</b>	<b>42,170</b>	<b>42,170</b>	<b>42,170</b>	<b>42,170</b>	<b>42,170</b>	<b>42,170</b>	<b>42,170</b>	<b>42,170</b>	<b>42,170</b>	<b>42,170</b>	<b>42,170</b>	<b>42,170</b>	<b>42,170</b>		
<b>Total Value \$</b>	<b>\$11,513,255</b>	<b>\$11,513,255</b>	<b>\$11,513,255</b>	<b>\$11,513,255</b>	<b>\$11,513,255</b>	<b>\$11,513,255</b>	<b>\$11,513,255</b>	<b>\$11,513,255</b>	<b>\$11,513,255</b>	<b>\$11,513,255</b>	<b>\$11,513,255</b>	<b>\$11,513,255</b>	<b>\$11,513,255</b>	<b>\$11,513,255</b>	<b>\$11,513,255</b>		

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average
Population	7,811	7,795	7,780	7,803	7,826	7,849	7,872	7,895	7,920	7,946	7,971	7,997	8,022	8,084	8,146	
Value per Capita	\$ 1,474.07	\$ 1,476.95	\$ 1,479.85	\$ 1,475.49	\$ 1,471.15	\$ 1,466.84	\$ 1,462.56	\$ 1,458.30	\$ 1,453.62	\$ 1,448.97	\$ 1,444.36	\$ 1,439.77	\$ 1,435.21	\$ 1,424.20	\$ 1,413.36	\$ 1,454.98

Service Level Cap	
Forecast Population Growth (2024 to 2033)	758
Average Service Level (\$ per Capita)	\$ 1,454.98
<b>Service Level Cap</b>	<b>\$ 1,103,412</b>

**Table 2  
Township of Stone Mills  
Calculation of Service Standards  
Indoor Recreation (Equipment)**

Unit Measure: Value of Equipment Per Capita  
Inventory (No. Units) & Value

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Replacement Value (\$/unit)	2024 Replacement Value
Newburgh Hall	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 81,000	\$ 81,000
Enterprise Hall	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 81,000	\$ 81,000
Tamworth Library /Hall	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 108,000	\$ 108,000
Equipment-Stone Mills Community Centre (Arena)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 1,080,000	\$ 1,080,000
																\$ -	\$ -
																\$ -	\$ -
																\$ -	\$ -
																\$ -	\$ -
<b>Total Units</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>		
<b>Total Value \$</b>	<b>\$ 1,350,000</b>	<b>\$ 1,350,000</b>	<b>\$ 1,350,000</b>	<b>\$ 1,350,000</b>	<b>\$ 1,350,000</b>	<b>\$ 1,350,000</b>	<b>\$ 1,350,000</b>	<b>\$ 1,350,000</b>	<b>\$ 1,350,000</b>	<b>\$ 1,350,000</b>	<b>\$ 1,350,000</b>	<b>\$ 1,350,000</b>	<b>\$ 1,350,000</b>	<b>\$ 1,350,000</b>	<b>\$ 1,350,000</b>	<b>\$ 1,350,000</b>	<b>\$ 1,350,000</b>

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average
Population	7,811	7,795	7,780	7,803	7,826	7,849	7,872	7,895	7,920	7,946	7,971	7,997	8,022	8,084	8,146	
Value Per Capita	\$ 172.84	\$ 173.18	\$ 173.52	\$ 173.01	\$ 172.50	\$ 172.00					\$ 169.36	\$ 168.82	\$ 168.29	\$ 167.00	\$ 165.73	\$ 170.57

**10 Year Funding Envelope Calculation**

Service Level Cap	
Forecast Population Growth (2024 to 2033)	758
Average Service Level (\$ per Capita)	\$ 170.57
<b>Service Level Cap</b>	<b>\$ 129,353</b>

**Appendix C-3  
Table 1  
Township of Stone Mills  
Calculation of Service Standards  
Fire (Facilities)**

Unit Measure: Value of Fire Protection Building Area Per Capita and Employment  
Inventory (Sq. Ft.) & Current Replacement Value

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Replacement Value (\$/ft2)	2024 Replacement Value
Yarker Fire Station	4,112	4,112	4,112	4,112	4,112	4,112	4,112	4,112	4,112	4,112	4,112	4,112	4,112	4,112	4,112	\$ 571	\$ 2,347,844
Enterprise Fire Station	5,317	5,317	5,317	5,317	5,317	5,317	5,317	5,317	5,317	5,317	5,317	5,317	5,317	5,317	5,317	\$ 571	\$ 3,036,218
Tamworth Fire Station	6,243	6,243	6,243	6,243	6,243	6,243	6,243	6,243	6,243	6,243	6,243	6,243	6,243	6,243	6,243	\$ 571	\$ 3,564,793
Newburgh Fire Station	4,198	4,198	4,198	4,198	4,198	4,198	4,198	4,198	4,198	4,198	4,198	4,198	4,198	4,198	4,198	\$ 571	\$ 2,397,018
																\$ -	\$ -
																\$ -	\$ -
																\$ -	\$ -
																\$ -	\$ -
<b>Total</b>	<b>19,870</b>	<b>19,870</b>	<b>19,870</b>	<b>19,870</b>	<b>19,870</b>	<b>19,870</b>	<b>19,870</b>	<b>19,870</b>	<b>19,870</b>	<b>19,870</b>	<b>19,870</b>	<b>19,870</b>	<b>19,870</b>	<b>19,870</b>	<b>19,870</b>		
<b>Total Value \$</b>	<b>\$11,345,873</b>	<b>\$11,345,873</b>	<b>\$11,345,873</b>	<b>\$11,345,873</b>	<b>\$11,345,873</b>	<b>\$11,345,873</b>	<b>\$11,345,873</b>	<b>\$11,345,873</b>	<b>\$11,345,873</b>	<b>\$11,345,873</b>	<b>\$11,345,873</b>	<b>\$11,345,873</b>	<b>\$11,345,873</b>	<b>\$11,345,873</b>	<b>\$11,345,873</b>	<b>\$11,345,873</b>	<b>\$11,345,873</b>

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average
Population	7,811	7,795	7,780	7,803	7,826	7,849	7,872	7,895	7,920	7,946	7,971	7,997	8,022	8,084	8,146	
Employment	3,986	4,003	4,020	4,037	4,054	4,071	4,088	4,105	4,047	3,989	3,931	3,873	3,815	3,831	3,848	
Total Historic Population & Employment	11,797	11,798	11,800	11,840	11,880	11,920	11,960	12,000	11,967	11,935	11,902	11,870	11,837	11,915	11,994	
Value Per (Capita & Employment)	\$ 961.80	\$ 961.66	\$ 961.51	\$ 958.27	\$ 955.04	\$ 951.84	\$ 948.65	\$ 945.49	\$ 948.06	\$ 950.65	\$ 953.26	\$ 955.88	\$ 958.51	\$ 952.21	\$ 945.99	\$ 953.92

Service Level Cap	
Forecast Population Growth (2024 to 2033)	758
Employment Forecast (2024 to 2033)	163
Total Forecast Population and Employment	921
Average Service Level (\$ per Capita)	\$ 953.92
<b>Service Level Cap</b>	<b>\$ 878,913</b>

Appendix C-3  
Table 2  
Township of Stone Mills  
Calculation of Service Standards  
Fire (Vehicles and Equipment)

Unit Measure: Value of Fire Protection Vehicles & Equipment (Units) Per Capita & Employment

Inventory (No. of Vehicles & Equipment) & Value

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Replacement Value (\$/unit)	2024 Replacement Value
Pumper																	
Pumper								1	1	1	1	1	1	1	1	\$ 800,000	\$ 800,000
Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 800,000	\$ 800,000
Pumper						1	1	1	1	1	1	1	1	1	1	\$ 594,000	\$ 594,000
Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 250,000	\$ 250,000
Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 250,000	\$ 250,000
Tanker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 450,000	\$ 450,000
Tanker								1	1	1	1	1	1	1	1	\$ 450,000	\$ 450,000
Tanker		1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 450,000	\$ 450,000
Utility											1	1	1	1	1	\$ 85,000	\$ 85,000
Utility	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 85,000	\$ 85,000
Utility												1	1	1	1	\$ 85,000	\$ 85,000
Utility	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 85,000	\$ 85,000
UTV												1	1	1	1	\$ 20,000	\$ 20,000
Wildland Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 450,000	\$ 450,000
Marine Unit (Boat)												1	1	1	1	\$ 65,000	\$ 65,000
Msa Fire Hawk Air Packs - 8			8	8	8	8	8	8	8	8	8	8	8	8	8	\$ 44,687	\$ 357,493
Msa Fire Hawk Air Packs - 8			8	8	8	8	8	8	8	8	8	8	8	8	8	\$ 44,687	\$ 357,493
Msa Fire Hawk Air Packs - 8			8	8	8	8	8	8	8	8	8	8	8	8	8	\$ 44,687	\$ 357,493
Msa Fire Hawk Air Packs - 8			8	8	8	8	8	8	8	8	8	8	8	8	8	\$ 44,687	\$ 357,493
Msa 4500 Comp wrap Bottle - 16			16	16	16	16	16	16	16	16	16	16	16	16	16	\$ 7,296	\$ 116,740
Msa 4500 Comp wrap Bottle - 16			16	16	16	16	16	16	16	16	16	16	16	16	16	\$ 7,296	\$ 116,740
Msa 4500 Comp wrap Bottle - 16			16	16	16	16	16	16	16	16	16	16	16	16	16	\$ 7,296	\$ 116,740
Msa 4500 Comp wrap Bottle - 16			16	16	16	16	16	16	16	16	16	16	16	16	16	\$ 7,296	\$ 116,740
18hp portable pump	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 9,038	\$ 9,038
CETT 18 hp 2x2 1/2 outlet portable pump	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 9,038	\$ 9,038
CETT with Honda 11 HP portable pump	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 5,881	\$ 5,881
18hp Honda pump	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 7,894	\$ 7,894
18hp portable pump	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 5,329	\$ 5,329
18 hp CETT pump	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 5,329	\$ 5,329
18 hp CETT pump	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 5,329	\$ 5,329
Auto Extrication Tool (Combination Tool)									1	1	1	1	1	1	1	\$ 18,017	\$ 18,017
20 hp Portable Honda Engine												1	1	1	1	\$ 8,005	\$ 8,005
Bunker Gear	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	\$ 2,900	\$ 290,000
Boots and helmets	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	\$ 1,000	\$ 100,000
Auto Extrication Tool (Combination Tool)														1	2	\$ 16,008	\$ 32,016
Auto Extrication Tools (Cutter, Spreader Ram) 2023															2	\$ 54,901	\$ 109,802
																	\$ -
																	\$ -
																	\$ -
<b>Total</b>	<b>214</b>	<b>215</b>	<b>311</b>	<b>311</b>	<b>312</b>	<b>312</b>	<b>312</b>	<b>316</b>	<b>316</b>	<b>316</b>	<b>320</b>	<b>321</b>	<b>321</b>	<b>323</b>	<b>326</b>		
<b>Total Value \$</b>	<b>\$ 2,807,838</b>	<b>\$ 3,257,838</b>	<b>\$ 5,154,770</b>	<b>\$ 5,154,770</b>	<b>\$ 5,748,770</b>	<b>\$ 5,748,770</b>	<b>\$ 5,748,770</b>	<b>\$ 7,466,787</b>	<b>\$ 7,466,787</b>	<b>\$ 7,466,787</b>	<b>\$ 7,644,792</b>	<b>\$ 7,729,792</b>	<b>\$ 7,729,792</b>	<b>\$ 8,545,800</b>	<b>\$ 8,671,610</b>		

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average
Population	7,811	7,795	7,780	7,803	7,826	7,849	7,872	7,895	7,920	7,946	7,971	7,997	8,022	8,084	8,146	
Employment	3,986	4,003	4,020	4,037	4,054	4,071	4,088	4,105	4,047	3,989	3,931	3,873	3,815	3,831	3,848	
Total Historic Population & Employment	11,797	11,798	11,800	11,840	11,880	11,920	11,960	12,000	11,967	11,935	11,902	11,870	11,837	11,915	11,994	
Value Per (Capita & Employment)	\$ 238.02	\$ 276.13	\$ 436.85	\$ 435.37	\$ 483.90	\$ 482.28	\$ 480.67	\$ 622.23	\$ 623.93	\$ 625.63	\$ 642.30	\$ 651.23	\$ 653.02	\$ 717.21	\$ 723.02	\$ 539.45

Service Level Cap	15- Year
Forecast Population Growth (2024 to 2033)	758
Employment Forecast (2024 to 2033)	163
Total Forecast Population and Employment Growth	921
Average Service Level (\$ per Capita)	\$ 539.45
Service Level Cap	\$ 497,034

**Appendix C-3**  
**Table 3**  
**Township of Stone Mills**  
**Calculation of Service Standards**  
**Fire (Land)**

**Unit Measure: Value of Fire Protection Land Per Capita and Employment Inventory (Square Metre) & Current Replacement Value**

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Replacement Value (\$/F <sup>2</sup> )	2024 Replacement Value
Yarker Fire Station (4359.38sqft)	4,359	4,359	4,359	4,359	4,359	4,359	4,359	4,359	4,359	4,359	4,359	4,359	4,359	4,359	4,359	\$ 7	\$ 30,385
Enterprise Fire Station (40633.76sqft)	40,634	40,634	40,634	40,634	40,634	40,634	40,634	40,634	40,634	40,634	40,634	40,634	40,634	40,634	40,634	\$ 7	\$ 283,217
Tamworth Fire Station (60945.26sqft)	60,945	60,945	60,945	60,945	60,945	60,945	60,945	60,945	60,945	60,945	60,945	60,945	60,945	60,945	60,945	\$ 7	\$ 424,788
Newburgh Fire Station (23067.06sqft)	23,067	23,067	23,067	23,067	23,067	23,067	23,067	23,067	23,067	23,067	23,067	23,067	23,067	23,067	23,067	\$ 7	\$ 160,777
																	\$ -
																	\$ -
																	\$ -
<b>Total</b>	<b>129,005</b>	<b>129,005</b>	<b>129,005</b>	<b>129,005</b>	<b>129,005</b>	<b>129,005</b>	<b>129,005</b>	<b>129,005</b>	<b>129,005</b>	<b>129,005</b>	<b>129,005</b>	<b>129,005</b>	<b>129,005</b>	<b>129,005</b>	<b>129,005</b>		
<b>Total Value \$</b>	<b>899,168</b>	<b>899,168</b>	<b>899,168</b>	<b>899,168</b>	<b>899,168</b>	<b>899,168</b>	<b>899,168</b>	<b>899,168</b>	<b>899,168</b>	<b>899,168</b>	<b>899,168</b>	<b>899,168</b>	<b>899,168</b>	<b>899,168</b>	<b>899,168</b>		

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average
Population	7,811	7,795	7,780	7,803	7,826	7,849	7,872	7,895	7,920	7,946	7,971	7,997	8,022	8,084	8,146	
Employment	3,986	4,003	4,020	4,037	4,054	4,071	4,088	4,105	4,047	3,989	3,931	3,873	3,815	3,831	3,848	
Total Historic Population & Employment	11,797	11,798	11,800	11,840	11,880	11,920	11,960	12,000	11,967	11,935	11,902	11,870	11,837	11,915	11,994	
Value Per (Capita & Employment)	\$ 76.22	\$ 76.21	\$ 76.20	\$ 75.94	\$ 75.69	\$ 75.43	\$ 75.18	\$ 74.93	\$ 75.13	\$ 75.34	\$ 75.55	\$ 75.75	\$ 75.96	\$ 75.46	\$ 74.97	\$ 75.60

Service Level Cap	15- Year
Forecast Population Growth (2024 to 2033)	758
Employment Forecast (2024 to 2033)	163
Total Forecast Population and Employment	921
Average Service Level (\$ per Capita)	\$ 75.60
<b>Service Level Cap</b>	<b>\$ 69,654</b>

**Appendix C-4**  
**Table 1**  
**Township of Stone Mills**  
**Calculation of Service Standards**  
**Transportation (Roads)**

Unit Measure: Value of Transportation - Roads, Sidewalks, Streetlights and Traffic Controls per Capital and Employment  
Inventory (No. Km) & Current Replacement Value

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Replacement Value (\$/km)	2024 Replacement Value
LOW CLASS BITUMINOUS (SURFACE TREATMENT): URBAN	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	\$ 277,207	\$ 3,362,520
LOW CLASS BITUMINOUS (SURFACE TREATMENT): RURAL	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	\$ 363,508	\$ 37,241,376
HIGH CLASS BITUMINOUS (HOT MIX ASPHALT): URBAN	4	4	4	4	4	4	4	4	4	4	4	4	4	4	3	\$ 1,402,213	\$ 4,767,524
HIGH CLASS BITUMINOUS (HOT MIX ASPHALT): SEMI-UR	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$ 409,350	\$ 1,706,990
HIGH CLASS BITUMINOUS (HOT MIX ASPHALT): RURAL	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$ 393,557	\$ 1,416,805
GRAVEL & STONE: RURAL	237	237	237	237	237	237	237	237	237	237	237	237	237	237	237	\$ 137,501	\$ 32,649,534
Sidewalks					15	15	15	15	15	15	15	15	15	15	15	\$ 113,773	\$ 1,710,004
																	\$ -
																	\$ -
<b>Total</b>	<b>364</b>	<b>364</b>	<b>364</b>	<b>364</b>	<b>379</b>	<b>379</b>	<b>379</b>	<b>379</b>	<b>379</b>	<b>379</b>	<b>379</b>	<b>379</b>	<b>379</b>	<b>379</b>	<b>378</b>		
<b>Total Value \$</b>	<b>\$ 82,546,964</b>	<b>\$ 82,546,964</b>	<b>\$ 82,546,964</b>	<b>\$ 82,546,964</b>	<b>\$ 84,256,968</b>	<b>\$ 84,256,968</b>	<b>\$ 84,256,968</b>	<b>\$ 84,256,968</b>	<b>\$ 84,256,968</b>	<b>\$ 84,256,968</b>	<b>\$ 84,256,968</b>	<b>\$ 84,256,968</b>	<b>\$ 84,256,968</b>	<b>\$ 84,256,968</b>	<b>\$ 82,854,755</b>		

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average
Population	7,811	7,795	7,780	7,803	7,826	7,849	7,872	7,895	7,920	7,946	7,971	7,997	8,022	8,084	8,146	
Employment	3,986	4,003	4,020	4,037	4,054	4,071	4,088	4,105	4,047	3,989	3,931	3,873	3,815	3,831	3,848	
Total Historic Population & Employment*	11,797	11,798	11,800	11,840	11,880	11,920	11,960	12,000	11,967	11,935	11,902	11,870	11,837	11,915	11,994	
Value Per (Capita & Employment)	\$ 6,998	\$ 6,997	\$ 6,996	\$ 6,972	\$ 7,092	\$ 7,069	\$ 7,045	\$ 7,021	\$ 7,041	\$ 7,060	\$ 7,079	\$ 7,099	\$ 7,118	\$ 7,071	\$ 6,908	<b>\$ 7,038</b>

Service Level Cap	15- Year
Forecast Population Growth (2024 to 2033)	758
Employment Forecast (2024 to 2033)	163
<b>Total Forecast Population and Employment Growth</b>	<b>921</b>
Average Service Level (\$ per Capita/Employment)	\$ 7,037.62
<b>Service Level Cap</b>	<b>\$ 6,484,243</b>

**Appendix C-4**  
**Table 2**  
**Township of Stone Mills**  
**Calculation of Service Standards**  
**Transportation (Bridges and Culverts)**

Unit Measure: Value of Transportation - Bridges and Culverts Per Capita and Employment  
Inventory (No. of Units) & Current Replacement Value

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Replacement Value (\$/unit)	
<b>Bridges</b>																	
Curl Beidge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 1,410,000
Dowdle Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 680,000
McQuay Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 650,000
Teskey Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 1,000,000
Murphy Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 640,000
9th Concession Bridge #1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 340,000
9th Concession Bridge #2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 420,000
9th Concession Bridge #3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 540,000
California Road Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 500,000
Sheffield Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 700,000
Miller Road Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 470,000
Donovan Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 690,000
Adair Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 1,470,000
Bradshaw Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 1,640,000
Califorina road Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 510,000
Kirk's Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 700,000
Garrison Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 1,190,000
Kingston Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 440,000
Clareview Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 890,000
Flynn Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 950,000
<b>Culverts</b>																	
Jackson Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 650,000
Carman Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 630,000
Miller Road Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 830,000
Rogers Road Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 660,000
Mountain Road Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 950,000
Airport Road Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 370,000
Detlor Road Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 440,000
<b>Total</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>	
<b>Total Value \$</b>	<b>\$20,360,000</b>	<b>\$20,360,000</b>	<b>\$20,360,000</b>	<b>\$20,360,000</b>	<b>\$20,360,000</b>	<b>\$20,360,000</b>	<b>\$20,360,000</b>	<b>\$20,360,000</b>	<b>\$20,360,000</b>	<b>\$20,360,000</b>	<b>\$20,360,000</b>	<b>\$20,360,000</b>	<b>\$20,360,000</b>	<b>\$20,360,000</b>	<b>\$20,360,000</b>	<b>\$20,360,000</b>	

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average
Population	7,811	7,795	7,780	7,803	7,826	7,849	7,872	7,895	7,920	7,946	7,971	7,997	8,022	8,084	8,146	
Employment	3,986	4,003	4,020	4,037	4,054	4,071	4,088	4,105	4,047	3,989	3,931	3,873	3,815	3,831	3,848	
Total Historic Population & Employment	11,797	11,798	11,800	11,840	11,880	11,920	11,960	12,000	11,967	11,935	11,902	11,870	11,837	11,915	11,994	
Value Per (Capita & Employment)	\$ 1,725.93	\$ 1,725.68	\$ 1,725.42	\$ 1,719.60	\$ 1,713.81	\$ 1,708.05	\$ 1,702.34	\$ 1,696.67	\$ 1,701.29	\$ 1,705.94	\$ 1,710.61	\$ 1,715.31	\$ 1,720.03	\$ 1,708.73	\$ 1,697.57	\$ 1,711.80

Service Level Cap	15- Year
Forecast Population Growth (2024 to 2033)	758
Employment Forecast (2024 to 2033)	163
<b>Total Forecast Population and Employment Growth</b>	<b>921</b>
Average Service Level (\$ per Capita/Employment)	\$ 1,711.80
<b>Service Level Cap</b>	<b>\$ 1,577,197</b>

**Appendix C-4**  
**Table 3**  
**Township of Stone Mills**  
**Calculation of Service Standards**  
**Transportation (Vehicles and Equipment)**

Unit Measure: \$/units

Inventory (No. of Vehicles and Equipment) & Value

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Replacement Value (\$/unit)	2024 Replacement Value
2007 Ford F150 1/2 Ton	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 25,960	\$ 25,960
2012 Ford F150 4X4				1	1	1	1	1	1	1	1	1	1	1	1	\$ 27,577	\$ 27,577
2020 Toyota Tundra 4X4												1	1	1	1	\$ 56,477	\$ 56,477
1988 Ford L8000 Single Axle	1	1	1	1	1											\$ 112,686	\$ -
2010 IH Prostar		1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 16,970	\$ 16,970
2000 Sterling LT9513 Tandem	1	1	1	1	1	1	1	1	1	1						\$ 103,457	\$ -
2022 International HV613														1	1	\$ 339,238	\$ 339,238
1991 Ford L9000	1	1	1													\$ -	\$ -
2012 International IH 7600 6X4				1	1	1	1	1	1	1	1	1	1	1	1	\$ 216,377	\$ 216,377
1994 Ford L9000	1	1	1	1	1	1	1	1	1							\$ 38,113	\$ -
2016 International 7600									1	1	1	1	1	1	1	\$ 228,579	\$ 228,579
2002 Ford F250 4X4	1	1	1	1	1	1	1	1	1							\$ 34,986	\$ -
2003 Ford F550	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 50,025	\$ 50,025
2010 Ford F250 2WD	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 18,994	\$ 18,994
2008 Ford F150	1	1	1	1	1	1	1	1	1	1						\$ 26,723	\$ -
2018 Western Star Tandem										1	1	1	1	1	1	\$ 311,649	\$ 311,649
1998 Louisville Tandem	1	1	1	1	1	1	1	1	1							\$ 152,904	\$ -
2016 International IH 7600									1	1	1	1	1	1	1	\$ 249,517	\$ 249,517
2003 Sterling LT9513	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 193,879	\$ 193,879
2008 Sterling LT9513	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 211,577	\$ 211,577
2002 Sterling LT9513	1	1	1	1	1	1	1	1	1	1	1	1	1			\$ 163,079	\$ -
2006 International 7600	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 28,743	\$ 28,743
1991 Ford L9000	1	1	1													\$ 168,337	\$ -
2012 International IH 7600				1	1	1	1	1	1	1	1	1	1	1	1	\$ 242,038	\$ 242,038
2006 Ford F550 4X4	1	1	1	1	1	1	1	1	1	1	1	1				\$ 64,148	\$ -
2015 Ford F250 2WD								1	1	1	1	1	1	1	1	\$ 25,757	\$ 25,757
2004 Sterling LT9513	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 187,420	\$ 187,420
2003 Ford F550 1 1/2 Ton	1	1	1	1	1	1	1	1	1							\$ 50,025	\$ -
2008 Ford F550 1 1/2 Ton	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 29,871	\$ 29,871
2001 Sterling LT9513	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 164,824	\$ -
2022 International HV613														1	1	\$ 339,238	\$ 339,238
2005 Sterling LT9513	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 182,008	\$ 182,008
2008 Ford F150 4X4	1	1	1	1	1	1	1	1	1							\$ 26,723	\$ -
2018 Ford F150 XLT	1	1	1	1	1	1	1	1	1							\$ 38,623	\$ -
2008 Ford F150	1	1	1	1	1	1	1	1	1	1	1	1	1			\$ 24,638	\$ -
2014 Ford F250 4X4						1	1	1	1	1	1	1	1	1	1	\$ 39,118	\$ 39,118
2019 Ford F150 XLT											1	1	1	1	1	\$ 43,983	\$ 43,983
1987 Champion 740 Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 150,250	\$ 150,250
2009 870G John Deere Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 234,249	\$ 234,249
1991 Champion 740 Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 182,975	\$ -
2011 870GP John Deere Grader			1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 190,405	\$ 190,405
1991 Champion 740 Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 182,975	\$ 182,975
2021 Toyota Tundra 4X4													1	1	1	\$ 55,655	\$ 55,655
1999 Volvo L70C Loader 2 1/2 CY	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 139,150	\$ 139,150
2005 Cat 930 Rubber Tire Loader 3 CY	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 181,700	\$ -
2020 Hyundai HL940 Wheel Loader													1	1	1	\$ 181,478	\$ 181,478
1986 Cat 936 Rubber Tire Loader 3 CY	1	1	1	1	1	1	1	1								\$ 102,438	\$ -
2017 Doosan DL220-S Loader										1	1	1	1	1	1	\$ 206,225	\$ 206,225
1988 CAT 953 Track Loader 2 1/2 CY	1	1	1	1	1											\$ 122,541	\$ -
2013 Cat 953D Track Loader 2 1/2 CY					1	1	1	1	1	1	1	1	1	1	1	\$ 245,805	\$ 245,805
1975 International Sweeper	1															\$ 12,455	\$ -
2016 Doosan DX190-5 Rubber Tire Ex								1	1	1	1	1	1	1	1	\$ 248,487	\$ -
2022 Doosan DX190W-5														1	1	\$ 161,986	\$ 161,986
1999 Ford 8160 New Holland Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 108,343	\$ 108,343
2005 John Deere 6415 Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 126,584	\$ 126,584
2008 M108X Kubota Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 93,677	\$ 93,677
1989 John Deere 2555	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 89,532	\$ -
2020 Kubota M6 Tractor with Diamond mower													1	1	1	\$ 208,326	\$ 208,326
1981 Kubota G5200	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 8,037	\$ 8,037
Caterpillar Broom BA25	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 21,000	\$ 21,000
2019 Kubota 4WD Tractor												1	1	1	1	\$ 49,238	\$ 49,238
T300 Bob Cat	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 32,770	\$ 32,770
Twin Axle Landscape Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 3,085	\$ 3,085
1990 Mack 600 Sweeper	1	1	1	1	1	1	1	1	1	1						\$ 40,250	\$ -
2011 Elgin Whirlwind MV Street Sweeper		1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 101,700	\$ 101,700

**Appendix C-4**  
**Table 3**  
**Township of Stone Mills**  
**Calculation of Service Standards**  
**Transportation (Vehicles and Equipment)**  
**(continued)**

Unit Measure: \$/units  
Inventory (No. of Vehicles and Equipment) & Value

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Replacement Value (\$/unit)	2024 Replacement Value
1981 Thompson Steamer	1	1	1	1	1	1	1	1	1	1						\$ 19,560	\$ -
2019 Thompson Steamer											1	1	1	1	1	\$ 19,560	\$ 19,560
2001 8410 Champion Superpac Roller	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 92,230	\$ 92,230
2017 Hamm Single Drum Smooth Roller									1	1	1	1	1	1	1	\$ 110,152	\$ 110,152
1986 Compressor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 28,455	\$ 28,455
1990 Eager Beaver Chipper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 24,591	\$ 24,591
1997 JC 20 Ton Dow Tag Float	1	1	1	1	1	1	1	1	1							\$ 19,786	\$ -
2000 Dyson Float	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 3,000	\$ 3,000
1975 256 Hopper Belly Dump	1															\$ 3,000	\$ -
1988 Raglen Hopper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 9,040	\$ 9,040
1987 816B Compactor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 101,422	\$ 101,422
1999 Trail King Hydraulic Detachable Float	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 44,670	\$ 44,670
2014 Look Vision 7X16 Tandem Trailer						1	1	1	1	1	1	1	1	1	1	\$ 42,695	\$ 42,695
2016 Ford F150 XLT Crew Cab								1	1	1	1	1	1	1	1	\$ 33,707	\$ 33,707
Cargo Trailer - Parks & Rec								1	1	1	1	1	1	1	1	\$ 7,915	\$ 7,915
25HP Zero Turn Mower 60" Deck								1	1	1	1	1	1			\$ 10,949	\$ -
Husqvarna Mower 42"								1	1	1						\$ 3,729	\$ -
Zero Turn - Parks & Rec											1	1	1	1	1	\$ 14,056	\$ 14,056
2019 Ford F250 Super Duty 2XL Crew Cab											1	1	1	1	1	\$ 48,952	\$ 48,952
Traffic Lights											1	1	1	1	1	\$ 29,832	\$ 29,832
Cameleon Sidewalk Plow			1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 16,290	\$ 16,290
Dual Axle Trail King Float	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 19,102	\$ 19,102
Kia Niro													1	1	1	\$ 47,779	\$ 47,779
Kia Niro													1	1	1	\$ 47,779	\$ 47,779
GPS Survey Equipment													1	1	1	\$ 12,709	\$ 12,709
Charging stations for EV vehicles													1	1	1	\$ 2,434	\$ 2,434
<b>Total</b>	<b>53</b>	<b>54</b>	<b>56</b>	<b>57</b>	<b>58</b>	<b>58</b>	<b>59</b>	<b>66</b>	<b>63</b>	<b>58</b>	<b>61</b>	<b>63</b>	<b>67</b>	<b>64</b>	<b>64</b>		
<b>Total Value \$</b>	<b>\$ 4,275,619</b>	<b>\$ 4,397,828</b>	<b>\$ 4,604,523</b>	<b>\$ 4,922,178</b>	<b>\$ 5,167,983</b>	<b>\$ 5,014,569</b>	<b>\$ 5,040,326</b>	<b>\$ 5,823,209</b>	<b>\$ 5,902,501</b>	<b>\$ 5,737,689</b>	<b>\$ 5,816,564</b>	<b>\$ 6,198,695</b>	<b>\$ 6,201,973</b>	<b>\$ 6,322,306</b>	<b>\$ 6,322,306</b>		

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average
Population	7,811	7,795	7,780	7,803	7,826	7,849	7,872	7,895	7,920	7,946	7,971	7,997	8,022	8,084	8,146	
Employment	3,986	4,003	4,020	4,037	4,054	4,071	4,088	4,105	4,047	3,989	3,931	3,873	3,815	3,831	3,848	
Total Historic Population & Employment	11,797	11,798	11,800	11,840	11,880	11,920	11,960	12,000	11,967	11,935	11,902	11,870	11,837	11,915	11,994	
Value Per (Capita & Employment)	\$ 362.45	\$ 372.75	\$ 390.21	\$ 415.72	\$ 435.02	\$ 420.69	\$ 421.43	\$ 485.27	\$ 493.21	\$ 480.75	\$ 488.70	\$ 522.23	\$ 523.95	\$ 530.60	\$ 527.14	\$ 458.01

Service Level Cap	15- Year
Forecast Population Growth (2024 to 2033)	758
Employment Forecast (2024 to 2033)	163
<b>Total Forecast Population and Employment Growth</b>	<b>921</b>
Average Service Level (\$ per Capita/Employment)	\$ 458.01
<b>Service Level Cap</b>	<b>\$ 421,995</b>



**Appendix C-4**  
**Table 4**  
**Township of Stone Mills**  
**Calculation of Service Standards**  
**Transportation (Facilities)**

Unit Measure: Value of Transportation - Building Area Per Capita and Employment Inventory (Sq. Ft.) & Current Replacement Value

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Replacement Value (\$/ft2)	2024 Replacement Value
Erinsville-Storage Building	3000	3000	3000	3000	3000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	\$ 90	\$ 270,000
Centreville-Public Works Garage -20 Bay	21527	21527	21527	21527	21527	21,527	21,527	21,527	21,527	21,527	21,527	21,527	21,527	21,527	21,527	\$ 251	\$ 5,400,000
Centreville-Salt Dome	4198	4198	4198	4198	4198	4,198	4,198	4,198	4,198	4,198	4,198	4,198	4,198	4,198	4,198	\$ 224	\$ 939,119
Centreville-Storage Facility- 4 Bay	6738	6738	6738	6738	6738	6,738	6,738	6,738	6,738	6,738	6,738	6,738	6,738	6,738	6,738	\$ 224	\$ 1,507,472
Centreville-Storage Facility-sand & salt	7500	7500	7500	7500	7500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	\$ 108	\$ 810,000
Tamworth-Storage Facility - 4 Bay	4000	4000	4000	4000	4000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	\$ 27	\$ 108,000
Tamworth-Storage Facility - sand & salt														5,220	5,220	\$ 224	\$ 1,167,980
<b>Total</b>	<b>46,963</b>	<b>46,963</b>	<b>46,963</b>	<b>46,963</b>	<b>46,963</b>	<b>46,963</b>	<b>46,963</b>	<b>46,963</b>	<b>46,963</b>	<b>46,963</b>	<b>46,963</b>	<b>46,963</b>	<b>46,963</b>	<b>46,963</b>	<b>52,184</b>	<b>52,184</b>	
<b>Total Value \$</b>	<b>\$ 9,034,591</b>	<b>\$ 9,034,591</b>	<b>\$ 9,034,591</b>	<b>\$ 9,034,591</b>	<b>\$ 9,034,591</b>	<b>\$ 9,034,591</b>	<b>\$ 9,034,591</b>	<b>\$ 9,034,591</b>	<b>\$ 9,034,591</b>	<b>\$ 9,034,591</b>	<b>\$ 9,034,591</b>	<b>\$ 9,034,591</b>	<b>\$ 9,034,591</b>	<b>\$ 9,034,591</b>	<b>\$10,202,571</b>	<b>\$10,202,571</b>	

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Average
Population	7,811	7,795	7,780	7,803	7,826	7,849	7,872	7,895	7,920	7,946	7,971	7,997	8,022	8,084	8,146	
Employment	3,986	4,003	4,020	4,037	4,054	4,071	4,088	4,105	4,047	3,989	3,931	3,873	3,815	3,831	3,848	
Total Historic Population & Employment	11,797	11,798	11,800	11,840	11,880	11,920	11,960	12,000	11,967	11,935	11,902	11,870	11,837	11,915	11,994	
Value Per (Capita & Employment)	\$ 1,156.72	\$ 1,158.98	\$ 1,161.26	\$ 1,157.84	\$ 1,154.43	\$ 1,151.05	\$ 1,147.69	\$ 1,144.34	\$ 1,140.67	\$ 1,137.03	\$ 1,133.40	\$ 1,129.80	\$ 1,126.23	\$ 1,262.07	\$ 1,252.46	\$ 1,160.93

Service Level Cap	15- Year
Forecast Population Growth (2024 to 2033)	758
Employment Forecast (2024 to 2033)	163
<b>Total Forecast Population and Employment Growth</b>	<b>921</b>
Average Service Level (\$ per Capita/Employment)	\$ 1,160.93
<b>Service Level Cap</b>	<b>\$ 1,069,646</b>

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## **Appendix D**

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### **Net Capital Growth to be Recovered from Development Charges**

**Appendix D-1  
Table 1  
Township of Stone Mills  
Growth Studies**

**Capital Costs Included in Development Charges Calculation**

Increased Service Needs due to Anticipated Development 2024-2033	Year Required	Gross Project Cost	Less: Grants, Subsidies & Development Contributions Attributable to New Development	Net Municipal Capital Costs	Less:		Total Development Recoverable Costs	DC Eligible Costs	
					Benefit to Existing Development			Residential Share	Non-Res. Share
					\$	%			
Strategic Plan	2025	\$ 50,000	\$ -	\$ 50,000	\$ 25,000	50%	\$ 25,000	\$ 20,577	\$ 4,423
Comprehensive Zoning By-Law	2026	\$ 25,000	\$ -	\$ 25,000	\$ 12,500	50%	\$ 12,500	\$ 10,289	\$ 2,211
Energy Conservation and Demand Management Plan	2027	\$ 60,000	\$ -	\$ 60,000	\$ 30,000	50%	\$ 30,000	\$ 24,693	\$ 5,307
Development Charges Study	2033	\$ 29,000	\$ -	\$ 29,000	\$ -	0%	\$ 29,000	\$ 23,870	\$ 5,130
			\$ -						
<b>Total Estimated Capital Costs</b>		<b>\$ 164,000</b>	<b>\$ -</b>	<b>\$ 164,000</b>	<b>\$ 67,500</b>		<b>\$ 96,500</b>	<b>\$ 79,428</b>	<b>\$ 17,072</b>

**Appendix D-2  
Table 1  
Township of Stone Mills  
Outdoor Recreation**

**Capital Costs Included in Development Charges Calculations**

Increased Service Needs due to Anticipated Development 2022-2031	Year Required	Gross Project Cost	Less: Grants, Subsidies & Development Contributions Attributable to New Development	Net Municipal Capital Costs	Less:		Total Development Recoverable Costs	DC Eligible Costs	
					Benefit to Existing Development			Residential Share	Non-Res. Share
					\$	%			
Recreation Master Plan (50%)	2026	\$ 37,500	\$ -	\$ 37,500	\$ 18,750	50%	\$ 18,750	\$ 17,813	\$ 938
			\$ -						
<b>Total Estimated Capital Costs</b>		<b>\$ 37,500</b>	<b>\$ -</b>	<b>\$ 37,500</b>	<b>\$ 18,750</b>		<b>\$ 18,750</b>	<b>\$ 17,813</b>	<b>\$ 938</b>

**Appendix D-3  
Table 1  
Township of Stone Mills  
Indoor Recreation**

**Capital Costs Included in the Development Charge Calculation**

Increased Service Needs Attributable to Anticipated Development 2022-2031	Year Required	Gross Project Cost	Less Grants, Subsidies & Development Contributions Attributable to New Development	Net Municipal Capital Costs	Less:		Total Development Recoverable Costs	DC Eligible Costs	
					Benefit to Existing Development			Residential Share	Non-Res. Share
					\$	%			
							\$ -		
Recreation Master Plan (50%)	2026	\$ 37,500		\$ 37,500	\$ 18,750	50%	\$ 18,750	\$ 17,813	\$ 938
							\$ -		
<b>Total Estimated Capital Costs</b>		<b>\$ 37,500</b>	<b>\$ -</b>	<b>\$ 37,500</b>	<b>\$ 18,750</b>		<b>\$ 18,750</b>	<b>\$ 17,813</b>	<b>\$ 938</b>

**Appendix D-4  
Table 1  
Township of Stone Mills  
Fire Services**

**Capital Costs Included in the Development Charge Calculation**

Increased Service Needs Attributable to Anticipated Development 2022-2031	Year Required	Gross Project Cost	Less Grants, Subsidies & Development Contributions Attributable to New Development	Net Municipal Capital Costs	Less:		Total Development Recoverable Costs	Post Period Capacity to be Carried Forward	Total Development Costs Adjustment Due to Service Level Cap	DC Eligible Costs	
					Benefit to Existing Development					Residential Share	Non-Res. Share
					\$	%					
Fire Master Plan	2025	\$ 35,000		\$ 35,000	\$ 17,500	50%	\$ 17,500			\$ 14,404	\$ 3,096
Yarker Fire Hall Expansion	2025	\$ 4,250,000		\$ 4,250,000	\$ 2,496,456	59%	\$ 1,753,544			\$ 1,443,323	\$ 310,221
<b>Total Estimated Capital Costs</b>		<b>\$ 4,285,000</b>	<b>\$ -</b>	<b>\$ 4,285,000</b>	<b>\$ 2,513,956</b>		<b>\$ 1,771,044</b>	<b>\$ 325,442</b>	<b>\$ 1,445,602</b>	<b>\$ 1,189,860</b>	<b>\$ 255,743</b>

**Appendix D-5  
Table 1  
Township of Stone Mills  
Transportation Services**

**Capital Costs Included in the Development Charge Calculation**

Increased Service Needs Attributable to Anticipated Development 2022-2031	Year Required	Gross Project Costs	Less: Grants, Subsidies & Development Contributions Attributable to New Development	Net Municipal Capital Costs	Less:		Total Development Recoverable Costs	DC Eligible Costs	
					Benefit to Existing Development			Residential Share	Non-Res. Share
					\$	%			
Roads Needs Study	2028	\$ 50,000		\$ 50,000	\$ 25,000	50%	\$ 25,000	\$ 20,577	\$ 4,423
Salt Dome	2025	\$ 1,000,000		\$ 1,000,000	\$ 935,042	94%	\$ 64,958	\$ 53,466	\$ 11,492
<b>Total Estimated Capital Costs</b>		<b>\$ 1,050,000</b>	<b>\$ -</b>	<b>\$ 1,050,000</b>	<b>\$ 960,042</b>		<b>\$ 89,958</b>	<b>\$ 74,043</b>	<b>\$ 15,914</b>

**Appendix D-6  
Table 1  
Township of Stone Mills  
Storm Sewer**

**Capital Costs Included in the Development Charge Calculation**

Increased Service Needs Attributable to Anticipated Development 2022-2031	Year Required	Gross Project Costs	Less:	Net Capital Costs	Less:		Total Development Recoverable Costs	DC Eligible Costs	
			Grants, Subsidies & Development Contributions Attributable to New Development		Benefit to Existing Development			Residential Share	Non-Res. Share
					\$	%			
Storm Sewer Study	2028	\$ 50,000		\$ 50,000	\$ 25,000	50%	\$ 25,000	\$ 20,577	\$ 4,423
<b>Total Estimated Capital Costs</b>		<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 50,000</b>	<b>\$ 25,000</b>		<b>\$ 25,000</b>	<b>\$20,577</b>	<b>\$4,423</b>

**Appendix D-7  
Table 1  
Township of Stone Mills  
Waste Diversion**

**Capital Costs Included in the Development Charge Calculation**

Increased Service Needs Attributable to Anticipated Development 2022- 2031	Year Required	Gross Project Cost	Less:	Net Municipal Capital Costs	Less:		Total Development Recoverable Costs	DC Eligible Costs	
			Grants, Subsidies & Development Contributions Attributable to New Development		Benefit to Existing Development			Residential Share	Non-Res. Share
					\$	%			
Waste Diversion Study	2027	\$30,000		\$30,000	\$15,000	50%	\$15,000		
<b>Total Estimated Capital Costs</b>		<b>\$30,000</b>	<b>\$0</b>	<b>\$30,000</b>	<b>\$15,000</b>		<b>\$15,000</b>	<b>\$13,130</b>	<b>\$1,870</b>

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## **Appendix E**

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### **Cash Flow Analysis & Adjusted Charges**

**Appendix E-1  
Table 1  
Township of Stone Mills  
Growth Studies  
Cash Analysis and Adjusted Charges**

**RESIDENTIAL CASH FLOW**

<b>Administration</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>
<b>Opening Cash Balance</b>	\$ -	\$ 8,063	\$ (5,178)	\$ (7,936)	\$ (27,396)	\$ (18,648)	\$ (9,304)	\$ 666	\$ 11,294	\$ 22,611
Residential Population Growth in New Units	<b>76</b>	<b>76</b>	<b>76</b>	<b>76</b>	<b>76</b>	<b>76</b>	<b>76</b>	<b>76</b>	<b>76</b>	<b>76</b>
<b>Receipts</b>										
Residential Development Charge Receipts (Inflated)	\$ 7,905	\$ 8,221	\$ 8,550	\$ 8,892	\$ 9,248	\$ 9,618	\$ 10,003	\$ 10,403	\$ 10,819	\$ 11,252
<b>Disbursements</b>										
2022-2031 Development Charge Disbursements/Adjustments										
Uninflated	\$ -	\$ 20,577	\$ 10,289	\$ 24,693	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,870
Inflated	\$ -	\$ 21,400	\$ 11,128	\$ 27,776	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,974
<b>Interest</b>	\$ 158	\$ (62)	\$ (181)	\$ (576)	\$ (500)	\$ (274)	\$ (33)	\$ 225	\$ 499	\$ 111
<b>Closing Cash Balance</b>	\$ 8,063	\$ (5,178)	\$ (7,936)	\$ (27,396)	\$ (18,648)	\$ (9,304)	\$ 666	\$ 11,294	\$ 22,611	\$ -

<b>Adjusted Residential Charge Per Capita</b>	<b>\$ 104.24</b>
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**Appendix E-1  
Table 2  
Township of Stone Mills  
Growth Studies  
Cash Analysis and Adjusted Charges**

**NON-RESIDENTIAL CASH FLOW**

<b>Administration</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>
<b>Opening Cash Balance</b>	\$ -	\$ 1,733	\$ (1,113)	\$ (1,706)	\$ (5,888)	\$ (4,008)	\$ (2,000)	\$ 143	\$ 2,427	\$ 4,860
Non-Residential Growth in Square Feet	<b>1,307</b>	<b>1,307</b>	<b>1,307</b>	<b>1,307</b>	<b>1,307</b>	<b>1,307</b>	<b>1,307</b>	<b>1,307</b>	<b>1,307</b>	<b>1,307</b>
<b>Receipts</b>										
Non-Residential Development Charge Receipts (Inflated)	\$ 1,699	\$ 1,767	\$ 1,838	\$ 1,911	\$ 1,988	\$ 2,067	\$ 2,150	\$ 2,236	\$ 2,325	\$ 2,418
<b>Disbursements</b>										
2022-2031 Development Charge Disbursements/Adjustments										
Uninflated	\$ -	\$ 4,423	\$ 2,211	\$ 5,307	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,130
Inflated	\$ -	\$ 4,600	\$ 2,392	\$ 5,970	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,302
<b>Interest</b>	\$ 34	\$ (13)	\$ (39)	\$ (124)	\$ (107)	\$ (59)	\$ (7)	\$ 48	\$ 107	\$ 24
<b>Closing Cash Balance</b>	\$ 1,733	\$ (1,113)	\$ (1,706)	\$ (5,888)	\$ (4,008)	\$ (2,000)	\$ 143	\$ 2,427	\$ 4,860	\$ -

<b>Adjusted Non-Residential Charge Per Square Foot</b>	<b>\$ 1.30</b>
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**Appendix E-4  
Table 1  
Township of Stone Mills  
Fire Services  
Cash Analysis and Adjusted Charges**

**RESIDENTIAL CASH FLOW**

<b>Fire</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>
<b>Opening Cash Balance</b>	\$ -	\$ 115,248	\$ (1,024,215)	\$ (925,168)	\$ (818,658)	\$ (704,301)	\$ (581,691)	\$ (450,407)	\$ (310,008)	\$ (160,033)
Residential Population Growth in New Units	<b>76</b>	<b>76</b>	<b>76</b>	<b>76</b>	<b>76</b>	<b>76</b>	<b>76</b>	<b>76</b>	<b>76</b>	<b>76</b>
<b>Receipts</b>										
Residential Development Charge Receipts (Inflated)	\$ 112,989	\$ 117,508	\$ 122,208	\$ 127,097	\$ 132,181	\$ 137,468	\$ 142,967	\$ 148,685	\$ 154,633	\$ 160,818
<b>Disbursements</b>										
2022-2031 Development Charge Disbursements/Adjustments										
Uninflated	\$ -	\$ 1,189,860	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Inflated	\$ -	\$ 1,237,454	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Interest</b>	\$ 2,260	\$ (19,518)	\$ (23,161)	\$ (20,587)	\$ (17,823)	\$ (14,858)	\$ (11,683)	\$ (8,286)	\$ (4,658)	\$ (784)
<b>Closing Cash Balance</b>	\$ 115,248	\$ (1,024,215)	\$ (925,168)	\$ (818,658)	\$ (704,301)	\$ (581,691)	\$ (450,407)	\$ (310,008)	\$ (160,033)	\$ -
<b>Adjusted Residential Charge Per Capita</b>	<b>\$ 1,489.89</b>									

**Appendix E-4  
Table 2  
Township of Stone Mills  
Fire Services  
Cash Analysis and Adjusted Charges**

**NON-RESIDENTIAL CASH FLOW**

<b>Fire</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>
<b>Opening Cash Balance</b>	\$ -	\$ 24,771	\$ (220,140)	\$ (198,851)	\$ (175,958)	\$ (151,379)	\$ (125,026)	\$ (96,808)	\$ (66,632)	\$ (34,397)
Non-Residential Growth in Square Feet	<b>1,307</b>	<b>1,307</b>	<b>1,307</b>	<b>1,307</b>	<b>1,307</b>	<b>1,307</b>	<b>1,307</b>	<b>1,307</b>	<b>1,307</b>	<b>1,307</b>
<b>Receipts</b>										
Non-Residential Development Charge Receipts (Inflated)	\$ 24,285	\$ 25,257	\$ 26,267	\$ 27,318	\$ 28,410	\$ 29,547	\$ 30,729	\$ 31,958	\$ 33,236	\$ 34,565
<b>Disbursements</b>										
2022-2031 Development Charge Disbursements/Adjustments										
Uninflated	\$ -	\$ 255,743	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Inflated	\$ -	\$ 265,972	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Interest</b>	\$ 486	\$ (4,195)	\$ (4,978)	\$ (4,425)	\$ (3,831)	\$ (3,194)	\$ (2,511)	\$ (1,781)	\$ (1,001)	\$ (169)
<b>Closing Cash Balance</b>	\$ 24,771	\$ (220,140)	\$ (198,851)	\$ (175,958)	\$ (151,379)	\$ (125,026)	\$ (96,808)	\$ (66,632)	\$ (34,397)	\$ -
<b>Adjusted Non-Residential Charge Per Square Foot</b>	<b>\$ 18.58</b>									







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## **Appendix F**

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### **Operating, Capital & Asset Management Cost Implications**



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## **Appendix G**

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### **Development Charges By-Law (Final)**



**THE TOWNSHIP OF STONE MILLS**

**BY-LAW NUMBER 2024-1276**

**BEING A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES**

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

**AND WHEREAS** development and re-development require the provision of physical and social services by the Township of Stone Mills;

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

**AND WHEREAS** subsection 2(1) of the *Development Charges Act, 1997 c. 27* (hereinafter called "the Act") provides that the Council of the Township of Stone Mills may impose development charges against land to pay for increased capital costs required because of increased needs for services;

**AND WHEREAS** the Council of the Township of Stone Mills has given Notice on September 17, 2024 according to *section 12 of the Development Charges Act, 1997*, of its intention to pass a by-law under Section 2 of the said Act;

**AND WHEREAS** the Council of the Township of Stone Mills has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on October 7, 2024 and November 4, 2024;

**AND WHEREAS** the Council of the Township of Stone Mills had before it a report entitled 2024 Development Charges Background Study and By-law dated September 16, 2024 prepared by DFA Infrastructure International Inc. wherein it is indicated that the development of any land within the Township will increase the need for services as defined herein;

**AND WHEREAS** the Council of the Township of Stone Mills on September 16, 2024 received the applicable Development Charge Background Study, inclusive of the capital forecast therein, in which certain recommendations were made relating to the establishment of a development charge policy for the Township of Stone Mills pursuant to the *Development Charges Act, 1997*;

**AND WHEREAS** the Council of the Township of Stone Mills on November 4, 2024, determined that no additional public meeting was required to be held as part of the approval process;

**NOW THEREFORE**, the Council of the Township of Stone Mills enacts as follows:

**1. INTERPRETATION**

1.1. In this by-law, the following items shall have corresponding meanings:

"Act" means the Development Charges Act, as amended, or any successor thereof;

"Apartment unit" means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor;

"Bedroom" means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;

"Board of education" has the same meaning as set out in the *Education Act, R.S.O.*

1990, Chap. E.2, as amended, or any successor thereof;

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

"Capital cost" means costs incurred or proposed to be incurred by the Township or a local board thereof directly or by others on behalf of and as authorized by the Township or local board:

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

"Commercial" means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;

"Council" means the Council of the Township;

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

"Development charge" means a charge imposed pursuant to this By-law;

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

"Existing" means the number, use and size that existed as of the date this by-Law was passed;

"Gross floor area" means:

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

"Industrial" means lands, buildings or structures used or designed or intended for

use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehousing club;

"Institutional" means land, buildings, structures or any part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain;

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

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

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

"Municipality" means the area within the geographic limits of the Township of Stone Mills

"Non-profit housing development" means the development of a building or structure intended for use as a residential premises and developed by,

(a) a corporation to which the Not-for-Profit Corporations Act, 2010 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, 2022, c. 21, Sched. 3, s. 4.

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

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

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

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

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

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

"Residential use" means the use of a building or structure or portion thereof for one

or more Dwelling Units;

"Semi-detached dwelling" means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade;

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

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

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

"Township" means the Township of Stone Mills; and

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

## **2. DESIGNATION OF SERVICES**

2.1. The categories of services for which development charges are imposed under this By-law are described in Schedule "A".

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

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 sections 3.1; and
- (b) the development of the lands requires any of the approvals set out in subsection 3.2(a).

### Area to Which By-law Applies

3.1. This By-law shall apply to all lands in the Township of Stone Mills whether or not the land or use thereof is exempt from taxation under s. 13 of the *Assessment Act*.

### Approvals for Development

- 3.2. (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
- (i) the passing of a Zoning by-law or of an amendment to a Zoning by-law under section 34 of the *Planning Act*;
  - (ii) the approval of a minor variance under section 45 of the *Planning Act*,
  - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - (v) a consent under section 53 of the *Planning Act*;
  - (vi) the approval of a description under section 50 of the *Condominium Act, R.S.O. 1990, Chap. C.26*, as amended, or any successor thereof; or
  - (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in Appendix A 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 3.3(a) are required before the lands, buildings or structures can be developed.

- (c) Despite subsection 3.3(b), if two or more of the actions described in subsection 3.2(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

### Exemptions

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

- (a) the Township or a local board thereof, unless such buildings or parts thereof are used, designed or intended for use primarily for or in connection with any commercial purpose;
- (b) a Board of Education as defined by Subsection 1(1) of the Education Act, unless such buildings or parts thereof are used, designed or intended for use primarily for or in connection with any commercial purpose; and
- (c) the County of Lennox and Addington, unless such buildings or parts thereof are used, designed or intended for use primarily for or in connection with any commercial purpose.

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

- a) Places of Worship: Properties classified as tax-exempt under Section 3 of the Assessment Act;
- b) Public Hospitals: Facilities exempt from taxation under Section 3 of the Assessment Act;
- c) Agricultural Uses: Non-residential farm buildings constructed and used exclusively for bona fide agricultural purposes operating with a valid Farm Business Registration Number and assessed in Farmland Reality Tax Class;
- d) The Township may exempt land from this By-law where the lands are designated in the Township of Stone Mills Official Plan as part of the Community Improvement Area and the Township implements a Community Improvement Plan by By-law which includes said lands;
- e) A temporary building or structure;
- f) Educational Institutions: Properties owned by colleges or universities and used exclusively for educational purposes;
- g) Affordable Housing: Developments designated and operated as non-profit housing.
- h) Secondary Dwelling Units: Attached and detached secondary dwelling units located on the same property as the principal dwelling;

3.5. Notwithstanding the provisions of this By-law, statutory exemptions for intensification of existing and new housing shall be provided in accordance with the Act.

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

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

- a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement; and
- b) divide the amount determined under Subsection (1) by the amount of the enlargement.

3.7. For the purpose of Subsection 3.6 herein, "existing industrial building" is used as defined in the Regulations made pursuant to the Act.

3.8. Notwithstanding the provisions of this By-law, other statutory exemptions and discounts shall be provided in accordance with the requirements of the Act and any amendments thereof.

### 3.9. Rules with respect to Redevelopment

- a) If Application is made for a Building Permit in respect of a parcel of land upon which a residential use building existed within five (5) years prior to the date of such Application, but which premise has been demolished or destroyed before the date of such Application, then the amount of Development Charges payable upon issuance of the said Building Permit shall be reduced by the net amount, calculated pursuant to this By-law at the current Development Charge rates, that would be payable as Development Charges in respect of the demolished or destroyed premise, provided that such reduction shall not exceed the Development Charges otherwise payable. For purposes of this subsection, "net" means the excess of the Development Charges for premises constructed, over the Development Charges for premises demolished or destroyed.
- b) If Application is made for a Building Permit in respect of a parcel of land upon which a non-residential use building or mixed-use building existed within ten (10) years prior to the date of such Application, but which premise has been demolished or destroyed before the date of such Application, then the amount of Development Charges payable upon issuance of the said Building Permit shall be reduced by the net amount, calculated pursuant to this By-law at the current Development Charge rates, that would be payable as Development Charges in respect of the demolished or destroyed premise, provided that such reduction shall not exceed the Development Charges otherwise payable. For purposes of this subsection, "net" means the excess of the Development Charges for premises constructed, over the Development Charges for premises demolished or destroyed.
- c) If a development includes the conversion of a premise from one use (the "first use") to another use, then the amount of Development Charges payable shall be reduced by the amount, calculated pursuant to this By-law at the current Development Charge rates, that would be payable as Development Charges in respect of the first use, provided that such reduction shall not exceed the Development Charges otherwise payable.

#### Amount of Charges – Residential

3.10. The development charges set out in Schedule "B", Schedule "C" and Schedule "D" to this By-law shall:

- (a) be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed-use building or structure, on the residential uses in the mixed-use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

#### Amount of Charges - Non-Residential

3.11. The development charges set out in Schedule "B", Schedule "C" and Schedule "D" to this By-law shall:

- (a) be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed-use building or structure and calculated with respect to each of the services according to the total floor area of the non-residential use.

#### Time of Payment of Development Charge

- 3.12. Development charges imposed under this By-Law are calculated, payable, and collected upon issuance of a building permit for the development.
- 3.13. Despite Subsection 3.12, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.
- 3.14. Where a Development Charge applies pursuant to this By-law, no Building Permit shall be issued until the applicable Development Charge has been paid.
- 3.15. Where any refund of a Development Charge collected pursuant to this By-law is made in accordance with a Local Planning Appeal Tribunal order or a resolution of the Council of the Township of Stone Mills or pursuant to an Order of the Local Planning Appeal Tribunal, the said refund shall be made in accordance with the Development Charges Act, 1997, and shall include interest at the Bank of Canada rate as of the day this By-law came into force, updated on the first business day of every January, April, July and October.

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

- 4.1. Despite the payment required under Subsections 3.10 and 3.11, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

#### **5. REFUND OF PAYMENTS**

- 5.1. Refunds of development charges shall be paid in accordance with section 18(3) of the Act and section 11(2) of O.Reg. 82/98, and any amendments thereof.

#### **6. INDEXING**

- 6.1. Development charges imposed pursuant to this By-law may be adjusted annually, without amendment to this By-law, commencing on the 1<sup>st</sup> of January 2026 and each year thereafter, in accordance with the prescribed index in the Act.

#### **7. CONFLICTS**

- 7.1. Where the Township and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-Law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 7.2. Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.2 (a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-Law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

#### **8. SCHEDULES**

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

Schedule "A" - Components of Services Designated in Section 2.1

Schedule "B" - Residential and Non-Residential Development Charges (January 1, 2025 to December 31, 2025)

Schedule "C" - Residential and Non-Residential Development Charges (January 1, 2026 to December 31, 2026)

Schedule "D" - Residential and Non-Residential Development Charges (January 1, 2027 to December 31, 2034)

**9. SEVERABILITY**

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

**10. DATE BY-LAW IN FORCE**

10.1. This By-Law shall come into effect at January 1, 2025

**11. DATE BY-LAW EXPIRES**

11.1. This By-Law will expire at 11:59 PM on January 1, 2035 unless it is repealed by Council at an earlier date.

**READ A FIRST, SECOND AND THIRD TIME, AND PASSED** this 18<sup>th</sup> day of November, 2024.

Original Signed By

\_\_\_\_\_  
John Wise, Reeve

Original Signed By

\_\_\_\_\_  
Brandi Teeple, Clerk



**SCHEDULE "A" TO BY-LAW 2024-1276  
SERVICES DESIGNATED IN SUBSECTION 2.1**

Growth Studies

Outdoor Recreation

Indoor Recreation

Fire Services

Waste Diversion

Transportation

Storm Sewer

**SCHEDULE "B" TO BY-LAW 2024-1276**

**RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES  
(Effective January 1, 2025 to December 31, 2025)**

Service	Residential Charge (By Dwelling Type)			Non-Residential Charge	
	Single Detached / Semi-Detached	Apartment Units	Other Multiples	Commercial/ Institutional (per metre 2 of GFA)	Industrial (per metre 2 of GFA)
<b>Municipal Wide Services</b>					
Growth Studies	\$ 133.45	\$ 96.22	\$ 99.39	\$ 0.65	\$ 0.65
Outdoor Recreation	\$ 28.97	\$ 20.89	\$ 28.29	\$ 0.03	\$ 0.03
Indoor Recreation	\$ 28.97	\$ 20.89	\$ 28.29	\$ 0.03	\$ 0.03
Fire Services	\$ 1,907.36	\$ 1,375.28	\$ 1,862.36	\$ 9.29	\$ 9.29
Waste Diversion	\$ 20.99	\$ 15.14	\$ 20.50	\$ 0.10	\$ 0.10
Transportation Services	\$ 120.16	\$ 86.64	\$ 117.33	\$ 0.59	\$ 0.59
Storm Sewer	\$ 34.46	\$ 24.84	\$ 33.64	\$ 0.17	\$ 0.17
<b>TOTAL MUNICIPAL WIDE CHARGE</b>	<b>\$ 2,274.36</b>	<b>\$ 1,639.90</b>	<b>\$ 2,189.80</b>	<b>\$ 10.86</b>	<b>\$ 10.86</b>

**SCHEDULE "C" TO BY-LAW 2024-1276**

**RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES  
(Effective January 1, 2026 to December 31, 2026)**

Service	Residential Charge (By Dwelling Type)			Non-Residential Charge	
	Single Detached / Semi-Detached	Apartment Units	Other Multiples	Commercial/ Institutional (per metre 2 of GFA)	Industrial (per metre 2 of GFA)
<b>Municipal Wide Services</b>					
Growth Studies	\$ 200.17	\$ 144.33	\$ 149.09	\$ 0.98	\$ 0.98
Outdoor Recreation	\$ 43.46	\$ 31.33	\$ 42.43	\$ 0.05	\$ 0.05
Indoor Recreation	\$ 43.46	\$ 31.33	\$ 42.43	\$ 0.05	\$ 0.05
Fire Services	\$ 2,861.04	\$ 2,062.92	\$ 2,793.54	\$ 13.94	\$ 13.94
Waste Diversion	\$ 31.49	\$ 22.70	\$ 30.75	\$ 0.15	\$ 0.15
Transportation Services	\$ 180.24	\$ 129.96	\$ 175.99	\$ 0.88	\$ 0.88
Storm Sewer	\$ 51.68	\$ 37.27	\$ 50.46	\$ 0.25	\$ 0.25
<b>TOTAL MUNICIPAL WIDE CHARGE</b>	<b>\$ 3,411.54</b>	<b>\$ 2,459.84</b>	<b>\$ 3,284.69</b>	<b>\$ 16.30</b>	<b>\$ 16.30</b>

**SCHEDULE "D" TO BY-LAW 2024-1276**

**RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES  
(Effective January 1, 2027 to December 31, 2034)**

Service	Residential Charge (By Dwelling Type)			Non-Residential Charge	
	Single Detached / Semi-Detached	Apartment Units	Other Multiples	Commercial/ Institutional (per metre 2 of GFA)	Industrial (per metre 2 of GFA)
<b>Municipal Wide Services</b>					
Growth Studies	\$ 266.90	\$ 192.44	\$ 198.78	\$ 1.30	\$ 1.30
Outdoor Recreation	\$ 57.94	\$ 41.78	\$ 56.58	\$ 0.07	\$ 0.07
Indoor Recreation	\$ 57.94	\$ 41.78	\$ 56.58	\$ 0.07	\$ 0.07
Fire Services	\$ 3,814.72	\$ 2,750.57	\$ 3,724.73	\$ 18.58	\$ 18.58
Waste Diversion	\$ 41.99	\$ 30.27	\$ 41.00	\$ 0.20	\$ 0.20
Transportation Services	\$ 240.32	\$ 173.28	\$ 234.66	\$ 1.17	\$ 1.17
Storm Sewer	\$ 68.91	\$ 49.69	\$ 67.29	\$ 0.34	\$ 0.34
<b>TOTAL MUNICIPAL WIDE CHARGE</b>	<b>\$ 4,548.72</b>	<b>\$ 3,279.81</b>	<b>\$ 4,379.59</b>	<b>\$ 21.73</b>	<b>\$ 21.73</b>