



2023 Development Charge Background Study

Town of Whitchurch-Stouffville

For Public Circulation and Comment

September 28, 2023

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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
A.M.P.	Asset management plan
CANSIM	Canadian Socio-Economic Information Management System (Statistics Canada)
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
LPAT	Local Planning Appeal Tribunal
l.m	Linear Meters
N.F.P.O.W.	No fixed place of work
O.L.T.	Ontario Land Tribunal
O.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
O. Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
S.D.E.	Single detached equivalent
S.D.U.	Single detached unit
S.W.M.	Stormwater management
sq.ft.	square foot
sq.m	square metre



Executive Summary



Executive Summary

(a) The report provided herein represents the Development Charges (D.C.) Background Study for the Town of Whitchurch-Stouffville (Town) required by the Development *Charges Act, 1997*, as amended (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:

- Chapter 1 – Introduction and overview of the legislative requirements of the D.C.A.;
- Chapter 2 – Review of the Town’s present D.C. policies;
- Chapter 3 – Summary of the anticipated residential and non-residential development for the Town;
- Chapter 4 – Approach to calculating the D.C.;
- Chapter 5 – Review of the historical level of service, increase in capital needs, identification of future capital costs to service the anticipated development, and related deductions and allocations;
- Chapter 6 – Calculation of the D.C.s;
- Chapter 7 – D.C. policy recommendations and rules; and
- Chapter 8 – By-law implementation.

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

- 1) Identify amount, type, and location of the anticipated development;
- 2) Identify the increase in need for service to accommodate growth;
- 3) Identify capital costs to provide services to meet the needs;
- 4) Deduct:
 - Grants, subsidies, and other contributions;
 - Benefit to existing development;
 - Amounts in excess of 15-year historical service calculation; and
 - D.C. reserve funds (where applicable);



- 5) Net capital costs are then allocated between residential and non-residential development types; and
 - 6) Net costs divided by the anticipated development to provide the D.C.
- (c) Subsequent to the passage of the Town's 2019 D.C. By-law, a number of amendments to the D.C.A. have taken place. These changes have been incorporated throughout the report and in the draft by-laws, as necessary. The legislative Acts that have amended the D.C.A. include the following (details of each Act are provided in Chapter 1 of this report):
- Bill 108: More Homes, More Choice Act, 2019
 - Bill 138: Plan to Build Ontario Together Act, 2019
 - Bill 197: COVID-19 Economic Recovery Act, 2020
 - Bill 213: Better for People, Smarter for Business Act, 2020
 - Bill 109: More Homes for Everyone Act, 2022
 - Bill 23: More Homes Built Faster Act, 2022
 - Bill 97: Helping Homebuyers, Protecting Tenants Act, 2023

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

- Limiting D.C. eligible services;
- Historical level of service calculation extended to a 15-year period;
- Capital cost definition revised to remove studies and prescribe services for which land or an interest in land will be restricted (no services currently prescribed);
- Mandatory phase-in of a D.C., as follows:
 - Year 1 – 80% of the maximum charge;
 - Year 2 – 85% of the maximum charge;
 - Year 3 – 90% of the maximum charge;
 - Year 4 – 95% of the maximum charge; and
 - Year 5 to expiry – 100% of the maximum charge.
- Rental and institutional development pay D.C.s in six equal annual payments commencing at occupancy;
- D.C. amount for development occurring within two years of a site plan or zoning by-law amendment planning approval, shall be determined based



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

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

(d) The growth forecast (provided in Chapter 3) on which the Town-wide Services D.C. is based, projects the following population, housing, and non-residential floor area for the 10-year (2023 to 2032), 19-year (2023-2041), and 29-year (2023 to 2051) forecast periods.



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

Measure	10 Year	19 Year	29 Year
	2023-2032	2023-2041	2023-2051
(Net) Population Increase	14,636	18,299	47,012
Residential Unit Increase	5,839	7,308	17,721
Non-Residential Gross Floor Area Increase (sq.ft.)	2,710,600	3,428,600	6,538,100
Non-Residential Employment Increase	3,188	3,866	7,423

Source: Watson & Associates Economists Ltd. Forecast 2023

As well, the growth forecast for the Urban Services D.C., for municipal water and wastewater services, is based on the 29-year (2023 to 2051) forecast period, summarized as follows:

Table ES-2
Summary of Anticipated Urban Services D.C. Growth

Measure	29 year	29 year
	2023-Urban 29 Year - Water	2023-Urban 29 Year - Wastewater
(Net) Population Increase	34,191	33,641
Residential Unit Increase	12,121	12,001
Non-Residential Gross Floor Area Increase (sq.ft.)	2,798,800	2,761,300
Non-Residential Employment Increase	4,482	4,407

Source: Watson & Associates Economists Ltd. Forecast 2023

- (e) The capital costs identified in Table ES-3 demonstrate the total D.C. eligible capital costs arising from the growth forecast for each eligible service as detailed further in Chapter 5. In total, gross capital costs of \$762.1 million have been identified through Master Plans, the Town’s 10-year capital forecast, and discussion with Town Staff. Of this gross amount, \$77.7 million is related to growth needs beyond the forecast periods included in the D.C. calculation and will be included in future D.C. studies. Other deductions of \$45.7 million relate to exceedance of the historic service standard and must be funded from other Town sources. In addition, \$166.8 million of the gross cost relate to the portion of capital projects that will benefit the existing community, including the anticipated



incline in the existing households over the forecast period. Finally, deductions related to grants, subsidies, and other contributions (i.e., local requirements of developing landowners) in the amount of \$78.5 million have been made. The resultant net growth-related costs included in the D.C. calculations is \$393.3 million, of which \$345.5 is attributed to residential development and \$47.8 million allocated to non-residential development.



Table ES-3
Summary of Costs Anticipated In the Term of the By-laws

Increased Service Needs Attributable to Anticipated Development	Forecast Period	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
Services Related to a Highway	2023-2051	225,972,736	-	-	225,972,736	93,432,457	-	132,540,279	112,953,057	19,587,222
Fire Protection Services	2023-2032	60,496,645	1,442,600	-	59,054,045	12,477,605	3,405,000	43,171,441	30,951,445	12,219,996
Parks and Recreation Services	2023-2041	232,169,559	70,191,000	28,471,300	133,507,259	16,492,947	-	117,014,312	112,716,437	4,297,875
Library Services	2023-2041	52,210,102	5,967,000	17,275,400	28,967,702	13,526,196	-	15,441,506	14,669,431	772,075
Provincial Offences Act including By-Law Enforcement	2023-2032	68,500	-	-	68,500	16,019	-	52,481	42,986	9,495
Wastewater Services	2023-2051	112,821,497	89,248	-	112,732,249	10,947,935	47,400,781	54,383,533	47,411,210	6,972,322
Water Services	2023-2051	78,366,587	-	-	78,366,587	19,894,693	27,735,359	30,736,535	26,767,316	3,969,219
Total		\$762,105,626	\$77,689,848	\$45,746,700	\$638,669,078	\$166,787,852	\$78,541,140	\$393,340,087	\$345,511,882	\$47,828,205



The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-laws (i.e., 10-years). This calculation is provided by service and is presented in Table 6-7.

- (f) At present, the Town imposes D.C.s on residential and non-residential uses in accordance with By-law 2018-165-FI. The Town is undertaking a D.C. public process and anticipates passing D.C. by-laws for each service identified in the D.C. Background Study. The mandatory public meeting has been set for November 8, 2023, with adoption of the D.C. by-laws anticipated for December 6, 2023.
- (g) The Town-wide D.C. currently in effect for single detached dwelling units is \$23,728. Town-wide non-residential charges are \$5.92 per sq.ft. of gross floor area. In addition to the Town-wide charges, in Water and Wastewater Services areas, additional D.C.s are currently in effect. In fully serviced areas, the total D.C. currently in effect for single-detached dwelling units is \$31,529, and for non-residential development, the rate currently in effect is \$9.09 per sq.ft. of gross floor area.
- (h) This report has undertaken a recalculation of the charges based on future identified needs (presented in Schedule ES-4 for residential and non-residential). Charges have been provided on a Town-wide basis for all services except for water and wastewater services, which have been provided on an urban serviced area-specific basis. The corresponding single detached unit charge for full services is \$41,419. The non-residential charge is \$10.29 per sq.ft. of gross floor area. Tables ES-5 and ES-6 provide a comparison of the current and calculated rates for a single-detached dwelling and non-residential development on a per sq.ft. basis, respectively. Considerations by Council – The D.C. background study represents the increase in need for service and associated net capital costs attributable to residential and non-residential development over the respective forecast periods.

The following services are calculated based on an area specific Urban Service area 29-year forecast period:

- Water Services; and
- Wastewater Services.



The following services are calculated based on a Town-wide 29-year forecast period:

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

The following services are calculated based on a Town-wide 19-year forecast period:

- Parks and Recreation Services; and
- Library Services.

Provincial Offices Act (P.O.A.), including by-law enforcement services is calculated based on a Town-wide 10-year forecast period.

Chapter 7 herein, provides the D.C. by-law policy recommendations and rules that govern the imposition of the charges. Council will consider the findings and recommendations provided herein and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-laws for each service, which are appended in Appendices G through M herein. These decisions may include:

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

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



Table ES-4
Schedule of Development Charges

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Town-wide Services/Class of Service:						
Services Related to a Highway	8,356	6,872	5,518	3,780	2,815	2.99
Fire Protection Services	2,290	1,883	1,512	1,036	772	1.87
Parks and Recreation Services	20,370	16,751	13,451	9,215	6,863	1.25
Library Services	2,651	2,180	1,751	1,199	893	0.23
Provincial Offences Act including By-Law Enforcement	10	8	7	5	3	0.00
Total Town-wide Services/Class of Services	33,677	27,694	22,239	15,235	11,346	6.34
Urban Services						
Wastewater Services	4,962	4,081	3,277	2,245	1,672	2.53
Water Services	2,780	2,286	1,836	1,258	937	1.42
Total Urban Services	7,742	6,367	5,113	3,503	2,609	3.95
GRAND TOTAL RURAL AREA	33,677	27,694	22,239	15,235	11,346	6.34
GRAND TOTAL URBAN AREA	41,419	34,061	27,352	18,738	13,955	10.29



Table ES-5
Single-detached Dwelling Development Charge Comparison

Service	Current	Calculated
Town-wide Services		
Services Related to a Highway	8,149	8,356
Public Works*	176	
Fire Protection Services	861	2,290
Parks and Recreation Services	12,395	20,370
Library Services	1,273	2,651
Administration Studies	872	-
Provincial Offences Act including By-Law Enforcement	12	10
Total Town-wide Services	23,738	33,677
Area Specific Services:		
Wastewater Services	4,557	4,962
Water Services	3,234	2,780
Total Area Specific Services	7,791	7,742
Grand Total - Urban Area	31,529	41,419

*Public Works in no longer a D.C. eligible services, the fleet and facility requirements have been captured proportionately in eligible services for Water, Wastewater and Services Related to a Highway



Table ES-6
Non-residential Development Charge Comparison per sq.ft. of Gross Floor Area

Service	Current	Calculated
Town-wide Services		
Services Related to a Highway	4.43	2.99
Public Works*	0.06	
Fire Protection Services	0.59	1.87
Parks and Recreation Services	0.40	1.25
Library Services	0.06	0.23
Administration Studies	0.38	-
Provincial Offences Act including By-Law Enforcement	-	-
Total Town-wide Services	5.92	6.34
Area Specific Services:		
Wastewater Services	1.98	2.53
Water Services	1.19	1.42
Total Area Specific Services	3.17	3.95
Grand Total - Urban Area	9.09	10.29

*Public Works in no longer a D.C. eligible services, the fleet and facility requirements have been captured proportionately in eligible services for Water, Wastewater and Services Related to a Highway



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

This draft background study has been prepared for public comment. This background study has been prepared pursuant to the requirements of the *Development Charges Act, 1997* (D.C.A.), as amended, (section 10) and, accordingly, recommends new development charges (D.C.) and D.C. by-law policies for the Town of Whitchurch-Stouffville (Town).

The Town retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C. study process in 2022. GM BluePlan Engineering (GMBP) and HDR Inc. (HDR) were retained by the Town to undertake the Water and Wastewater Master Plan and Transportation Master Plan related to Services Related to a Highway, respectively. Watson, in association with GMBP and HDR, worked with Town staff in preparing the D.C. analysis and policy recommendations herein.

This D.C. background study will be distributed to members of the public in order to provide interested parties with sufficient background information on the legislation, the study's recommendations, and an outline of the basis for these recommendations. Watson will continue to work with Town staff to further refine the background study (as required) based on public feedback, for the release of the final D.C. background study prior to the Council adoption of the by-laws. In the event that additional refinements are required subsequent to by-law adoption, due to the finalization of the Master Plans and/or other expressions of Council, Watson would assist the Town with future updates accordingly.

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Towns' D.C. background study, as summarized in Chapter 4. Chapter 6 contains the calculated D.C.s based on the increase in need and capital costs of services identified in Chapter 5. It also addresses the requirement for "rules" (contained in Chapter 7) and the proposed by-laws are to be made available as part of the approval process (included as Appendices G through M).

In addition, the report includes the Town's current D.C. rates and policies (Chapter 2) to provide a comparison with those being proposed. It further addresses post-adoption



implementation requirements (Chapter 8) which are critical to the successful application of the new policy.

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

1.2 Summary of the Process

The public meeting required under section 12 of the Development Charges Act, 1997, as amended (D.C.A.), has been scheduled for November 8, 2023. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed D.C. by-laws.

In accordance with the legislation, the background study and proposed D.C. by-laws will be available for public review on September 28, 2023.

The process to be followed in finalizing the report and recommendations includes:

- consideration of responses received prior to, at, or immediately following the public meeting;
- refinements to the report, if required; and
- Council consideration of the by-laws subsequent to the public meeting.

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

Figure 1-1
Schedule of Key D.C. Process Dates

Process Steps	Dates
Data collection, growth forecast development, staff review, engineering work, D.C. calculations and policy work	Fall 2022 to Fall 2023
Focus Group Meetings with Key Stakeholders	September 8, 2023 and September 20, 2023



Process Steps	Dates
Public release of final D.C. Background study and proposed by-law	September 28, 2023
Public meeting advertisement placed in newspaper(s)	By 21 Days prior to the Public Meeting
Public meeting of Council	November 8, 2023
Council considers adoption of background study and passage of by-law	December 6, 2023
Newspaper notice given of by-law passage	By 20 days after passage
Last day for by-law appeal	40 days after passage
Town makes pamphlet available (where by-law not appealed)	By 60 days after in force date

1.3 Changes to the Development Charges Act, 1997

Over the past four years, a number of changes to the Development Charges Act, 1997 have been introduced through various legislation including the following:

- *More Homes, More Choice Act, 2019;*
- *Plan to Build Ontario Together Act, 2019;*
- *COVID-19 Economic Recovery Act, 2020;*
- *Better for People, Smarter for Business Act, 2020;*
- *More Homes for Everyone Act, 2022;*
- *More Homes Built Faster Act, 2022;* and
- *Helping Homebuyers, Protecting Tenants Act, 2023.*

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



1.3.1 More Homes, More Choice Act, 2019

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

- A D.C. for rental housing and institutional developments will pay the charge in six equal annual installments, with the first payment commencing on the date of occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments (note, that further changes related to non-profit housing have been made under the More Homes Built Faster Act, summarized below). Any unpaid D.C. amounts may be added to the property and collected as taxes.
- For all developments triggering a D.C. within two years of a Site Plan or Zoning By-law Amendment planning approval, the D.C. shall be determined based on the charges in effect on the date the planning application was submitted. These provisions only apply to Site Plan and Zoning By-law Amendment planning applications received on or after January 1, 2020. These amendments do not affect developments approved under other planning application types (e.g., plan of subdivision, minor variance, etc.).
- The removal of the 10% statutory deduction for soft services, i.e., services limited to a 10-year forecast period.

1.3.2 Plan to Build Ontario Together Act, 2019

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

1.3.3 COVID-19 Economic Recovery Act, 2020

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197, COVID-19 Economic Recovery Act, 2020, which provided



amendments to a number of statutes, including the D.C.A. and Planning Act. The COVID-19 Economic Recovery Act further revised some of the proposed changes identified in the More Homes, More Choice Act and Plan to Build Ontario Together Act. The COVID-19 Economic Recovery Act received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the amendments to the D.C.A.:

1.3.3.1 List of D.C. Eligible Services

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

- Water supply services, including distribution and treatment services;
 - Wastewater services, including sewers and treatment services;
 - Storm water drainage and control services;
 - Services related to a highway;
 - Electrical power services;
 - Toronto-York subway extension, as defined in subsection 5.1 (1);
 - Transit services other than the Toronto-York subway extension;
 - Waste diversion services;
 - Policing services;
 - Fire protection services;
 - Ambulance services;
 - Library Services;
 - Long-term care services;
 - Parks and recreation services (excluding the acquisition of land for parks);
 - Public health services;
 - Childcare and early years services;
 - Housing services (Note that as per Bill 23, housing services are no longer eligible);
 - Provincial Offences Act services;
 - Services related to emergency preparedness;
 - Services related to airports, but only in the Regional Municipality of Waterloo;
- and



- Additional services as prescribed.

1.3.3.2 Classes of D.C. Services

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

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

1.3.3.3 Statutory Exemptions

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

1.3.4 Better for People, Smarter for Business Act, 2020

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



1.3.5 More Homes for Everyone Act, 2022

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

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

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

1.3.6 More Homes Built Fast Act, 2022

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

1.3.6.1 Additional Residential Unit Exemption

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

- Exemption for residential units in existing rental residential buildings – For rental residential buildings with four or more residential units, the greater of one unit or 1% of the existing residential units will be exempt from D.C.
- Exemption for additional residential units in existing and new residential buildings – The following developments will be exempt from a D.C.:



- A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one residential unit;
- A third unit in a detached, semi-detached, or rowhouse if no buildings or ancillary structures contain any residential units; and
- One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of urban land, if the detached, semi-detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.

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

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

1.3.6.3 New Statutory Exemptions for Affordable Units, Attainable Units, Inclusionary Zoning Units, and Non-Profit Housing developments

Affordable units, attainable units, inclusionary zoning units and non-profit housing developments are exempt from the payment of D.C.s, as follows:

- Affordable Rental Units: Where rent is no more than 80% of the average market rent as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Affordable Owned Units: Where the price of the unit is no more than 80% of the average purchase price as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
 - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.
- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.
- Non-Profit Housing: Non-profit housing units are exempt from D.C.s and D.C. instalment payments due after November 28, 2022.



1.3.6.4 Historical Level of Service extended to 15-year period instead of the historical 10-year period

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

1.3.6.5 Revised Definition of Capital Costs

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

1.3.6.6 Mandatory Phase-in of a D.C.

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

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

1.3.6.7 D.C. By-law Expiry

A D.C. by-law now expires ten years after the day it comes into force unless the by-law provides for an earlier expiry or repeal date. This extends the by-law's life from what used to be a maximum of five years.

1.3.6.8 Installment Payments

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



1.3.6.9 Rental Housing Discount

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

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

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

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

1.3.6.11 Requirement to Allocate Funds Received

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

1.3.7 Helping Homebuyers, Protecting Tenants Act, 2023

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



Chapter 2

Town of Whitchurch-Stouffville

Current D.C. Policy



2. Town of Whitchurch-Stouffville Current D.C. Policy

2.1 Schedule of Charges

On December 11, 2018, the Town passed By-law 2018-165-FI under the D.C.A. to impose D.C.s for residential and non-residential uses. The D.C. by-law is set to expire on January 1, 2024, at 12:01 a.m.

2.2 Services Covered

The following services are covered under By-law 2018-165-FI:

- Roads Services;
- Fire Protection Services;
- Public Works Services;
- Leisure Services;
- Library Services;
- By-law Enforcement Services;
- Administration Studies;
- Wastewater Services; and
- Water Services.

*Note: With the changes from Bill 23, administration studies are no longer eligible D.C. services and have been excluded from the D.C. calculations. Further Public Works Services is not an eligible service, however, the capital costs of facility and fleet included in this previous service that pertains to eligible services (e.g., Services Related to a Highway, Water Services, and Wastewater Services), are included in the D.C. calculations for these services.

2.3 Timing of D.C. Calculation and Payment

D.C.s are payable at the time of building permit issuance and are collected by the Town's Building Department. Payments with respect to rental housing and institutional development pay their D.C.s over six (6) annual installments. Applications with respect



to a site plan or zoning by-law amendment have their D.C. determined at the rates in effect at the time of planning application if the building permit for the proposed development is issued within two (2) years of planning application approval.

2.4 Indexing

D.C.s within the by-law are adjusted annually on July 1st, without amendment to the By-law, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)¹.

2.5 Redevelopment Allowance

As a result of the redevelopment of land, a building or structure existing on the same land within 60 months prior to the date of payment of D.C.s in regard to such redevelopment was or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land in order to facilitate the redevelopment, the D.C.s otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

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

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



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

2.6 Exemptions

The following statutory exemptions are provided under By-law 2018-165-FI:

- Exemption for industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);
- Full exemption for buildings or structures owned by and used for the purposes of the municipality or a local board thereof, a Board of Education, or the Corporation of the Region of York or a local board thereof;
- Full exemption for an enlargement to an existing dwelling unit, one to two additional dwelling units in an existing single detached dwelling (only if the total gross floor areas of the additional one or two units is equal to or less than the G.F.A of the existing dwelling unit), or one additional dwelling unit in any other existing residential building;

It is noted that additional statutory exemptions resulting from D.C.A. amendments as noted in Chapter 1, must also be witness by the Town even though they are not currently reflected in the existing by-law.

The following non-statutory exemptions are provided under By-law 2018-165-FI:

- Full exempt for development of non-residential farm buildings constructed for an agricultural use.

2.7 Potential Deferrals

The current D.C. by-law provides that, upon written request by the developer, Council may enter into a D.C. deferral agreement for:



- a high-density residential development, requiring the payment of 50% of the development charge at the time of first building permit issuance and 50% at the time of occupancy permission.
- a hotel development, requiring the payment of 50% of the development charge at the time of first building permit issuance and 50% three years after the date of foundation permit, subject to Town staff consideration



Table 2-1
Town of Whitchurch-Stouffville
Current Schedule of D.C.
As of July 1, 2023

Service	Residential				Non-Residential
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	per sq. ft.
Town-wide Services					
Services Related to a Highway	8,149	6,486	5,305	3,635	4.43
Fire Protection Services	861	684	560	383	0.59
Public Works Services	176	141	115	79	0.06
Parks and Recreation Services	12,395	9,866	8,068	5,528	0.40
Library Services	1,273	1,013	828	568	0.06
Administration Studies	872	695	568	389	0.38
Provincial Offences Act including By-Law Enforcement	12	9	7	6	-
Total Town-wide Services	23,739	18,895	15,451	10,589.00	5.91
Urban Services					
Wastewater Services	4,557	3,787	3,096	2,122	1.98
Water Services	3,234	2,575	2,105	1,442	1.19
Total Urban Services	7,791	6,362	5,201	3,564	3.17
Grand Total Rural Area	23,739	18,895	15,451	10,589	5.91
Urban Serviced Areas:					
Grand Total Wastewater Serviced Areas	28,296	22,682	18,547	12,711	7.89
Grand Total Water Serviced Areas	26,973	21,470	17,556	12,031	7.10
Grand Total Water and Wastewater Serviced Areas	31,530	25,257	20,652	14,153	9.08



Chapter 3

Anticipated Development in the Town of Whitchurch- Stouffville



3. Anticipated Development in the Town of Whitchurch-Stouffville

3.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Town will be required to provide services over a 10-year (2023 to 2033), 19-year (2023-2041) and a longer-term (2023 to 2051) time horizon.

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

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

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

- York Region Official Plan Review Forecast, adopted in May 2023;
- Town of Whitchurch-Stouffville 3rd Draft Official Plan, June 2023;
- Town of Whitchurch-Stouffville 2018 Development Charges Background Study Consolidated Report, July 12, 2018, by Watson & Associates Economists Ltd.
- 2011, 2016 and 2021 population, household, and employment Census data;
- Historical residential building permit data over the 2013 to 2022 period;
- Residential and non-residential supply opportunities as identified by Town of Whitchurch-Stouffville staff; and
- Discussions from Town staff regarding anticipated residential and non-residential development in the Town of Whitchurch-Stouffville.

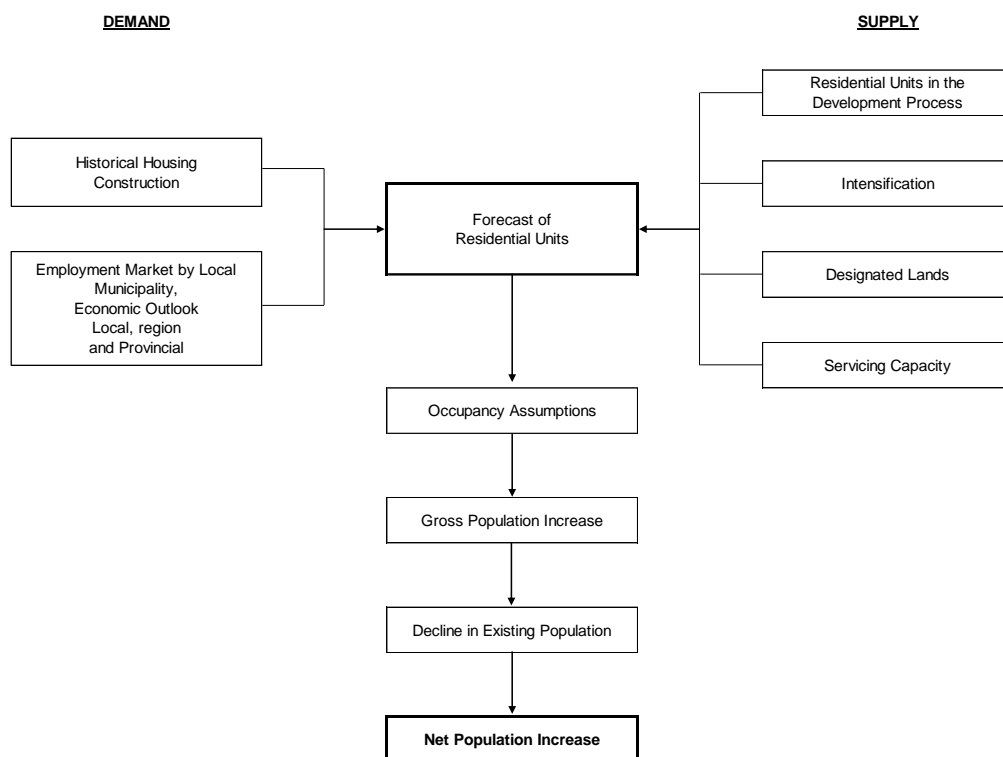


3.3 Summary of Growth Forecast

A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Town and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 3-1 below, and Schedule 1 in Appendix A.

As identified in Table 3-1 and Appendix A – Schedule 1, population in the Town of Whitchurch-Stouffville (excluding census undercount) is anticipated to reach approximately 68,020 by mid-2033, 71,685 by 2041, and 100,400 by 2051, resulting in an increase of approximately 14,640, 18,300, and 47,010 persons, respectively.¹

Figure 3-1
Population and Household Forecast Model



¹ The population figures used in the calculation of the 2023 D.C. exclude the net Census undercount, which is estimated at approximately 3.1%. Population figures presented herein have been rounded.



**Table 3-1
Town of Whitchurch-Stouffville
Residential Growth Forecast Summary**

Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households	
		Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Total Households	Equivalent Institutional Households		
Historical	Mid 2011	38,790	37,628	418	37,210	10,941	1,355	729	13,025	380	2.889
	Mid 2016	47,250	45,837	492	45,345	12,530	1,955	860	15,345	447	2.987
	Mid 2021	51,400	49,864	439	49,425	13,245	2,250	1,190	16,685	399	2.989
Forecast	Mid 2023	55,040	53,386	553	52,833	14,021	2,540	1,388	17,949	503	2.974
	Mid 2033	70,120	68,022	1,060	66,962	16,173	3,821	3,333	23,327	964	2.916
	Mid 2041	73,900	71,685	1,133	70,552	16,515	4,274	3,941	24,730	1,030	2.899
	Mid 2051	103,500	100,398	1,587	98,811	20,170	6,660	7,900	34,730	1,443	2.891
Incremental	Mid 2011 - Mid 2016	8,460	8,209	74	8,135	1,589	600	131	2,320	67	
	Mid 2016 - Mid 2021	4,150	4,027	-53	4,080	715	295	330	1,340		
	Mid 2021 - Mid 2023	3,640	3,522	114	3,408	776	290	198	1,264	104	
	Mid 2023 - Mid 2033	15,080	14,636	507	14,129	2,152	1,281	1,945	5,378	461	
	Mid 2023 - Mid 2041	18,860	18,299	580	17,719	2,494	1,734	2,553	6,781	527	
	Mid 2023 - Mid 2051	48,460	47,012	1,034	45,978	6,149	4,120	6,512	16,781	940	

^[1] Population includes the Census undercount estimated at approximately 3.1% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

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

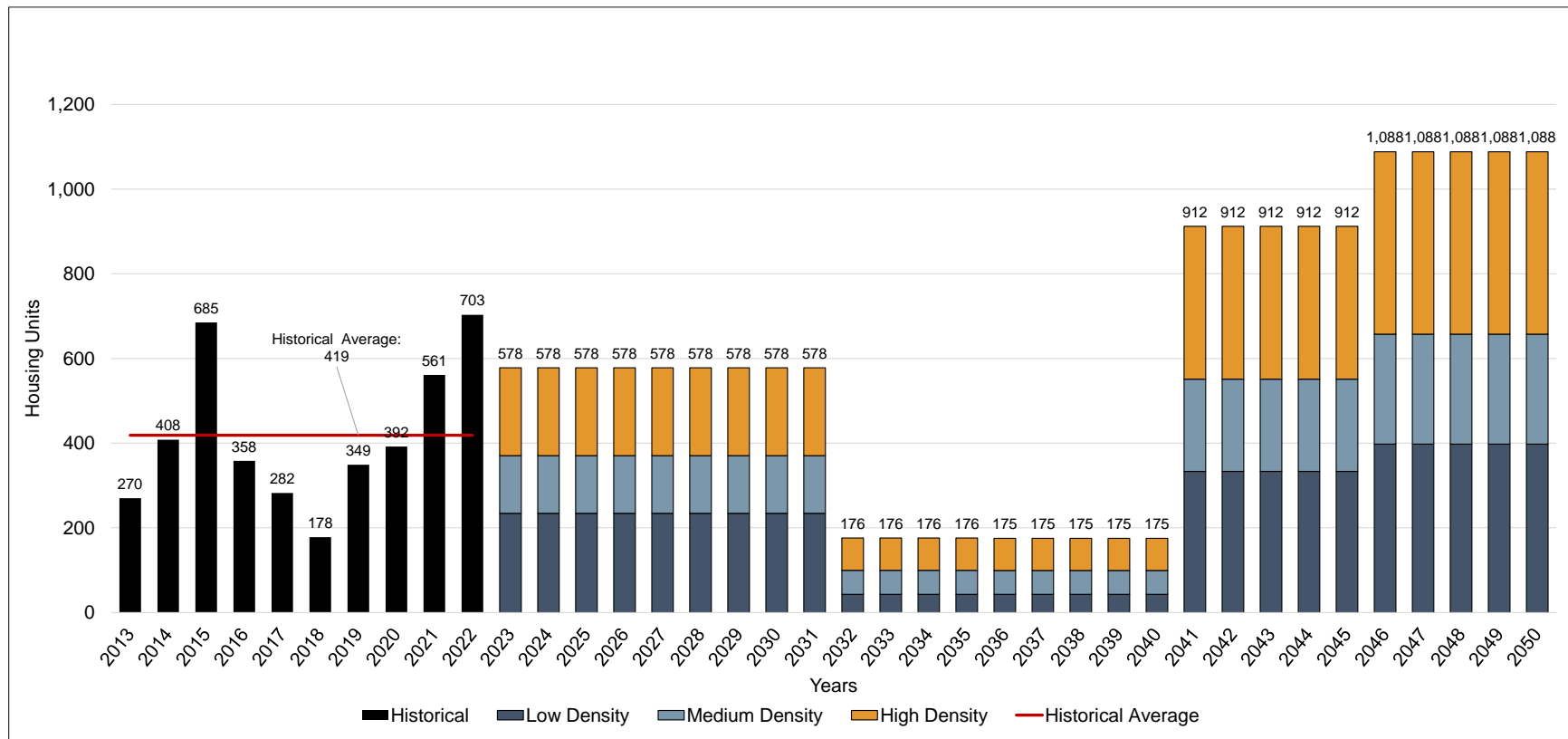
Notes:

Numbers may not add due to rounding.

Source: Derived from York Region Official Plan Review Forecast, adopted by Region in May 2023, by Watson & Associates Economists Ltd.



Figure 3-2
Town of Whitchurch-Stouffville
Annual Housing Forecast¹



[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Town of Whitchurch-Stouffville building permit data, 2013 to 2022.



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

- Unit Mix (Appendix A - Schedules 1, 6 and 7)
 - The housing unit mix for the Town was derived from a detailed review of historical development activity (as per Schedule 7), as well as active residential development applications (as per Schedule 6) and discussions with Town staff regarding anticipated development trends for the Town of Whitchurch-Stouffville.
 - Based on the above indicators, the 2023 to 2051 household growth forecast for the Town is comprised of a unit mix of 37% low density units (single detached and semi-detached), 25% medium density (multiples except apartments) and 39% high density (bachelor, 1 bedroom and 2-bedroom apartments). Geographic Location of Residential Development (Appendix A - Schedule 2)
- Geographic Location of Residential Development (Appendix A – Schedule 2)
 - Schedule 2 summarizes the anticipated amount, type, and location of development by area for the Town of Whitchurch-Stouffville
 - In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2023 and 2051 by development location is summarized below.



Table 3-2
Town of Whitchurch-Stouffville
Geographic Location of Residential Development

Development Location	Amount of Housing Growth, 2023 to 2051	Percentage of Housing Growth, 2023 to 2051
Stouffville BUA	3,323	20%
Stouffville Phase 1	37	0%
Stouffville Phase 2	904	5%
Stouffville Phase 3	3,829	23%
Area 8	997	6%
M.Z.O.s	3,514	21%
Remaining Whitebelt Lands	3,690	22%
Ballantrae	73	0%
Vandorf	59	0%
Gormley	0	0%
Bloomington & Remaining Rural	355	2%
Town of Whitchurch-Stouffville	16,781	100%

Note: Figures may not sum precisely due to rounding.

[1] Three Minister's Zoning Orders (M.Z.O.s) have been approved in the Town of Whitchurch-Stouffville, each located in the Town's whitebelt lands, immediately west of the Community of Stouffville. This includes M.Z.O #1: 11776 Highway 48, M.Z.O. #2: 11776 and 11882 Highway 48, and M.Z.O. # 3: 11861 and 12045 McCowan Road.

- Planning Period
 - Short-term and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for transit services to a 10-year planning horizon. All other services can utilize a longer planning period if the municipality has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.
- Population in New Housing Units (Appendix A - Schedules 3, 4 and 5)



- The number of housing units to be constructed by 2051 in the Town of Whitchurch-Stouffville over the forecast period is presented in Table 3-1. Over the 2023 to 2051 forecast period, the Town is anticipated to average approximately 599 new housing units per year.
- Institutional population¹ is anticipated to increase by approximately 1,034 people between 2023 to 2051.
- Population in new units is derived from Schedules 3, 4 and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 8a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the Town of Whitchurch-Stouffville. Due to data limitations high density P.P.U. data was derived from the Region of York. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 25-year average P.P.U.s by dwelling type are as follows:
 - Low density: 3.265
 - Medium density: 2.685
 - High density: 1.836
- Existing Units and Population Change (Appendix A - Schedules 3, 4 and 5)
 - Existing households for mid-2023 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).
 - The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 5². The forecast population change

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

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



in existing households over the 2023 to 2051 forecast period is forecast to incline by approximately 2,880.

- Employment (Appendix A – Schedules 10a, 10b and 10c)
 - The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the Town divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.
 - 2016 employment data ^{1,2} (place of work) for the Town of Whitchurch-Stouffville is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
 - 275 primary (2%);
 - 2,280 work at home employment (18%);
 - 3,065 industrial (25%);
 - 4,725 commercial/population-related (38%); and
 - 2,080 institutional (17%).
 - The 2016 employment by usual place of work, including work at home, is 12,425. An additional 2,285 employees have been identified for the Town of Whitchurch-Stouffville in 2016 that have no fixed place of work (N.F.P.O.W.).³
 - Total employment, including work at home and N.F.P.O.W. for the Town of Whitchurch-Stouffville is anticipated to reach approximately 22,940 by mid-2033, 24,000 by 2041, and 28,400 by 2051. This represents an employment increase of approximately 4,735 for the 10-

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

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

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



year forecast period, 5,795 for the 19-year forecast period, and 10,195 for the longer-term forecast period.

- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.
- Total employment for the Town of Whitchurch-Stouffville (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 15,830 by mid-2033, 16,510 by 2041, and 20,070 by 2051. This represents an employment increase of approximately 3190 for the 10-year forecast period, 3,865 for the 19-year forecast period, and 7,425 for the longer-term forecast period.
- Non-Residential Sq.ft. Estimates (G.F.A.), Appendix A - Schedule 10b
 - Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
 - 3,000 sq.ft. per employee for primary;
 - 1,300 sq.ft. per employee for industrial;
 - 500 sq.ft. per employee for commercial/population-related; and
 - 700 sq.ft. per employee for institutional employment.
 - The Town-wide incremental G.F.A. is anticipated to increase by 2,710,600 sq.ft. over the 10-year forecast period, 3,428,600 over the 19-year forecast period, and 6,538,100 sq.ft. over the longer-term forecast period.
 - In terms of percentage growth, the 2023 to 2051 incremental G.F.A. forecast by sector is broken down as follows:
 - Primary - 14%
 - industrial - 46%;



- commercial/population-related - 29%; and
 - institutional - 11%.
- Geographic Location of Non-Residential Development (Appendix A, Schedule 10c)
 - Schedule 10c summarizes the anticipated amount, type, and location of non-residential development by servicing area for the Town of Whitchurch-Stouffville by area.
 - The amount and percentage of forecast total non-residential growth between 2023 and 2051 by development location is summarized below.



Table 3-3
Town of Whitchurch-Stouffville
Geographic Location of Non-Residential Development

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2023 to 2051	Percentage of Non-Residential G.F.A., 2023 to 2051
Stouffville BUA	1,319,500	20%
Stouffville Phase 1	771,700	12%
Stouffville Phase 2	307,500	5%
Stouffville Phase 3	179,600	3%
Area 8	134,000	2%
M.Z.O.s ^[1]	50,000	1%
Remaining Whitebelt Lands	1,345,300	21%
Ballantrae	37,500	1%
Vandorf	444,100	7%
Gormley	956,600	15%
Bloomington & Remaining Rural	992,300	15%
Town of Whitchurch-Stouffville	6,538,100	100%

Note: Figures may not sum precisely due to rounding.

^[1] Three Minister's Zoning Orders (M.Z.O.s) have been approved in the Town of Whitchurch-Stouffville, each located in the Town's whitebelt lands, immediately west of the Community of Stouffville. This includes M.Z.O #1: 11776 Highway 48, M.Z.O. #2: 11776 and 11882 Highway 48, and M.Z.O. # 3: 11861 and 12045 McCowan Road.



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

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

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

4.3 Increase in the Need for Service

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



Figure 4-1

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

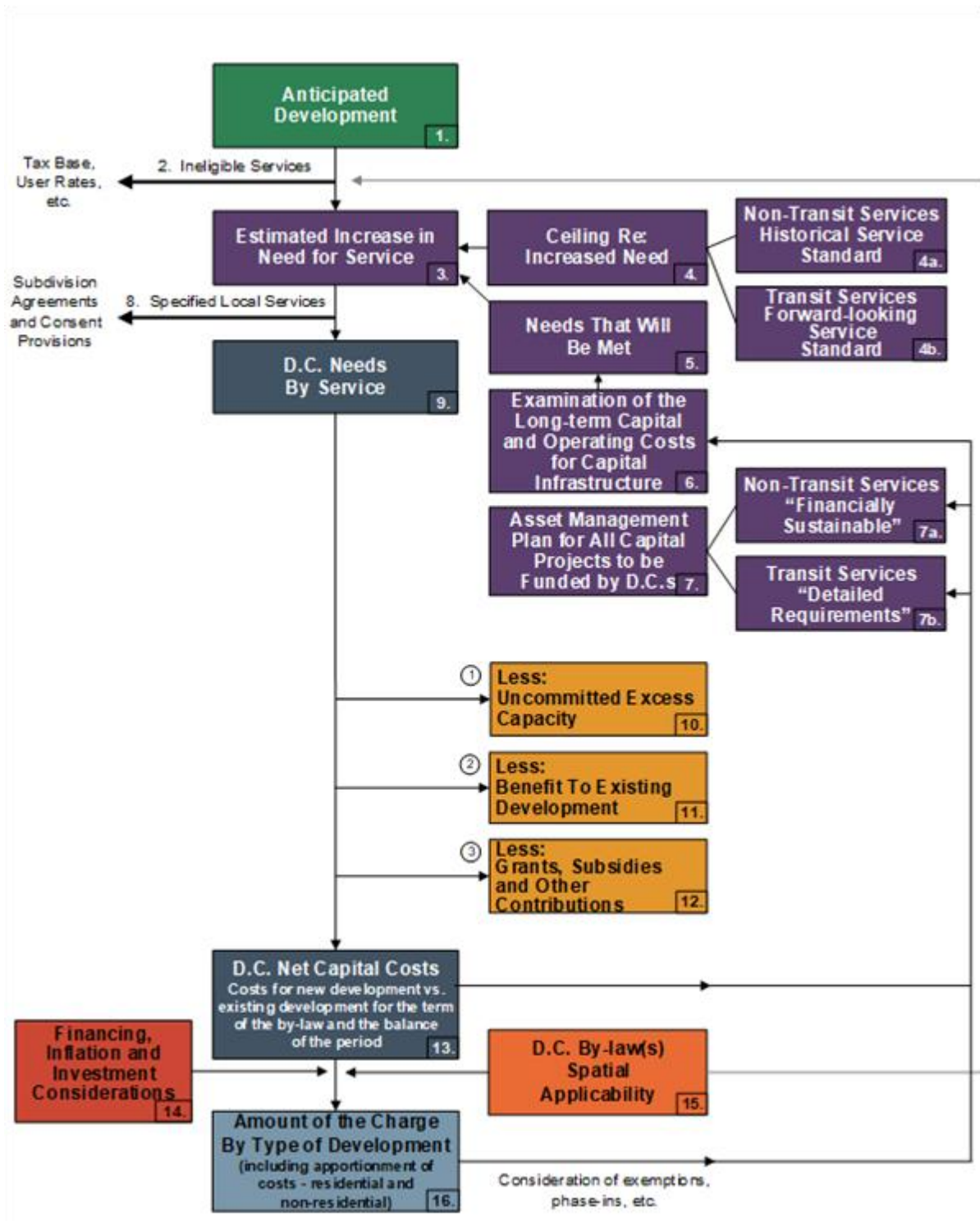




Table 4-1A
Categories of Municipal Services to be Addressed as Part of the Calculation – Eligibility Legend

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

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

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

¹ with a 7+ year useful life



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

¹ with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
13. Parks and Recreation Services	Ineligible Yes Yes Yes Yes	13.1 Acquisition of land for parks, woodlots, and E.S.A.s 13.2 Development of municipal parks 13.3 Parks rolling stock ¹ and yards 13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc. 13.5 Recreation vehicles and equipment ¹
14. Services Related to Public Health	n/a n/a	14.1 Public Health department space 14.2 Public Health department vehicles ¹
15. Child Care and Early Years Programs and Services within the meaning of Part VI of the <i>Child Care and Early Years Act, 2014</i> and any related services.	n/a n/a	15.1 Childcare space 15.2 Vehicles ¹
16. Services related to proceedings under the <i>Provincial Offences Act, including by-law enforcement services and municipally administered court services</i>	No Yes	16.1 P.O.A. space, including by-law enforcement and municipally administered court services 16.2 Vehicles ¹
17. Services Related to Emergency Preparedness	No No	17.1 Emergency Preparedness Space 17.2 Equipment
18. Services Related to Airports	Ineligible Ineligible	18.1 Airports 18.2 Other Airports
19. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	19.1 Office space 19.2 Office furniture 19.3 Computer equipment

¹ with a 7+ year useful life



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

4.4 Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions. The Town's Local Service Policy is included in Appendix D.

4.5 Capital Forecast

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

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

The capital costs include:

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

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



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

4.6 Treatment of Credits

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

Currently, there are outstanding credits for Water, and Wastewater Services, along with Services Related to a Highway to be included in the D.C. calculations.

4.7 Class of Services

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

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

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. For D.C. calculations purposes the Public Works (Facilities and Fleet) capital infrastructure needs have been identified in a separate list. However, the works included in this separate list have been allocated to the appropriate D.C. eligible services (i.e., Services Related to a Highway, Water Services and/or Wastewater Services), therefore, a Class of Service is not recommended.



4.8 Existing Reserve Funds

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

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

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

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

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

The Town projected D.C. reserve fund balance, less outstanding commitments related to prior year capital approvals, by service as of December 31, 2022, is provided in Table 4-2:



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

Service	Dec 31, 2022 Closing Balance	Less: Commitments	Adjusted Dec 31, 2022 Closing Balance
Services Related to a Highway	\$8,344,137.00	\$45,257.05	\$8,298,879.95
Public Works	\$241,829.00	\$52,450.44	\$189,378.56
Fire Protection Services	-\$1,495,879.00	\$551,317.76	-\$2,047,196.76
Parks and Recreation Services	\$12,308,386.00	\$2,703,898.59	\$9,604,487.41
Library Services	\$808,325.00	\$273,579.88	\$534,745.12
Administration Studies	\$795,767.00	\$795,767.00	\$0.00
Provincial Offences Act including By-Law Enforcement	\$15,750.00	\$0.00	\$15,750.00
Wastewater Services	\$3,442,658.00	\$99,101.00	\$3,343,557.00
Water Services	\$3,561,290.00	\$247,691.00	\$3,313,599.00
Total	\$28,022,263.00	\$4,769,062.72	\$23,253,200.28

Note: Amounts in brackets are deficient balances.

4.9 Deductions

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

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

The requirements behind each of these reductions are addressed below.

4.9.1 Reduction Require by Level of Service Ceiling

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

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



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

It is noted that for Water and Wastewater Services, other legislation dictates the level of service to be provided for new infrastructure, therefore, a historic service standard calculation is not required.

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

4.9.2 Reduction for Uncommitted Excess Capacity

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

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

4.9.3 Reduction for Benefit to Existing Development

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

- the repair or unexpanded replacement of existing assets that are in need of repair;



- an increase in average service level of quantity or quality (compare water as an example);
- the elimination of a chronic servicing problem not created by growth; and
- providing services where none previously existed (generally considered for water or wastewater services).

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of service cap in section 3.10.1 is related but is not the identical requirement. Sanitary, storm, and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

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

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

In addition, the growth forecasts indicate that the Town will experience a growth in population in existing households. Therefore, a proportionate share of growth needs that benefit this increase growth in existing households, have been deducted from the



costs included in the D.C. calculations/charges that will be imposed on new residential growth units.

4.9.4 Reduction for Anticipated Grants, Subsidies, and Other Contributions

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

4.9.5 Municipal-wide vs. Area-Specific

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

4.9.6 Allocation of Development

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

4.9.7 Asset Management

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



assumptions, approaches, and policies on asset management planning. This examination has been included in Appendix F.

4.9.8 Mandatory Phase-in of a D.C.

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

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

Note that the phase-in is not part of the methodology required for calculating the charge, but a rule that has to be included in the by-laws which informs implementation.

4.9.9 Mandatory Discount for Rental Housing Development

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

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

Note that these discounts are not part of the methodology required for calculating the charge, but a rule that has to be included in the by-laws which informs implementation.



Chapter 5

D.C. Eligible Cost Analysis by Service



5. D.C. Eligible Cost Analysis by Service

5.1 Introduction

This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform basis for the defined service areas. In each case, the required calculation process set out in subsection 5 (1) paragraphs 2 to 7 in the D.C.A., and described in Chapter 4, was followed in determining D.C. eligible costs.

The service component is evaluated on two format sheets:

- The service standards that provide the average historical 15-year level of service calculation (see Appendix B), which “caps” the D.C. amounts (note that this is not required for water and wastewater services); and
- The infrastructure cost calculation, which determines the potential D.C. recoverable cost.

The nature of the capital projects and timing identified in the Chapter reflect Council's current intention. Over time, however, Town projects and Council priorities may change; accordingly, Council's intentions may be altered, and different capital projects (and timing) may be necessary to meet the need for services required by new growth.

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

This section evaluates the development-related capital requirements for the services related to proceedings under the *Provincial Offences Act* (P.O.A), including By-law Enforcement Services over a 10-year planning period.

5.2.1 *Provincial Offences Act including By-law Enforcement Services*

The Town currently provides its By-law Enforcement Services which results in services related to proceedings under the P.O.A., out of 911 sq.ft. of facility space. Over the historical 15-year period, this provides an average level of service of \$13 per capita, which equates to an investment of \$191,732. The Town also has six (6) vehicles related to P.O.A. services, with an approximate historical level of service of \$3.52 per



capita and equated to an investment of \$51,519. This level of investment provides the Town with \$243,250 for eligible future D.C. funding over the 10-year forecast period.

As outlined Table 5-1, the gross capital cost for capital projects for P.O.A. including By-law Enforcement Services is \$68,500, related to an additional vehicle required to service growth over the forecast period. A benefit to existing deduction of \$16,019 was applied, of which \$269 is attributable to the forecasted increased of population in existing households over the 10-year forecast period, along with the D.C. reserve fund balance. Therefore, the total of \$52,481 in growth-related needs have been included in the calculation of the D.C. Of this D.C. recoverable amount, 82% is allocated to the residential development and 18% to the non-residential base on the incremental growth in population and employment over the 10-year forecast period.



Table 5-1
Town of Whitchurch-Stouffville
Infrastructure Costs Included in the Development Charge Calculation
For Provincial Offences Act Including By-law Enforcement Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2023-2032	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 82%	Non- Residential Share 18%
1	New By-law Vehicle (1005)	2024	68,500	-	-	68,500	-		68,500	56,170	12,330
Adjustments											
2	Adjustment related to Existing Population Incline						269		(269)	(269)	-
3	Reserve Fund Adjustment		-	-	-	-	15,750		(15,750)	(12,915)	(2,835)
	Total		68,500	-	-	68,500	16,019	-	52,481	42,986	9,495



5.3 Service Levels and 19-Year (2023-2041) Capital Costs for Town-wide D.C. Services Calculation

This section evaluates the development-related capital requirements for services over the 2023-2041 planning period.

5.3.1 Parks and Recreation Services

The Town currently provides a variety of parks and recreation-related assets to service the community. A summary of their inventory is provided below:

- 459.42 acres of parkland (consisting of neighbourhood/community parks/parkettes and nature open space), which provides an average historical level of service of \$535 and D.C. eligible recovery amount of approximately \$9.79 million;
- 4,468 amenities that include items such as soccer fields, baseball diamonds, skateboard parks, outdoor fitness equipment, benches, and picnic tables, etc., that provides an average historical level of service of \$815 and D.C. eligible recovery amount of approximately \$14.91 million;
- 27,197 linear metres of trails and paths, a 400-metre track, and 12,852 sq.m, of parking lots within parks, which provides an average historical level of service of \$287 and D.C. eligible recovery amount of approximately \$5.26 million;
- 272,383 sq.ft. of recreational building area that includes various recreation complexes, pools, operations centre, etc., that provides an average historical level of service of \$4,167 and D.C. eligible recovery amount of approximately \$76.25 million;
- 23,659 sq.ft. of Parks Operations Facility space, which provides an average historical level of service of \$310 and D.C. eligible recovery amount of approximately \$5.67 million; and
- 68 vehicles and equipment related to Parks and Recreation Services (including pickup trucks, trailers, mowers, etc.), which provides an average historical level of service of \$86 and D.C. eligible recovery amount of approximately \$1.56 million.

In total, the Town's Parks and Recreation Service has provided a 15-year historical level of service that equates to an investment of \$113,435,501.



Table 5-2 presented the anticipated capital program over the 19-year forecast period. The growth-related needs for parks and recreation services have been developed based on discussion with Town staff, the department's capital plan, and the Draft Leisure and Community Services Master Plan, dated September 2022. The capital program provides for additional park development, new and/or expanded facilities, trails, outdoor park amenities, vehicles, and equipment to service growth over the 2023-2041 forecast period. The gross capital cost of all projects is estimated at \$220.52 million. In addition, outstanding debt (principal and interest, discounted) of approximately \$11.65 million has been included for recovery through D.C.s. Of the total gross cost of approximately \$232.2 million of capital costs, approximately \$70.19 million has been deducted as a post period benefit and \$28.47 million has been deducted related to growth-related costs that are in excess of the historic service standard ceiling. Further, a benefit to existing of \$16.49 million has been identified, of which approximately \$1.45 million relates to the anticipated increase in population within existing residential units over the forecast period to 2041. As a result, the D.C. eligible amount is approximately \$117 million.

Parks and Recreation Services' residential and non-residential attributions have been determined based on the approach used in the Town's 2019 D.C. Study process, whereby the allocation of needs to non-residential development required was assessed using evidentiary support that has been made in the past. Booking reference data supported the nominal application of recreation facility capital costs to non-residential development. However, support was not provided for parks assets. As such, the parkland development capital needs have been allocated 100% to residential development, with 95% of the recreational facility costs being allocated to residential development. For parks and recreation vehicles and equipment an allocation of 96% to residential has been used based on the weighted allocation of growth-related capital costs.

5.3.2 Library Services

Currently, the Town maintains 32,300 sq.ft. of space allocated for library services. Of the 32,000 sq.ft., 300 sq.ft. is allocated for offsite storage and the balance relates to the library. This provides an average historical level of service of \$552 and a D.C. eligible amount of approximately \$10.1 million. In addition, the Town currently has an inventory of 278,344 library collection items. These collection items include books, CDs and DVDs, periodicals, databases, and e-resources, all of which all provide an average



historical level of service of \$284 and D.C. eligible amount of \$5.2 million approximately. In total, the service standard provides for a maximum D.C. eligible amount of approximately \$15.3 million over the forecast period.

Table 5-3 provides a listing of the capital needs over the forecast period for Library Services. The capital needs required to accommodate growth are based on the Whitchurch-Stouffville Public Library Needs Assessment and Master Plan, dated May 2022, the capital forecast, and discussions with Library staff. The total gross cost of approximately \$52.21 million has been identified. This capital cost includes additional assets needed for a new Hwy 48 Corridor Branch and a new Ballantrae Branch, along with associated capital costs related to collection materials, furniture, equipment, and technology for the additional library branches, along with additional furniture, equipment and collection material needs for the main library (i.e., the Leisure Centre Branch). Outstanding debt related to cash flowing the Leisure Centre Branch Library Facility expansion that was identified previously to service growth has also included in the gross costs (discounted).

A reduction has been made related to the increase in space needs attributable to the existing community, based on the Master Plan's change in level of service from 0.65 sq.ft. per capita to 0.85 sq.ft. per capita, along with the associated furniture, equipment and materials has been made against the gross costs in the amount of approximately \$11.32 million (i.e., Ballantrae Branch). In addition, benefit to existing deductions have also been made in the amount of approximately \$1.48 million related to the Hwy 48 corridor branch, \$0.53 million related to the existing D.C. reserve fund, and \$0.19 million related to the increase anticipated in existing households over the forecast period. These benefit to existing deductions equates to a total of \$13,526,196.

Further, reductions have been made related to future growth (i.e., post period benefit) of approximately \$5.97 million and \$17.28 million related to costs in excess of the 15-year historic services standards. As a result of all deductions, the total D.C. eligible cost is \$15.44 million of which 95% is attributable to residential development and 5% to non-residential development based on relationship of the incremental increase to population and employment anticipated over the 2023-2041 forecast period.



Table 5-2
Town of Whitchurch-Stouffville
Infrastructure Costs Included in the Development Charge Calculation
For Parks and Recreation Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2023-2041										
	Stouffville Neighbourhood Parks/Parkettes										
1	Gar Lehman (L&M) Park	2023	732,000	-	-	732,000	-		732,000	732,000	-
2	Memorial Park Skating Trail and Related Field House Facility	2023-2024	8,470,000	-	-	8,470,000	4,235,000		4,235,000	4,235,000	-
3	Memorial Park Ph 7 - (Zone 8)	2023	1,900,000	-	-	1,900,000	950,000		950,000	950,000	-
4	Memorial Park Future Expansion/Upgrades	2028-2032	1,900,000	-	-	1,900,000	950,000		950,000	950,000	-
5	Pendutch Parkette (Aspen/Pendutch)	2023-2024	318,000	-	-	318,000	-		318,000	318,000	-
6	Tresstown S. Parkette (balance to be funded)	2023	55,700	-	-	55,700	-		55,700	55,700	-
7	10th Line S. Neighbourhood - Located at 185 McKean Drive	2025-2026	2,316,000	-	-	2,316,000	-		2,316,000	2,316,000	-
8	Ronco Neighbourhood Ph 1 -located at 601 baker Hill	2025-2026	2,382,000	-	2,072,300	309,700	-		309,700	309,700	-
9	Courtney Valley Parkette - located near future extension of Forsyth Farm Drive and York Durham Line	2026-2027	420,000	-	-	420,000	-		420,000	420,000	-
10	Sorbara Parkette	2024-2025	420,000	-	-	420,000	-		420,000	420,000	-
11	Phase 3 Neighbourhood Park (NP8) A East - located near future extension of Keeler Ave. mid way between Bethesda Road and Forsyth Farm Drive.	2027-2028	2,316,000	-	764,300	1,551,700	-		1,551,700	1,551,700	-
12	Phase 3 Neighbourhood Park East (Parkette)	2027	420,000	-	-	420,000	-		420,000	420,000	-
13	Fieldgate Parkette (P8)	2026-2027	420,000	-	-	420,000	-		420,000	420,000	-
14	Phase 3 Neighbourhood Park (NP5) - located off of Hwy 48 and Sam's Way	2026-2027	420,000	-	-	420,000	-		420,000	420,000	-
15	Farsight Parkette - located 60 Pettet Road	2025-2026	449,000	-	449,000	-	-		-	-	-
16	Ballantrae S. Parkette - located 60 Pattet Road	2024-2025	422,000	-	422,000	-	-		-	-	-
17	Ballymore Parkette	2025-2026	420,000	-	-	420,000	-		420,000	420,000	-
18	Baker Hill North Park (LSCMP page 7) - Tovtel / Stouff Con 8 (2 tennis courts/splash pad)	2023-2024	1,555,000	-	1,352,900	202,100	-		202,100	202,100	-
	Ballantrae Parkettes										
19	Bloomington Parkette - located 14 Royal Garden Way	2025-2026	420,000	-	-	420,000	-		420,000	420,000	-
	Gormley Parkette										
20	Gormley Parkette	2027-2028	420,000	-	420,000	-	-		-	-	-



Table 5-2
Town of Whitchurch-Stouffville
Infrastructure Costs Included in the Development Charge Calculation
For Parks and Recreation Services (continued)

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2023-2041										
	Pedestrian Bridges										
21	Little Rouge @ Ringwood SWM	2025	434,200	-	204,100	230,100	230,100		-	-	-
22	Little Rouge W. - StouffCon8	2023-2024	1,589,000	-	-	1,589,000	-		1,589,000	1,589,000	-
23	Stouffville Reservoir - Millard	2025	434,200	-	434,200	-	-		-	-	-
24	Reesor Creek	2025	434,200	-	434,200	-	-		-	-	-
25	Savana Cove -located Steam Whistle Dr and Conductor Ave	2024	434,200	-	-	434,200	-		434,200	434,200	-
26	L& M Gardens	2023	92,000	-	-	92,000	-		92,000	92,000	-
27	Little Rouge E - Stouffcon8 & Mattamy / Maio -located at Ken Betz to Madori Park	2027	1,259,000	-	1,259,000	-	-		-	-	-
	Off- Road Trails - Naturalized										
28	Hoover Park Drive Woodlot E	2027	30,800	-	30,800	-	-		-	-	-
29	Hoover Park Drive Woodlot W	2027	28,900	-	28,900	-	-		-	-	-
30	McCowan Rd	2030	74,400	-	-	74,400	-		74,400	74,400	-
	Off- Road Trails - Asphalt										
31	SW Quadrant to Ninth Line	2025	87,300	-	-	87,300	-		87,300	87,300	-
32	Stouffville Arena Fields Trail	2026	32,300	-	-	32,300	-		32,300	32,300	-
33	Memorial Park	2023	27,500	-	-	27,500	-		27,500	27,500	-
34	Memorial Park - Park Drive to Lori Avenue	2026	27,500	-	-	27,500	-		27,500	27,500	-
35	Bethesda Park Connection	2025	33,100	-	-	33,100	-		33,100	33,100	-
36	Asphalt Off Road Trail-Ringwood Pond Connection	2024	33,100	-	33,100	-	-		-	-	-
37	Asphalt Off Road Trail-Stouffville Cres.-Main to North of Mill St (up to Stouffville Reservoir)	2023-2026	54,600	-	54,600	-	-		-	-	-
	Parkland Amenities										
38	Minor Sports Fields (Soccer)	2028	1,679,000	-	1,460,700	218,300	-		218,300	218,300	-
39	Senior Soccer Flds (Bethesda)	2026	884,000	-	769,100	114,900	-		114,900	114,900	-
40	Diamond 3 Bethesda Park	2025-2026	884,000	-	-	884,000	-		884,000	884,000	-
41	Ten Micro Soccer Fields	2027	733,000	-	637,700	95,300	-		95,300	95,300	-
42	Picnic Shelter - Bethesda Pk	2025	217,000	-	188,800	28,200	-		28,200	28,200	-
43	Lit Tennis/Pickleball Courts Memorial Park	2023	215,000	-	-	215,000	-		215,000	215,000	-
44	Cricket Pitch	2027	579,000	-	-	579,000	-		579,000	579,000	-
45	New Sport Fields Baseball Expansion (3), Community Park	2023-2029	2,171,000	-	1,888,800	282,200	-		282,200	282,200	-



Table 5-2
Town of Whitchurch-Stouffville
Infrastructure Costs Included in the Development Charge Calculation
For Parks and Recreation Services (continued)

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2023-2041										
	New Parks/Parkettes										
46	Phase 3 Neighbourhood Park (NP8-B) West	2025-2026	1,600,000	-	-	1,600,000	-		1,600,000	1,600,000	-
	Baseball Diamonds										
47	Premium Baseball Diamond	2024-2030	480,000	-	-	480,000	-		480,000	480,000	-
48	Recreational Baseball Diamond	2024-2030	160,000	-	-	160,000	-		160,000	160,000	-
49	Premium Softball Diamond	2024-2030	452,000	-	-	452,000	-		452,000	452,000	-
50	Recreational Softball Diamond	2024-2030	197,000	-	-	197,000	-		197,000	197,000	-
51	Lit sports fields	2024-2030	301,000	-	-	301,000	-		301,000	301,000	-
52	Sport Fields Irrigation	2024-2030	183,000	-	-	183,000	-		183,000	183,000	-
	Changeroom / Washrooms										
53	New Dedicated Washroom Building to support tournament space	2025-2030	500,000	-	-	500,000	-		500,000	475,000	25,000
54	Additional Washroom Building to be added to existing building	2025-2030	350,000	-	-	350,000	-		350,000	332,500	17,500
55	New Changeroom/Washroom Building	2025-2030	750,000	-	-	750,000	-		750,000	712,500	37,500
	Soccer Fields										
56	Premium Soccer Field	2025-2030	460,000	-	-	460,000	-		460,000	460,000	-
57	Artificial Turf Field	2025-2030	1,506,000	-	-	1,506,000	-		1,506,000	1,506,000	-
58	Recreational Soccer	2024-2029	300,000	-	-	300,000	-		300,000	300,000	-
59	Mini Soccer	2024-2029	113,000	-	98,300	14,700	-		14,700	14,700	-
60	Lit Sports Fields	2024-2029	301,000	-	-	301,000	-		301,000	301,000	-
61	Sport Fields Irrigation	2024-2029	183,000	-	-	183,000	-		183,000	183,000	-
	Playgrounds/Play Sites										
62	Traditional Play Site - Senior	2023-2028	250,000	-	-	250,000	-		250,000	250,000	-
63	Fully Accessible Playground	2023-2028	427,000	-	-	427,000	-		427,000	427,000	-
64	Memorial Play Sites (one Senior Accessible and one Junior)	2023	627,000	-	-	627,000	-		627,000	627,000	-
65	Additional Play Sites in Intensification and Infill Areas to replace and expand existing structures with larger ones	2023-2028	1,250,000	-	-	1,250,000	312,500		937,500	937,500	-
	Other Amenities										
65	Cricket Pitches	2023-2028	60,000	-	-	60,000	-		60,000	60,000	-
66	Outdoor Scoreboard	2024-2029	60,000	-	-	60,000	-		60,000	60,000	-
67	Basketball - Full Court	2023-2028	90,000	-	-	90,000	-		90,000	90,000	-



Table 5-2
Town of Whitchurch-Stouffville
Infrastructure Costs Included in the Development Charge Calculation
For Parks and Recreation Services (continued)

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2023-2041	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
68	Basketball - Half Court	2023-2028	125,000	-	-	125,000	-		125,000	125,000	-
69	Multi-use Court	2023-2028	250,000	-	-	250,000	-		250,000	250,000	-
70	Tennis Courts (2 courts)	2023-2028	165,000	-	-	165,000	-		165,000	165,000	-
71	Park Benches	2023-2028	3,600	-	-	3,600	-		3,600	3,600	-
72	Fitness Stations	2023-2028	18,500	-	-	18,500	-		18,500	18,500	-
73	Beach Volleyball Courts	2024-2029	75,000	-	-	75,000	-		75,000	75,000	-
74	Premium Spray Pad	2024-2029	380,000	-	-	380,000	-		380,000	380,000	-
75	Basic Spray Pad	2024-2029	150,000	-	-	150,000	-		150,000	150,000	-
76	Concession Building	2025-2030	680,000	-	-	680,000	-		680,000	680,000	-
77	Field House	2024-2029	490,000	-	-	490,000	-		490,000	490,000	-
78	Lawn Bowling Pitch	2025-2030	200,000	-	-	200,000	-		200,000	200,000	-
79	Bike Racks	2023-2024	2,000	-	-	2,000	-		2,000	2,000	-
80	Service Gate - 8-10 feet	2025-2030	2,800	-	-	2,800	-		2,800	2,800	-
81	Water Chamber and Hydrant	2024-2029	15,000	-	-	15,000	-		15,000	15,000	-
82	Pedestrian Lighting	2024-2029	10,000	-	-	10,000	-		10,000	10,000	-
83	Picnic Pavilion (Large)	2025-2030	230,000	-	-	230,000	-		230,000	230,000	-
84	Picnic Pavilion (Small)	2025-2030	125,000	-	-	125,000	-		125,000	125,000	-
85	Gazebo	2025-2030	300,000	-	-	300,000	-		300,000	300,000	-
86	Shade Structure	2024-2029	70,000	-	-	70,000	-		70,000	70,000	-
87	Pergola	2024-2029	150,000	-	-	150,000	-		150,000	150,000	-
88	Skateboard Park	2026-2031	640,000	-	556,800	83,200	-		83,200	83,200	-
89	Skateboard Spot	2026-2031	350,000	-	-	350,000	-		350,000	350,000	-
90	Disc Golf	2023-2028	50,000	-	-	50,000	-		50,000	50,000	-
91	Dog Park	2024-2029	65,000	-	-	65,000	-		65,000	65,000	-
	Leisure Facilities										
92	Memorial Park Phasing - Facility Related	2023	1,320,000	-	-	1,320,000	1,056,000		264,000	250,800	13,200
93	Leisure Centre Construction (include an Aquatic multi-tank, Fitness Centre, Ice Pads (2), Gymnasium, Multi-use spaces, office spaces, FF&E, and land)	2028-2030	164,516,000	70,191,000	14,911,700	79,413,300	6,777,200		72,636,100	69,004,295	3,631,805



Table 5-2
Town of Whitchurch-Stouffville
Infrastructure Costs Included in the Development Charge Calculation
For Parks and Recreation Services (continued)

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2023-2041										
	Vehicles and Equipment										
94	3/4 Ton 4x4 Truck - Parks	2024	86,000	-	-	86,000	-	-	86,000	82,880	3,120
95	Small Dump Truck	2023	100,000	-	-	100,000	-	-	100,000	96,372	3,628
96	Trailer	2023	30,000	-	-	30,000	-	-	30,000	28,912	1,088
97	Miska 20 ft Landscape Trailer	2024	10,900	-	-	10,900	-	-	10,900	10,505	395
98	Wide Deck Mower	2026	90,000	-	-	90,000	-	-	90,000	86,735	3,265
99	Zero Turn Mowers (2)	2023-2026	70,000	-	-	70,000	-	-	70,000	67,460	2,540
100	Tractor	2023	125,000	-	-	125,000	-	-	125,000	120,465	4,535
101	Tractor	2026	82,000	-	-	82,000	-	-	82,000	79,025	2,975
102	ATV Utility Vehicle	2023	35,000	-	-	35,000	-	-	35,000	33,730	1,270
103	Ram, Model 2500, white, Year 2023 w/ Crew Cab 4x4 6.5' box	2023	66,300	-	-	66,300	-	-	66,300	63,895	2,405
104	Ram 1500	2023	81,000	-	-	81,000	-	-	81,000	78,061	2,939
	Strategic Initiatives										
105	Maintenance Technician Van, - contingent of New 2023 FTE request (Maintenance Technician Van for the new FTE request - pending Council)	2023	75,000	-	-	75,000	-	-	75,000	72,279	2,721
106	Gator and Spray Cart (New gator and spray cart for ice maintenance at Stouffville Arena)	2027	45,000	-	-	45,000	-	-	45,000	43,367	1,633
	Growth-Related Debt										
107	Hillmount Park (include splash pad) - Debt Principal	2023-2025	146,469	-	-	146,469	-	-	146,469	146,469	-
108	Hillmount Park (includes splash pad) - Debt Interest (Discounted)	2023-2025	3,850	-	-	3,850	-	-	3,850	3,850	-
109	Tresstown Park Phase II (includes jr. ball diamond) - NPV of Principal Payments	2023-2025	53,022	-	-	53,022	-	-	53,022	53,022	-
110	Tresstown Park Phase II (includes jr. ball diamond) - NPV of Interest Payments	2023-2025	1,394	-	-	1,394	-	-	1,394	1,394	-
111	Greenwood Parkette - Debt Principal	2023-2025	146,469	-	-	146,469	-	-	146,469	146,469	-
112	Greenwood Parkette - Debt Interest (Discounted)	2023-2025	3,850	-	-	3,850	-	-	3,850	3,850	-
113	Memorial Park - Debt Principal	2023	9,912	-	-	9,912	-	-	9,912	9,912	-
114	Memorial Park - Debt Interest (Discounted)	2023	239	-	-	239	-	-	239	239	-
115	Aquatic and Leisure Centre Facility Expansion Phase 1 - NPV of Anticipated Principal Payments	2023-2027	1,713,773	-	-	1,713,773	-	-	1,713,773	1,628,084	85,689
116	Aquatic Facility Expansion and Leisure Centre Phase 1 - NPV of Anticipated Interest Payments	2023-2025	207,857	-	-	207,857	-	-	207,857	197,464	10,393



Table 5-2
Town of Whitchurch-Stouffville
Infrastructure Costs Included in the Development Charge Calculation
For Parks and Recreation Services (continued)

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2023-2041	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
117	Clippers Arena - NPV of Principal Payments	2023-2027	7,499,950	-	-	7,499,950	-		7,499,950	7,124,953	374,997
118	Clippers Arena - NPV of Interest Payments	2023-2027	1,545,784	-	-	1,545,784	-		1,545,784	1,468,495	77,289
119	Operations Centre (growth share) - P&R - NPV of Principal Payments	2023-2036	260,595	-	-	260,595	-		260,595	251,140	9,455
120	Operations Centre (growth share) - Parks & Recreation - Interest Payments (discounted)	2023-2036	53,295	-	-	53,295	-		53,295	51,361	1,934
	Adjustments										
121	Adjustment related to Existing Population Incline						1,447,402		(1,447,402)	(1,447,402)	-
122	Reserve Fund Adjustment						534,745		(534,745)	(515,344)	(19,401)
	Total		232,169,559	70,191,000	28,471,300	133,507,259	16,492,947	-	117,014,312	112,716,437	4,297,875



Table 5-3
Town of Whitchurch-Stouffville
Infrastructure Costs Included in the Development Charge Calculation
For Library Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2023-2041	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
Facilities											
1	Lesiure Centre Branch Library Facility Expansion - Principal	2023-2038	1,154,934	-		1,154,934	-		1,154,934	1,097,187	57,747
2	Lesiure Centre Branch Library Facility Expansion - Interest (Discounted)	2023-2038	140,078	-		140,078	-		140,078	133,074	7,004
3	Ballantrae Branch (NEW)	2026	8,116,000	-		8,116,000	8,116,000		-	-	-
4	Hwy 48 Corridor Branch (New)	2027-2031	25,920,000	4,047,000	11,715,800	10,157,200	971,200		9,186,000	8,726,700	459,300
Furniture and Equipment											
5	Lesiure Centre Branch - Additional Furniture and Equipment	2023	43,000	-	-	43,000	-		43,000	40,850	2,150
6	Lesiure Centre Branch - Additional Furniture and Equipment	2024	20,000	-	-	20,000	-		20,000	19,000	1,000
7	Ballantrae Branch - Furniture and Equipment	2025	2,200,000	-	-	2,200,000	2,200,000		-	-	-
8	Ballantrae Branch - Technology	2025	100,000	-	-	100,000	100,000		-	-	-
9	Hwy 48 Corridor Branch - Furniture and Equipment	2030-2031	8,300,000	1,296,000	3,751,600	3,252,400	311,000		2,941,400	2,794,330	147,070
10	Hwy 48 Corridor Branch - Technology	2030-2031	400,000	62,000	180,800	157,200	15,000		142,200	135,090	7,110
Library Materials											
11	Leisure Centre Branch - Library Collection Materials	2023	233,014	-	-	233,014	-		233,014	221,363	11,651
12	Leisure Centre Branch - Library Collection Materials	2024	223,182	-	-	223,182	-		223,182	212,023	11,159
13	Leisure Centre Branch - Library Collection Materials	2025	223,182	-	-	223,182	-		223,182	212,023	11,159
14	Leisure Centre Branch - Library Collection Materials	2026	223,182	-	-	223,182	-		223,182	212,023	11,159
15	Leisure Centre Branch - Library Collection Materials	2027	223,182	-	-	223,182	-		223,182	212,023	11,159
16	Leisure Centre Branch - Library Collection Materials	2028	115,648	-	-	115,648	-		115,648	109,866	5,782
17	Ballantrae Branch Collection Start-up	2025	750,000	-	-	750,000	750,000		-	-	-
18	Ballantrae Branch Collection Materials	2026-2031	150,000	-	-	150,000	150,000		-	-	-
19	Hwy 48 Corridor Branch Collection Start-up	2027-2031	3,300,000	515,000	1,491,600	1,293,400	123,600		1,169,800	1,111,310	58,490
20	Hwy 48 Corridor Branch Collection Materials	2032	300,000	47,000	135,600	117,400	11,200		106,200	100,890	5,310
Library Vehicle											
21	Library Vehicle	2026	74,700	-	-	74,700	55,200		19,500	18,525	975
Adjustments											
22	Adjustment related to Existing Population Incline						188,251		(188,251)	(178,838)	(9,413)
23	Reserve Fund Adjustment						534,745		(534,745)	(508,008)	(26,737)
	Total		52,210,102	5,967,000	17,275,400	28,967,702	13,526,196	-	15,441,506	14,669,431	772,075



5.4 Service Levels and 29-Year (2023-2051) Capital Costs for Town-wide D.C. Services Calculation

This section evaluates the development-related capital requirements that have been identified for Fire Protection Services, and Services Related to a Highway, including Public Works Facilities and Fleet, over a 29-year planning period that have been included in the D.C. calculation.

5.4.1 Public Works Facilities and Fleet

Capital costs related to Public Works includes capital such as facilities and fleet. The facilities and fleet have been recognized to service the Services Related to a Highway, Water, and Wastewater Services. The growth-related costs required for the facilities and fleet have been allocated according to each service which the new assets pertain to. For example, when capital pertains to Services Related to a Highway, 100% of that cost has been allocated to that service, where capital related to Water and Wastewater Services, have been allocated based on a 50% split for each service. The capital costs associated with each of these three services is then added to the specific service areas.

Table 5-4 provides the detailed capital needs and indicates to which service(s) each capital asset pertains. In Tables 5-6, 5-8, and 5-9 (i.e., the capital programs for Services Related to a Highway, Water Services, and Wastewater Services), the capital needs are included based on a summarized value. Table 5-5 summarizes the allocation of capital works related to each service and indicates the project number under each service category that correspond to the proportionate share of facilities and fleet.

The existing D.C. reserve fund balance for Public Works has been allocated to each of the services, as indicated in Table 5-4, based on the capital program for each service, and is added to the reserve fund adjustments in each of the specific capital programs contained within Tables 5-6, 5-8, and 5-9. The residential and non-residential shares of the capital costs are based on the shares identified for each of the three services.



Table 5-4
Town of Whitchurch-Stouffville
Infrastructure Costs Included in the Development Charge Calculation
for Services Related to a Highway, Water and Wastewater Services (Public Works)

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2023-2051	Service to Which Project Relates	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
										Share Varies by Service		
Facilities												
1	Operations Centre (growth share) - Public Works - Principal Payments	Services Related to a Highway	2023-2036	1,216,109	-		1,216,109	-		1,216,109	1,045,854	170,255
2	Operations Centre (growth share) - Public Works - Interest Payments (discounted)	Services Related to a Highway	2023-2036	248,709	-		248,709	-		248,709	213,890	34,819
3	Operations Centre - Decanting/holding facility	Services Related to a Highway	2032	525,000	-		525,000	-		525,000	451,500	73,500
4	Operations Centre - Expansion/Renovation	Services Related to a Highway	2033	5,500,000	-		5,500,000	-		5,500,000	4,730,000	770,000
5	Operations Centre - Expansion of Salt Barn	Services Related to a Highway	2033	800,000	-		800,000	-		800,000	688,000	112,000
Vehicles												
6	Mobile Debris Vacuum Unit	Services Related to a Highway	2023	116,000	-		116,000	-		116,000	99,760	16,240
7a	2023 Ford Transit 350 Cargo Van (new)	Water Services	2023	30,500	-		30,500	-		30,500	26,840	4,270
7b	2023 Ford Transit 350 Cargo Van (new)	Wastewater Services	2023	30,500	-		30,500	-		30,500	26,840	4,270
8	Tandem Bucket Truck	Services Related to a Highway	2025	500,000	-		500,000	-		500,000	430,000	70,000
9	Contracted Plow Unit	Services Related to a Highway	2033	219,000	-		219,000	-		219,000	188,340	30,660
10	Skid Steer	Services Related to a Highway	2024	159,000	-		159,000	-		159,000	136,740	22,260
11	Service Vehicle	Services Related to a Highway	2024	147,000	-		147,000	-		147,000	126,420	20,580
12	7.5 Ton Mini-Excavator	Services Related to a Highway	2023	190,000	-		190,000	-		190,000	163,400	26,600
13	Pickup Truck	Services Related to a Highway	2024	80,000	-		80,000	-		80,000	68,800	11,200
14	Pickup Truck	Services Related to a Highway	2027	80,000	-		80,000	-		80,000	68,800	11,200
15	Pickup Truck	Services Related to a Highway	2030	80,000	-		80,000	-		80,000	68,800	11,200
16	Pickup Truck	Services Related to a Highway	2033	80,000	-		80,000	-		80,000	68,800	11,200
17	Pickup Truck	Services Related to a Highway	2036	80,000	-		80,000	-		80,000	68,800	11,200
18	Pickup Truck	Services Related to a Highway	2039	80,000	-		80,000	-		80,000	68,800	11,200
19	Pickup Truck	Services Related to a Highway	2042	80,000	-		80,000	-		80,000	68,800	11,200
20	Pickup Truck	Services Related to a Highway	2045	80,000	-		80,000	-		80,000	68,800	11,200
21	Pickup Truck	Services Related to a Highway	2048	80,000	-		80,000	-		80,000	68,800	11,200
22	Medium Duty Truck (Replace/upgrade 16-149)	Services Related to a Highway	2025	290,000	-		290,000	-		290,000	249,400	40,600
23	Medium Duty Truck	Services Related to a Highway	2035	290,000	-		290,000	-		290,000	249,400	40,600
24a	Pickup Truck	Water Services	2025	40,000	-		40,000	-		40,000	35,200	5,600
24b	Pickup Truck	Wastewater Services	2025	40,000	-		40,000	-		40,000	35,200	5,600
25a	Pickup Truck	Water Services	2031	40,000	-		40,000	-		40,000	35,200	5,600
25b	Pickup Truck	Wastewater Services	2031	40,000	-		40,000	-		40,000	35,200	5,600
26a	Pickup Truck	Water Services	2037	40,000	-		40,000	-		40,000	35,200	5,600
26b	Pickup Truck	Wastewater Services	2037	40,000	-		40,000	-		40,000	35,200	5,600
27a	Pickup Truck	Water Services	2043	40,000	-		40,000	-		40,000	35,200	5,600
27b	Pickup Truck	Wastewater Services	2043	40,000	-		40,000	-		40,000	35,200	5,600
28a	Cargo Van	Water Services	2025	40,000	-		40,000	-		40,000	35,200	5,600
28b	Cargo Van	Wastewater Services	2025	55,000	-		55,000	-		55,000	48,400	7,700



Table 5-4 (continued)
Town of Whitchurch-Stouffville
Infrastructure Costs Included in the Development Charge Calculation
For Services Related to a Highway, Water and Wastewater Services (Public Works)

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2023-2051	Service to Which Project Relates	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
											Share Varies by Service	
29a	Cargo Van	Water Services	2027	55,000	-	-	55,000	-	-	55,000	48,400	7,700
29b	Cargo Van	Wastewater Services	2027	55,000	-	-	55,000	-	-	55,000	48,400	7,700
30a	Cargo Van	Water Services	2026	55,000	-	-	55,000	-	-	55,000	48,400	7,700
30b	Cargo Van	Wastewater Services	2026	55,000	-	-	55,000	-	-	55,000	48,400	7,700
31a	Cargo Van	Water Services	2031	55,000	-	-	55,000	-	-	55,000	48,400	7,700
31b	Cargo Van	Wastewater Services	2031	55,000	-	-	55,000	-	-	55,000	48,400	7,700
32a	Cargo Van	Water Services	2036	55,000	-	-	55,000	-	-	55,000	48,400	7,700
32b	Cargo Van	Wastewater Services	2036	55,000	-	-	55,000	-	-	55,000	48,400	7,700
33a	Cargo Van	Water Services	2041	55,000	-	-	55,000	-	-	55,000	48,400	7,700
33b	Cargo Van	Wastewater Services	2041	55,000	-	-	55,000	-	-	55,000	48,400	7,700
34a	Cargo Van	Water Services	2046	55,000	-	-	55,000	-	-	55,000	48,400	7,700
34b	Cargo Van	Wastewater Services	2046	55,000	-	-	55,000	-	-	55,000	48,400	7,700
35a	Single Axle Roll Off (water) with crane	Water Services	2025	175,000	-	-	175,000	-	-	175,000	154,000	24,500
35b	Single Axle Roll Off (water) with crane	Wastewater Services	2025	175,000	-	-	175,000	-	-	175,000	154,000	24,500
35	Street Sweeper	Services Related to a Highway	2025	250,000	-	-	250,000	-	-	250,000	215,000	35,000
36	Street Sweeper	Services Related to a Highway	2027	250,000	-	-	250,000	-	-	250,000	215,000	35,000
37	Street Sweeper	Services Related to a Highway	2029	250,000	-	-	250,000	-	-	250,000	215,000	35,000
38	Single Axle Plow (x1)	Services Related to a Highway	2030	400,000	-	-	400,000	-	-	400,000	344,000	56,000
39	Single Axle Plow (x1)	Services Related to a Highway	2036	400,000	-	-	400,000	-	-	400,000	344,000	56,000
40	Single Axle Plow (x1)	Services Related to a Highway	2042	400,000	-	-	400,000	-	-	400,000	344,000	56,000
41	Single Axle Plow (x1)	Services Related to a Highway	2048	400,000	-	-	400,000	-	-	400,000	344,000	56,000
42	Tandem Axle Plow (x1)	Services Related to a Highway	2033	550,000	-	-	550,000	-	-	550,000	473,000	77,000
43	Tandem Axle Plow (x1)	Services Related to a Highway	2042	550,001	-	-	550,001	-	-	550,001	473,001	77,000
44	Tandem Axle Plow (x1)	Services Related to a Highway	2051	550,002	-	-	550,002	-	-	550,002	473,002	77,000
45a	Trench Boxes	Water Services	2025	25,000	-	-	25,000	-	-	25,000	22,000	3,500
45b	Trench Boxes	Wastewater Services	2025	25,000	-	-	25,000	-	-	25,000	22,000	3,500
46a	5-ton service truck water (replace 152)	Water Services	2024	100,000	-	-	100,000	-	-	100,000	88,000	14,000
46b	5-ton service truck water (replace 152)	Wastewater Services	2024	100,000	-	-	100,000	-	-	100,000	88,000	14,000
47a	Vac truck (replace vac trailer) \$400k-800k	Services Related to a Highway	2026	400,000	-	-	400,000	-	-	400,000	344,000	56,000
47b	Vac truck (replace vac trailer) \$400k-800k	Water Services	2026	200,000	-	-	200,000	-	-	200,000	176,000	28,000
47c	Vac truck (replace vac trailer) \$400k-800k	Wastewater Services	2026	200,000	-	-	200,000	-	-	200,000	176,000	28,000
48a	Vac truck	Services Related to a Highway	2035	400,000	-	-	400,000	-	-	400,000	344,000	56,000
48b	Vac truck	Water Services	2035	200,000	-	-	200,000	-	-	200,000	176,000	28,000
48c	Vac truck	Wastewater Services	2035	200,000	-	-	200,000	-	-	200,000	176,000	28,000
49a	Swabbing Trailer with pump	Water Services	2025	25,000	-	-	25,000	-	-	25,000	22,000	3,500
49b	Swabbing Trailer with pump	Wastewater Services	2025	25,000	-	-	25,000	-	-	25,000	22,000	3,500
50a	Swabbing Trailer with pump	Water Services	2027	25,000	-	-	25,000	-	-	25,000	22,000	3,500
50b	Swabbing Trailer with pump	Wastewater Services	2027	25,000	-	-	25,000	-	-	25,000	22,000	3,500
51a	Bulk Water Station Ballantrae Station 5-2	Water Services	2024	40,000	-	-	40,000	-	-	40,000	35,200	5,600
51b	Bulk Water Station Ballantrae Station 5-2	Wastewater Services	2024	40,000	-	-	40,000	-	-	40,000	35,200	5,600
52a	Portable Bulk Water Station	Water Services	2025	40,000	-	-	40,000	-	-	40,000	35,200	5,600
52b	Portable Bulk Water Station	Wastewater Services	2025	40,000	-	-	40,000	-	-	40,000	35,200	5,600



Table 5-4 (continued)
Town of Whitchurch-Stouffville
Infrastructure Costs Included in the Development Charge Calculation
For Services Related to a Highway, Water and Wastewater Services (Public Works)

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2023-2051	Service to Which Project Relates	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
										Share Varies by Service		
53	Loader with snow blower attachment	Services Related to a Highway	2026	200,000	-	-	200,000	-	-	200,000	172,000	28,000
54a	Watermain Repair Saw (8"-10") \$20k	Water Services	2024	10,000	-	-	10,000	-	-	10,000	8,800	1,400
54b	Watermain Repair Saw (8"-10") \$20k	Wastewater Services	2024	10,000	-	-	10,000	-	-	10,000	8,800	1,400
55	2-ton Solid Waste Vehicle	Services Related to a Highway	2030	150,000	-	-	150,000	-	-	150,000	129,000	21,000
56a	Vac Trailer (upsized 14-132)	Services Related to a Highway	2026	75,000	-	-	75,000	-	-	75,000	64,500	10,500
56b	Vac Trailer (upsized 14-132)	Water Services	2026	37,500	-	-	37,500	-	-	37,500	33,000	5,250
56c	Vac Trailer (upsized 14-132)	Wastewater Services	2026	37,500	-	-	37,500	-	-	37,500	33,000	5,250
57a	Asphalt Trailer	Services Related to a Highway	2035	42,500	-	-	42,500	-	-	42,500	36,550	5,950
57b	Asphalt Trailer	Water Services	2035	21,250	-	-	21,250	-	-	21,250	18,700	2,975
57c	Asphalt Trailer	Wastewater Services	2035	21,250	-	-	21,250	-	-	21,250	18,700	2,975
58	Float Trailer	Services Related to a Highway	2042	50,000	-	-	50,000	-	-	50,000	43,000	7,000
59a	Backhoe	Services Related to a Highway	2032	67,500	-	-	67,500	-	-	67,500	58,050	9,450
59b	Backhoe	Water Services	2032	33,750	-	-	33,750	-	-	33,750	29,700	4,725
59c	Backhoe	Wastewater Services	2032	33,750	-	-	33,750	-	-	33,750	29,700	4,725
60a	Mini-Excavator	Services Related to a Highway	2045	95,000	-	-	95,000	-	-	95,000	81,700	13,300
60b	Mini-Excavator	Water Services	2045	47,500	-	-	47,500	-	-	47,500	41,800	6,650
60c	Mini-Excavator	Wastewater Services	2045	47,500	-	-	47,500	-	-	47,500	41,800	6,650
61a	Enclosed Trailer	Water Services	2040	10,000	-	-	10,000	-	-	10,000	8,800	1,400
61b	Enclosed Trailer	Wastewater Services	2040	10,000	-	-	10,000	-	-	10,000	8,800	1,400
62	Enclosed Trailer	Services Related to a Highway	2040	20,000	-	-	20,000	-	-	20,000	17,200	2,800
63a	2 Ton Dump Truck	Water Services	2025	73,500	-	-	73,500	-	-	73,500	64,680	10,290
63b	2 Ton Dump Truck	Wastewater Services	2025	73,500	-	-	73,500	-	-	73,500	64,680	10,290
Equipment												
64	Small Equipment	Services Related to a Highway	2023	50,000	-	-	50,000	-	-	50,000	43,000	7,000
65	Small Equipment	Services Related to a Highway	2024	50,000	-	-	50,000	-	-	50,000	43,000	7,000
66	Small Equipment	Services Related to a Highway	2025	50,000	-	-	50,000	-	-	50,000	43,000	7,000
67	Small Equipment	Services Related to a Highway	2026	50,000	-	-	50,000	-	-	50,000	43,000	7,000
68	Small Equipment	Services Related to a Highway	2027	50,000	-	-	50,000	-	-	50,000	43,000	7,000
69	Small Equipment	Services Related to a Highway	2028	50,000	-	-	50,000	-	-	50,000	43,000	7,000
70	Small Equipment	Services Related to a Highway	2029	50,000	-	-	50,000	-	-	50,000	43,000	7,000
71	Small Equipment	Services Related to a Highway	2030	50,000	-	-	50,000	-	-	50,000	43,000	7,000
72	Small Equipment	Services Related to a Highway	2031	50,000	-	-	50,000	-	-	50,000	43,000	7,000
73	Small Equipment	Services Related to a Highway	2032	50,000	-	-	50,000	-	-	50,000	43,000	7,000
74	Mobile Digital Message Board	Services Related to a Highway	2024	22,000	-	-	22,000	-	-	22,000	18,920	3,080
75	Mobile Digital Message Board	Services Related to a Highway	2024	22,000	-	-	22,000	-	-	22,000	18,920	3,080
76	Mobile Digital Message Board	Services Related to a Highway	2024	22,000	-	-	22,000	-	-	22,000	18,920	3,080
77	Wood Chipper	Services Related to a Highway	2035	140,000	-	-	140,000	-	-	140,000	120,400	19,600
78	Stump Grinder	Services Related to a Highway	2040	75,000	-	-	75,000	-	-	75,000	64,500	10,500
79	Additional Meter Reading Equipment	Water Services	2028-2051	274,400	-	-	274,400	-	-	274,400	241,472	38,416
80	Additional Meter Reading Equipment	Wastewater Services	2028-2051	274,400	-	-	274,400	-	-	274,400	241,472	38,416
	Reserve Fund Adjustment	Services Related to a Highway		-	-	-	-	155,026	(155,026)	(155,026)	(133,322)	(21,704)
	Reserve Fund Adjustment	Water Services		-	-	-	-	17,109	(17,109)	(17,109)	(15,056)	(2,395)
	Reserve Fund Adjustment	Wastewater Services		-	-	-	-	17,244	(17,244)	(17,244)	(15,175)	(2,414)
	Total			21,013,622	-	-	21,013,622	155,026	-	20,858,596	18,014,629	2,920,203



**Table 5-5
Town of Whitchurch-Stouffville
Total Public Works Facilities and Fleet**

Increased Service Needs Attributable to Anticipated Development 2023-2051	Service to Which Project Relates	Project Number in Service Categories	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
										Share Varies by Service	
Fleet											
Services Related to a Highway	Services Related to a Highway	239	8,912,003	-	-	8,912,003	-	-	8,912,003	7,664,323	1,247,680
Water Services	Water Services	56	1,898,400	-	-	1,898,400	-	-	1,898,400	1,670,592	265,776
Wastewater Services	Wastewater Services	35	1,913,400	-	-	1,913,400	-	-	1,913,400	1,683,792	267,876
Facilities											
Services Related to a Highway - Principal	Services Related to a Highway	237	8,041,109	-	-	8,041,109	-	-	8,041,109	6,915,354	1,125,755
Services Related to a Highway - Interest	Services Related to a Highway	238	248,709	-	-	248,709	-	-	248,709	213,890	34,819
Reserve Fund Adjustments											
Services Related to a Highway	Services Related to a Highway	253	-	-	-	-	155,026	-	(155,026)	(133,322)	(21,704)
Water Services	Water Services	58	-	-	-	-	17,109	-	(17,109)	(15,056)	(2,395)
Wastewater Services	Wastewater Services	37	-	-	-	-	17,244	-	(17,244)	(15,175)	(2,414)
Total - Fleet and Facilities			21,013,622	-	-	21,013,622	189,379	-	20,824,243	17,984,398	2,915,394



5.4.2 Services Related to Highway

The Town owns and maintains approximately 112.7 km of arterial and collector roads. This provides a historical average level of service of \$5,543 per capita, resulting in a D.C. eligible recovery amount of \$260.6 million, approximately. The Town's road network also includes eight (8) major bridges and nine (9) major culverts, which equates to provides a historical average level of service of \$249 per capital and a D.C. eligible recovery amount of approximately \$11.7 million. Additionally, the road network provides 18 km of sidewalks and streetlights. This provides a historical average level of service of \$316 per capital and approximately \$14.87 million costs that are eligible for D.C. recovery. In total, the D.C. recoverable amount for the Services Related to a Highway equals approximately \$287.18 million. This level of service is in addition to the historic service standard value for public works facilities and fleet as discussed in Section 5.4.1, herein.

HDR is currently undertaking a Transportation Master Plan (T.M.P.) for the Town. The Master Plan includes a review of the Town's needs for services related to a highway, for the forecast period to 2051. The capital needs identified in the draft T.M.P. has been included in the capital program included in the D.C. calculations. The T.M.P. capital program has provided needs for new road construction/reconstruction, multi-use pathways in boulevards, paved shoulders, shared route treatments, intersections, illumination, sidewalks, signals, roundabouts, creek crossing structures, traffic management systems, off-road multi-use trails and hiking trails, and naturalized trails. In addition, as noted in section 5.4.1, the capital needs related to the Public Works fleet and facilities has been included. Further, outstanding debt (discounted) and credits have been included based on discussions with Town staff. The total gross capital program for Services Related to a Highway equates to \$225.97 million.

A number of reductions to the gross costs have been made, including:

- Benefit to existing development of \$77.61 million against the capital identified in the T.M.P.;
- Benefit to existing development of Approximately \$7.37 related to the anticipated increased population in existing households over the 2051 forecast period; and
- The reserve fund balance of approximately \$8.45 million (including the proportionate share of the public works D.C. reserve fund as noted in Table 5-5.



The net growth-related cost of \$132.54 million for Services Related to a Highway has been allocated between future residential and non-residential development on the basis of incremental population to employment growth over the build-out forecast period to 2051 (i.e., 86% residential and 14% non-residential).

5.4.3 Fire Protection Services

There are currently two (2) fire stations within the Town. This provides the Town with 28,626 sq.ft. of facility space. As a result, the average historical level of service the fire stations provide is \$671, with a D.C. eligible amount of approximately \$31.56 million. Further, the Town has 19 vehicles related to Fire Protection Services, including pumper rescue, pumper tankers, pick up trucks, etc., this provides for an average historical level of service of \$216 per capita and a D.C. eligible amount of approximately \$10.14 million. The Town also currently employs 69 staff (part time and full time) to provide Fire Protection Services, the equipment and gear required for these staff, provides an average historical level of service of \$21 and a D.C. eligible amount of approximately \$1 million. In total the 15-year historic service standard provides for approximately \$42.71 million in D.C. eligible costs.

The capital program for Fire Protection Services can be found in Table 5-7. This program was developed based on the Fire Master Plan, dated April 2022, and refined through discussions with Town staff and the department's capital plan. It includes growth-related capital costs such as the need of three (3) additional fire stations (Lincolnvile, Bloomington, and Ringwood) and associated vehicles, equipment, and gear to service the growth during the forecast period to 2051. The gross capital cost of the additional capital needs, including outstanding debt payments (discounted) totals approximately \$60.5 million. A deduction in the amount of approximately \$1.44 million has been made to acknowledge the post-period benefit (i.e., future growth-related benefit). Further, a deduction in the amount of approximately \$10.39 million has been deducted in relation to the amount of the capital program which will benefit the existing community. Additionally, a deduction of \$2.09 million has been made in relation to the anticipated increase in population to existing household. Moreover, \$3.4 million has been deducted related the portion of Station 52 which will be recovered through the Region related to the portion of the facility that will be utilized for ambulance services. Finally, the deficit in the existing reserve fund has been included in the amount of approximately \$2.05 million for past growth-related capital undertaken. Therefore, the net growth-related costs are approximately \$43.17 million approximately, of which 73%



is allocated to the residential growth and 27% to the non-residential growth based on a land area split of the growth areas to be serviced via the new facilities.



Table 5-6
Town of Whitchurch-Stouffville
Infrastructure Costs Included in the Development Charge Calculation
For Services Related to a Highway

Prj. No.	Increased Service Needs Attributable to Anticipated Development			Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
	2023-2051	From	To						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 86%	Non-Residential Share 14%
New Construction/Reconstruction													
1	Bethesda Road	Ninth Line	York Durham Line	2032-2041	14,426,000	-		14,426,000	2,885,200		11,540,800	9,925,088	1,615,712
2	Bethesda Road	Highway 48	Ninth Line	2023-2031	11,927,000	-		11,927,000	2,385,400		9,541,600	8,205,776	1,335,824
3	New Connection	Lakeshore Road	Aurora Rd	2023-2031	1,224,000	-		1,224,000	244,800		979,200	842,112	137,088
4	Tenth Line	Mantle Avenue	S. Townline	2023-2024	3,604,000	-		3,604,000	720,800		2,883,200	2,479,552	403,648
5	Tenth Line	Bethesda Road	Forsyth Farm Drive	2023-2031	5,060,000	-		5,060,000	1,012,000		4,048,000	3,481,280	566,720
6	Tenth Line (w Jog Elimination at Main Street)	Forsyth Farm Drive	Main Street	2032-2041	10,825,000	-		10,825,000	5,412,500		5,412,500	4,654,750	757,750
7	Bethesda Road	Woodbine Avenue	Warden Avenue	2023	2,235,000	-		2,235,000	1,117,500		1,117,500	961,050	156,450
8	Main Street	Ninth Line	Stouffer Street	2024-2027	15,468,000	-		15,468,000	7,734,000		7,734,000	6,651,240	1,082,760
9	Lloyd Street	Main Street	Rose Avenue	2023	4,070,000	-		4,070,000	2,035,000		2,035,000	1,750,100	284,900
10	Edward Street	Main Street	Millard Street	2024	7,693,000	-		7,693,000	3,846,500		3,846,500	3,307,990	538,510
11	Bethesda Road Extension	At Ninth Line		2042-2051	16,699,000	-		16,699,000	-		16,699,000	14,361,140	2,337,860
Multi-use pathway in boulevard													
12	Ninth Line	Bethesda Road	Rupert Avenue	2025-2026	1,108,000	-		1,108,000	554,000		554,000	476,440	77,560
13	Ninth Line	Main Street	Hoover Park Drive	2023-2031	563,000	-		563,000	281,500		281,500	242,090	39,410
14	Main Street	Highway 48	Ninth Line	2024-2027	584,000	-		584,000	292,000		292,000	251,120	40,880
15	Main Street	Park Drive	York Durham Line	2023-2031	1,360,000	-		1,360,000	680,000		680,000	584,800	95,200
16	Highway 48	Ballantrae Road	Pine Vista Avenue	2023-2024	1,550,000	-		1,550,000	775,000		775,000	666,500	108,500
17	Hoover Park Drive	Park Drive	York Durham Line	2023-2031	1,510,000	-		1,510,000	755,000		755,000	649,300	105,700
18	Sam's Way	Highway 48	Rougeview Avenue to the terminus	2023-2031	631,000	-		631,000	315,500		315,500	271,330	44,170
19	Rougeview Avenue	Hoover Park Drive	Sam's Way	2023-2031	278,000	-		278,000	139,000		139,000	119,540	19,460
20	Highway 48	Bethesda Road	South Townline	2032-2041	2,277,000	-		2,277,000	1,138,500		1,138,500	979,110	159,390
21	York Durham Line	North Limit of Urban Boundary	South Townline	2025-2026	2,547,000	-		2,547,000	1,273,500		1,273,500	1,095,210	178,290
22	Tenth Line (East Side)	Mantle Street	South Townline	2023-2024	284,000	-		284,000	142,000		142,000	122,120	19,880
Paved Shoulders													
23	Woodbine Avenue	Davis Drive	South Townline	2032-2041	1,913,000	-		1,913,000	1,013,900		899,100	773,226	125,874
24	Warden Avenue	Davis Drive	South Townline	2032-2041	1,927,000	-		1,927,000	1,021,300		905,700	778,902	126,798
25	Kennedy Road	Davis Drive	South Townline	2032-2041	1,906,000	-		1,906,000	1,010,200		895,800	770,388	125,412
26	McCowan Road	Bloomington Road	Stouffville Road	2032-2041	486,000	-		486,000	257,600		228,400	196,424	31,976
27	Highway 48	Davis Drive	Ballantrae Road	2032-2041	649,000	-		649,000	344,000		305,000	262,300	42,700
28	Highway 48	Pine Vista Avenue	Bethesda Road	2032-2041	668,000	-		668,000	354,000		314,000	270,040	43,960
29	Ninth Line	Bethesda Road	Aurora Road	2032-2041	773,000	-		773,000	409,700		363,300	312,438	50,862
30	Ninth Line	Aurora Road	Vivian Road	2023-2031	489,000	-		489,000	259,200		229,800	197,628	32,172
31	York Durham Line	Bloomington Road	Bethesda Sideroad	2032-2041	269,000	-		269,000	142,600		126,400	108,704	17,696
32	Bloomington Road	Highway 404	York Durham Line	2032-2041	1,530,000	-		1,530,000	810,900		719,100	618,426	100,674
33	Bethesda Road	Highway 404	Highway 48	2023-2031	1,051,000	-		1,051,000	557,000		494,000	424,840	69,160
34	Vivian Road	Highway 404	York Durham Line	2032-2041	1,448,000	-		1,448,000	767,400		680,600	585,316	95,284
35	Davis Drive	Highway 404	York-Durham Line	2032-2041	1,413,000	-		1,413,000	748,900		664,100	571,126	92,974
36	Tenth Line	Bethesda Sideroad	Approximately 2.2km north of Bethesda Road	2023-2031	258,000	-		258,000	136,700		121,300	104,318	16,982



Table 5-6 (continued)
Town of Whitchurch-Stouffville
Infrastructure Costs Included in the Development Charge Calculation
For Services Related to a Highway

Prj. No.	Increased Service Needs Attributable to Anticipated Development			Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
	2023-2051	From	To						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 86%	Non-Residential Share 14%
37	Forsyth Farm Drive	Greenwood Road	Tenth Line	2023-2031	6,000	-		6,000	3,200		2,800	2,408	392
38	Greenwood Road	Millard Street	Forsyth Farm Drive	2023-2031	3,300	-		3,300	1,700		1,600	1,376	224
39	Millard Street	Baker Hill Boulevard	West Lawn Crescent	2023-2031	10,200	-		10,200	5,400		4,800	4,128	672
40	Millard Street	Ninth Line	Main Street	2023-2031	16,100	-		16,100	8,500		7,600	6,536	1,064
41	Mostar Street	Main Street	Hoover Park Drive	2023-2031	5,900	-		5,900	3,100		2,800	2,408	392
42	Stouffer Street	Main Street	Lori Avenue	2023-2031	4,700	-		4,700	2,500		2,200	1,892	308
43	Tenth Line	Approximately 430m south of Mantle Avenue	Community Area boundary	2023-2031	500	-		500	300		200	172	28
44	Aurora Road	Highway 404	York Durham Line	2032-2041	1,520,000	-		1,520,000	805,600		714,400	614,384	100,016
45	Vandorf Sideroad	Highway 404	Warden Avenue	2023-2031	300,000	-		300,000	159,000		141,000	121,260	19,740
	Shared Route Treatments												
46	McCowan Road	Bow Street	Davis Drive	2027	19,500	-		19,500	10,300		9,200	7,912	1,288
47	McCowan Road	Vivian Road	Bloomington Road	2027	94,500	-		94,500	50,100		44,400	38,184	6,216
48	McCowan Road	Bow Street	Vivian Road	2023	4,000	-		4,000	2,100		1,900	1,634	266
49	Lakeshore Road	Highway 48	Ninth Line	2025	282,900	-		282,900	149,900		133,000	114,380	18,620
50	Ninth Line	Cedarvale Boulevard	Lakeshore Road	2023-2031	11,400	-		11,400	6,000		5,400	4,644	756
51	Multiple Roads (Stouffville Trails Plan)			2024	177,000	-		177,000	93,800		83,200	71,552	11,648
52	Aspen Crescent	250m north of Hemlock Drive	Hemlock Drive	2023-2031	2,400	-		2,400	1,300		1,100	946	154
53	Bayberry Street	Pondmede Crescent	Millard Street	2023-2031	1,900	-		1,900	1,000		900	774	126
54	Braith Crescent	225m south of Millard Street	150m south of Sugardale Street	2023-2031	900	-		900	500		400	344	56
55	Burkholder Street / Booth Drive	O'Brien Avenue	Thicketwood Boulevard	2023-2031	4,900	-		4,900	2,600		2,300	1,978	322
56	Byers Pond Way	Hoover Park Drive	30m south of Jonas Millway	2023-2031	4,400	-		4,400	2,300		2,100	1,806	294
57	Edward Street	Millard Street	Main Street	2024	6,600	-		6,600	3,500		3,100	2,666	434
58	Elm Road	Glad Park Avenue	Ninth Line	2023-2031	2,000	-		2,000	1,100		900	774	126
59	Fred Silvester Road	Ken Laushway Avenue	Reeves Way Boulevard	2023-2031	2,400	-		2,400	1,300		1,100	946	154
60	Gar Lehman Avenue	Joseph Todd	Elmer Daniels Court	2032-2041	2,100	-		2,100	1,100		1,000	860	140
61	Hemlock Drive	Millard Street	Tenth Line	2023-2031	6,900	-		6,900	3,700		3,200	2,752	448
62	Joseph Todd	Reeves Way Boulevard	Gar Lehman Avenue	2032-2041	1,700	-		1,700	900		800	688	112
63	Lakeshore Road	Highway 48	Ninth Line	2023-2031	24,700	-		24,700	13,100		11,600	9,976	1,624
64	Lori Avenue	Thicketwood Boulevard	Tenth Line	2023-2031	7,900	-		7,900	4,200		3,700	3,182	518
65	Main Street	Ninth Line	Park Drive	2023-2031	10,500	-		10,500	5,600		4,900	4,214	686
66	Mantle Avenue	Byers Pond Way	Tenth Line	2023-2031	4,400	-		4,400	2,300		2,100	1,806	294
67	Mill Street	Frederick Street	Main Street	2023-2031	3,500	-		3,500	1,900		1,600	1,376	224
68	North Street	Millard Street	Tenth Line	2023-2031	5,600	-		5,600	3,000		2,600	2,236	364
69	O'Brien Avenue	Main Street	100m south of Rose Avenue	2023-2031	4,300	-		4,300	2,300		2,000	1,720	280
70	Park Drive	Millard Street	Main Street	2023-2031	7,300	-		7,300	3,900		3,400	2,924	476
71	Penndutch Circle	Forsyth Farm Drive	Existing off road trail	2023-2031	1,300	-		1,300	700		600	516	84
72	Richard Underhill Avenue	60m west of James McCullough Road	Ken Laushway Avenue	2023-2031	3,300	-		3,300	1,700		1,600	1,376	224
73	Ringwood Drive	Main Street	225m south of Main Street	2032-2041	2,200	-		2,200	1,200		1,000	860	140



Table 5-6 (continued)
Town of Whitchurch-Stouffville
Infrastructure Costs Included in the Development Charge Calculation
For Services Related to a Highway

Prj. No.	Increased Service Needs Attributable to Anticipated Development			Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
	2023-2051	From	To						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 86%	Non-Residential Share 14%
74	Sandale Road / Sandiford Drive	55m north of Elm Road	Hoover Park Drive	2023-2031	12,400	-		12,400	6,600		5,800	4,988	812
75	Sunnyridge Avenue	Hoover Park Drive	30m south of Filbert Court	2023-2031	4,800	-		4,800	2,500		2,300	1,978	322
76	Tenth Line	Main Street	Katherine Crescent	2023-2031	3,700	-		3,700	2,000		1,700	1,462	238
77	Thicketwood Boulevard	Hoover Park Drive	Stouffer Street	2023-2031	8,700	-		8,700	4,600		4,100	3,526	574
78	Waite Crescent	150m south of Sugardale Street	225m south of Millard Street	2023-2031	600	-		600	300		300	258	42
79	West Lawn Crescent	Millard Street	Rupert Avenue	2023-2031	5,000	-		5,000	2,700		2,300	1,978	322
80	West Lawn Crescent	Development Limit	Millard Street	2023-2031	3,200	-		3,200	1,700		1,500	1,290	210
81	Westwind Crescent	Millard Street	Winlane Drive	2023-2031	2,300	-		2,300	1,200		1,100	946	154
82	Wheeler Crescent / Jacob Way	Lori Avenue	Hoover Park Drive	2023-2031	1,900	-		1,900	1,000		900	774	126
83	Baker Hill Boulevard Extension	Millard Street	Ninth Line	2023-2031	20,600	-		20,600	10,900		9,700	8,342	1,358
84	Forsyth Farm Drive Extension	Tenth Line	York / Durham Line	2023-2031	6,100	-		6,100	3,200		2,900	2,494	406
85	Baker Hill Boulevard	Millard Street	Main Street	2023-2031	5,100	-		5,100	2,700		2,400	2,064	336
86	Bartsview Circle	80m west of Bigelow Road	75m east of Bigelow Road	2023-2031	1,500	-		1,500	800		700	602	98
87	Blake Street / Burkholder Street	Main Street	O'Brien Avenue	2023-2031	4,300	-		4,300	2,300		2,000	1,720	280
88	Cedarvale Boulevard	Ninth Line	Cedarvale Boulevard Terminus	2023	4,900	-		4,900	2,600		2,300	1,978	322
89	Connor Drive	Cedarvale Boulevard Terminus	Lakeshore Road	2023-2031	4,200	-		4,200	2,200		2,000	1,720	280
90	Glad Park Avenue	West Lawn Crescent	Development Boundary	2023-2031	9,100	-		9,100	4,800		4,300	3,698	602
91	Hillsdale Drive	Hillsdale Drive (approximately 90m west of region line)	York / Durham Line	2023-2031	900	-		900	500		400	344	56
92	Hillsdale Drive	Ninth Line	Hillsdale Road terminus	2023-2031	10,500	-		10,500	5,600		4,900	4,214	686
93	Innovator Avenue	Sandiford Drive	Mostar Street	2023-2031	3,400	-		3,400	1,800		1,600	1,376	224
94	John Davis Gate	West Lawn Crescent	Ninth Line	2023-2031	4,600	-		4,600	2,400		2,200	1,892	308
95	Market Street	Main Street	Burkholder Street	2023-2031	2,400	-		2,400	1,300		1,100	946	154
96	Millrose Crescent	80m north of Cossey Lane	125m east of Greenhouse Lane	2023-2031	5,400	-		5,400	2,900		2,500	2,150	350
97	Mostar Street	Main Street	Hoover Park Drive	2023-2031	7,000	-		7,000	3,700		3,300	2,838	462
98	Palmwood Gate	Rupert Avenue	Main Street	2023-2031	1,700	-		1,700	900		800	688	112
99	Pondmede Crescent	125m west of Bayberry Street	Bayberry Street	2023-2031	1,100	-		1,100	600		500	430	70
100	Rupert Avenue	Sandale Road	Ninth Line	2023-2031	11,900	-		11,900	6,300		5,600	4,816	784
	Illumination												
102	Highway 48	Ballantrae Road	Pine Vista Avenue	2023-2024	1,055,000	-		1,055,000	949,500		105,500	90,730	14,770
103	Highway 48	Bethesda Road	Main Street	2025	536,000	-		536,000	-		536,000	460,960	75,040
104	Ninth Line	S limit of Hamlet of Bloomington	N limit of Hamlet of Bloomington	2025	379,000	-		379,000	341,100		37,900	32,594	5,306
105	Ninth Line	S limit existing Musselman Lake	N limit existing Musselman Lake	2024-2025	947,000	-		947,000	852,300		94,700	81,442	13,258
106	Tenth Line	Main Street	Bethesda Road N.	2025-2026	1,263,000	-		1,263,000	-		1,263,000	1,086,180	176,820
107	York-Durham Line	S. Townline	N Limit of Development (Stouffville)	2025-2026	1,895,000	-		1,895,000	-		1,895,000	1,629,700	265,300
108	Aurora Road	Grayfield Drive	Ballantrae School	2023-2031	1,516,000	-		1,516,000	1,364,400		151,600	130,376	21,224
109	Bloomington Road	W limit of Hamlet of Bloomington	E limit of Hamlet of Bloomington	2025	632,000	-		632,000	568,800		63,200	54,352	8,848
110	LED Streetlight Conversion Project			2024	458,000	-		458,000	229,000		229,000	196,940	32,060
111	Tenth Line	Mantle Avenue	S. Townline	2023-2024	429,000	-		429,000	-		429,000	368,940	60,060



Table 5-6 (continued)
Town of Whitchurch-Stouffville
Infrastructure Costs Included in the Development Charge Calculation
For Services Related to a Highway

Prj. No.	Increased Service Needs Attributable to Anticipated Development			Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
									Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 86%	Non-Residential Share 14%
	2023-2051	From	To										
	Intersection												
112	Lakeshore Road @ Highway 48			2024-2025	156,000	-		156,000	-		156,000	134,160	21,840
	Sidewalks												
113	Highway 48	Ballantrae Road	Savoia Phase 3 entrance	2023-2031	1,681,000	-		1,681,000	168,100		1,512,900	1,301,094	211,806
114	Highway 48	Sam's Way	Millard Street	2023-2031	1,429,000	-		1,429,000	142,900		1,286,100	1,106,046	180,054
115	Ninth Line	S limit of Hamlet of Bloomington	N limit of Hamlet of Bloomington	2025	504,000	-		504,000	453,600		50,400	43,344	7,056
116	Ninth Line	S limit existing Musselman Lake	N limit existing Musselman Lake	2024-2025	1,261,000	-		1,261,000	1,134,900		126,100	108,446	17,654
117	Tenth Line	Forsyth Farm Drive	115m South of Forsyth Farm Drive	2023-2031	100,800	-		100,800	90,700		10,100	8,686	1,414
118	Tenth Line	Bethesda Side Road	Forsyth Farm Drive	2032-2041	874,000	-		874,000	786,600		87,400	75,164	12,236
119	Tenth Line	115m South of Forsyth Farm Drive	Norm Faulkner Drive	2032-2041	285,700	-		285,700	257,100		28,600	24,596	4,004
120	Aurora Road	Grayfield Drive	Ballantrae School	2023-2031	2,017,000	-		2,017,000	1,815,300		201,700	173,462	28,238
121	Bloomington Road	W limit of Hamlet of Bloomington	E limit of Hamlet of Bloomington	2025	840,000	-		840,000	756,000		84,000	72,240	11,760
122	Downtown Intensification Area	various locations		2025	103,000	-		103,000	92,700		10,300	8,858	1,442
123	Aintree Drive	Tenth Line	Cam Fella Boulevard	2032-2041	420,000	-		420,000	378,000		42,000	36,120	5,880
124	Asbury Park Court	Aintree Drive	End of Asbury Park Court	2032-2041	151,000	-		151,000	135,900		15,100	12,986	2,114
125	Aspen Crescent	Hemlock Drive	Hemlock Drive	2023-2031	487,000	-		487,000	438,300		48,700	41,882	6,818
126	Baker Street	Willoway	Manitoba Street	2023-2031	101,000	-		101,000	90,900		10,100	8,686	1,414
127	Basswood Court	Millard Street	Millard Street	2023-2031	92,000	-		92,000	82,800		9,200	7,912	1,288
128	Bernick Crescent	Lori Avenue	Lori Avenue	2023-2031	252,000	-		252,000	226,800		25,200	21,672	3,528
129	Blair Road	Stouffer Street	Dorman Drive	2023-2031	252,000	-		252,000	226,800		25,200	21,672	3,528
130	Booth Drive	Thicketwood Boulevard	Thicketwood Boulevard	2023-2031	403,000	-		403,000	362,700		40,300	34,658	5,642
131	Boyer Street	Montreal Street	Tenth Line	2023-2031	227,000	-		227,000	204,300		22,700	19,522	3,178
132	Bramble Crescent	Millard Street	Millard Street	2023-2031	361,000	-		361,000	324,900		36,100	31,046	5,054
133	Burkholder Street	Rose Avenue	Franklin Street	2023-2031	261,000	-		261,000	234,900		26,100	22,446	3,654
134	Cam Fella Boulevard	End of Cam Fella Boulevard	End of Cam Fella Boulevard	2032-2041	1,008,000	-		1,008,000	907,200		100,800	86,688	14,112
135	Cemetery Lane	Main Street	90m South of Main Street	2023-2031	76,000	-		76,000	68,400		7,600	6,536	1,064
136	Charles Street	Harold Avenue	Second Street	2023-2031	160,000	-		160,000	144,000		16,000	13,760	2,240
137	Chessman Court	Willoway	End of Chessman Court	2023-2031	67,000	-		67,000	60,300		6,700	5,762	938
138	Deborah Place	160m South of Hemlock Drive	Hemlock Drive	2023-2031	134,000	-		134,000	120,600		13,400	11,524	1,876
139	Dorman Drive	Stouffer Street	Blair Road	2023-2031	496,000	-		496,000	446,400		49,600	42,656	6,944
140	Elmer Daniels Court	Gar Lehman Avenue	End of Elmer Daniels Court	2032-2041	84,000	-		84,000	75,600		8,400	7,224	1,176
141	Fairview Avenue	Elm Road	Rupert Avenue	2023-2031	185,000	-		185,000	166,500		18,500	15,910	2,590
142	Flint Crescent	Lori Avenue	Lori Avenue	2032-2041	244,000	-		244,000	219,600		24,400	20,984	3,416
143	Gabrielle Mews	Hemlock Drive	Hemlock Drive	2023-2031	92,000	-		92,000	82,800		9,200	7,912	1,288



Table 5-6 (continued)
Town of Whitchurch-Stouffville
Infrastructure Costs Included in the Development Charge Calculation
For Services Related to a Highway

Prj. No.	Increased Service Needs Attributable to Anticipated Development			Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
	2023-2051	From	To						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 86%	Non-Residential Share 14%
144	Geoffrey Crescent	Hemlock Drive	Hemlock Drive	2023-2031	555,000	-		555,000	499,500		55,500	47,730	7,770
145	Glengall Lane	Elm Road	Rupert Avenue	2023-2031	176,000	-		176,000	158,400		17,600	15,136	2,464
146	Harding Gate	Main Street	Loretta Crescent	2023-2031	76,000	-		76,000	68,400		7,600	6,536	1,064
147	Hazelnut Place	Hemlock Drive	Hemlock Drive	2032-2041	126,000	-		126,000	113,400		12,600	10,836	1,764
148	Ironwood Crescent	Millard Street	Millard Street	2024	387,000	-		387,000	348,300		38,700	33,282	5,418
149	Ivy Crescent	Hemlock Drive	Hemlock Drive	2032-2041	353,000	-		353,000	317,700		35,300	30,358	4,942
150	Katherine Crescent	Tenth Line	Tenth Line	2023-2031	395,000	-		395,000	355,500		39,500	33,970	5,530
151	Linden Lane	130m North of Millard Street	Millard Street	2023-2031	109,000	-		109,000	98,100		10,900	9,374	1,526
152	Loretta Crescent	York/Durham Line	Easter Gate Crescent	2023-2031	924,000	-		924,000	831,600		92,400	79,464	12,936
153	Main Street	Eastern Gate Crescent	York/Durham Line	2032-2041	336,000	-		336,000	302,400		33,600	28,896	4,704
154	Main Street	Eastern Gate Crescent	Eastern Gate Crescent	2032-2041	118,000	-		118,000	106,200		11,800	10,148	1,652
155	Maurovista Court	North of Olive's Gate	South of Olive's Gate	2032-2041	134,000	-		134,000	120,600		13,400	11,524	1,876
156	Maystone Court	Glengall Lane	End of Maystone Court	2023-2031	134,000	-		134,000	120,600		13,400	11,524	1,876
157	Millard Street	Stouffer Street	Main Street	2023-2031	151,000	-		151,000	135,900		15,100	12,986	2,114
158	Millard Street	Bramble Crescent	Park Drive	2023-2031	563,000	-		563,000	506,700		56,300	48,418	7,882
159	Millard Street	Ninth Line	Bramble Crescent	2023-2031	261,000	-		261,000	234,900		26,100	22,446	3,654
160	Millard Street	Willoway	Hawthorn Avenue	2023-2031	336,000	-		336,000	302,400		33,600	28,896	4,704
161	Montreal Street	North Street	Stouffer Street	2023-2031	67,000	-		67,000	60,300		6,700	5,762	938
162	North Street	Millard Street	Tenth Line	2023-2031	479,000	-		479,000	431,100		47,900	41,194	6,706
163	Opal Court	Millard Street	End of Opal Court	2023-2031	50,000	-		50,000	45,000		5,000	4,300	700
164	Rose Avenue	Burkholder Street	Lloyd Street	2023-2031	168,000	-		168,000	151,200		16,800	14,448	2,352
165	Rose Avenue	Lloyd Street	O'Brien Avenue	2023-2031	101,000	-		101,000	90,900		10,100	8,686	1,414
166	Rose Avenue	O'Brien Avenue	Russel Avenue	2023-2031	59,000	-		59,000	53,100		5,900	5,074	826
167	Rose Avenue	Russel Avenue	Franklin Street	2023-2031	59,000	-		59,000	53,100		5,900	5,074	826
168	Rupert Avenue	Ninth Line	Charles Street	2023-2031	76,000	-		76,000	68,400		7,600	6,536	1,064
169	Russel Avenue	Burkholder Street	Rose Avenue	2023-2031	92,000	-		92,000	82,800		9,200	7,912	1,288
170	Sandiford Drive	275m North of Innovator Avenue	60m North of Innovator	2023-2031	185,000	-		185,000	166,500		18,500	15,910	2,590
171	Second Street	95m West of Charles Street	Charles Street	2023-2031	84,000	-		84,000	75,600		8,400	7,224	1,176
172	Shane Court	Hemlock Drive	End of Shane Court	2032-2041	42,000	-		42,000	37,800		4,200	3,612	588
173	South Street	Montreal Street	Tenth Line	2023-2031	185,000	-		185,000	166,500		18,500	15,910	2,590
174	Stouffer Street	Millard Street	Montreal Street	2023-2031	244,000	-		244,000	219,600		24,400	20,984	3,416
175	Stouffer Street	Montreal Street	Tenth Line	2032-2041	244,000	-		244,000	219,600		24,400	20,984	3,416
176	Stuart Street	Thicketwood Boulevard	Thicketwood Boulevard	2023-2031	336,000	-		336,000	302,400		33,600	28,896	4,704
177	Tenth Line (West Side)	Mantle Street	South Townline	2023-2024	172,000	-		172,000	17,200		154,800	133,128	21,672
178	Tindale Road	Manitoba Street	Park Drive	2023-2031	261,000	-		261,000	234,900		26,100	22,446	3,654
179	Vanzant Court	Stouffer Court	End of Vanzant Court	2023-2031	109,000	-		109,000	98,100		10,900	9,374	1,526
180	Watson Drive	Tenth Line	150m East of Loretta Crescent	2023-2031	193,000	-		193,000	173,700		19,300	16,598	2,702
181	William Street	Second Street	Main Street	2023-2031	50,000	-		50,000	45,000		5,000	4,300	700



Table 5-6 (continued)
Town of Whitchurch-Stouffville
Infrastructure Costs Included in the Development Charge Calculation
For Services Related to a Highway

Prj. No.	Increased Service Needs Attributable to Anticipated Development			Questica Project ID No.	Useful Life (years)	TMP Timing	Timing (year) From	Timing (year) To	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
														Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 86%	Non-Residential Share 14%
	2023-2051	From	To															
182	Willoway	195m West of Millard Street	Millard Street		30	Short term	2023	2031	2023-2031	168,000	-		168,000	151,200		16,800	14,448	2,352
183	Winona Drive	Rupert Avenue	Main Street		30	Short term	2023	2031	2023-2031	134,000	-		134,000	120,600		13,400	11,524	1,876
	Creek Crossings- Structures																	
186	Crossing (RB05) Forsyth Farm Road at Reesor Creek				50	2026	2026		2026	3,358,000	-		3,358,000	-		3,358,000	2,887,880	470,120
187	Little Rouge at Ringwood SWM				50	2025	2025		2025	3,515,000	-		3,515,000	1,757,500		1,757,500	1,511,450	246,050
188	Crossing Reesor Creek within future Phase 3 lands connecting Tenth Line and York-Durham Line				50	2025	2025		2025	3,281,000	-		3,281,000	-		3,281,000	2,821,660	459,340
189	AT Farm bridge reconstruction between StouCon 8.1 and 8.2				50	2027	2027		2027	885,000	-		885,000	-		885,000	761,100	123,900
190	Crossing Go rail - south of the Old Elm Go station				50	Medium term	2032	2041	2032-2041	3,515,000	-		3,515,000	-		3,515,000	3,022,900	492,100
191	Cross Stouffville Creek - south of Bethesda Road				50	Short term	2023	2031	2023-2031	3,515,000	-		3,515,000	-		3,515,000	3,022,900	492,100
192	Cross Stouffville Creek - Savena Cove				50	2025	2025		2025	3,515,000	-		3,515,000	-		3,515,000	3,022,900	492,100
193	Cross Bloomington Creek - connecting Madori Park and Ken Betz Court				50	2025	2025		2025	3,163,500	-		3,163,500	1,581,800		1,581,700	1,360,262	221,438
194	Conversion of Pedestrian Bridge to Vehicle bridge/EA - Vandorf Park				50	2025	2025		2025	356,200	-		356,200	178,100		178,100	153,166	24,934
195	Stouffville Creek Pedestrian Bridge & Foot Path, Design & Construction				50	2025	2025		2025	2,343,300	-		2,343,300	1,171,700		1,171,600	1,007,576	164,024
	Storm Water Management Pond																	
196	Beltline SWM Pond - Growth-Related Principal Payments						2023		2023	172,390	-		172,390	-		172,390	148,255	24,135
197	Beltline SWM Pond - Growth-Related Interest Payments (discounted)						2023		2023	4,161	-		4,161	-		4,161	3,579	583
	Signals																	
198	Highway 48 / Bethesda Road North Leg			034	35	2025	2025		2025	290,000	-		290,000	-		290,000	249,400	40,600
200	(TS27) Tenth Line North / Forsyth Farm Road			107	35	2024	2024		2024	290,000	-		290,000	-		290,000	249,400	40,600
201	(TS28) Regional Road 30 / Hoover Park Drive			108	35	2024	2024		2024	290,000	-		290,000	-		290,000	249,400	40,600
202	Main Street Pedestrian Crossing				35	2023	2023		2023	128,000	-		128,000	64,000		64,000	55,040	8,960
	Roundabouts																	
203	Tenth Line / Street G			687	30	2025	2025		2025	935,000	-		935,000	-		935,000	804,100	130,900
	Traffic Management Systems																	
205	Traffic Systems - collector roads			020	35	2023	2023		2023	181,000	-		181,000	-		181,000	155,660	25,340
206	Traffic Timing System - Other Roads				35	2027	2027		2027	152,000	-		152,000	-		152,000	130,720	21,280
	Other																	
209	Bethesda Sideroad Environmental Assessment			021	n/a	Short term	2023	2031	2023-2031	708,000	-		708,000	-		708,000	608,880	99,120
210	Lakeshore Road Environmental Assessment			021	n/a	2024	2024		2024	171,000	-		171,000	-		171,000	147,060	23,940
211	10th Line Improvements and Jog Elimination Environmental Assessment			021	n/a	2026	2026		2026	228,000	-		228,000	-		228,000	196,080	31,920



Table 5-6 (continued)
Town of Whitchurch-Stouffville
Infrastructure Costs Included in the Development Charge Calculation
For Services Related to a Highway

Prj. No.	Increased Service Needs Attributable to Anticipated Development			Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
									Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 86%	Non-Residential Share 14%
	2023-2051	From	To										
	Off-Road Multi-Use Trails												
212	Greenwood Parkette Multi-Use Trail	Greenwood Road	Existing hiking trail in Greenwood Parkette	2032-2041	131,000	-		131,000	65,500		65,500	56,330	9,170
213	Memorial Park Off Road trail	O'Brien Avenue terminus	Hoover Park Drive	2023-2031	189,000	-		189,000	94,500		94,500	81,270	13,230
214	Memorial Park Off Road Trail	Park Drive	Existing off road trail	2023-2031	145,000	-		145,000	72,500		72,500	62,350	10,150
215	Off Road Trail	Connor Drive Terminus	Cedarvale Boulevard Terminus	2023-2031	29,000	-		29,000	14,500		14,500	12,470	2,030
216	Off Road Trail at 138 Sandiford Drive	Sandiford Drive	Existing hiking trail	2023-2031	152,000	-		152,000	76,000		76,000	65,360	10,640
217	Off Road trail at Gar Lehman Avenue terminus	Development Area	Existing off road trail	2032-2041	109,000	-		109,000	54,500		54,500	46,870	7,630
218	Off Road Trail at Gar Lehman Avenue	Existing off road trail	Gar Lehman Avenue	2032-2041	29,000	-		29,000	14,500		14,500	12,470	2,030
219	Off Road Trail east of Baker Hill Boulevard	Main Street	Approximately 540m north of Main Street	2032-2041	392,000	-		392,000	196,000		196,000	168,560	27,440
220	Off Road Trail from Ringwood Drive	Ringwood Drive	Existing hiking trail	2032-2041	370,000	-		370,000	185,000		185,000	159,100	25,900
221	Off Road Trail through forest south of Hoover Park	Ninth Line	Existing off trail parallel railway	2032-2041	276,000	-		276,000	138,000		138,000	118,680	19,320
222	Off-Road trail at terminus of Hillsdale Road	Hillsdale Road terminus	Hillsdale Road (approximately 720m east)	2023-2031	522,000	-		522,000	261,000		261,000	224,460	36,540
223	Proposed Off Road Trail in Duffins Creek	Existing off road trail in Duffins Creek	Main Street	2023-2031	406,000	-		406,000	203,000		203,000	174,580	28,420
224	Off-Road Multi-Use Trails in Development Area			2042-2051	8,208,000	-		8,208,000	4,104,000		4,104,000	3,529,440	574,560
225	Asphalt Off Road Trail-SW Quadrant to Ninth Line			2025	61,000	-		61,000	30,500		30,500	26,230	4,270
226	Off Road Trail in Memorial Park - Park Drive to Lori Avenue Path			2026	19,000	-		19,000	9,500		9,500	8,170	1,330
227	Asphalt Off Road Trail-Bethesda Park Connection			2025	23,000	-		23,000	11,500		11,500	9,890	1,610
228	Asphalt Off Road Trail-Stouffville Arena Field			2026	23,000	-		23,000	11,500		11,500	9,890	1,610
229	Asphalt Off Road Trail-Ringwood Pond Connection			2024	23,000	-		23,000	11,500		11,500	9,890	1,610
230	Asphalt Off Road Trail-Stouffville Cres.-Main to North of Mill Street (up to Stouffville Reservoir)			2026	38,000	-		38,000	19,000		19,000	16,340	2,660
	Off-Road Hiking Trail										-	-	-
231	Stouffville Reservoir Trail Connection	Stouffville Reservoir Trail	Proposed development	2032-2041	44,100	-		44,100	22,100		22,000	18,920	3,080
	Naturalized Trails										-	-	-
232	Off-Raid trails (Unbuilt - Stouffville Trails Master Plan)			2023-2031	273,400	-		273,400	136,700		136,700	117,562	19,138
233	Off-Raid trails (Unbuilt - Ballantrae Secondary Plan)			2023-2031	2,761,200	-		2,761,200	1,380,600		1,380,600	1,187,316	193,284
234	McCowan Road	Faulkner Avenue	200m south of Cherry Street	2030	52,300	-		52,300	26,200		26,100	22,446	3,654
235	Naturalized Off Road Trails-Hoover Park Drive Woodlot E			2027	21,700	-		21,700	10,900		10,800	9,288	1,512
236	Naturalized Off Road Trail-Hoover Park Drive Woodlot W			2027	20,400	-		20,400	10,200		10,200	8,772	1,428
	Fleet and Facilities												
237	Operations Facilities	Refer to Class of Service Listing		2023-2036	8,041,109	-		8,041,109	72,468		7,968,642	6,853,032	1,115,610
238	Operations Facilities - Growth-related debt financing (discounted)	Refer to Class of Service Listing		2023-2036	248,709	-		248,709	2,241		246,468	211,962	34,506
239	Fleet	Refer to Class of Service Listing		2023-2051	8,912,003	-		8,912,003	-		8,912,003	7,664,323	1,247,680



Table 5-6 (continued)
Town of Whitchurch-Stouffville
Infrastructure Costs Included in the Development Charge Calculation
For Services Related to a Highway

Prj. No.	Increased Service Needs Attributable to Anticipated Development			Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
									Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 86%	Non-Residential Share 14%
	2023-2051	From	To										
	Outstanding Growth-Related Debt										-	-	-
240	Main St. - Growth-Related Principal Payments			2023-2036	1,719,375	-		1,719,375	-		1,719,375	1,478,662	240,712
241	Main St. - Growth-Related Interest Payments (discounted)			2023-2036	351,633	-		351,633	-		351,633	302,405	49,229
242	Trailbridges Growth-Related Principal Payments			2023	43,879	-		43,879	-		43,879	37,736	6,143
243	Trailbridges Growth-Related Interest Payments (Discounted)			2023	1,059	-		1,059	-		1,059	911	148
244	Baker Hill Bridge - Growth-Related Principal Payments			2023-2038	1,131,156	-		1,131,156	-		1,131,156	972,794	158,362
245	Baker Hill Bridge - Growth-Related Interest Payments (Discounted)			2023-2038	1,726,655	-		1,726,655	-		1,726,655	1,484,924	241,732
	Outstanding Growth-Related Credits												
246	Road/Stream Crossing Hoover Pk Dr Little Rouge Creek - Project #87				1,484,187	-		1,484,187	-		1,484,187	1,276,401	207,786
247	Highway 48/Hoover Pk Dr Traffic Signals - Project #97				167,625	-		167,625	-		167,625	144,157	23,467
248	Highway 48/Sams Way Traffic Signals - Project #98				213,913	-		213,913	-		213,913	183,965	29,948
249	Highway 48/Hoover Park South Ph1 Streetlights - Project #119				87,751	-		87,751	-		87,751	75,466	12,285
250	Highway 48/Main to Hoover Ph 1 Streetlights - Project #120				40,620	-		40,620	-		40,620	34,933	5,687
251	Roundabout - Tenth Line/ Bayers Pond Way				464,409	-		464,409	-		464,409	399,392	65,017
	Adjustments												
252	Adjustment related to Existing Population Incline							-	7,368,451		(7,368,451)	(7,368,451)	-
253	Reserve Fund Adjustment						-	-	8,453,906		(8,453,906)	(7,270,359)	(1,183,547)
	Total				225,972,736	-	-	225,972,736	93,432,457	-	132,540,279	112,953,057	19,587,222



Table 5-7
Town of Whitchurch-Stouffville
Infrastructure Costs Included in the Development Charge Calculation
For Fire Protection Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 73%	Non-Residential Share 27%
	2023-2051										
	Fire Stations										
1	Station 52 Relocation, reconstruction, and expansion	2023	15,000,000	-		15,000,000	10,214,000	3,405,000	1,381,000	1,008,130	372,870
2	Station 52 Financing Costs - NPV of Interest Payments (growth Share)	2023-2043	313,805	-		313,805	-		313,805	229,078	84,727
3	Station 51 Financing Costs (growth share) - Principal Payments	2023-2035	698,271	-		698,271	-		698,271	509,738	188,533
4	Station 51 Financing Costs (growth share) - Discounted Interest	2023-2035	143,918	-		143,918	-		143,918	105,060	38,858
5	Station 53 Lincolnville	2026-2031	11,350,000	-		11,350,000	-		11,350,000	8,285,500	3,064,500
6	Station 54 Bloomington	2033	11,350,000	-		11,350,000	-		11,350,000	8,285,500	3,064,500
7	Station 55 Ringwood	2028-2031	11,350,000	1,114,600		10,235,400	-		10,235,400	7,471,842	2,763,558
	Training Facility										
8	Training Facility	2023-2024	250,000	-		250,000	130,400		119,600	87,308	32,292
	Fire Vehicles										
9	100 ft Quint/Platform (growth share) Principal Payments	2023-2025	379,479	-		379,479	-		379,479	277,020	102,459
10	100 ft Quint/Platform (growth share) Discounted Interest	2023-2025	9,976	-		9,976	-		9,976	7,282	2,693
11	Fire Vehicle - Deputy Chief	2023	90,000	-		90,000	-		90,000	65,700	24,300
12	Fire Vehicle - Fire Prevention Officer (1)	2024	40,000	-		40,000	-		40,000	29,200	10,800
13	Fire Vehicle - Training Officer	2025	75,000	-		75,000	39,100		35,900	26,207	9,693
14	Additional Vehicle for Station 53 (Pumper)	2026-2031	1,100,000	-		1,100,000	-		1,100,000	803,000	297,000
15	Additional Vehicles for Station 54 (Tanker)	2033	1,050,000	-		1,050,000	-		1,050,000	766,500	283,500
16	Additional Vehicles for Station 54 (Pumper)	2033	1,100,000	-		1,100,000	-		1,100,000	803,000	297,000
17	Additional Vehicles for Station 55 (Aerial)	2028-2031	2,000,000	196,400		1,803,600	-		1,803,600	1,316,628	486,972
18	Additional Vehicles for Station 55 (Pumper)	2028-2031	1,100,000	108,000		992,000	-		992,000	724,160	267,840
	Fire Equipment										
19	Deputy Chief (1)	2023	12,000	-		12,000	-		12,000	8,760	3,240
20	Fire Prevention Officer (1)	2024	17,000	-		17,000	-		17,000	12,410	4,590
21	Training Officer (1)	2025	12,000	-		12,000	6,300		5,700	4,161	1,539
22	Firefighters (new) for Stn. 51 & 52 (24)	2023-2030	288,000	-		288,000	-		288,000	210,240	77,760
23	Firefighters (new) for Stn. 53 (20)	2026-2031	240,000	-		240,000	-		240,000	175,200	64,800
24	Firefighters (new) for Stn. 54 (20)	2033	240,000	-		240,000	-		240,000	175,200	64,800



Table 5-7 (continued)
Town of Whitchurch-Stouffville
Infrastructure Costs Included in the Development Charge Calculation
For Fire Protection Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2023-2051	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 73%	Non-Residential Share 27%
25	Firefighters (new) for Stn. 55 (20)	2028-2031	240,000	23,600		216,400	-		216,400	157,972	58,428
	Adjustments										
	Adjustment related to Existing Population Incline					-	2,087,805		(2,087,805)	(2,087,805)	-
	Reserve fund adjustment		2,047,197	-		2,047,197	-		2,047,197	1,494,454	552,743
	Total		60,496,645	1,442,600	-	59,054,045	12,477,605	3,405,000	43,171,441	30,951,445	12,219,996



5.5 29-Year (2023-2051) Capital Costs for Urban Services D.C. Calculation

5.5.1 Water Services

GMBP is currently undertaking a Water and Wastewater Master Plan that includes an assessment of the capital needs for water services to be provided to the growth-related service areas, including the Stouffville servicing area, the M.Z.O. lands, area 8 of the Whitebelt lands, and Ballentrae. The draft Master Plan provides a detailed assessment of capital projects required to service growth and the allocation of works between existing benefit, growth, and direct developer responsibility (i.e., local services). In total, a gross cost of \$76.97 million has been identified in the draft Master Plan.

In addition to the draft Master Plan program, outstanding credits owing to developers that have undertaken growth-related D.C. eligible works, on behalf of the Town, in the amount of \$0.5 million have been added to the capital program. As noted in section 5.4.1 herein, the proportionate share of cost associated with additional fleet needs has been added to the capital program in the amount of \$1.89 million. Therefore, the total gross cost of approximately \$78.37 million has been included for water services.

Reductions to the gross costs have been made in relation to benefits to the existing community of approximately \$19.89 million, of which \$2.34 million pertains to the anticipated increase in population in existing households and \$3.33 million relates to the balance in the D.C. reserve fund (including the proportionate share of the Public Works D.C. reserve fund). Additionally, a total of \$27.74 million has been deducted related to the local service (i.e., developer responsibility) component of projects.

The resultant net growth-related amount that has been included in the D.C. calculation is \$30.74 million. The capital program details can be found in Table 5-8 provides the capital program for Water Services which includes the fleet needs identified in Table 5-4 related to Public Works.

The growth-related costs have been allocated between residential and non-residential development based on flow requirements, which results in an 88% allocation to residential and a 12% allocation to non-residential based on the water capacity/flow needs for the growth forecast period to 2051.



5.5.2 Wastewater Services

GM BluePlan, through the Water and Wastewater Master Plan, has also undertaken an assessment of the needs for wastewater services within the serviced areas of the Town (i.e., including the Stouffville Serviced area, the M.Z.O. lands, and area 8 of the Whitebelt lands). The draft Master Plan included a detailed assessment of projects required to service growth to 2051 and provided the allocation of works between existing benefit, growth, and direct developer responsibility as per the local service policy. In total, the draft Master Plan provides a gross cost of \$106.45 million have been identified related to worked required to service growth. In addition to the draft Master Plan program, outstanding credits for previous work undertaken on behalf of the Town, in the amount of \$4.46 million has been added to the capital program. Further, \$1.91 million of fleet needs has been included based on the proportionate share of capital needs identified in Section 5.4.1 herein. Therefore, the total gross costs identified equate to approximately \$112.82 million.

Deductions to the gross cost have been made in relation to:

- Post period benefit (i.e., future growth) of \$89,248;
- Benefit to existing development of \$3.87 million;
- Benefit to existing development of \$3.72 million related to the increase in needs related to the anticipated increase in existing households over the 2051 forecast period;
- The reserve fund balance of \$3.36 million, including the proportionate share of the Public Works D.C. reserve fund; and
- Direct developer requirements for the local service requirements, of \$47.4 million.

After the deduction, the total growth-related costs to be included in the D.C. calculations is approximately \$52.59 million. The capital program details can be found in Table 5-9 related to Wastewater Services (including the fleet needs as identified in Table 5-4). The growth-related costs have been allocated between residential and non-residential development based on flow requirements, which results in an 88% allocation to residential and a 12% allocation to non-residential based on the water capacity/flow needs for the growth forecast period to 2051.



**Table 5-8
Town of Whitchurch-Stouffville
Infrastructure Costs Included in the Development Charge Calculation
For Water Services**

Prj. No.	Master Plan Prj. No.	Increased Service Needs Attributable to Anticipated Development 2023-Urban 29 Year - Water Project Description		Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
									Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 88%	Non-Residential Share 12%
1	W01	Bethesda Side Road #1	New 300 mm diameter watermain along Bethesda Side Road from W09 to W08. Two creek crossings.	2031-2036	2,374,000	-		2,374,000	-		2,374,000	2,089,120	284,880
2	W02	Bethesda Side Road #2	New 300 mm diameter watermain along Bethesda Side Road from W10 to W09	2026-2031	452,000	-		452,000	-		452,000	397,760	54,240
3	W03	Bethesda Side Road 3	New 300 mm diameter watermain along Bethesda Side Road from Ninth Line to W10	2026-2031	1,499,000	-		1,499,000	-		1,499,000	1,319,120	179,880
4	W04	Hwy 48 #1	New 300mm diameter watermain along Hwy 48 from Main Street to Hoover Park Drive. One creek crossing	2023-2026	3,225,000	-		3,225,000	-		3,225,000	2,838,000	387,000
5	W05	PRV Highway 48	PRV on Highway 48 south of Stouffville Road/Main Street	2021-2026	1,000,000	-		1,000,000	-		1,000,000	880,000	120,000
6	W06	York Durham Line #1	New 300 mm diameter watermain along Main Street and York Durham Line, from Stouffville Well 1&2 to Loretta Crescent.	2031-2036	1,206,000	-		1,206,000	603,000		603,000	530,640	72,360
7	W07	York Durham Line #2	New 200 mm diameter watermain along York Durham Line, between Bethesda Side Road and proposed Post Gate Road	2031-2036	716,000	-		716,000	-		716,000	630,080	85,920
8	W08	Bethesda Side Road #4	New 300 mm diameter watermain along Bethesda Side Road from W01 to Hwy 48	2046-2051	499,000	-		499,000	249,500		249,500	219,560	29,940
9	W09	Future Road #2	New 300 mm diameter watermain along future road connecting Baker Hill Boulevard to Bethesda Side Road and Main Street	2026-2031	804,000	-		804,000	-	804,000	-	-	-
10	W10	Future Road #3	New 300 mm diameter watermain along future road connecting Baker Hill Boulevard to Bethesda Side Road	2026-2031	682,000	-		682,000	-	682,000	-	-	-
11	W16	Future Road #9	New 300 mm diameter watermain along future road in northeast corner of Stouffville, connecting W37 to Bethesda Side Road	2026-2031	1,794,000	-		1,794,000	-	1,794,000	-	-	-
12	W17	Future Road #10	New 300 mm diameter watermain along future road in northeast corner of Stouffville, connecting W19 to W16	2026-2031	1,098,000	-		1,098,000	-	1,098,000	-	-	-
13	W18	Future Road #11	New 300 mm diameter watermain along future road in northeast corner of Stouffville, connecting W19 to W16	2026-2031	1,351,000	-		1,351,000	-	1,351,000	-	-	-
14	W19	Future Road #12	New 300 mm diameter watermain along future road in northeast corner of Stouffville, connecting W17 and W18	2026-2031	741,000	-		741,000	-	741,000	-	-	-
15	W21	PRV Future Road	PRV west of W34	2041-2046	900,000	-		900,000	180,000		720,000	633,600	86,400
16	W22	Main Street	300 mm watermain upgrade along Main Street from Ninth Line to Park Drive. One railway and one creek crossing.	2023-2026	4,658,000	-		4,658,000	2,329,000		2,329,000	2,049,520	279,480
17	W23	Second Street	200 mm watermain upgrade along Second Street from Ninth Line to Albert Street.	2023-2026	720,000	-		720,000	360,000		360,000	316,800	43,200
18	W24	Commercial Street	150 mm watermain upgrade along Commercial Street from Church Street North to Mill Street	2023-2026	249,000	-		249,000	124,500		124,500	109,560	14,940
19	W25	Church Street North	200 mm watermain upgrade along Church Street North from Main Street to Warriner Street	2023-2026	534,000	-		534,000	267,000		267,000	234,960	32,040
20	W26	O'Brien Avenue	150 mm watermain upgrade along O'Brien Avenue from Main Street to Burkholder Street	2023-2026	510,000	-		510,000	255,000		255,000	224,400	30,600
21	W27	Lloyd Street	150 mm watermain upgrade along Lloyd Street from Main Street to Rose Avenue	2023-2026	652,000	-		652,000	326,000		326,000	286,880	39,120



Table 5-8 (continued)
Town of Whitchurch-Stouffville
Infrastructure Costs Included in the Development Charge Calculation
For Water Services

Prj. No.	Master Plan Prj. No.	Increased Service Needs Attributable to Anticipated Development 2023-Urban 29 Year - Water Project Description		Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
									Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 88%	Non-Residential Share 12%
22	W28	Orchard Park Boulevard	200 mm watermain upgrade along Orchard Park Boulevard from Main Street to Sunset Boulevard	2023-2026	385,000	-		385,000	192,500		192,500	169,400	23,100
23	W29	PRV Millard Street	New PRV on Millard Street and Willoway	2023-2026	1,000,000	-		1,000,000	500,000		500,000	440,000	60,000
24	W30	Future Road #14	New 200 mm diameter watermain along a future road from Forsyth Farm Drive to Auctioneers Crescent	2026-2031	258,000	-		258,000	129,000	129,000	-	-	-
25	W31	Mill Street	200 mm watermain upgrade along Mill Street from Main Street to George Street	2023-2036	197,000	-		197,000	98,500		98,500	86,680	11,820
26	W33	HWY 48 #3	New 250 mm diameter watermain along HWY 48 from Spruceview Place to existing dead end.	2023-2026	2,132,000	-		2,132,000	2,132,000		-	-	-
27	W34A	Future Road #15	New 300 mm diameter watermain along future road in northeast corner of Stouffville, connecting W19 to W20. One railway crossing	2020-2022	1,958,000	-		1,958,000	391,600		1,566,400	1,378,432	187,968
28	W34B	Future Road #15	New 300 mm diameter watermain along future road in northeast corner of Stouffville, connecting W19 to W20. One creek crossing.	2041-2046	2,932,000	-		2,932,000	586,400		2,345,600	2,064,128	281,472
29	W36	HWY 48 #2	New 300 mm diameter watermain along Hwy 48	2046-2051	1,106,000	-		1,106,000	553,000		553,000	486,640	66,360
30	W37	Future Road #16	New 300 mm diameter watermain along future road in northeast corner of Stouffville, connecting W30 to W16	2026-2031	576,000	-		576,000	-	576,000	-	-	-
31	W38	York Durham Line #3	New 200 mm diameter watermain along York Durham Line, between Bethesda Side Road and Main Street	2026-2031	434,000	-		434,000	-		434,000	381,920	52,080
32	W39	Gormely Fire Protection	New 300 mm diameter fire protection watermain on Stouffville Road from Union Street west	2023-2026	692,000	-		692,000	159,200		532,800	468,864	63,936
33	W40	Gormely Fire Protection	New 300 mm diameter fire protection watermain on Union Street from Stouffville Street south	2023-2026	896,000	-		896,000	206,100		689,900	607,112	82,788
34	W48	Stouffville Road	600mm Watermain twinning on Stouffville Road from the Z2 BPS to Hwy48 (Town owned section)	2036-2041	5,949,000	-		5,949,000	-		5,949,000	5,235,120	713,880
35	W49	Main Street	The existing aged 250mm watermain along Main Street from Hwy 48 to Weldon Road to be upgraded to 300mm	2041-2046	3,309,000	-		3,309,000	1,654,500		1,654,500	1,455,960	198,540
36	W50	Millard Street and Bearings Avenue	connect the existing 150mm watermain on Bearings Avenue to the existing 300mm watermain on Millard Street to improve resiliency	2041-2046	46,000	-		46,000	23,000		23,000	20,240	2,760
37	W51	Cam Fella Boulevard	Upgrade to the existing 150mm watermain along Cam Fella Boulevard cul-de-sac to 200mm, , and a new 200mm watermain on easement connecting Auctioneers Crescent and Cam Fella Boulevard	2026-2031	944,000	-		944,000	472,000	472,000	-	-	-
38	W52	Ninth Line	New 300mm Watermain twinning on Ninth Line from Musselman Lake to Windsor Drive	2023-2026	1,780,000	-		1,780,000	890,000		890,000	783,200	106,800
39	W53	Forsyth Farm Road	New 300mm Watermain on Forsyth Farm Road connecting W37 and Existing watermain on Forsyth Farm Road	2026-2031	469,000	-		469,000	234,500	234,500	-	-	-
40	W54	Forsyth Farm Road	New 200mm Watermain on Forsyth Farm Road connecting W37 and future watermain on York Durham Line	2026-2031	1,437,000	-		1,437,000	-	1,437,000	-	-	-
41	W55	Future Road #17	New 250 mm diameter watermain along future road in northeast corner of Stouffville, connecting W16 to W56	2026-2031	320,000	-		320,000	-	320,000	-	-	-
42	W56	Future Road #17	New 200 mm diameter watermain along future road in northeast corner of Stouffville, connecting W56 to W07	2031-2036	1,357,000	-		1,357,000	-	1,357,000	-	-	-
43	W57	Hwy 48	New 300mm diameter watermain along Hwy 48 from Hoover Park Dr to new road within MZO 1 lands (Street A)	2023-2026	2,218,000	-		2,218,000	-	2,218,000	-	-	-



Table 5-9 (continued)
Town of Whitchurch-Stouffville
Infrastructure Costs Included in the Development Charge Calculation
For Water Services

Prj. No.	Master Plan Prj. No.	Increased Service Needs Attributable to Anticipated Development		Useful Life (years)	Timing (year) From	Timing (year) To	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
												Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
2023-Urban 29 Year - Water Project Description														88%	12%	
44	W58	MZO1 Loop	New 250mm diameter watermain within MZO 1 Lands to new Street A	80	2023	2026	2023-2026	1,598,000	-		1,598,000	-	1,598,000	-	-	-
45	W59	Future Road #18	New 250mm diameter watermain within MZO 2 lands connecting W61 and W62	80	2031	2036	2031-2036	4,072,000	-		4,072,000	-	4,072,000	-	-	-
46	W60	Future Road #19	New 250mm diameter watermain within MZO 2 lands connecting W61 and south end of W62	80	2031	2036	2031-2036	3,723,000	-		3,723,000	-	3,723,000	-	-	-
47	W61	Future Road #20	New 250mm watermain within in MZO2 development connecting W59 and W60	80	2031	2036	2031-2036	646,000	-		646,000	-	646,000	-	-	-
48	W62	McCowan Road	New 250mm watermain on McCowan Road connecting W59 and W60	80	2031	2036	2031-2036	1,879,000	-		1,879,000	-		1,879,000	1,653,520	225,480
49	W63	McCowan Road	New 300mm watermain on McCowan Road from new pumping station to MZO2 development	80	2031	2036	2031-2036	1,259,000	-		1,259,000	-		1,259,000	1,107,920	151,080
50	W66	Ninth Line	New 200mm Watermain twinning on Ninth Line from Cedarvale Boulevard to Legendary Trail	80	2031	2036	2031-2036	2,471,000	-		2,471,000	1,235,500		1,235,500	1,087,240	148,260
51	W67	MZO1 Loop	New 200mm diameter watermain within MZO 1 Lands along new Street A from W58 to W57.	80	2023	2026	2023-2026	1,516,000	-		1,516,000	-	1,516,000	-	-	-
52	W68	MZO1 Servicing	New 250mm diameter watermain within MZO 1 Lands along new Street A from W58 to the West	80	2023	2026	2023-2026	297,000	-		297,000	-	297,000	-	-	-
53	W69	Future Railway Crossing	New 300mm watermain connecting W18 and W34 crossing the Go Transit Railway	80	2026	2031	2026-2031	2,447,000	-		2,447,000	-	2,447,000	-	-	-
		Outstanding DC Credits														
54		Oversizing Baker Hill Watermain 400mm Main to Tovtel						141,700			141,700	-		141,700	124,696	17,004
55	W20	Future Road #13	New 300 mm diameter watermain along future road in northeast corner of Stouffville, connecting W34 to Ninth Line	80	2023		2023	359,487	-		359,487	71,897	222,859	64,731	56,963	7,768
		Fleet and Equipment														
56		Water Fleet	See Public Works Class of Service Project Listing		2023	2051	2023-2051	1,898,400	-	-	1,898,400	-		1,898,400	1,670,592	227,808
		Adjustments														
57		Adjustment related to Existing Population Incline									-	2,340,289		(2,340,289)	(2,340,289)	-
58		Reserve Fund Adjustment									-	3,330,708		(3,330,708)	(2,931,023)	(399,685)
		Total						78,366,587	-	-	78,366,587	19,894,693	27,735,359	30,736,535	26,767,316	3,969,219



**Table 5-9
Town of Whitchurch-Stouffville
Infrastructure Costs Included in the Development Charge Calculation
For Wastewater Services**

Prj. No.	Master Plan Prj. No	Increased Service Needs Attributable to Anticipated Development	Project Description	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
									Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 88%	Non-Residential Share 12%
2023-Urban 29 Year - Wastewater													
1	WW01	Subtrunk 13 Extension	200mm sewer on Highway 48 from Norman Jones Place to Bethesda Road	2046-2051	1,064,000	-		1,064,000	1,064,000		-	-	-
2	WW02	Subtrunk 11 Extension	250/300mm sewer on future road south of Main Street to YDSS West Trunk Sewer	2026-2031	3,162,000	-		3,162,000	-	3,162,000	-	-	-
3	WW05	Subtrunk 9 Extension	375mm sewer on future road from the existing Rougeview SPS to Highway 48	2031-2035	7,422,000	-		7,422,000	-	7,422,000	-	-	-
4	WW08	Subtrunk 1 Extension (Part 1 of 6)	600mm sewer on York/Durham Line from the existing subtrunk 1 sewer north of Hoover Park Drive to Main Street	2026-2031	13,274,000	-		13,274,000	-		13,274,000	11,681,120	1,592,880
5	WW09	Subtrunk 1 Extension (Part 2 of 6)	450mm sewer on York/Durham Line from Main Street to the north limit of CamFella development	2026-2031	6,826,000	-		6,826,000	-	-	6,826,000	6,006,880	819,120
6	WW10	Subtrunk 1 Extension (Part 3 of 6)	450mm sewer on York/Durham Line from the north limit of CamFella development to Forsyth Farm Drive	2026-2031	12,515,000	-		12,515,000	-	-	12,515,000	11,013,200	1,501,800
7	WW11	Subtrunk 1 Extension (Part 4 of 6)	450mm sewer on Forsyth Farm Drive from York/Durham Line to Keeler Avenue	2026-2031	7,365,000	-		7,365,000	-	7,124,000	241,000	212,080	28,920
8	WW12	Subtrunk 1 Extension (Part 5 of 6)	450mm sewer on Keeler Avenue from Forsyth Farm Drive to the connection to subtrunk 15 on future road to the north	2026-2031	1,099,000	-		1,099,000	-	1,061,000	38,000	33,440	4,560
9	WW13A	Subtrunk 1 Extension (Part 6 of 6)	375mm sewer on future road east of Tenth Line from the connection to subtrunk 15 to Bethesda Road (Deep Excavation Required)	2026-2031	3,670,000	-		3,670,000	-	3,670,000	-	-	-
10	WW13B	Subtrunk 1 Extension (Part 6 of 6)	375mm sewer on future road east of Tenth Line from the connection to subtrunk 15 to Bethesda Road (Shallow Excavation Required)	2026-2031	3,463,000	-		3,463,000	-	3,463,000	-	-	-
11	WW14	Subtrunk 15 (Part 1 of 2)	300mm on future road from the connection to subtrunk 1 to the west crossing Tenth Line	2026-2031	1,209,000	-		1,209,000	-	1,209,000	-	-	-
12	WW15	Subtrunk 15 (Part 2 of 2)	300mm on future road west of Tenth Line and south of the Go Transit Railway	2026-2031	1,155,000	-		1,155,000	-	1,155,000	-	-	-
13	WW16	Subtrunk 3 Extension	300mm sewer from the existing subtrunk 3 sewer north of Greenwood Road to the north side of the Go Transit Railway	2026-2031	3,003,000	-		3,003,000	-	3,003,000	-	-	-
14	WW17	Subtrunk 18	300mm sewer on future road from Baker Hill Boulevard to Bethesda Road (Subtrunk 18)	2026-2031	4,071,000	-		4,071,000	-	4,071,000	-	-	-
15	WW18	Subtrunk 18	300mm sewer on Bethesda Road from future sewer to the west of the creek (Subtrunk 18)	2031-2036	1,306,000	-		1,306,000	-	1,306,000	-	-	-
16	WW24	Rougeview SPS Decommission	Rougeview Sanitary Pumping Station Decommission	2031-2036	450,000	-		450,000	-		450,000	396,000	54,000
17	WW29	Main Street Sewer	300mm sewer on Main Street from Mohawk Gate to York Durham Line	2031-2036	5,434,000	-		5,434,000	-	5,434,000	-	-	-
18	WW30A	Cam Fella Boulevard Sewer (Part 1 of 2)	200mm sewer on Cam Fella Boulevard to Main St	2031-2036	728,000	-		728,000	-	728,000	-	-	-
19	WW30B	Cam Fella Boulevard Sewer (Part 2 of 2)	200mm sewer on Cam Fella Boulevard to Main St	2031-2036	1,295,000	-		1,295,000	-	1,295,000	-	-	-
20	WW31	Flow Monitoring	Flow Monitoring Program (ongoing, 3 more years remaining at \$160k per year)	2023-2027	640,000	-		640,000	320,000		320,000	281,600	38,400
21	WW32	Stouffville Road Sewer Upgrade	the existing 200mm sewer along Stouffville Road to be upgraded to 300mm	2036-2041	3,078,000	-		3,078,000	-		3,078,000	2,708,640	369,360
22	WW33	Bona Land Development	375mm sewer on proposed Street A within Bona Land Development	2026-2031	2,580,000	-		2,580,000	-	2,580,000	-	-	-
23	WW34	Highway 48 Crossing	600mm sewer crossing Hwy 48 from Smartcentres to MZO1 lands	2031-2036	5,917,000	-		5,917,000	-		5,917,000	5,206,960	710,040
24	WW35	MZO1 Lands Sewer	600mm sewer of future road	2023-2026	875,000	-		875,000	-		875,000	770,000	105,000
25	WW36	MZO2 Lands Sewer	600mm sewer of future road	2031-2036	10,051,000	-		10,051,000	-		10,051,000	8,844,880	1,206,120
26	WW45	Flow Monitoring	Flow Monitoring Program (24 years; annual costs of \$200k expected)	2028-2051	4,800,000	-		4,800,000	2,400,000		2,400,000	2,112,000	288,000
Outstanding DC Credits													
27		SW Forcemain - Project #1		2023-2027	28,514	-		28,514	-	-	28,514	25,093	3,422
28		S06 (New 375 mm diameter sewermain on Ninth Line from 240 north of Baker Hill Blvd to Baker Hill Blvd)		2023-2027	286,772	-		286,772	-	-	286,772	252,359	34,413
29		S07 (New 450/525 mm sewermain on Baker Hill Blvd north east on future road alignment (Oversizing only))		2023-2027	392,523	-		392,523	-	168,281	224,242	197,333	26,909
30		S08 sanitary sewer		2023-2027	758,996	-		758,996	-	-	758,996	667,916	91,080
31	WW20	Subtrunk 10 Extension	450mm sewer on Ninth Line from Baker Hill Road to future road south of Bethesda Road	2023-2027	1,779,270	-		1,779,270	-		1,779,270	1,565,758	213,512



Table 5-8 (continued)
Town of Whitchurch-Stouffville
Infrastructure Costs Included in the Development Charge Calculation
For Wastewater Services

Prj. No.	Master Plan Prj. No	Increased Service Needs Attributable to Anticipated Development	Project Description	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
									Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 88%	Non-Residential Share 12%
		2023-Urban 29 Year - Wastewater											
32	WW21	Subtrunk 10 Extension	450mm sewer on future road south of Bethesda Road east of Ninth Line	2023-2027	481,570	89,248		392,322	-	381,219	11,103	9,770	1,332
33	WW19	Subtrunk 10 Extension	450mm sewer on Baker Hill Road from the existing subtrunk 10 sewer on Baker Hill Road to West Lawn Crescent	2023	392,523	-		392,523	-	168,281	224,242	197,333	26,909
34	WW27	Subtrunk 10 Extension	450mm sewer on Baker Hill Road - Creek Crossing	2023	335,929	-		335,929	83,982		251,947	221,713	30,234
		Fleet							-				
35		Wastewater Fleet	See Public Works Class of Service Project Listing	2023-2051	1,913,400	-	-	1,913,400	-		1,913,400	1,683,792	229,608
		Adjustments											
36		Adjustment related to Existing Population Incline						-	3,719,152		(3,719,152)	(3,719,152)	-
37		Reserve Fund Adjustment						-	3,360,801		(3,360,801)	(2,957,505)	(403,296)
		Total			112,821,497	89,248	-	112,732,249	10,947,935	47,400,781	54,383,533	47,411,210	6,972,322



Chapter 6

D.C. Calculation



6. D.C. Calculation

Tables 6-1 and 6-2 calculate the proposed D.C.s to be imposed for Water Services and Wastewater Services, respectively, on development within the urban service area over the 29-year forecast period (2023-2051). Table 6-3 calculates the proposed uniform D.C.s to be imposed for Town services over the 2023-2051 planning horizon for Fire Protection Services and Services Related to a Highway. Table 6-4 calculates the proposed uniform D.C.s to be imposed for Town-wide Library Services and Parks & Recreation Services over the 19-year (2023-2041) planning horizon. Table 6-5 calculates the proposed uniform D.C.s to be imposed over the 10-year (2023-2032) planning horizon for Town-wide P.O.A. including By-law Enforcement Services.

The calculation for residential development is generated on a per capita basis and is based upon five (5) forms of housing types (singles and semi-detached dwellings, multiple dwellings, bachelor and 1-bedroom apartments, 2+ bedrooms apartments, and special care/special dwelling units). The non-residential D.C. has been calculated on a uniform per sq.ft. of G.F.A. basis for all types of non-residential development (industrial, commercial, and institutional).

The D.C. eligible costs for each service component were determined in Chapter 5 for all Town-wide and urban area services, based on their associated proposed capital programs.

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The residential D.C. recoverable capital cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 5) to calculate the charges in Tables 6-1 to 6-5, inclusive.

Table 6-6 provides the schedule of charges that is applicable for all services by type of development, and Table 6-7 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 10-year life of the by-laws.



Table 6-1
Town of Whitchurch-Stouffville
Urban Services D.C. Calculation
Wastewater Serviced Areas
2023-2051

SERVICE	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. <u>Wastewater Services</u>	\$	\$	\$	\$
1.1 Wastewater Services	47,411,210	6,972,322	4,962	2.53
TOTAL	\$47,411,210	\$6,972,322	\$4,962	\$2.53
D.C.-Eligible Capital Cost	\$47,411,210	\$6,972,322		
29 Year Gross Population/GFA Growth (sq.ft.)	31,194	2,761,300		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,519.88	\$2.53		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.265	\$4,962		
Multiple Dwellings	2.685	\$4,081		
Apartments - 2 Bedrooms +	2.156	\$3,277		
Apartments - Bachelor and 1 Bedroom	1.477	\$2,245		
Special Care/Special Dwelling Units	1.100	\$1,672		

Table 6-2
Town of Whitchurch-Stouffville
Urban Services D.C. Calculation
Water Serviced Areas
2023-2051

SERVICE	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
2. <u>Water Services</u>	\$	\$	\$	\$
2.1 Water Services	26,767,316	3,969,219	2,780	1.42
TOTAL	\$26,767,316	\$3,969,219	\$2,780	\$1.42
D.C.-Eligible Capital Cost	\$26,767,316	\$3,969,219		
29 Year Gross Population/GFA Growth (sq.ft.)	31,442	2,798,800		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$851.32	\$1.42		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.265	\$2,780		
Multiple Dwellings	2.685	\$2,286		
Apartments - 2 Bedrooms +	2.156	\$1,835		
Apartments - Bachelor and 1 Bedroom	1.477	\$1,257		
Special Care/Special Dwelling Units	1.100	\$936		



Table 6-3
Town of Whitchurch-Stouffville
Town-Wide Services D.C. Calculation
2023-2051

SERVICE	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
3. <u>Services Related to a Highway</u>	\$	\$	\$	\$
3.1 Roads and Related, Fleet and Facilities	112,953,057	19,587,222	8,356	2.99
4. <u>Fire Protection Services</u>				
4.1 Fire facilities, vehicles & equipment	30,951,445	12,219,996	2,290	1.87
TOTAL	\$143,904,502	\$31,807,219	\$10,646	\$4.86
D.C.-Eligible Capital Cost	\$143,904,502	\$31,807,219		
29-Year Gross Population/GFA Growth (sq.ft.)	44,133	6,538,100		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$3,260.70	\$4.86		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.265	\$10,646		
Multiple Dwellings	2.685	\$8,755		
Apartments - 2 Bedrooms +	2.156	\$7,030		
Apartments - Bachelor and 1 Bedroom	1.477	\$4,816		
Special Care/Special Dwelling Units	1.100	\$3,587		

Table 6-4
Town of Whitchurch-Stouffville
Town-Wide Services D.C. Calculation
2023-2041

SERVICE	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
5. <u>Parks and Recreation Services</u>	\$	\$	\$	\$
5.1 Park development, amenities, trails, recreation facilities, fleet and operations facilities	112,716,437	4,297,875	20,370	1.25
6. <u>Library Services</u>				
6.1 Library facilities and materials	14,669,431	772,075	2,651	0.23
TOTAL	\$127,385,868	\$5,069,950	\$23,021	\$1.48
D.C.-Eligible Capital Cost	\$127,385,868	\$5,069,950		
19-Year Gross Population/GFA Growth (sq.ft.)	18,067	3,428,600		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$7,050.75	\$1.48		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.265	\$23,021		
Multiple Dwellings	2.685	\$18,931		
Apartments - 2 Bedrooms +	2.156	\$15,201		
Apartments - Bachelor and 1 Bedroom	1.477	\$10,414		
Special Care/Special Dwelling Units	1.100	\$7,756		



Table 6-5
Town of Whitchurch-Stouffville
Town-wide Services D.C. Calculation
2023-2032

SERVICE	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
7. Provincial Offences Act including By-Law Enforcement	\$	\$	\$	\$
7.1 Facilities, vehicles and equipment	42,986	9,495	10	-
TOTAL	\$42,986	\$9,495	\$10	\$0.00
D.C.-Eligible Capital Cost	\$42,986	\$9,495		
10-Year Gross Population/GFA Growth (sq.ft.)	14,545	2,710,600		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$2.96	\$0.00		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.265	\$10		
Multiple Dwellings	2.685	\$8		
Apartments - 2 Bedrooms +	2.156	\$6		
Apartments - Bachelor and 1 Bedroom	1.477	\$4		
Special Care/Special Dwelling Units	1.100	\$3		



Table 6-6
Town of Whitchurch-Stouffville
Calculated Schedule of Development Charges
by Service

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Town-wide Services/Class of Service:						
Services Related to a Highway	8,356	6,872	5,518	3,780	2,815	2.99
Fire Protection Services	2,290	1,883	1,512	1,036	772	1.87
Parks and Recreation Services	20,370	16,751	13,451	9,215	6,863	1.25
Library Services	2,651	2,180	1,751	1,199	893	0.23
Provincial Offences Act including By-Law Enforcement	10	8	7	5	3	0.00
Total Town-wide Services/Class of Services	33,677	27,694	22,239	15,235	11,346	6.34
Urban Services						
Wastewater Services	4,962	4,081	3,277	2,245	1,672	2.53
Water Services	2,780	2,286	1,836	1,258	937	1.42
Total Urban Services	7,742	6,367	5,113	3,503	2,609	3.95
GRAND TOTAL RURAL AREA	33,677	27,694	22,239	15,235	11,346	6.34
GRAND TOTAL URBAN AREA	41,419	34,061	27,352	18,738	13,955	10.29



Table 6-7
Town of Whitchurch-Stouffville
Gross Expenditure and Sources of Revenue Summary for Costs
to Incurred over the 10-Year Life of the By-laws

Service	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Wastewater Services							
1.1 Wastewater Services	76,929,260	0	320,000	36,387,800	0	35,394,885	4,826,575
2. Water Services							
2.1 Water Services	101,286,621	0	14,582,400	47,108,500	0	34,844,234	4,751,486
3. Services Related to a Highway							
3.1 Roads and Related, Fleet and Facilities	131,600,684	0	53,090,080	0	0	67,519,120	10,991,485
4. Fire Protection Services							
4.1 Fire facilities, vehicles & equipment	41,904,000	0	175,800	0	1,442,600	29,408,488	10,877,112
5. Parks and Recreation Services							
5.1 Park development, amenities, trails, recreation facilities, fleet and operations facilities	235,670,000	29,126,400	14,823,300	0	70,191,000	117,691,781	3,837,519
6. Library Services							
6.1 Library facilities and materials	35,269,340	10,245,920	12,126,730	0	3,538,800	8,889,996	467,895
7. Provincial Offences Act including By-Law Enforcement							
7.1 Facilities, vehicles and equipment	68,500	0	0	0	0	56,170	12,330
Total Expenditures & Revenues	\$622,728,405	\$39,372,320	\$95,118,310	\$83,496,300	\$75,172,400	\$293,804,673	\$35,764,402



Chapter 7

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



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

7.1 Introduction

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

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

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

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

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

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

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

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



7.2 D.C. By-law Structure

It is recommended that:

- The Town uses a uniform Town-wide D.C. calculation for all services except Water and Wastewater Services;
- The Town uses a uniform urban-wide D.C. calculations for all Water and Wastewater Services. It is noted that the Water and Wastewater by-laws provide key maps of the serviced areas, including the Stouffville serviced areas, MZO lands, and area 8 of the Whitebelt lands (east of McCowen Rd.). In addition, the Water serviced area includes Ballantrae.

7.3 D.C. By-law Rules

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

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

7.3.1 Payment in any Particular Case

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

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



7.3.2 Determination of the Amount of the Charge

The following convention be adopted:

1. Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of G.F.A. constructed for eligible uses (i.e., primary, industrial, commercial, and institutional).
2. Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, as follows:
 - For P.O.A. including By-law Enforcement Services, an 82% residential and 18% non-residential attribution has been made, over the Town-wide 10-Year forecast period;
 - For Fire Protection Services, a 73% residential and 27% non-residential attribution has been made, and for Services Related to a Highway, an 86% residential and 14% non-residential attribution has been made, to recognize the residential and non-residential sector uses over the Town-wide 29-Year forecast period for both services;
 - Library Services has a 95% residential attribution and 5% non-residential attribution over the Town-wide 19-year forecast period
 - Parks and Recreation residential and non-residential attributions have been determined based on the approached used in the Town's 2019 D.C. Study process, whereby the allocation of needs to non-residential development required was assessed using evidentiary support has been made. As such, the parkland development capital needs have been allocated 100% to residential development, with 95% of the recreational facility costs being allocation to residential development. For leisure services vehicles and equipment an allocation of 96% to residential has been used based on the weighted allocation of growth-related capital costs for parkland development and indoor recreation facilities over the forecast period.



- For Water and Wastewater Services, over the urban 29-year forecast period, an 88% residential and 12% non-residential attribution has been made.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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

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

The demolition/conversion credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less than 60 months (5 years) prior to the issuance of a building permit.

It should also be noted that for abandoned and/or derelict structures that have received a formal notification from the Town indicating the building or structure must be demolished within six (6) months of receiving the formal notification, and demolition has taken place within the six (6) months of receiving the formal notification, the redevelopment credit will be available for up to 120 months (10 years) from the date of demolition.



7.3.4 Exemptions

Statutory exemptions include the following:

- Partial exemption for industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50%, is subject to D.C.s (subsection 4 (3) of the D.C.A.);
- Full exemption for buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education;
- Full exemption for additional residential development in existing buildings: development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98);
- Full exemption for additional residential development in new dwellings: development that includes the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98); and
- Full exemption for a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- Full exemption for affordable units, attainable units, affordable inclusionary zoning units, and non-profit housing developments (once proclaimed); and
- Partial exemption through a discount for rental housing units based on bedroom size as prescribed (i.e., three or more bedrooms - 25% discount, two bedrooms - 20% discount, and all others - 15% discount).

Non-statutory (discretionary exemptions) include the following:

- D.C.s shall not be imposed on the development of non-residential farm buildings constructed for an agricultural use.



7.3.5 Mandatory Phasing In

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

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

7.3.6 Timing of Collection

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

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

Regarding Services Related to a Highway, Water, and Wastewater Services, residential development that requires approval of a plan of subdivision, the portion of the D.C. for each respective service should be collected and payable on the date of the subdivision agreement between the Town and the developer. If, at the time of issuance of the building permit, the actual number of dwellings is greater than the units used to calculate the D.C. portion payable on the date of subdivision agreement, the D.C. for the additional units must be paid. If the number of units are less than what was anticipated at the time of subdivision agreements, the D.C. portion for the units that were not advanced should be refunded.



7.3.7 Indexing

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

7.3.8 D.C. Spatial Applicability

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

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

1. All Town services, except for water and wastewater, require that the average 15-year service standard be calculated. This average service standard multiplied by growth in the Town, establishes an upper ceiling on the amount of funds that can be collected from all developing landowners. Section 4 (4) of O. Reg. 82/98 provides that “if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality.” Put in layman terms, the average service standard multiplied by the growth within the specific area would establish an area-specific ceiling which would significantly reduce the total revenue recoverable for the Town hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.
2. Expanding on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a Municipal-wide approach to an area-specific



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

3. Many services provided (roads, parks & recreation facilities) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Town will be used by residents from all areas depending on the programming of the facility (i.e., a public skate is available each night, but at a different arena; hence usage of any one facility at any given time is based on programming availability).

Based on the foregoing and discussions with Town staff, there is no apparent justification for the establishment of area-specific D.C.s at this time. The recommendation is to apply Town-wide D.C.s for all services, except water and wastewater services. Water and wastewater services is recommended to be imposed on an urban service area basis.

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that the Town's D.C. collections be contributed into seven (7) separate reserve funds, including:

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services;
- P.O.A. Services, including By-law Enforcement;
- Library Services;
- Water Services; and



- Wastewater Services.

For the existing balance in the Public Works D.C. reserve fund, it is noted that the balance has been proportionately allocated based on the capital programs to Services Related to a Highway, Water, and Wastewater Services.

In addition, the existing reserve fund balance for administration studies will be rationalized in relation to the ongoing studies underway prior to the imposition of the new by-laws and within the ongoing Community Benefits Charge Strategy.

7.4.2 *By-law In-force Date*

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

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

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

7.5 Other Recommendations

It is recommended that Council:

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

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

“Adopt the D.C. approach to calculate the charges on a uniform Town-wide basis for all services (except for water and wastewater services).”

“Adopt the D.C. approach to calculate the water and wastewater charges on an area-specific basis, applicable within the urban service area only;”



“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated September 28, 2023, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated September 28, 2023, as amended (if applicable);”

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

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



Chapter 8

By-law Implementation



8. By-law Implementation

8.1 Public Consultation Process

8.1.1 Introduction

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

8.1.2 Public Meeting of Council

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

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

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

8.1.3 Other Consultation Activity

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

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



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

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

8.1.4 Anticipated Impact of the Charge on Development

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

On the other hand, D.C.s or other municipal capital funding sources need to be obtained in order to help ensure that the necessary infrastructure and amenities are installed. The timely installation of such works is a key initiative in providing adequate service levels and in facilitating strong economic growth, investment, and wealth generation.



8.2 Implementation Requirements

8.2.1 Introduction

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

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

8.2.2 Notice of Passage

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

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

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

8.2.3 By-law Pamphlet

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

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



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

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

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

8.2.4 Appeals

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

The Town is conducting a public consultation process in order to address the issues that come forward as part of that process, thereby avoiding or reducing the need for an appeal to be made.

8.2.5 Complaints

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

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

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



8.2.6 Credits

Sections 38 to 41 of the D.C.A. set out a number of credit requirements, which apply where a municipality agrees to allow a person to perform work in the future that relates to a service in the D.C. by-law.

These credits would be used to reduce the amount of D.C.s to be paid. The value of the credit is limited to the reasonable cost of the work which does not exceed the average level of service. The credit applies only to the service to which the work relates unless the municipality agrees to expand the credit to other services for which a D.C. is payable.

8.2.7 Front-Ending Agreements

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

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

8.2.8 Severance and Subdivision Agreement Conditions

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

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



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

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

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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 Whitchurch-Stouffville Residential Growth Forecast Summary

Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households	
		Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Total Households	Equivalent Institutional Households		
Historical	Mid 2011	38,790	37,628	418	37,210	10,941	1,355	729	13,025	380	2.889
	Mid 2016	47,250	45,837	492	45,345	12,530	1,955	860	15,345	447	2.987
	Mid 2021	51,400	49,864	439	49,425	13,245	2,250	1,190	16,685	399	2.989
Forecast	Mid 2023	55,040	53,386	553	52,833	14,021	2,540	1,388	17,949	503	2.974
	Mid 2033	70,120	68,022	1,060	66,962	16,173	3,821	3,333	23,327	964	2.916
	Mid 2041	73,900	71,685	1,133	70,552	16,515	4,274	3,941	24,730	1,030	2.899
	Mid 2051	103,500	100,398	1,587	98,811	20,170	6,660	7,900	34,730	1,443	2.891
Incremental	Mid 2011 - Mid 2016	8,460	8,209	74	8,135	1,589	600	131	2,320	67	
	Mid 2016 - Mid 2021	4,150	4,027	-53	4,080	715	295	330	1,340		
	Mid 2021 - Mid 2023	3,640	3,522	114	3,408	776	290	198	1,264	104	
	Mid 2023 - Mid 2033	15,080	14,636	507	14,129	2,152	1,281	1,945	5,378	461	
	Mid 2023 - Mid 2041	18,860	18,299	580	17,719	2,494	1,734	2,553	6,781	527	
	Mid 2023 - Mid 2051	48,460	47,012	1,034	45,978	6,149	4,120	6,512	16,781	940	

^[1] Population includes the Census undercount estimated at approximately 3.1% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

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

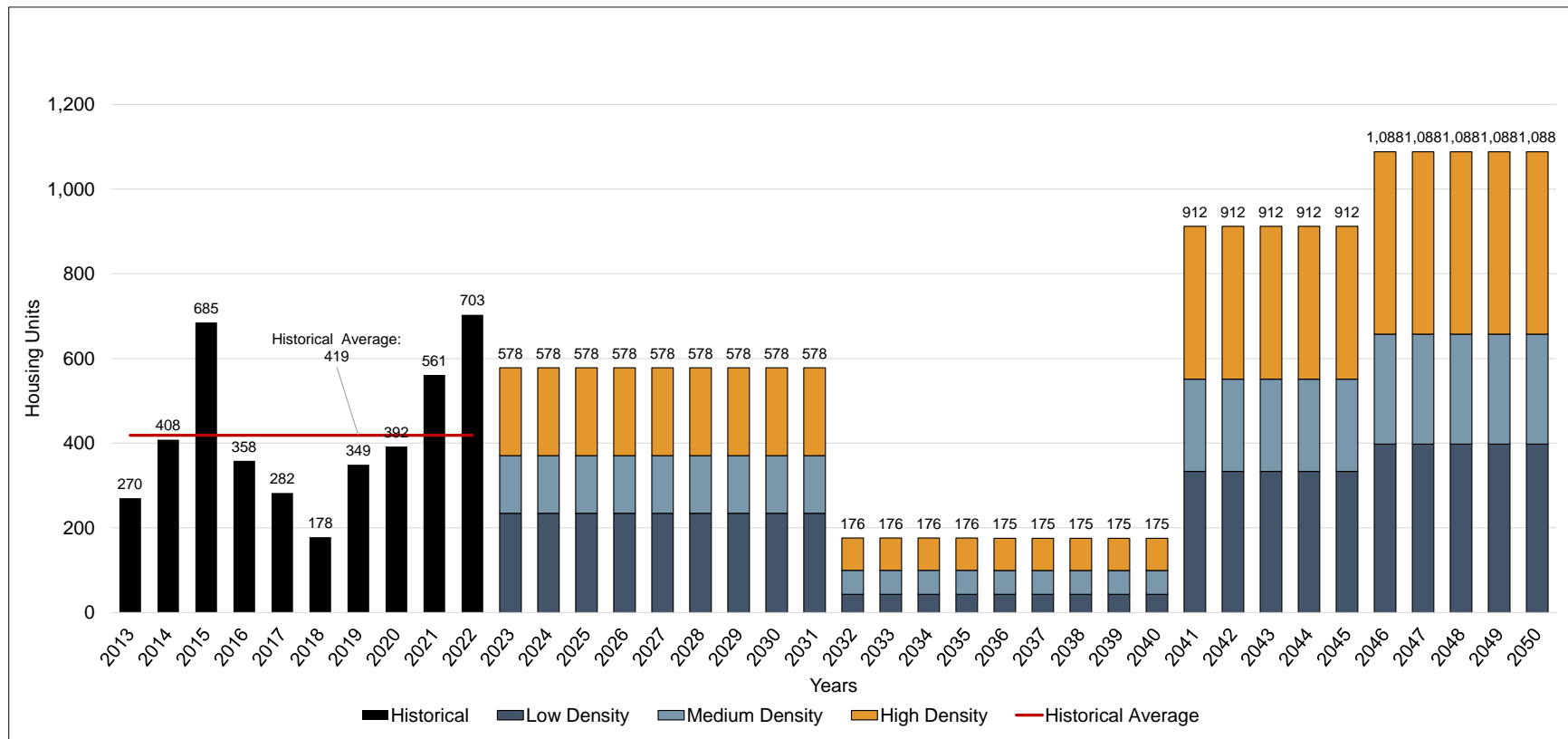
Notes:

Numbers may not add due to rounding.

Source: Derived from York Region Official Plan Review Forecast, adopted in May 2023, by Watson & Associates Economists Ltd.



Figure A-1
Whitchurch-Stouffville
Annual Housing Forecast



[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Town of Whitchurch-Stouffville building permit data, 2013 to 2022.



Schedule 2
Whitchurch-Stouffville
Estimate of the Anticipated Amount, Type and Location of
Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Single & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Stouffville BUA	2023 - 2033	14	300	706	1,020	2,148	44	2,192	431	2,623
	2023 - 2041	20	350	779	1,149	2,436	113	2,549	493	3,042
	2023 - 2051	54	702	2,567	3,323	6,776	1,411	8,187	879	9,066
Stouffville Phase 1	2023 - 2033	0	1	7	8	16	8	24	0	24
	2023 - 2041	0	2	15	17	33	21	54	0	54
	2023 - 2051	0	4	33	37	71	259	330	0	330
Stouffville Phase 2	2023 - 2033	155	200	28	383	1,095	20	1,115	51	1,166
	2023 - 2041	170	239	59	468	1,305	51	1,356	58	1,414
	2023 - 2051	200	571	133	904	2,430	633	3,063	103	3,166
Stouffville Phase 3	2023 - 2033	770	182	480	1,432	3,884	5	3,889	0	3,889
	2023 - 2041	801	238	531	1,570	4,230	12	4,242	0	4,242
	2023 - 2051	1,975	521	1,333	3,829	10,296	144	10,440	0	10,440
Area 8	2023 - 2033	0	0	0	0	0	0	0	0	0
	2023 - 2041	175	0	0	175	571	0	571	0	571
	2023 - 2051	175	174	648	997	2,229	0	2,229	0	2,229
M.Z.O.s	2023 - 2033	614	578	724	1,916	4,886	0	4,886	0	4,886
	2023 - 2041	614	875	1,169	2,658	6,501	0	6,501	0	6,501
	2023 - 2051	614	1,275	1,625	3,514	8,412	0	8,412	0	8,412
Remaining Whitebelt Lands	2023 - 2033	534	0	0	534	1,744	0	1,744	0	1,744
	2023 - 2041	586	0	0	586	1,913	0	1,913	0	1,913
	2023 - 2051	2,787	775	128	3,690	11,416	0	11,416	0	11,416
Ballantrae	2023 - 2033	6	20	0	26	73	10	83	25	108
	2023 - 2041	9	30	0	39	110	24	134	29	163
	2023 - 2051	15	48	10	73	196	302	498	52	550
Vandorf	2023 - 2033	12	0	0	12	39	1	40	0	40
	2023 - 2041	24	0	0	24	78	2	80	0	80
	2023 - 2051	59	0	0	59	193	29	222	0	222
Gormley	2023 - 2033	0	0	0	0	0	1	1	0	1
	2023 - 2041	0	0	0	0	0	2	2	0	2
	2023 - 2051	0	0	0	0	0	29	29	0	29
Bloomington & Remaining Rural	2023 - 2033	47	0	0	47	153	2	155	0	155
	2023 - 2041	95	0	0	95	310	6	316	0	316
	2023 - 2051	270	50	35	355	1,080	72	1,152	0	1,152
Town of Whitchurch-Stouffville	2023 - 2033	2,152	1,281	1,945	5,378	14,038	91	14,129	507	14,636
	2023 - 2041	2,494	1,734	2,553	6,781	17,488	231	17,719	580	18,299
	2023 - 2051	6,149	4,120	6,512	16,781	43,099	2,879	45,978	1,034	47,012

[1] Includes townhouses and apartments in duplexes.

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

Source: Watson & Associates Economists Ltd.



Schedule 3
Whitchurch-Stouffville
Current Year Growth Forecast
Mid 2021 to Mid 2023

		Population
Mid 2021 Population		49,864
Occupants of New Housing Units, Mid 2021 to Mid 2023	<i>Units (2)</i>	1,264
	<i>multiplied by P.P.U. (3)</i>	2,972
	<i>gross population increase</i>	3,756
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2023	<i>Units</i>	104
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	114
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2023	<i>Units (4)</i>	16,685
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.021
	<i>total decline in population</i>	-348
Population Estimate to Mid 2023		53,386
<i>Net Population Increase, Mid 2021 to Mid 2023</i>		3,522

- (1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.
 (2) Estimated residential units constructed, Mid-2016 to the beginning of the growth period assuming a six-month lag between construction and occupancy.
 (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.410	61%	2.094
<i>Multiples (6)</i>	2.604	23%	0.597
<i>Apartments (7)</i>	1.790	16%	0.280
Total		100%	2.972

¹ Based on 2021 Census custom database

² Based on Building permit/completion activity

- (4) 2016 households taken from Statistics Canada Census.
 (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
 (6) Includes townhouses and apartments in duplexes.
 (7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

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



**Schedule 4a
Whitchurch-Stouffville
Ten Year Growth Forecast
Mid 2023 to Mid 2033**

		Population
Mid 2023 Population		53,386
Occupants of New Housing Units, Mid 2023 to Mid 2033	<i>Units (2)</i>	5,378
	<i>multiplied by P.P.U. (3)</i>	2,610
	<i>gross population increase</i>	14,038
Occupants of New Equivalent Institutional Units, Mid 2023 to Mid 2033	<i>Units</i>	461
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	507
Incline in Housing Unit Occupancy, Mid 2023 to Mid 2033	<i>Units (4)</i>	17,949
	<i>multiplied by P.P.U. decline rate (5)</i>	0.005
	<i>total incline in population</i>	91
Population Estimate to Mid 2033		68,022
Net Population Increase, Mid 2023 to Mid 2033		14,636

(1) Mid 2023 Population based on:

2021 Population (49,864) + Mid 2021 to Mid 2023 estimated housing units to beginning of forecast period (191 x 2.902) + (3 x 1.1) + (16,725 x -0.001) = 50,399

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.265	40%	1.307
<i>Multiples (6)</i>	2.685	24%	0.640
<i>Apartments (7)</i>	1.836	36%	0.664
<i>one bedroom or less</i>	1.477		
<i>two bedrooms or more</i>	2.156		
Total		100%	2.610

¹ Persons per unit based on Statistics Canada Custom 2021 Census database.

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

(4) Mid 2023 households based upon 2021 Census (16,685 units) + Mid 2021 to Mid 2023 unit estimate (1,264 units) = 17,949 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



**Schedule 4b
Whitchurch-Stouffville
19-Year Growth Forecast
Mid 2023 to Mid 2041**

		Population
Mid 2023 Population		53,386
Occupants of New Housing Units, Mid 2023 to Mid 2041	<i>Units (2)</i>	6,781
	<i>multiplied by P.P.U. (3)</i>	2.579
	<i>gross population increase</i>	17,488
Occupants of New Equivalent Institutional Units, Mid 2023 to Mid 2041	<i>Units</i>	527
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	580
Incline in Housing Unit Occupancy, Mid 2023 to Mid 2041	<i>Units (4)</i>	17,949
	<i>multiplied by P.P.U. decline rate (5)</i>	0.013
	<i>total incline in population</i>	231
Population Estimate to Mid 2041		71,685
Net Population Increase, Mid 2023 to Mid 2041		18,299

(1) Mid 2023 Population based on:

2021 Population (49,864) + Mid 2021 to Mid 2023 estimated housing units to beginning of forecast period (191 x 2.902) + (3 x 1.1) + (16,725 x -0.001) = 50,399

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.265	37%	1.201
<i>Multiples (6)</i>	2.685	26%	0.687
<i>Apartments (7)</i>	1.836	38%	0.691
<i>one bedroom or less</i>	1.477		
<i>two bedrooms or more</i>	2.156		
Total		100%	2.579

¹ Persons per unit based on Statistics Canada Custom 2021 Census database.

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

(4) Mid 2023 households based upon 2021 Census (16,685 units) + Mid 2021 to Mid 2023 unit estimate (1,264 units) = 17,949 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 5
Whitchurch-Stouffville
Long-term Growth Forecast
Mid 2023 to 2051

		Population
Mid 2023 Population		53,386
Occupants of New Housing Units, Mid 2023 to 2051	<i>Units (2)</i>	16,781
	<i>multiplied by P.P.U. (3)</i>	2,568
	<i>gross population increase</i>	43,099
Occupants of New Equivalent Institutional Units, Mid 2023 to 2051	<i>Units</i>	940
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	1,034
Incline in Housing Unit Occupancy, Mid 2023 to 2051	<i>Units (4)</i>	17,949
	<i>multiplied by P.P.U. decline rate (5)</i>	0.160
	<i>total incline in population</i>	2,879
Population Estimate to 2051		100,398
<i>Net Population Increase, Mid 2023 to 2051</i>		47,012

(1) Mid 2023 Population based on:

2021 Population (49,864) + Mid 2021 to Mid 2023 estimated housing units to beginning of forecast period (191 x 2.902) + (3 x 1.1) + (16,725 x -0.001) = 50,399

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.265	37%	1.197
<i>Multiples (6)</i>	2.685	25%	0.659
<i>Apartments (7)</i>	1.836	39%	0.713
<i>one bedroom or less</i>	1.477		
<i>two bedrooms or more</i>	2.156		
Total		100%	2.568

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

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

(4) Mid 2023 households based upon 2021 Census (16,685 units) + Mid 2021 to Mid 2023 unit estimate (1,264 units) = 17,949 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 6
Town of Whitchurch-Stouffville
Summary of Active Development Applications, Vacant Land Supply, and Intensification
Housing Potential as of 2023
Total Urban Areas

Status	Low Density ^[1]	Medium Density ^[2]	High Density ^[3]	Total
Registered Unbuilt	229	155	-	384
Draft Approved	1,383	120	-	1,503
Proposed	482	606	2,095	3,183
Units in Development Approvals Process	2,094	881	2,095	5,070
Other Designated/Future Designated Lands	2,018	3,505	5,256	10,778
Total	4,112	4,386	7,351	15,848

[1] Includes townhomes and apartments in duplexes.

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

[3] Includes lands that do not have an application that is captured in the registered not built, draft plans approved and application under review categories.

Source: Data provided by Town of Whitchurch-Stouffville summarized by Watson & Associates Economists Ltd.



Schedule 7
Town of Whitchurch-Stouffville
Historical Residential Building Permits
Years 2013 to 2022

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2013	254	15	1	270
2014	261	147	0	408
2015	234	307	144	685
2016	288	37	33	358
2017	221	32	29	282
Sub-total	1,258	538	207	2,003
Average (2012 - 2016)	305	125	57	487
% Breakdown	62.8%	26.9%	10.3%	100.0%
2018	146	2	30	178
2019	77	0	272	349
2020	170	220	2	392
2021	344	116	101	561
2022	432	174	97	703
Sub-total	1,169	512	502	2,183
% Breakdown	53.6%	23.5%	23.0%	100.0%
2013 - 2022				
Total	2,427	1,050	709	4,186
Average	265	106	74	446
% Breakdown	58.0%	25.1%	16.9%	100.0%

^[1] Includes townhouses and apartments in duplexes.

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

Source: Historical housing activity derived from Town of Whitchurch-Stouffville data, by Watson & Associates Economists Ltd.



Schedule 8a
Town of Whitchurch-Stouffville
Persons Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	2.750	3.338	4.423	3.410	
6-10	-	-	1.905	3.506	4.956	3.572	
11-15	-	-	1.911	3.480	4.474	3.452	
16-20	-	-	1.746	2.926	4.571	2.787	
20-25	-	-	2.100	2.885	4.731	3.106	3.265
25-35	-	-	-	2.862	4.053	3.034	
35+	-	1.368	2.019	2.798	3.544	2.748	
Total	0.833	1.960	1.955	3.157	4.222	3.132	

Age of Dwelling	Multiples ^[1]						25 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	2.194	2.750	-	2.578	
6-10	-	-	2.550	3.096	-	2.963	
11-15	-	-	2.765	2.707	-	2.712	
16-20	-	-	-	-	-	3.056	
20-25	-	-	1.462	-	-	2.115	2.685
25-35	-	-	-	-	-	2.818	
35+	-	1.091	1.909	3.069	-	2.576	
Total	0.529	1.500	2.238	2.927	4.778	2.709	

Age of Dwelling	Apartments ^[2]						25 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	1.333	1.818	-	-	1.699	
6-10	-	-	1.632	-	-	1.842	
11-15	-	-	-	-	-	-	
16-20	-	-	-	-	-	-	
20-25	-	-	-	-	-	1.500	1.680
25-35	-	-	-	-	-	1.286	
35+	-	1.222	1.818	-	-	1.593	
Total	-	1.233	1.728	2.714	-	1.603	

[1] Includes townhomes and apartments in duplexes.

[2] Adjusted based on historical trends.

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

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



Schedule 8b
York Region
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	3.294	2.722	2.498	3.258	4.378	3.374	
6-10	-	2.763	2.475	3.468	4.406	3.595	
11-15	3.700	2.109	2.477	3.510	4.431	3.629	
16-20	2.429	2.442	2.171	3.409	4.324	3.507	
20-25	-	2.477	2.314	3.244	4.176	3.365	3.494
25-35	-	2.519	2.336	3.207	3.869	3.331	
35+	2.556	1.814	1.992	2.892	3.814	2.963	
Total	3.072	2.161	2.157	3.175	4.094	3.269	

Age of Dwelling	Multiples ^[1]						25 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	2.600	1.678	2.178	2.830	3.879	2.604	
6-10	-	1.589	2.250	3.068	4.067	2.944	
11-15	-	1.814	2.238	3.001	4.171	2.909	
16-20	2.300	1.719	2.223	3.048	4.373	2.974	
20-25	-	1.661	2.079	2.988	4.181	2.904	2.867
25-35	-	1.722	2.252	2.976	4.228	2.931	
35+	2.043	1.528	2.153	2.956	3.929	2.841	
Total	2.355	1.627	2.184	2.988	4.059	2.874	

Age of Dwelling	Apartments ^[2]						25 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	1.852	1.523	2.019	2.684	-	1.790	
6-10	1.348	1.519	2.050	3.110	-	1.789	
11-15	1.800	1.534	2.030	2.959	-	1.858	
16-20	2.091	1.489	2.005	3.179	-	1.905	
20-25	-	1.347	1.880	3.000	-	1.840	1.836
25-35	-	1.294	1.884	2.884	-	1.818	
35+	1.049	1.344	1.894	2.616	3.659	1.822	
Total	1.446	1.463	1.963	2.783	3.763	1.821	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	2.375	1.594	2.108	3.141	4.345	2.709
6-10	2.237	1.559	2.124	3.353	4.379	2.995
11-15	2.520	1.591	2.138	3.395	4.420	3.219
16-20	2.394	1.617	2.103	3.324	4.323	3.262
20-25	2.182	1.566	2.029	3.181	4.185	3.137
25-35	-	1.490	2.010	3.156	3.896	3.034
35+	2.069	1.448	1.965	2.892	3.821	2.809
Total	1.767	1.476	2.032	3.217	4.222	3.083

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

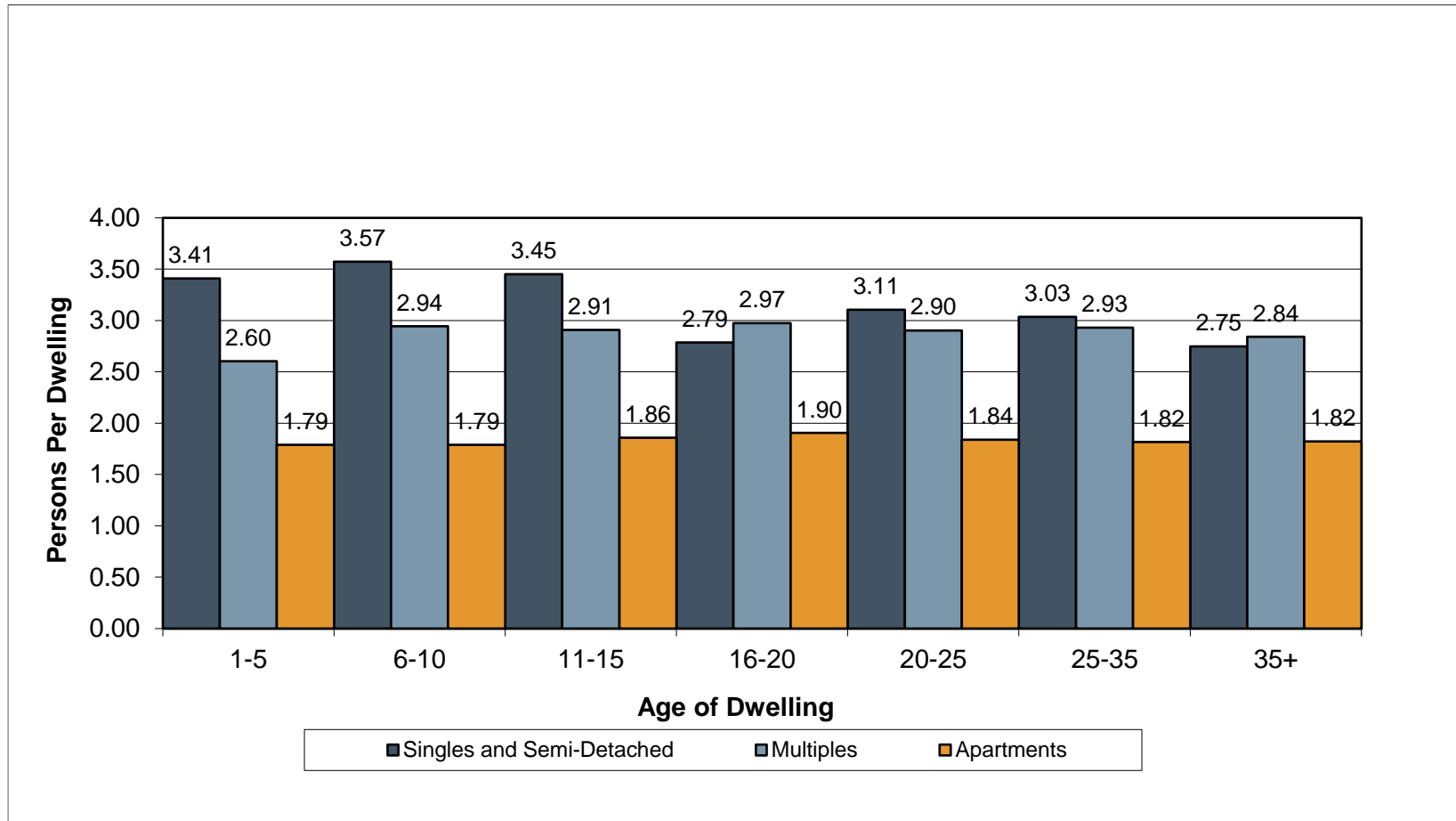
[2] Adjusted based on historical trends.

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

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



Schedule 9
Town of Whitchurch-Stouffville
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)





Schedule 10a Town of Whitchurch-Stouffville Employment Forecast, 2023 to 2051

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Including NFPOW	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Employment (including N.F.P.O.W.)	
Mid 2011	37,628	0.006	0.053	0.074	0.111	0.040	0.284	0.051	0.335	235	2,005	2,798	4,168	1,490	10,695	1,917	12,612	8,690
Mid 2016	45,837	0.006	0.050	0.067	0.103	0.045	0.271	0.050	0.321	275	2,280	3,065	4,725	2,080	12,425	2,286	14,711	10,145
Mid 2023	53,386	0.006	0.053	0.078	0.110	0.043	0.290	0.051	0.341	300	2,816	4,164	5,872	2,308	15,460	2,743	18,203	12,644
Mid 2033	68,022	0.006	0.054	0.075	0.109	0.043	0.287	0.050	0.337	400	3,707	5,093	7,414	2,925	19,539	3,401	22,940	15,832
Mid 2041	71,685	0.007	0.055	0.072	0.107	0.044	0.286	0.049	0.335	500	3,978	5,197	7,659	3,154	20,488	3,512	24,000	16,510
Mid 2051	100,398	0.006	0.045	0.065	0.096	0.033	0.245	0.038	0.283	600	4,518	6,506	9,638	3,323	24,585	3,815	28,400	20,067
Incremental Change																		
Mid 2011 - Mid 2016	8,209	0.000	-0.004	-0.007	-0.008	0.006	-0.013	-0.001	-0.014	40	275	268	558	590	1,730	369	2,099	1,455
Mid 2016 - Mid 2023	7,549	0.000	0.003	0.011	0.007	-0.002	0.019	0.002	0.020	25	536	1,099	1,147	228	3,035	457	3,492	2,499
Mid 2023 - Mid 2033	14,636	0.000	0.002	-0.003	-0.001	0.000	-0.002	-0.001	-0.004	100	891	929	1,542	617	4,079	658	4,737	3,188
Mid 2023 - Mid 2041	18,299	0.001	0.003	-0.006	-0.003	0.001	-0.004	-0.002	-0.006	200	1,162	1,033	1,787	846	5,028	769	5,797	3,866
Mid 2023 - Mid 2051	47,012	0.000	-0.008	-0.013	-0.014	-0.010	-0.045	-0.013	-0.058	300	1,702	2,342	3,766	1,015	9,125	1,072	10,197	7,423
Annual Average																		
Mid 2011 - Mid 2016	1,642	0.0000	-0.0007	-0.0015	-0.0015	0.0012	-0.0026	-0.0002	-0.0028	8	55	54	112	118	346	74	420	291
Mid 2016 - Mid 2023	1,078	-0.0001	0.0004	0.0016	0.0010	-0.0003	0.0026	0.0002	0.0029	4	77	157	164	33	434	65	499	357
Mid 2023 - Mid 2033	1,464	0.0000	0.0002	-0.0003	-0.0001	0.0000	-0.0002	-0.0001	-0.0004	10	89	93	154	62	408	66	474	319
Mid 2023 - Mid 2041	1,017	0.0001	0.0002	-0.0003	-0.0002	0.0000	-0.0002	-0.0001	-0.0003	11	65	57	99	47	279	43	322	215
Mid 2023 - Mid 2051	1,679	0.0000	-0.0003	-0.0005	-0.0005	-0.0004	-0.0016	-0.0005	-0.0021	11	61	84	135	36	326	38	364	265

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

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

Source: Derived from York Region Official Plan Review Forecast, adopted by Region in May 2023, by Watson & Associates Economists Ltd.



Schedule 10b
Town of Whitchurch-Stouffville
Employment and Gross Floor Area (G.F.A.) Forecast, 2023 to 2051

Period	Population	Employment							Gross Floor Area in Square Feet (Estimated) ^[1]				
		Primary ^[2]	Industrial	Commercial/ Population Related	Institutional ^[3]	Total	N.F.P.O.W. ^[1]	Total Employment (Including N.F.P.O.W.)	Primary ^[2]	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2011	37,628	235	2,798	4,168	1,490	8,690	1,917	10,607					
Mid 2016	45,837	275	3,065	4,725	2,080	10,145	2,286	12,431					
Mid 2023	53,386	300	4,164	5,872	2,308	12,644	2,743	15,387					
Mid 2033	68,022	400	5,093	7,414	2,925	15,832	3,401	19,233					
Mid 2041	71,685	500	5,197	7,659	3,154	16,510	3,512	20,022					
Mid 2051	100,398	600	6,506	9,638	3,323	20,067	3,815	23,882					
Incremental Change													
Mid 2011 - Mid 2016	8,209	40	268	558	590	1,455	369	1,824					
Mid 2016 - Mid 2023	7,549	25	1,099	1,147	228	2,499	457	2,956					
Mid 2023 - Mid 2033	14,636	100	929	1,542	617	3,188	658	3,846	300,000	1,207,700	771,000	431,900	2,710,600
Mid 2023 - Mid 2041	18,299	200	1,033	1,787	846	3,866	769	4,635	600,000	1,342,900	893,500	592,200	3,428,600
Mid 2023 - Mid 2051	47,012	300	2,342	3,766	1,015	7,423	1,072	8,495	900,000	3,044,600	1,883,000	710,500	6,538,100
Annual Average													
Mid 2011 - Mid 2016	1,642	8	54	112	118	291	74	365					
Mid 2016 - Mid 2023	1,078	4	157	164	33	357	65	422					
Mid 2023 - Mid 2033	1,464	10	93	154	62	319	66	385	30,000	120,770	77,100	43,190	271,060
Mid 2023 - Mid 2041	1,017	11	57	99	47	215	43	258	33,333	74,606	49,639	32,900	190,478
Mid 2023 - Mid 2051	1,679	11	84	135	36	265	38	303	32,143	108,736	67,250	25,375	233,504

^[1] Square Foot Per Employee Assumptions

Primary - Non-Bona Fide Farming	3,000
Industrial	1,300
Commercial/Population-Related	500
Institutional	700

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

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

*Reflects Mid-2023 to Mid-2051 forecast period.

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

Source: Watson & Associates Economists Ltd



Schedule 10c
Town of Whitchurch-Stouffville
Estimate of the Anticipated Amount, Type and Location of Non-Residential
Development for Which Development Charges can be Imposed

Development Location	Timing	Primary G.F.A. S.F. ^{[1],[2]}	Industrial G.F.A. S.F. ^[1]	Commercial G.F.A. S.F. ^[1]	Institutional G.F.A. S.F. ^{[1],[3]}	Total Non-Residential G.F.A. S.F.	Employment Increase ^[4]
Stouffville BUA	2023 - 2033	-	-	424,500	172,900	597,400	1,096
	2023 - 2041	-	-	491,500	236,600	728,100	1,321
	2023 - 2051	-	-	1,036,000	283,500	1,319,500	2,477
Stouffville Phase 1	2023 - 2033	-	230,100	61,500	25,900	317,500	337
	2023 - 2041	-	254,800	71,500	35,700	362,000	390
	2023 - 2051	-	578,500	150,500	42,700	771,700	807
Stouffville Phase 2	2023 - 2033	-	-	38,500	129,500	168,000	262
	2023 - 2041	-	-	44,500	177,800	222,300	343
	2023 - 2051	-	-	94,000	213,500	307,500	493
Stouffville Phase 3	2023 - 2033	-	-	15,500	86,100	101,600	154
	2023 - 2041	-	-	18,000	118,300	136,300	205
	2023 - 2051	-	-	37,500	142,100	179,600	278
Area 8	2023 - 2033	-	-	92,500	-	92,500	185
	2023 - 2043	-	-	111,000	-	111,000	222
	2023 - 2051	-	-	134,000	-	134,000	268
M.Z.O.s	2023 - 2033	-	-	23,000	17,500	40,500	71
	2023 - 2041	-	-	23,000	21,700	44,700	77
	2023 - 2051	-	-	25,500	24,500	50,000	86
Remaining Whitebelt Lands	2023 - 2033	-	483,600	-	-	483,600	372
	2023 - 2041	-	536,900	-	2,100	539,000	416
	2023 - 2051	-	1,218,100	123,000	4,200	1,345,300	1,189
Ballantrae	2023 - 2033	-	-	15,500	-	15,500	31
	2023 - 2041	-	-	18,000	-	18,000	36
	2023 - 2051	-	-	37,500	-	37,500	75
Vandorf	2023 - 2033	-	169,000	7,500	-	176,500	145
	2023 - 2041	-	187,200	9,000	-	196,200	162
	2023 - 2051	-	425,100	19,000	-	444,100	365
Gormley	2023 - 2033	-	289,900	92,500	-	382,400	408
	2023 - 2041	-	322,400	107,000	-	429,400	462
	2023 - 2051	-	730,600	226,000	-	956,600	1,014
Bloomington & Remaining Rural	2023 - 2033	300,000	35,100	-	-	335,100	127
	2023 - 2041	600,000	41,600	-	-	641,600	232
	2023 - 2051	900,000	92,300	-	-	992,300	371
Town of Whitchurch-Stouffville	2023 - 2033	300,000	1,207,700	771,000	431,900	2,710,600	3,188
	2023 - 2041	600,000	1,342,900	893,500	592,200	3,428,600	3,866
	2023 - 2051	900,000	3,044,600	1,883,000	710,500	6,538,100	7,423

^[1] Square Foot Per Employee Assumptions

Primary - Non-Bona Fide Farming	3,000
Industrial	1,300
Commercial/Population-Related	500
Institutional	700

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

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

^[4] Employment Increase does not include No Fixed Place of Work.

*Reflects Mid-2023 to Mid-2051 forecast period.

Source: Watson & Associates Economists Ltd



Appendix B

Level of Service



Schedule B-1
Town of Whitchurch-Stouffville
Summary of the Level of Service Ceiling by Services Considered

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED						
Service Category	Sub-Component	10 Year Average Service Standard				Maximum Ceiling LOS
		Cost (per capita)		Quantity (per capita)	Quality (per capita)	
Service Related to a Highway	Services Related to a Highway - Roads and Related	\$5,543.40	0.0026	km of roadways	\$2,132,077 per km	\$260,606,321
	Services Related to a Highway - Bridges, Culverts & Structures	\$249.00	0.0004	Number of Bridges, Culverts & Structures	\$622,500 per item	\$11,705,988
	Services Related to a Highway - Sidewalks and Active Transportation	\$316.27	0.0007	km of sidewalks and active transportation	\$451,814 per km	\$14,868,485
	Public Works - Facilities	\$444.39	0.7115	sq.ft. of building area	\$625 per sq.ft.	\$20,891,663
	Public Works - Vehicles & Equipment	\$159.18	0.0020	No. of vehicles and equipment	\$79,590 per vehicle	\$7,483,370
Fire Protection	Fire Protection Services - Facilities	\$671.37	0.6474	sq.ft. of building area	\$1,037 per sq.ft.	\$31,562,446
	Fire Protection Services - Vehicles & Equipment	\$215.70	0.0004	No. of vehicles	\$216 per vehicle	\$10,140,488
	Fire Protection Services - Small Equipment and Gear	\$21.32	0.0018	No. of equipment and gear	\$11,844 per item	\$1,002,296
Parks & Recreation	Parkland Development	\$534.74	0.0091	Acres of Parkland	\$58,763 per acre	\$9,785,207
	Parkland Amenities	\$815.06	0.1230	No. of parkland amenities	\$6,627 per amenity	\$14,914,783
	Parkland Trails and Parking Lots	\$287.29	0.7098	Linear metres of Trails/sq.m of Parks Parking Lots	\$405 per l.m/sq.m	\$5,257,120
	Recreation Facilities	\$4,166.79	5.7447	sq.ft. of building area	\$725 per sq.ft.	\$76,248,090
	Parks & Recreation Vehicles and Equipment	\$85.50	0.0012	No. of vehicles and equipment	\$71,250 per vehicle	\$1,564,565
	Parks Operations Facilities	\$309.62	0.5046	sq.ft. of building area	\$614 per sq.ft.	\$5,665,736
Library	Library Services - Facilities	\$552.32	0.4901	sq.ft. of building area	\$1,127 per sq.ft.	\$10,106,904
	Library Services - Collection Materials	\$283.99	4.0944	No. of library collection items	\$69 per collection item	\$5,196,733
Provincial Offences Act including By-law Enforcement	Provincial Offences Act including By-law Enforcement - Facilities	\$13.10	0.0153	sq.ft. of building area	\$856 per sq.ft.	\$191,732
	Provincial Offences Act including By-law Enforcement - Vehicles & Equipment	\$3.52	0.0001	No. of Vehicles and Equipment	\$70,400 per vehicle	\$51,519



Schedule B-2
Town of Whitchurch-Stouffville
Services Related to a Highway – Roads and Related

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/km)
Collectors - Rural kilometers																
2 lane	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	\$1,560,000
Collectors - Urban kilometers																
2 lane	3.60	3.60	3.60	3.60	3.60	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	\$4,230,000
3 lane	-	-	-	-	-	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$4,380,000
Arterial - Rural Kilometers																
2 lane	66.01	66.01	66.01	66.01	66.01	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	66.00	\$1,560,000
3 lane	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	10.11	\$2,340,000
Arterial - Urban Kilometers																
2 lane	4.74	4.74	4.74	4.74	4.74	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.48	5.48	5.48	\$4,870,000
3 lane	1.70	1.70	1.70	1.70	1.70	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$5,040,000
Total	96.28	96.28	96.28	96.28	96.28	112.22	112.22	112.22	112.22	112.22	112.22	112.22	112.70	112.70	112.70	

Population	29,523	31,849	34,979	37,628	39,502	41,648	42,578	43,896	45,837	46,882	47,679	48,143	48,800	49,864	51,286
Per Capita Standard	0.0033	0.003	0.0028	0.0026	0.0024	0.0027	0.0026	0.0026	0.0024	0.0024	0.0024	0.0023	0.0023	0.0023	0.0022

15 Year Average	2008-2022
Quantity Standard	0.0026
Quality Standard	\$2,132,077
Service Standard	\$5,543

C. Amount (before deduction)	29 Year
Forecast Population	47,012
\$ per Capita	\$5,543
Eligible Amount	\$260,606,321



Schedule B-3 Town of Whitchurch-Stouffville Services Related to a Highway – Bridges and Culverts

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
SWM 7S Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$302,000
Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$302,000
Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$302,000
Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$302,000
Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$302,000
Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$302,000
Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$302,000
Culvert	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$302,000
Culvert - Main Street												1	1	1	1	\$302,000
Bridges																
Bethesda Road Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$171,800
Little Rouge Creek Bridge		1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,986,000
Stouffer Creek Bridge		1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,370,000
Bridge - Structure		1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,657,000
Park Drive Extension Bridge		1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,327,500
Market Street Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$442,000
Somerville Street Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$460,300
Burkholder Street Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$343,700
Total	12	15	16	16	16	16	16	16	16	16	16	17	17	17	17	

Population	29,523	31,849	34,979	37,628	39,502	41,648	42,578	43,896	45,837	46,882	47,679	48,143	48,800	49,864	51,286
Per Capita Standard	0.0004	0.0005	0.0005	0.0004	0.0004	0.0004	0.0004	0.0004	0.0003	0.0003	0.0003	0.0004	0.0003	0.0003	0.0003

15 Year Average	2008-2022
Quantity Standard	0.0004
Quality Standard	\$622,500
Service Standard	\$249

D.C. Amount (before deductions)	29 Year
Forecast Population	47,012
\$ per Capita	\$249
Eligible Amount	\$11,705,988



Schedule B-4 Town of Whitchurch-Stouffville Services Related to a Highway – Sidewalks and Active Transportation

Service: Services Related to a Highway - Sidewalks and Active Transportation
Unit Measure: km of sidewalks and active transportation

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/km)
Collectors - Urban kilometers																
2 lane	3.60	3.60	3.60	3.60	3.60	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	9.00	\$377,000
3 lane	-	-	-	-	-	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$377,000
Arterial - Urban Kilometers																
2 lane	4.74	4.74	4.74	4.74	4.74	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	\$377,000
3 lane	1.70	1.70	1.70	1.70	1.70	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$377,000
Streetlights	10.04	10.04	10.04	10.04	10.04	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	\$512,000
Total	20.09	20.09	20.09	20.09	20.09	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	36.00	

Population	29,523	31,849	34,979	37,628	39,502	41,648	42,578	43,896	45,837	46,882	47,679	48,143	48,800	49,864	51,286
Per Capita Standard	0.0007	0.0006	0.0006	0.0005	0.0005	0.0009	0.0008	0.0008	0.0008	0.0008	0.0008	0.0007	0.0007	0.0007	0.0007

15 Year Average	2008-2022
Quantity Standard	0.0007
Quality Standard	\$451,814
Service Standard	\$316

D.C. Amount (before deductions)	29 Year
Forecast Population	47,012
\$ per Capita	\$316
Eligible Amount	\$14,868,485



Schedule B-5 Town of Whitchurch-Stouffville Public Works – Facilities

Public Works Facilities and Fleet: Public Works - Facilities
Unit Measure: sq.ft. of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
M.T.O Yard	4,000	4,000	-	-	-	-	-	-	-	-	-	-	-	-	-	\$586	\$863
Vandorf Depot	5,775	5,775	-	-	-	-	-	-	-	-	-	-	-	-	-	\$262	\$506
Storage Trailer Containers (4)	725	725	725	725	725	725	725	725	725	725	725	725	725	725	725	\$29	\$249
Salt Storage Facility	1,600	1,600	-	-	-	-	-	-	-	-	-	-	-	-	-	\$32	\$252
Rental Trailer	250	250	-	-	-	-	-	-	-	-	-	-	-	-	-	\$69	\$293
Public Works Facility (Operations Centre)	-	-	18,312	18,312	18,312	18,312	18,312	18,312	18,312	18,312	18,312	18,312	18,312	18,312	18,312	\$402	\$660
Operations Sand & Salt Storage Building	-	-	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	\$395	\$652
Operations Centre Storage Building	-	-	2,679	2,679	2,679	2,679	2,679	2,679	2,679	2,679	2,679	2,679	2,679	2,679	2,679	\$237	\$478
Fire Supression Storage Building	-	-	536	536	536	536	536	536	536	536	536	536	536	536	536	\$237	\$478
Public Works Admin. Facility	1,800	1,800	1,800	600	600	600	600	600	600	600	600	600	600	600	600	\$460	\$600
Total	14,150	14,150	34,052	32,852	32,852	32,852	32,852	32,852	32,852	32,852	32,852	32,852	32,852	32,852	32,852		

Population	29,523	31,849	34,979	37,628	39,502	41,648	42,578	43,896	45,837	46,882	47,679	48,143	48,800	49,864	51,286
Per Capita Standard	0.4793	0.4443	0.9735	0.8731	0.8316	0.7888	0.7716	0.7484	0.7167	0.7007	0.6890	0.6824	0.6732	0.6588	0.6406

15 Year Average	2008-2022
Quantity Standard	0.7115
Quality Standard	\$625
Service Standard	\$444

D.C. Amount (before deductions)	29 Year
Forecast Population	47,012
\$ per Capita	\$444
Eligible Amount	\$20,891,663



Schedule B-6 Town of Whitchurch-Stouffville Public Works – Vehicles

Public Works Facilities and Fleet:
Unit Measure:

Public Works - Vehicles & Equipment
No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
VEHICLES - Services Related to a Highway																
1998 JCB 214 Backhoe	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$133,296
2011 New Holland -B95B (replace 7-03)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	-	\$133,296
2022 New Holland -B95C (replace 7-92)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$133,296
2004 Freightliner FL80 5-ton Dump & Plow	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$318,695
2021 Freightliner 108SD Single Axle Truck (replace 7-06)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$318,695
2000 International 2654 5-ton Dump & Plow	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$292,498
2013 International 7400 SBA 4x2 (replace 7-09)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$292,498
2004 Ford F-150 Extended Cab	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$57,892
2010 GMC Sierra Extended Cab (replace 7-11)	-	-	1	1	1	1	1	1	1	1	1	1	1	1	-	\$57,892
1993 Ford F-450 Dump & Plow	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$318,984
2009 International Model 7400 SBA 4X2 (replace 7-15)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$318,984
1996 International 2574 Tandem Dump	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$413,782
2021 Freightliner 108SD Single Axle Truck (replace 7-57)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$344,746
2007 Ford F-250 Regular Cab	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$75,404
2015 Ram 3500 (replace 7-59)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	-	\$75,404
2021 Ram 3500 Regular Cab (replace 15-134)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$75,404
2007 Chevrolet Silverado 1500 Regular Cab	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$57,892
2015 Ram 1500 (replace 7-60)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$57,892
2007 New Holland W130TC Front-end Loader	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$172,373
2018 John Deere 544K Loader (replace 7-64)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$172,373
2008 Dodge Ram 3/4-ton Regular Cab	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$57,900
2016 Ram 3500 (replace 7-65)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$57,900
2008 Ford F-150 Regular Cab	1	1	1	1	1	1	1	1	1	-	-	-	-	-	-	\$57,892
2010 Ford F-550 Dump (new)	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$105,000
2014 Ram 1500 (new)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	-	\$75,838
2022 Ford F-150 Crew Cab (replace 14-127)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$99,977
2014 Ram 5500 (new)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$89,588
2017 Chevrolet Silverado 1500 Crew Cab (new)	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$75,838
2018 Ram 2500 Crew Cab (replace 7-72)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$57,900
2018 Ford F-150 Extended Cab (replace 7-88)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$57,900
2019 Chevrolet Colorado Crew Cab (new)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$57,900
2019 Chevrolet Colorado Crew Cab (new)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$57,900
2019 Chevrolet Colorado Crew Cab (new)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$57,900
2019 Freightliner 114SD Tandem Axle Truck (new)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$476,089
2011 Freightliner - M2 - 112V (replace 7-16)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$413,782
2000 Chevrolet 2500CK 3/4-ton Plow	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$57,900
1999 GMC Silverado 1/2-ton pick-up	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$57,605
2006 International 7400 5-ton Dump & Plow	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$344,700
2016 Chevrolet Silverado 1500 Regular Cab (replace 7-69)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$57,892
2009 Chevrolet Silverado 1500 Extended Cab	-	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$68,400
2017 Chevrolet Silverado 1500 Crew Cab (replace 16-150)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$57,900
2008 Dodge Ram 3/4-ton Quad Cab	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$69,000



Schedule B-6 (continued)
Town of Whitchurch-Stouffville
Public Works – Vehicles (continued)

Public Works Facilities and Fleet:
 Unit Measure:

Public Works - Vehicles & Equipment
 No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
2009 John Deere Tractor & Mower (replace 7-28)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$151,000
2008 Freightliner - M2 Tandem Axle (replace 7-38)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$413,800
VEHICLES - Services Related to a Highway - Contract Plow Units																
Tandem Axle Truck (Unit #1)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$361,824
Tandem Axle Truck (Unit #2)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$361,824
Tandem Axle Truck (Unit #3)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$361,824
Single Axle Truck (Unit #3)	-	-	-	-	-	-	-	-	-	0	0	1	1	1	1	\$300,259
Tandem Axle Truck (Unit #4)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$318,695
Single Axle Truck (Unit #4)	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$300,259
Single Axle Truck (Unit #5)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$318,695
Single Axle Truck (Unit #6)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$318,695
Single Axle Truck (Unit #7)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$318,695
Single Axle Truck (Unit #8)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$318,695
EQUIPMENT																
2012 Thompson Steam Generator (new)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$57,892
1983 Thompson Steam Generator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$18,236
1993 Ingersoll Plate Tamper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,223
1992 Rigid-Kollman Electric Sewer Rodding Machine	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$9,697
1966 Midland Trash Pump	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$7,381
1998 Husquvarna Gas Chainsaw	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$7,381
1992 Husquvarna Gas Chainsaw	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$7,381
Homelite Diaphragm Pump	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$7,381
1993 Honda Trash Pump	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,342
Giant Leaf Vacuum	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$35,748
Homelite 2-cycle Pump	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$7,381
1991 Honda Pump, 4-cycle	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$4,342
1992 Electric Submersible Pump	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$13,460
1995 York Power Broom	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,342
1996 Kodia Portable Generator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,342
1996 Canbuilt Transmission Jack	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,487
1996 O.T.C. Floor Jack	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,763
1996 Canbuilt Tire Dolly	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,737
1997 BCS Walk Behind Sweeper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,829
1997 Shindawa Portable Power Broom	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$13,460
1998 Husquvarna Cut-off Saw	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,197
2000 STIHL Gas Grass Trimmer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$868
2001 Woodchuck W/C 11 Wood Chipper	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$49,642
2014 Bandit 990XP Wood Chipper (Replace 7-49)	1	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$49,642
Ferro-Trak FT-60 Metal Detector	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$2,026
2001 Magnawand Metal Detector	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$2,026
2002 Echo WP Hydrant Pump	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,342
Mueller Model B Tapping 'B' Machine	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,342



Schedule B-6 (continued)
Town of Whitchurch-Stouffville
Public Works – Vehicles (continued)

Public Works Facilities and Fleet:
 Unit Measure:

Public Works - Vehicles & Equipment
 No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
Metrotech 810 Pipe and Cable Locator	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$5,210
Trash Pump	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$7,381
2006 John-Deere Generator	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$18,236
Whipper Snipper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$868
2012 Trimble GeoXH 6000 GPS Unit	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$14,183
STIHL TS 350	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,197
2002 J & J Trailer	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$12,013
2009 STIHL MS 441 Chainsaw	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$868
2010 STIHL HT 131 Extended Saw	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,447
2009 Western Hopper/Spreader	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$9,263
STIHL Telescopic Pruner Saw	-	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$1,447
2010 Honda WH-20S 4 Cycle Pump	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,447
2010 STIHL MS 270 Chainsaw	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$724
2011 STIHL KM110R Split Boom Sweeper, Blower & Trimmer	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$868
2009 Gasalert MAX XT Gas Detector	-	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$1,592
2014 Wachs Valve Maintenance Trailer (new)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$107,679
2015 Heat Design Equipment Asphalt Reclaim Trailer (new) with 2015 Bomag BW 55E Walk Behind Roller	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$49,642
2015 Bomag BW 55E Walk Behind Roller	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$9,500
2015 Pelican 9490 Portable Safety Light	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$300
2015 Pelican 9490 Portable Safety Light	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$300
2016 Competition Dump Trailer (new)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$11,868
2017 JB&D Portable Water tank	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$7,504
2018 Universal Field Supplies Air Spade	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$3,329
2018 Pipe Locator	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$5,333
2018 Lateral Camera	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$13,131
2018 Tapping Machine	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$3,484
2018 Fibramulch Hydraseed Tank	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$27,044
2018 Fibreglass Trench Boxes	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$8,918
2018 Vermeer SC40TX Stump Grinder (new)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$63,719
2019 BWS 20 Ton Float Trailer (replace 7-56)	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$36,327
2019 Miska Deluxe Landscaper CTL Trailer (new)	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$9,682
2021 Canada Trailer UT 6x12 HD Trailer (new)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$5,927
2022 Haul About 7x14 Enclosed Trailer (new)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$16,094
Loader Mounted Sweeper Attachment													1	1	1	\$43,017
Chainsaws	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$7,108
Cut off saws	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	\$4,042
Power Broom	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
Pumps	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$6,513
Gas Detector	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,592
Grass Trimmer	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$1,737
Metal Detectors	4	4	4	4	4	4	4	4	4	4	4	4	4	6	6	\$8,105



Schedule B-6 (continued) Town of Whitchurch-Stouffville Public Works – Vehicles (continued)

Public Works Facilities and Fleet:
Unit Measure:

Public Works - Vehicles & Equipment
No. of vehicles and equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
VEHICLES - Water/Wastewater																
2018 Ram Promaster 2500 Cargo Van (replace 14-129)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,043
2009 Chevrolet Uplander - Wastewater Van	-	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$51,800
2018 Ram Promaster 2500 Cargo Van (replace 7-73)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$51,800
2014 Ram Promaster 2500 Cargo Van (new)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$65,000
2016 Chevrolet Silverado 2500 Ext Cab (new)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$68,400
2021 Ram Promaster 2500 Cargo Van (new)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$66,400
2021 Chevrolet Silverado 1500 Crew Cab (new)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$57,900
	78	81	75	77	77	77	80	84	87	78	87	90	92	95	97	

Population	29,523	31,849	34,979	37,628	39,502	41,648	42,578	43,896	45,837	46,882	47,679	48,143	48,800	49,864	51,286
Per Capita Standard	0.0026	0.0025	0.0021	0.0020	0.0019	0.0018	0.0019	0.0019	0.0019	0.0017	0.0018	0.0019	0.0019	0.0019	0.0019

15 Year Average		2008-2022
Quantity Standard		0.0020
Quality Standard		\$79,590
Service Standard		\$159

D.C. Amount (before deductions)		29 Year
Forecast Population		47,012
\$ per Capita		\$159
Eligible Amount		\$7,483,370



Schedule B-7 Town of Whitchurch-Stouffville Fire Protection Services - Facilities

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Stouffville Fire Dept. (Station 51)	7,100	7,100	16,626	16,626	16,626	16,626	16,626	16,626	16,626	16,626	16,626	16,626	16,626	16,626	16,626	\$710	\$1,037
Ballantrae Fire Dept. (Station 52)	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	\$710	\$1,037
Total	19,100	19,100	28,626	28,626	28,626	28,626	28,626	28,626	28,626	28,626	28,626	28,626	28,626	28,626	28,626		

Population	29,523	31,849	34,979	37,628	39,502	41,648	42,578	43,896	45,837	46,882	47,679	48,143	48,800	49,864	51,286		
Per Capita Standard	0.6470	0.5997	0.8184	0.7608	0.7247	0.6873	0.6723	0.6521	0.6245	0.6106	0.6004	0.5946	0.5866	0.5741	0.5582		

15 Year Average	2008-2022
Quantity Standard	0.6474
Quality Standard	\$1,037
Service Standard	\$671

D.C. Amount (before deductions)	29 Year
Forecast Population	47,012
\$ per Capita	\$671
Eligible Amount	\$31,562,446



Schedule B-8 Town of Whitchurch-Stouffville Fire Protection Services – Vehicles and Equipment

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
2017 Pumper Fire Truck	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$1,100,000
2007 Spartan Cab Pumper Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$1,100,000
2022 Spartan Pumper Rescue	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$1,100,000
2008 Spartan Pumper Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,100,000
2008 Spartan Pumper Tanker (514)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,150,000
1993 E-One Aerial (516)	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$1,360,000
2016 Spartan Dependable Gladiator 100 ft Rearmount Quint/Platform Aerial (517)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$2,000,000
2012 Freightliner Pumper/Tanker (525)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,050,000
2005 Freightliner Pumper Tanker (524)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$1,050,000
2022 Tanker	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$1,050,000
2015 Ford Expedition CH52	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$94,000
2016 Dodge Caravan	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
2015 Ford Expedition CH51	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$94,000
2016 Polaris Ranger and Neo Trailer	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$65,000
2011 Sierra Pickup	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$75,000
2008 Spartan Heavy Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$973,000
2016 Dodge Caravan FP2	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$60,000
2010 Chevrolet Sierra	-	-	1	1	1	1	1	1	1	1	1	1	1	-	-	\$75,000
2016 Dodge Caravan FP3	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$60,000
2013 Chevrolet Silverado 2500 Ext (5101)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$75,000
2004 Gator and Trailer	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$39,000
2018 Ford F-150 XLT 4WD	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$73,000
2020 Mitsubishi Outlander ES S-AQ	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$43,000
2021 Chevrolet Silverado 1500 Red	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$73,000
2021 Ford F-150	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$63,000
2019 H&H 6x12 Enclosed Cargo Trailer - FP	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$8,000
Stn 52 Computrol Fuel Management Terminal (Ballantrae Fire Hall)	-	-	-	-	1	1	1	1	1	1	1	1	-	-	-	\$42,000
Total	12	12	13	13	14	15	15	15	17	18	18	18	18	19	19	

Population	29,523	31,849	34,979	37,628	39,502	41,648	42,578	43,896	45,837	46,882	47,679	48,143	48,800	49,864	51,286
Per Capita Standard	0.0004	0.0004	0.0004	0.0003	0.0004	0.0004	0.0004	0.0003	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004

15 Year Average	2008-2022
Quantity Standard	0.0004
Quality Standard	\$539,250
Service Standard	\$216

D.C. Amount (before deductions)	29 Year
Forecast Population	47,012
\$ per Capita	\$216
Eligible Amount	\$10,140,488



Schedule B-9
Town of Whitchurch-Stouffville
Fire Protection Services – Small Equipment and Gear

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Fire Fighter Equipment																
Station 51																
Volunteer	30	21	30	27	24	30	30	30	23	28	30	26	25	23	15	\$12,000
Full Time	7	10	15	15	16	16	16	16	16	16	16	16	16	16	16	\$12,000
Station 52																
Volunteer	18	16	17	17	15	30	30	30	22	16	14	22	22	16	11	\$12,000
Full Time	7	7	7	7	8	8	8	8	8	8	10	14	14	18	20	\$12,000
Training Officer	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$12,000
Fire Prevention Officers	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$12,000
Fire Prevention Inspector	1	1	2	2	2	2	2	2	3	3	3	3	3	3	3	\$12,000
Fire Chief	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$12,300
Deputy Fire Chief	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$12,300
Assistant Deputy Fire Chief	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	\$12,300
Total	65	57	73	71	69	89	89	89	75	74	76	85	84	80	69	

Population	29,523	31,849	34,979	37,628	39,502	41,648	42,578	43,896	45,837	46,882	47,679	48,143	48,800	49,864	51,286
Per Capita Standard	0.0022	0.0018	0.0021	0.0019	0.0017	0.0021	0.0021	0.0020	0.0016	0.0016	0.0016	0.0018	0.0017	0.0016	0.0013

15 Year Average	2008-2022
Quantity Standard	0.0018
Quality Standard	\$11,844
Service Standard	\$21

D.C. Amount (before deductions)	29 Year
Forecast Population	47,012
\$ per Capita	\$21
Eligible Amount	\$1,002,296



Schedule B-10
Town of Whitchurch-Stouffville
Parks and Recreation Services – Parkland Development

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Acre)
Neighbourhood/Community Parks/Parkettes																
Parkland - City Owned (acres)	187.00	187.00	196.00	200.00	205.00	208.00	209.00	217.00	217.00	222.69	222.69	222.69	222.69	226.42	226.42	\$94,500
Natural Open Space																
Parkland - City Owned (acres)	88.40	97.55	97.55	97.55	100.96	100.96	233.00	233.00	233.00	233.00	233.00	233.00	233.00	233.00	233.00	\$14,600
Total	275.40	284.55	293.55	297.55	305.96	308.96	442.00	450.00	450.00	455.69	455.69	455.69	455.69	459.42	459.42	

Population	29,523	31,849	34,979	37,628	39,502	41,648	42,578	43,896	45,837	46,882	47,679	48,143	48,800	49,864	51,286
Per Capita Standard	0.0093	0.0089	0.0084	0.0079	0.0077	0.0074	0.0104	0.0103	0.0098	0.0097	0.0096	0.0095	0.0093	0.0092	0.0090

15 Year Average	2008-2022
Quantity Standard	0.0091
Quality Standard	\$58,763
Service Standard	\$535

D.C. Amount (before deductions)	19 Year
Forecast Population	18,299
\$ per Capita	\$535
Eligible Amount	\$9,785,207



Schedule B-11 Town of Whitchurch-Stouffville Parks and Recreation Services – Parkland Amenities

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Neighbourhood/Community Park Amenities																
Soccer Pitches - Unlit	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$369,000
Soccer Pitches - Lit & Irrigated	2	2	2	2	2	3	3	3	3	3	3	3	3	3	3	\$434,200
Soccer Pitches - Mini fields	12	12	12	12	12	12	12	13	13	13	13	13	13	13	13	\$184,500
Soccer Pitches - Micro fields	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	\$92,300
Softball Diamonds - Lit	5	5	3	2	2	2	2	2	2	2	2	2	2	2	2	\$506,600
Softball Diamonds - Irrigated and Lit	-	-	2	3	3	3	3	3	3	3	3	3	3	3	3	\$796,000
Junior Ball Diamonds	3	3	3	3	4	4	4	4	4	4	4	4	4	4	4	\$144,700
Tennis Courts	5	5	5	5	5	4	4	4	4	4	4	4	4	4	6	\$144,700
Tennis Courts - Lit	4	4	4	4	6	3	3	3	3	3	3	3	3	3	3	\$253,300
Multi Purpose Courts	3	6	6	6	6	8	8	8	8	8	8	8	8	8	12	\$217,100
Pickleball Courts (dedicated)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8	\$144,700
Play Equipment (swing sets)	33	40	43	43	43	38	35	31	31	31	31	31	31	31	31	\$36,200
Benches/Picnic Tables	80	91	231	231	231	231	231	231	231	286	286	286	286	286	286	\$5,100
Play Equipment - senior	14	17	17	17	24	24	25	25	26	28	28	28	28	28	28	\$250,000
Play Equipment - junior	5	8	8	8	8	9	10	11	12	15	15	15	15	15	15	\$200,000
Picnic Shelter	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	\$361,800
Pergolas	6	12	12	12	12	12	14	15	16	15	15	15	15	15	15	\$72,400
Bike racks/waste receptacles	31	46	98	98	98	105	112	120	127	135	135	135	135	135	135	\$2,900
Spray Pad	2	4	4	4	4	6	6	6	6	6	6	6	6	6	7	\$398,000
Skateboard Park (sq. feet)	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	3,800	3,800	3,800	3,800	3,800	3,800	\$700
Grandstand - Memorial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$651,000
Urban Plaza - Civic Square	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,090,000
Cricket Pitch (Bethesda)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$217,100
Wooden set of Bleachers	4	4	5	5	5	6	6	6	6	6	6	6	6	6	6	\$43,400
Wooden Players Benches	5	5	4	4	4	4	6	6	6	6	6	6	6	6	6	\$7,200
Metal Players Benches	6	8	8	8	10	14	14	14	16	18	18	18	18	18	18	\$5,800
Metal Sets of Bleachers	8	9	9	12	12	15	15	15	16	23	23	23	23	23	23	\$72,400
Metal Shade Structures	-	-	-	-	-	5	5	5	6	9	9	9	9	9	9	\$159,000
Outdoor Fitness Equipment	-	-	-	-	-	-	-	-	7	19	19	19	19	19	19	\$72,400
Bandshell	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$660,000
Total	5,240	5,293	5,489	5,493	5,505	5,522	5,532	5,541	5,562	4,453	4,453	4,453	4,453	4,453	4,468	

Population	29,523	31,849	34,979	37,628	39,502	41,648	42,578	43,896	45,837	46,882	47,679	48,143	48,800	49,864	51,286
Per Capita Standard	0.1775	0.1662	0.1569	0.1460	0.1394	0.1326	0.1299	0.1262	0.1213	0.0950	0.0934	0.0925	0.0913	0.0893	0.0871

15 Year Average	2008-2022
Quantity Standard	0.1230
Quality Standard	\$6,627
Service Standard	\$815

D.C. Amount (before deductions)	19 Year
Forecast Population	18,299
\$ per Capita	\$815
Eligible Amount	\$14,914,783



Schedule B-12
Town of Whitchurch-Stouffville
Parks and Recreation Services – Parkland Trails and Parking Lots

Service: Parkland Trails and Parking Lots
Unit Measure: Linear metres of Trails/sq.m of Parks Parking Lots

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Neighbourhood/Community Parks/Parkettes																
Stone paths (linear metres)	1,800	2,475	3,525	3,525	3,525	5,210	5,210	7,874	7,874	7,874	7,874	7,874	7,874	7,874	7,874	\$500
Asphalt Path (linear metres)	3,270	3,270	5,020	5,340	5,710	7,820	7,820	10,280	12,420	14,528	14,528	14,528	14,528	14,528	14,528	\$700
Packed Dirt Paths (linear metres)	-	-	-	-	-	-	-	1,795	1,795	1,795	1,795	1,795	1,795	1,795	1,795	\$60
Gravel Parking (sq. metres)	3,100	13,220	13,220	13,220	13,220	10,880	8,600	7,288	7,288	4,600	4,600	4,600	4,600	4,600	4,600	\$110
Paved Parking (sq. metres)	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	4,000	6,752	6,752	6,752	6,752	6,752	6,752	\$130
400 Metre Track	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,090,000
Natural Open Space																
Gravel Parking (sq. metres)	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$110
Total	12,671	23,466	26,266	26,586	26,956	28,411	26,131	31,738	34,878	37,050	37,050	37,050	37,050	37,050	37,050	

Population	29,523	31,849	34,979	37,628	39,502	41,648	42,578	43,896	45,837	46,882	47,679	48,143	48,800	49,864	51,286
Per Capita Standard	0.43	0.74	0.75	0.71	0.68	0.68	0.61	0.72	0.76	0.79	0.78	0.77	0.76	0.74	0.72

15 Year Average	2008-2022
Quantity Standard	0.7098
Quality Standard	\$405
Service Standard	\$287

D.C. Amount (before deductions)	19 Year
Forecast Population	18,299
\$ per Capita	\$287
Eligible Amount	\$5,257,120



Schedule B-13 Town of Whitchurch-Stouffville Parks and Recreation Services – Recreation Facilities

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Recreation Complex (Stouffville Arena)	79,000	79,000	79,000	79,000	79,000	79,000	79,000	79,000	79,000	79,000	79,000	79,000	79,000	79,000	79,000	\$362	\$616
Silver Jubilee (Senior Centre)	6,350	6,350	6,350	6,350	6,350	6,350	6,350	6,350	6,350	-	-	-	-	-	-	\$724	\$1,015
Ballantrae Comm. Centre	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	\$517	\$562
Lamonville Comm. Centre	5,036	5,036	5,036	5,036	5,036	5,036	5,036	5,036	5,036	5,036	5,036	5,036	5,036	5,036	5,036	\$826	\$1,128
Vandorf Comm. Centre	3,650	3,650	3,650	3,650	-	-	-	-	-	-	-	-	-	-	-	\$724	\$1,015
Stouffville Pool	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	16,250	\$226	\$466
Lawnbowling Club House	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	\$140	\$371
Senior Centre Opportunity Club	800	800	800	-	-	-	-	-	-	-	-	-	-	-	-	\$243	\$485
Latcham Hall	5,750	5,750	5,750	5,750	5,750	5,750	5,750	5,750	5,750	5,750	5,750	5,750	5,750	5,750	5,750	\$517	\$787
Leisure Centre (Recreation Component)	24,697	24,697	24,697	24,697	24,697	24,697	24,697	24,697	24,697	24,697	24,697	24,697	24,697	24,697	24,697	\$826	\$1,128
Stouffville Clippers Sports Complex	-	-	79,000	79,000	79,000	79,000	79,000	79,000	79,000	79,000	79,000	79,000	79,000	79,000	79,000	\$439	\$701
Museum Visitor/Community Centre (Community Centre Space Only)	-	-	-	6,850	6,850	6,850	6,850	6,850	6,850	6,850	6,850	6,850	6,850	6,850	6,850	\$575	\$851
Arts Centre 19 on the Park (Community Space)	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	\$699	\$988
6240 Main Street	-	-	-	-	-	-	-	-	4,050	4,050	8,100	8,100	8,100	8,100	8,100	\$313	\$562
Ballantrae Field House	-	-	-	-	-	-	-	-	-	1,700	1,700	1,700	1,700	1,700	1,700	\$313	\$562
Balantrae Tennis Storage	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	\$313	\$562
Bethesda Sports Field House	-	-	-	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	\$313	\$562
Operations Centre	-	-	13,080	13,080	13,080	13,080	13,080	13,080	13,080	13,080	13,080	13,080	13,080	13,080	13,080	\$447	\$710
Total	152,153	152,153	244,233	253,583	249,933	249,933	249,933	253,983	247,633	253,383	272,383	272,383	272,383	272,383	272,383		

Population	29,523	31,849	34,979	37,628	39,502	41,648	42,578	43,896	45,837	46,882	47,679	48,143	48,800	49,864	51,286
Per Capita Standard	5.1537	4.7773	6.9823	6.7392	6.3271	6.0011	5.8700	5.7860	5.4025	5.4047	5.7129	5.6578	5.5816	5.4625	5.3111

15 Year Average	2008-2022
Quantity Standard	5,7447
Quality Standard	\$725
Service Standard	\$4,167

D.C. Amount (before deductions)	19 Year
Forecast Population	18,299
\$ per Capita	\$4,167
Eligible Amount	\$76,248,090



Schedule B-14
Town of Whitchurch-Stouffville
Parks and Recreation Services – Parks and Recreation Vehicles & Equipment

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
Dodge Ram RPC 3500 4x4	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$69,000
Dodge Ram RPC 3500 4x4	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$69,000
Dodge Ram 1500 Quad Cab Pickup Trucks (2)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$81,000
Chevrolet Silverado	1	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$57,900
Ford F550 Super Duty	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$330,000
Chevrolet Silverado 1500 4x4	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$57,900
Chevrolet Crew Cab 1500 4x4	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$69,000
Chevrolet Silverado 1500 4x4	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$57,900
GMC Savannah 2500 2WD	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$69,000
International 6.4L Terra Star	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$136,000
Dodge Ram RPC 2500 4x4 4 Door	1	1	-	-	-	-	-	1	1	1	1	1	1	1	1	\$69,000
Dodge Ram 3500 4x4	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$75,800
Dodge Ram 3500 4x4	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$75,800
Dodge Ram 3500 4x4	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$75,800
Chev 1/2 Tonne Reg Cab 4x4	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$57,900
GMC Sierra Pickup	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$57,900
Dodge Ram 2500 (Electrician)	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$57,900
Chev Silverado 2500 4x4 4 Door	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$72,400
Chev Silverado 2500 4x4 4 door	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$72,400
John Deere Mower	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$60,600
John Deere Mower	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$60,600
2012 John Deere Front Deck Mower 1575	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$60,400
John Deere 1565 Mower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,400
John Deere 1575 Front Deck Mower	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$60,400
John Deere Zero Turn Mowers (2)	-	2	2	2	2	-	-	-	-	-	-	-	-	-	-	\$34,400
John deere 1445 Mower Front Deck	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$60,400
John deere 1565 Mower Front Deck	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$60,400
Toro Zero Turn Mower	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$34,400
Toro Zero Turn Mower	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$34,400
Toro Z Master	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$34,400
Toro Groundsmaster 5910	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$60,400
TORO 4300D Groundsmaster	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$17,200
Toro 4000-D Wide Deck Mower	1	1	2	2	2	1	1	1	1	1	1	1	1	1	1	\$129,000
Kubota Front Deck Mower (Sweeper + Cab) (replaced in 2017)	-	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$60,400
John Deere Flail Mower	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$60,400
John Deere 1565 Mower Front deck	-	-	-	1	1	-	-	-	-	-	-	-	-	-	-	\$60,400
John Deere 1565	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$60,400
Bannerman Diamond Groomer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$11,900
Landscape Groomer	-	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$15,300
Bannerman Diamond Groomer - B-TR-6	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$11,900
Reist Trail Groomer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$11,900
Bannerman Sport Topper	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$26,100
Bannerman Top Dresser	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$25,900
Bannerman Aerator BA-600	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$25,900
Airway Core Aerator	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$25,900



Schedule B-14
Town of Whitchurch-Stouffville
Parks and Recreation Services – Parks and Recreation Vehicles & Equipment (continued)

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/Vehicle)
Bandit Brush Chipper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$69,000
Reist Seeder	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$17,400
Landscaping Trailer	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$12,900
Spray Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$31,400
1989 Tri Axle Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$115,500
2015 Trailers Plus 20' Landscape Trailer LS620T	-	-	-	-	-	-	2	2	2	2	2	2	2	2	2	\$25,800
Miska Tandem Dump Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$115,000
2016 Advantage Mini Landscape Trailer	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$12,900
Miska Tandem Lowbed Tandem Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,700
J+J 7' Lowbed Trailer	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$20,700
Miska - Enclosed Trailer - Model #718	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$20,700
Sand/Salting Units (2)	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	\$14,500
John Deere Gator	1	1	1	1	-	1	1	1	1	1	1	1	2	2	2	\$49,500
John Deere Skid Steer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,500
Kawasaki Mule 4010	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$25,900
John Deere 5105	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$153,000
John Deere 5300	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$294,000
John Deere Tractor 4320	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$103,000
John Deere Back Hoe 485 (attachment)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$17,200
Heli Forklift	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$294,000
Zamboni 525 Ice Resurfacer	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$155,000
Zamboni 526 Ice Resurfacer	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$155,000
Zamboni 520 Ice Resurfacer	1	1	2	3	3	2	2	2	1	1	1	1	1	1	1	\$155,000
Puma Snowblower	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,900
Workman HDX Auto Utility Vehicle/Toro Heavy Duty Utility Vehicle (Water Buggy)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$45,800
2021 Ram 4x4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$46,300
2018 7ton Miska Dump Trailer	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$15,400
2018 10 ton Deckover Trailer	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$16,400
2018 Miska Drop Deck	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$15,100
2022 Miska 20 ft Landscape Trailer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$10,900
2022 Miska 12 ft Utility Trailer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$9,800
Total	30	41	38	48	55	45	48	49	57	61	65	66	66	66	68	

Population	29,523	31,849	34,979	37,628	39,502	41,648	42,578	43,896	45,837	46,882	47,679	48,143	48,800	49,864	51,286
Per Capita Standard	0.0010	0.0013	0.0011	0.0013	0.0014	0.0011	0.0011	0.0011	0.0012	0.0013	0.0014	0.0014	0.0014	0.0013	0.0013

15 Year Average	
Quantity Standard	0.0012
Quality Standard	\$71,250
Service Standard	\$86

D.C. Amount (before deductions)	
Forecast Population	18,299
\$ per Capita	\$86
Eligible Amount	\$1,564,565



Schedule B-15
Town of Whitchurch-Stouffville
Parks and Recreation Services – Parks Operations Facilities

Public Works Facilities and Fleet: Parks Operations Facilities
Unit Measure: sq.ft. of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Parks Depot	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	\$527	\$798
Public Works Facility (Operations Centre)	-	-	12,208	12,208	12,208	12,208	12,208	12,208	12,208	12,208	12,208	12,208	12,208	12,208	12,208	\$402	\$660
Steels Parks Shop (Bethesda)	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	\$181	\$416
Operations Centre Storage Building	-	-	2,233	2,233	2,233	2,233	2,233	2,233	2,233	2,233	2,233	2,233	2,233	2,233	2,233	\$237	\$478
Fire Supression Storage Building	-	-	428	428	428	428	428	428	428	428	428	428	428	428	428	\$237	\$478
Parks and Recreation Admin. Facility	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	\$460	\$600
Total	8,790	8,790	23,659	23,659	23,659	23,659	23,659	23,659	23,659	23,659	23,659	23,659	23,659	23,659	23,659		

Population	29,523	31,849	34,979	37,628	39,502	41,648	42,578	43,896	45,837	46,882	47,679	48,143	48,800	49,864	51,286
Per Capita Standard	0.2977	0.276	0.6764	0.6288	0.5989	0.5681	0.5557	0.5390	0.5162	0.5046	0.4962	0.4914	0.4848	0.4745	0.4613

15 Year Average	2008-2022
Quantity Standard	0.5046
Quality Standard	\$614
Service Standard	\$310

D.C. Amount (before deductions)	19 Year
Forecast Population	18,299
\$ per Capita	\$310
Eligible Amount	\$5,665,736



Schedule B-16 Town of Whitchurch-Stouffville Library Services –Library Facilities

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Offsite Storage	300	300	300	300	300	300	300	300	300	300	300	300	300	300	300	\$255	\$525
Library	15,378	15,378	15,378	15,378	15,378	15,378	15,378	15,378	15,378	15,378	32,000	32,000	32,000	32,000	32,000	\$761	\$1,136
Total	15,678	15,678	15,678	15,678	15,678	15,678	15,678	15,678	15,678	15,678	32,300	32,300	32,300	32,300	32,300		

Population	29,523	31,849	34,979	37,628	39,502	41,648	42,578	43,896	45,837	46,882	47,679	48,143	48,800	49,864	51,286
Per Capita Standard	0.531	0.4923	0.4482	0.4167	0.3969	0.3764	0.3682	0.3572	0.3420	0.3344	0.6774	0.6709	0.6619	0.6478	0.6298

15 Year Average	2008-2022
Quantity Standard	0.4901
Quality Standard	\$1,127
Service Standard	\$552

D.C. Amount (before deductions)	19 Year
Forecast Population	18,299
\$ per Capita	\$552
Eligible Amount	\$10,106,904



Schedule B-17 Town of Whitchurch-Stouffville Library Services –Library Collection Materials

Service: Library Services - Collection Materials
Unit Measure: No. of library collection items

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Value (\$/item)
Circulation, including Talking Books	89,371	87,558	91,273	85,835	89,011	102,063	83,870	76,833	69,671	79,790	86,506	79,790	77,799	83,084	95,238	\$41
Reference	1,146	1,760	1,902	1,148	1,268	1,480	1,037	737	584	585	585	585	585	585	585	\$100
CDs & DVDs	2,768	3,678	4,433	6,867	8,904	8,827	10,260	10,996	9,008	11,380	12,110	11,380	13,502	10,952	7,760	\$49
Print Periodicals	134	125	125	127	131	137	120	107	110	106	162	106	60	58	106	\$100
Database Subscriptions	5	27	27	12	10	18	19	19	43	43	19	43	12	11	12	\$4,400
Reference Databases	7	32	32	32	31	32	31	32	42	43	42	42	42	42	42	\$600
E-Resources, including e-books	-	-	18,483	28,624	44,329	60,907	146,252	144,820	115,592	83,802	131,486	83,802	97,684	111,323	174,596	\$100
Self Checkout Terminals	1	1	1	1	1	1	1	1	1	1	4	4	4	4	4	\$20,000
Self Checkin Automated Materials Handling	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$433,100
Total	93,432	93,181	116,276	122,646	143,685	173,465	241,590	233,545	195,051	175,750	230,915	175,753	189,689	206,060	278,344	

Population	29,523	31,849	34,979	37,628	39,502	41,648	42,578	43,896	45,837	46,882	47,679	48,143	48,800	49,864	51,286
Per Capita Standard	3.16	2.93	3.32	3.26	3.64	4.17	5.67	5.32	4.26	3.75	4.84	3.65	3.89	4.13	5.43

15 Year Average	
Quantity Standard	2008-2022 4,0944
Quality Standard	\$69
Service Standard	\$284

D.C. Amount (before deductions)	
Forecast Population	19 Year 18,299
\$ per Capita	\$284
Eligible Amount	\$5,196,733



Schedule B-18
Town of Whitchurch-Stouffville
P.O.A. Including By-law Enforcement Services – Facilities

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

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bid'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Facility Space	280	280	280	360	500	671	671	751	911	911	911	911	911	911	911	\$580	\$856
Total	280	280	280	360	500	671	671	751	911	911	911	911	911	911	911		

Population	29,523	31,849	34,979	37,628	39,502	41,648	42,578	43,896	45,837	46,882	47,679	48,143	48,800	49,864	51,286
Per Capita Standard	0.0095	0.0088	0.008	0.0096	0.0127	0.0161	0.0158	0.0171	0.0199	0.0194	0.0191	0.0189	0.0187	0.0183	0.0178

15 Year Average	2008-2022
Quantity Standard	0.0153
Quality Standard	\$856
Service Standard	\$13

D.C. Amount (before deductions)	10 Year
Forecast Population	14,636
\$ per Capita	\$13
Eligible Amount	\$191,732



Schedule B-19
Town of Whitchurch-Stouffville
P.O.A. Including By-law Enforcement Services – Vehicles and Equipment

Service: Provincial Offences Act including By-law Enforcement - Vehicles & Equipment
 Unit Measure: No. of Vehicles and Equipment

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023 Bid'g Value (\$/sq.ft.)
2013 Toyota Tacoma 4x4 Truck (By-law 1)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$61,000
2013 Toyota Tacoma 4x4 Truck (By-law 2)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$61,000
2016 Chevy Equinox - Light Duty Truck (By-law 3)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$60,400
2015 Ford Expedition (By-law 4)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$94,000
2018 Ram Promaster 2500 Cargo Van (By-law 6) (new)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$66,100
2014 Ram 1500 (new)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$75,800
Total	-	-	-	-	-	2	2	2	3	3	5	5	5	5	6	

Population	29,523	31,849	34,979	37,628	39,502	41,648	42,578	43,896	45,837	46,882	47,679	48,143	48,800	49,864	51,286
Per Capita Standard	-	-	-	-	-	0.00005	0.00005	0.00005	0.00007	0.00006	0.00010	0.00010	0.00010	0.00010	0.00012

15 Year Average	2008-2022
Quantity Standard	0.00005
Quality Standard	\$70,400
Service Standard	\$3.52

D.C. Amount (before deductions)	10 Year
Forecast Population	14,636
\$ per Capita	\$3.52
Eligible Amount	\$51,519



Appendix C

Long-Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

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

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

Table C-1
Average Useful Life by Asset Class

Asset	Lifecycle Cost Average Useful Life
Water and Wastewater Infrastructure	80
Facilities	50
Services Related to a Highway	50
Parkland Development	40
Vehicles	15
Small Equipment & Gear	10



Asset	Lifecycle Cost Average Useful Life
Library Materials	10

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

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

SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Wastewater Services				
1.1 Wastewater Services	101,873,561	824,753	1,062,527	1,887,280
2. Water Services				
2.1 Water Services	58,471,894	586,057	2,120,381	2,706,439
3. Services Related to a Highway				
3.1 Roads and Related, Fleet and Facilities	132,540,279	4,213,715	8,720,743	12,934,459
4. Fire Protection Services				
4.1 Fire facilities, vehicles & equipment	48,019,041	1,212,189	7,302,326	8,514,515
5. Parks and Recreation Services				
5.1 Park development, amenities, trails, recreation facilities, fleet and operations facilities	215,676,612	3,384,200	5,032,842	8,417,042
6. Library Services				
6.1 Library facilities and materials	38,683,906	874,177	941,993	1,816,170
7. Provincial Offences Act including By-Law Enforcement				
7.1 Facilities, vehicles and equipment	52,481	7,611	426,200	433,811
Total	595,317,774	11,102,702	25,607,013	36,709,715



Appendix D

D.C. Reserve Fund Policy



Appendix D: D.C. Reserve Fund Policy

D.1 Legislative Requirements

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

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

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

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

- opening balance;
- closing balance;



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

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

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



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

Based upon the above, Appendix D-1 and Attachments 1 through 3 (Appendix D-2 through D-4), set out the format for which annual reporting to Council should be provided.

D.2 D.C. Reserve Fund Application

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

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

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



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

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

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

² See Attachment 1 for details

³ See Attachment 2 for details

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



Appendix D-2 Amount Transferred to Capital (or Other) Funds - Capital Fund Transactions

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



Appendix D-3
Amount Transferred to Operating (or Other) Funds - Operating Fund Transactions

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



Appendix D-4
Statement of Credit Holder Transactions

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



Appendix E

Local Service Policy



Appendix E: Local Service Policy

This Appendix sets out the Town's General Policy Guidelines on D.C. and local service funding for Leisure, Roads, Water, and Wastewater services. The guidelines outline, in general terms, the size and nature of engineered infrastructure that is included in the study as a D.C. project, versus infrastructure that is considered as a local service, to be emplaced separately by landowners, pursuant to a development agreement.

The following policy guidelines are general principles by which staff will be guided in considering development applications. However, each application will be considered, in the context of these policy guidelines as subsection 59(2) of the D.C.A., 1997, as amended on its own merits having regard to, among other factors, the nature, type and location of the development and any existing and proposed development in the surrounding area, as well as the location and type of services required and their relationship to the proposed development and to existing and proposed development in the area.

1. Collector and Arterial Roads

- 1.1 Collector roads Internal to development - Direct developer responsibility under s.59 of the D.C.A. (as a local service).
- 1.2 Roads (collector and arterial) external to development - Include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).
- 1.3 Stream crossing and rail crossing road works, excluding underground utilities but including all other works within lands to be dedicated to the Town or rail corridors - include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).

2. Traffic Signals

- 2.1 Traffic signalization within or external to development – Include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.



3. Intersection Improvements

- 3.1 New roads (collector and arterial) and road (collector and arterial) improvements – Include as part of road costing noted in item 1, to limits of ROW.
- 3.2 Intersections improvements within specific developments and all works necessary to connect to entrances (private and specific subdivision) to the roadway - Direct developer responsibility under s.59 of D.C.A. (as a local service)
- 3.3 Intersections with regional roads and provincial highways (Hwy. 48) – Include in D.C. calculation to the extent that they are Town responsibility.
- 3.4 Intersection improvements on other roads due to development growth increasing traffic – Include in D.C. calculation.

4. Streetlights

- 4.1 Streetlights on external roads – Include in area municipal D.C. (linked to collector road funding source in item 1).
- 4.2 Streetlights within specific developments – Direct developer responsibility under s.59 of D.C.A. (as a local service).

5. Sidewalks

- 5.1 Sidewalks on MTO and regional roads – Include in area municipal D.C. or, in exceptional circumstances, may be local improvement or direct developer responsibility through local service provisions (s.59 of D.C.A.).
- 5.2 Sidewalks on area municipal roads - Linked to collector road funding source in item 1.
- 5.3 Other sidewalks external to development (which are a local service within the area to which the plan relates) - Direct developer responsibility as a local service provision (under s.59 of D.C.A.)



6. Bike Routes/Bike Lanes/Bike Paths/Multi-Use Trails/Naturalized Walkways

- 6.1 Bike routes and bike lanes, within road allowance, external to development – Include in D.C. road costs (regional and area municipal), consistent with the service standard provisions of the D.C.A., s.5(1).
- 6.2 Bike paths/multi-use trails/naturalized walkways external to development – Include in area municipal D.C.s consistent with the service standard provisions of the D.C.A., s.5(1).
- 6.3 Bike lanes, within road allowance, internal to development – Direct developer responsibility under s.50 of the D.C.A. (as a local service).
- 6.4 Bike paths/multi-use trails/naturalized walkways internal to development – Direct developer responsibility under s.50 of the D.C.A. (as a local service).
- 6.5 Trail Bridges/Underpasses and associated works - Include in area municipal D.C.s consistent with the service standard provisions of the D.C.A., s.5(1).
- 6.6 Gateway Features - Include in area municipal D.C.s consistent with the service standard provisions of the D.C.A., s.5(1).

7. Noise Abatement Measures

- 7.1 Internal to Development - Direct developer responsibility through local service provisions (s.59 of D.C.A.).

8. Traffic Control Systems

- 8.1 Include in D.C. calculation.

9. Land Acquisition for Road Allowances

- 9.1 Land Acquisition for arterial roads - Dedication under the Planning Act subdivision provisions (s.51) through development lands; in areas with limited or no development, include in regional or area municipal D.C. (to the extent eligible).



- 9.2 Land Acquisition for collector roads - Dedication under the Planning Act subdivision provision (s.51) through development lands (up to 27 metre right-of-way); in areas with limited or no development, include in area municipal D.C. (to the extent eligible).
- 9.3 Land Acquisition for grade separations (beyond normal dedication requirements) - Include in the D.C. to the extent eligible.
- 9.4 Easement costs external to subdivisions shall be included in D.C. calculation.

10. Storm Water Management

- 10.1 Quality and Quantity Works, direct developer responsibility through local service provisions (s. 59 of D.C.A.).
- 10.2 Oversizing of stormwater management works for development external to developments will be subject to best efforts clauses by area municipality.

11. Water

- 11.1 Pumping stations and works associated with Zone boundaries to be included within the D.C.
- 11.2 Watermains external to subdivisions, projects required for intensification growth and strategic projects that benefit growth of subdivisions are included in the D.C.
- 11.3 Marginal costs of waterworks within the subdivision included in D.C. above 300 mm nominal diameter are included in the D.C.
- 11.4 Connections to trunk mains and pumping stations to service specific areas, to be direct developer responsibility.
- 11.5 Watermains within Regional and Provincial Highways ROW are included in the D.C.

13. Wastewater

- 13.1 Pumping stations are included in the D.C.



- 13.2 Sewers external to subdivisions, projects required for intensification growth and strategic projects that benefit the growth of subdivisions are included in the D.C.
- 13.3 Connections to trunk mains and pumping stations to service specific areas, to be direct developer responsibility.
- 13.4 Marginal costs of sanitary sewer works within the subdivision, above 375mm nominal diameter and depth of 5 meters or greater, which benefits upstream developers are included in the D.C.
- 13.5 Sewers within Regional and Provincial Highways ROW are included in the D.C.

14. Recreational Trails

- 14.1 Recreational trails (Multi-use trails and Major trails) that do not form part of the Town's active transportation network, and their associated infrastructure (landscaping, bridges, trail surface, etc.); included in the D.C.
- 14.2 Minor trails (generally located within NHS) that do not form part of the Town's active transportation network, and their associated infrastructure; direct developer responsibility as a local service provision under s. 59 of the D.C.A.

15. Parkland

- 15.1 Parkland Development for Town Parks, Community Parks, Neighbourhood Parks and Parkettes: responsibility to provide up to base condition is a direct developer responsibility as a local service provision under s. 59 of the D.C.A. including, but not limited to, the following:
 - a) Clearing and grubbing.
 - b) Topsoil Stripping, screening, and stockpiling, (Topsoil or any fill or soils shall not be stockpiled on parkland without the approval of the Town).
 - c) Parkland shall be free of any contaminated soil or subsoil.
 - d) Servicing - Water, Hydro, Stormwater, Sanitary, Electrical, Fibre/phone, catch basins, meter, and meter boxes to a point just



inside the property line as per Town requirements. This includes providing a catch basin, manhole, access boxes and meter boxes within the park property.

- e) Rough grading (pre-grading) to allow for positive drainage of the Park, with a minimum slope of 2%. If necessary, this may include some minor drainage tile work and grading as per the overall subdivision grading design complete with any required swales or catch basins. Runoff from the development property shall not drain into the park unless approved by the Town
- f) Supply and spreading of topsoil to 200 mm depth as per Town requirements (import topsoil if existing on-site is insufficient to reach required depth).
- g) Parkland shall not be mined for engineering fill and replaced with fill or topsoil.
- h) Seeding of site with Town-approved seed mix. Maintenance of seed until acceptance by the Town.
- i) Parkland shall be conveyed free and clear of all encumbrances.
- j) When parkland parcels cannot be developed in a timely manner, they shall be graded to ensure positive drainage and seeded to minimize erosion and dust.
- k) Temporary fencing may also be required where there is no permanent fence to prevent illegal dumping.
- l) Temporary Park sign advising future residents that the site is a future park is a direct developer responsibility as a local service under s. 59 of the D.C.A.
- m) Perimeter fencing of parkland to the Town standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Town is a direct developer responsibility as a local service under s. 59 of the D.C.A.
- n) The Park block shall not be used for topsoil or other construction material, equipment storage, or sales pavilions.
- o) Required heritage features within the park as set out within the Planning approval conditions.

15.2 Program facilities, including but limited to, sports facilities, creative play structures/equipment, shade shelters, multi-purpose courts, walkways, site



furnishings, and other amenities (including associated utilities) within Parks are included in the parkland D.C.'s.

16. Open Space (General Open Space & Natural Open Space)

General Open Space

- 16.1 General Open Space shall include golf courses, community gardens, picnic areas, open lawn areas, remnant parcels of open space lands, and urban plazas, squares, and core spaces. These areas do not function as parks but are used for both active and passive recreational activities.
- 16.2 General Open Space to base condition is a direct developer responsibility as a local service provision under s. 59 of the D.C.A. and includes the following:
 - a) Clearing and grubbing. Tree removals as per the subdivision's tree preservation and removals plan.
 - b) Topsoil Stripping, screening, and stockpiling.
 - c) Rough grading (pre-grading) to allow for positive drainage of the General Open Space, with minimum slopes of 2%. If necessary, this may include some minor drainage tile work and grading as per the overall subdivision grading design complete with any required swales or catch basins. Runoff from the development property shall not drain into the park unless approved by Town.
 - d) Supply and spreading of topsoil to 200 mm depth (import topsoil if existing on-site is insufficient to reach required depth).
 - e) Seeding of site with Town-approved seed mix. Maintenance of seed until acceptance by Town.
 - f) General Open Space shall be free of any contaminated soil or subsoil.
 - g) Parkland shall not be mined for engineering fill and replaced with fill or topsoil.
 - h) General Open Space shall be conveyed free and clear of all encumbrances.
 - i) Perimeter fencing of General Open Space to the Town standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Town is a



direct developer responsibility as a local service under s. 59 of the D.C.A.

- j) When General Open Space parcels cannot be developed in a timely manner, they shall be graded to ensure positive drainage and seeded to minimize erosion and dust. These shall be maintained by the developer until construction commences thereon.
- k) The General Open Space block shall not be used for topsoil or other construction material, equipment storage, or sales pavilions.
- l) Required heritage features within the General Open Space as set out within the Planning approval conditions.

16.3 Shade structures, walkways, plantings, site furnishings, and other amenities (including associated utilities) within General Open Space are included in the parkland D.C.s.

Natural Open Space

16.4 Natural Open Space shall include lands with significant natural features and landscapes such as woodlots, hazard lands, forested slopes, watercourses, creek corridors, Oak Ridges Moraine, Greenbelt lands, environmentally sensitive areas (of natural and scientific interest), and areas of wildlife habitat. These areas perform important biological and ecological functions and provide passive recreational opportunities.

16.5 Where Natural Open Space is to be left as existing in the plan of subdivision, Natural Open Space to base condition is a direct developer responsibility as a local service provision under s. 59 of the D.C.A. and includes the following:

- a) Ensure that the area is not damaged or removed, and that the space is kept free of construction debris and garbage during construction.
- b) The Natural Open Space block shall not be used for topsoil or other construction material, equipment storage, or sales pavilions.
- c) Required heritage features within the Natural Open Space as set out within the Planning approval conditions.



- d) Where naturalization or restoration works are required, only native plants shall be utilized.
- e) Where private lots back onto channels, perimeter fencing to the Town standard shall be located on the public property side of the property line as required by the Town.

16.6 For Natural Heritage Systems, refer to Section 4 of this local service policy.

Natural Heritage Systems (NHS)

16.7 The NHS includes engineered and in situ stream corridors, natural buffers for woodlots, wetland remnants, etc., as well as sub watersheds within the boundaries of the municipality.

16.8 Direct developer responsibility as a local service provision under s. 59 of the D.C.A. including but not limited to the following:

- a) Riparian planting and landscaping requirements (as required by the Town or authorities having jurisdiction), as a result of road construction or other municipal works required to be installed or constructed by the developer within in the NHS.
- b) Perimeter fencing of the NHS to the Town standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Town is a direct developer responsibility as a local service provision under s. 59 of the D.C.A.

Landscape Buffer Blocks, Features, Cul-de-Sac Islands and Berms

16.9 The cost of developing all landscape buffer blocks, landscape features, cul-de-sac islands, berms grade transition areas, walkway connections to adjacent arterial roads, open space and other remnant pieces of land conveyed to the town shall be a direct developer responsibility as a local service under s. 59 of the D.C.A. Such costs include but are not limited to:



- a) pre-grading, sodding, or seeding, supply and installation of amended topsoil, (to the Town's required depth), landscape features, perimeter fencing and amenities and all planting.
- b) Perimeter fencing to the Town standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Town.



Appendix F

Asset Management Plan



Appendix F: Asset Management Plan

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

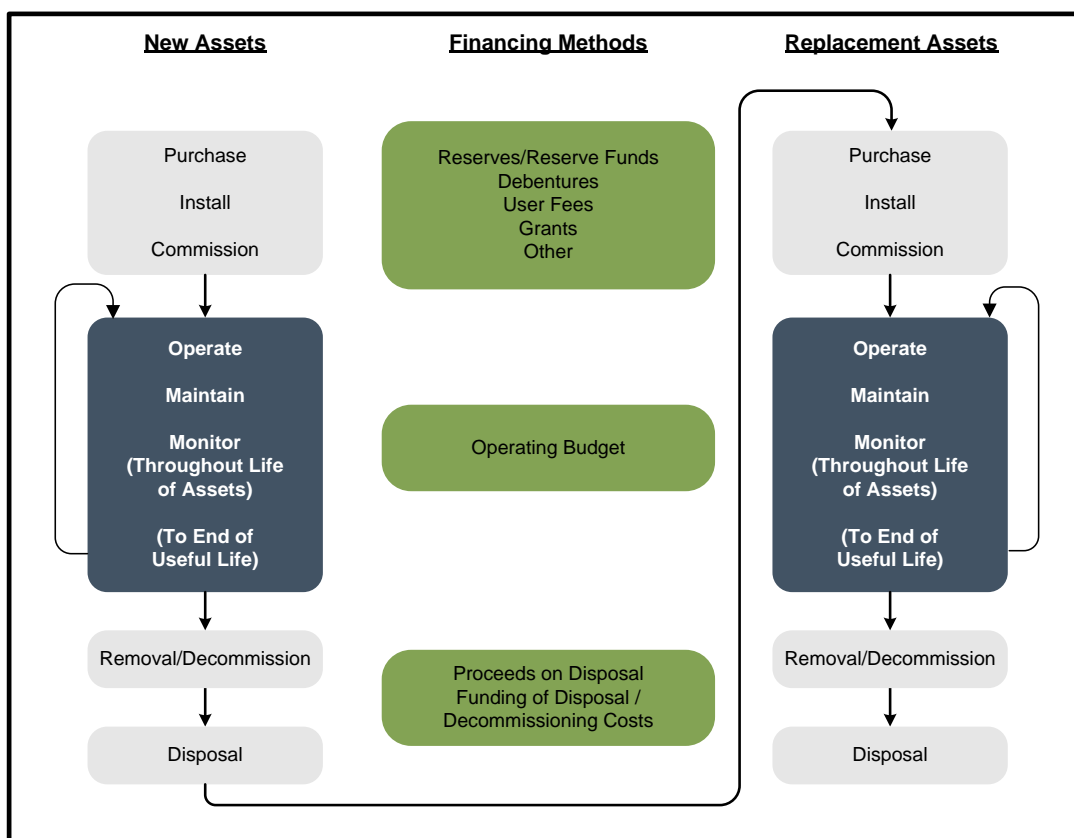
“The asset management plan shall,

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

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

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

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



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

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

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

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

Financing strategy: having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.



Commensurate with the above, the Town's prepared an A.M.P. in 2021 for its existing core infrastructure assets; however, it did not take into account future growth-related assets. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

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

1. The non-D.C. recoverable portion of the projects that will require financing from municipal financial resources (i.e., rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2023 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are approximately \$40.42 million.
5. Consideration was given to the potential new tax and user fee revenue which will be generated as a result of new growth. These revenues will be available to assist in financing the expenditures above. The new operating revenues are \$61.48 million.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table F-1
Town of Whitchurch-Stouffville
Asset Management – Future Expenditures and Associated Revenues
2023\$

	2051 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	3,114,501
Annual Debt Payment on Post Period Capital ²	594,565
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	\$11,102,702
Incremental Operating Costs (for D.C. Services)	\$25,607,013
Total Expenditures	\$40,418,782
Revenue (Annualized)	
Total Existing Revenue ⁴	\$90,417,296
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$61,481,847
Total Revenues	\$151,899,143

¹ Non-Growth Related component of Projects including 10% mandatory deduction on soft services

² Interim Debt Financing for Post Period Benefit

³ All infrastructure costs included in Area Specific by-laws have

⁴ As per Sch. 10 of FIR



Appendix G

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



THE CORPORATION OF THE TOWN OF

WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2023-___

**BEING A BY-LAW to establish development charges for the Corporation of the
Town of Whitchurch-Stouffville Services Related to a Highway**

WHEREAS the Town of Whitchurch-Stouffville will experience growth through development and redevelopment; and

WHEREAS development and redevelopment require the provision of physical and social services by the Town of Whitchurch-Stouffville; and

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

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

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

WHEREAS the Council of The Corporation of the Town of Whitchurch-Stouffville has given notice of and held a public meeting on the 8th day of November, 2023 in accordance with the Act and the regulations thereto; and

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



WHEREAS Council resolved on December 6, 2023 that it is the intention of Council to ensure that the increase in need for services identified in connection with the enactment of the by-law will be met; and

WHEREAS Council resolved on December 6, 2023 that no further public meeting be required and that this by-law be brought forward for enactment.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE ENACTS AS FOLLOWS:

1. INTERPRETATION

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

“Abandoned Structures” means buildings or structures that have received a formal notification from the Town indicating the building or structure must be demolished within six (6) months of receiving the formal notification;

“Act” means the *Development Charges Act, 1997, S.O. 1997, c. 27*, as amended, or any successor thereof;

“Accessory Use” means that the building or structure is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure;

“Affordable Residential Unit” means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;

“Ancillary Residential Use” means a Residential Dwelling that would be ancillary to a Single Detached Dwelling, Semi-Detached Dwelling, or Rowhouse;

“Agricultural Use” means use or intended use for bona fide farming purposes:

- (a) including (but not limited to):
 - i. cultivation of crops, whether on open land or in greenhouses, including (but not limited to) fruit, vegetables, herbs, grains, field crops, sod, trees, shrubs, flowers, and ornamental plants;
 - ii. raising of animals, including (but not limited to) cattle, horses, pigs, poultry, livestock, fish;



- iii. agricultural animal husbandry, dairying, equestrian activities, horticulture, fallowing, pasturing, and market gardening; and
 - iv. services related to the boarding or breeding of household pets.
- (b) but excluding:
- i. retail sales activities; including but not limited to restaurants, banquet facilities, hospitality facilities and gift shops;
 - ii. services related to grooming of household pets; and
 - iii. Cannabis Production Facilities.

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

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

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

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

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

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

“Bona Fide Farm Uses” means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation and excludes Cannabis Production Facilities;



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

“Capital Cost” means costs incurred or proposed to be incurred by the Municipality or a Local Board thereof directly or by others on behalf of and as authorized by the Municipality or Local Board,

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, construct or improve facilities including,
 - i. rolling stock with an estimated useful life of seven years or more, and
 - ii. furniture and equipment other than computer equipment, and
 - iii. material acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 19990, Chap. c. P.44, as amended, or any successor thereof.
- (e) interest on money borrowed to pay for costs in (a) to (d).

required for the provision of services designated in this by-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related;

“Commercial” means any use of land, structures, or buildings for the purposes of buying or selling commodities and services, but does not include Industrial, Institutional, or Agricultural Use, and does include Cannabis Production Facilities, hotels, motels, and motor inns;

“Cannabis” means:

- (a) a cannabis plant;
- (b) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant regardless of whether that part has been processed or not;
- (c) any substance or mixture of substances that contains or has on it any part of such a plant; and
- (d) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained;



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

"Cannabis Production Facilities" means a building, or part thereof, designed, used, or intended to be used for one or more of the following: growing, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis where a license, permit or authorization has been issued under applicable federal law and does include, but is not limited to such buildings as a greenhouse and agricultural building associated with the use. It does not include a building or part thereof solely designed, used, or intended to be used for retail sales of cannabis;

"Charitable Dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the *Charitable Institutions Act, R.S.O. 1990, c. C.9*, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the *Child and Family Services Act, R.S.O. 1990, c. C.11*, a home or a joint home under the *Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13*, an institution under the *Mental Hospitals Act, R.S.O. 1990, c. M.8*, a nursing home under the *Nursing Homes Act, R.S.O., 1990, c. N.7*, and a home for special care under the *Homes for Special Care Act, R.S.O. 1990, c. H.12*;

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

"Council" means the Council of the municipality;



“Derelict Structures” means buildings or structures that have received a formal notification from the Town indicating the building or structure must be demolished within six (6) months of receiving the formal notification;

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

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

“Duplex” means a building comprising, by horizontal division, two (2) dwelling units, each of which has a separate entrance to grade;

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

“Existing” means the number, use and size that existed as of January 1, 2019;

“Existing Industrial” means an Industrial Building or structure existing on a site as of January 1, 2019, or the first building or structures constructed on a vacant site pursuant to site plan approval under section 41 of the *Planning Act, R.S.O. 1990, c. P. 13*, as amended, or any successor thereof, subsequent to the January 1, 2019, for which full development charges were paid;

“Farm Building” means that part of a bona fide farming operation encompassing barns, silos, and other ancillary development to an agricultural use, but excluding a residential use;

“Gross Floor Area” means:

- (a) in the case of a residential building or structure, the total area of all floors above or below 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;
 - iii. a part of the building or structure below grade that is used for storage or other accessory use; and
 - iv. a part of the building or structure below grade that is used for the parking of motor vehicles unless the area is used for the storage of motor vehicles prior to being sold or rented to the general public or where the building or structure is used for the sale or renting of motor vehicle to the general public.

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

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

“Industrial” means lands, buildings, or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods,



warehousing, or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club or self-storage facilities;

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

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

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

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



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

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

“Multiple Dwellings” means all dwellings other than Single-detached, Semi-detached, Apartment Unit, and Special Care/Special Need Dwelling, and includes Plexes, Duplex, Semi-detached Duplex, Triplex, Semi-detached Triplex, and the portion of a Live-Work Unit intended to be used exclusively for living accommodations for one or more individuals;

“Municipality” means the Corporation of the Town of Whitchurch-Stouffville;

“Non-residential Use” means a building or structure of any kind whatsoever used, designed, or intended to be used for a use other than a Residential Use, and includes the portion of a Live-Work Unit that is not intended to be used exclusively for living accommodations for one or more individuals;

“Nursing home” means a residential building or the residential portion of a mixed-use building licensed as a nursing home by the Province of Ontario, within the meaning of the *Nursing Homes Act, R.S.O., 1990, C. n.7.*;

“Official Plan” means the Official Plan adopted for the Town, 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’

“Plexes” means a Duplex, Semi-detached Duplex, a Triplex, or a Semi-detached Triplex;

“Private School” means a private school defined under the *Education Act, 1990, c. E.2* or any successor thereto, being “an institution at which instruction is



provided at any time between the hours of 9 a.m. and 4 p.m. on any school day for five or more pupils who are of, or over compulsory school age in any of the subjects of the elementary or secondary school courses of study”;

“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, or mobile camper trailers;

“Residential Use” means the use of a building, structure, or portion thereof for one or more dwelling units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;

“Rental Housing Development” means development of a building or structure with four (4) or more Residential Units of all which are intended for use as rented residential premises;

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

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

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

“Semi-detached Duplex” means one (1) of a pair of attached duplexes where each Duplex is divided vertically from the other by a party wall;



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

“Semi-detached Triplex” means one (1) of a pair of Triplexes divided vertically, one (1) from the other, by a party wall;

“Semi-detached Dwelling” means a dwelling unit in a residential building consisting of two (2) dwelling units having one (1) vertical wall, but not other parts, attached or another dwelling unit where the residential units are not connected by an interior corridor;

“Service” means a service designed in Section 2.1 of this By-law, and “services” shall have a corresponding meaning;

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

“Single Detached Dwelling Unit” means a residential building consisting of one (1) dwelling unit and not attached to another structure;

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

- (a) containing two or more Dwelling Units which units have a common entrance from street level;
- (b) where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
- (c) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements;
- (d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels; and
- (e) the residential building or the residential portion of a mixed-use building maintained and operated as a nursing home under the *Nursing Homes Act, R.S.O., 1990, C. n.7.*



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

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

“Town” means the area within the geographic limits of the Town of Whitchurch-Stouffville;

“Townhouse Dwelling” means a building vertically divided into three or more dwelling units by common walls extending from the base of the foundation to the roof. Each dwelling unit shall have separate entrance directly to the outside, and includes, but is not limited to, a Back-to-Back Townhouse Dwelling and a Rowhouse, but excludes Stacked Townhouse Dwelling;

“Triplex” means a building comprising three (3) dwelling units, each of which has a separate entrance to grade;

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

2. DESIGNATION OF SERVICES

2.1 The category of service for which development charges are imposed under this By-law is as follows:

- (a) Services Related to a Highway

3. APPLICATION OF BY-LAW RULES

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

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



Area to Which By-law Applies

- 3.2 Subject to section 3.3, this by-law applies to all lands in the Town, whether or not the land or use thereof is exempt from taxation under s. 13 or the *Assessment Act, R.S.O. 1990, c. A.31*, or any successor thereof.
- 3.3 Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
- (a) the Municipality or a Local Board thereof;
 - (b) a Board of Education; or
 - (c) the Corporation of the Region of York or a Local Board thereof.

Approvals for Development

3.4

- (a) Development Charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
 - i. the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act, R.S.O. 1990, c. P. 13*;
 - 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, R.S.O. 1990, c. P. 13* 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, R.S.O. 1990, c. P. 13*;
 - vi. the approval of a description under section 50 of the *Condominium Act, R.S.O. 1990, Chap. C.26*, as amended, or any successor thereof; or
 - vii. the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings, or structures to which this By-law applies even though two or more of the



actions described in subsection 3.4(a) are required before the lands, buildings, or structures can be developed.

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

Exemptions

3.5 Notwithstanding the provisions of this by-law, Development Charges shall not be imposed with respect to:

- (a) an enlargement to an existing dwelling unit;
- (b) one or two additional dwelling units in an existing single detached dwelling or prescribed ancillary structure to the existing residential building;
- (c) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
- (d) the creation of one additional dwelling unit in any other existing residential building already containing at least one dwelling unit or prescribed ancillary structure to the existing residential building; or
- (e) the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:



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



- (f) Notwithstanding subsection 3.5(b), Development Charges shall be imposed, if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing Single Detached Dwelling Unit;
- (g) Notwithstanding section 3.5(d), Development Charges shall be imposed, if the additional Dwelling Unit has a gross floor area greater than:
 - i. in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
 - ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.

Discounts for Rental Housing:

The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:

- (a) Three or more bedrooms – 25% reduction;
- (b) Two bedrooms – 20% reduction; and
- (c) All other bedroom quantities – 15% reduction.

Other Exemptions:

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

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

3.6 Exemptions for Industrial Development

3.6.1 Notwithstanding any other provision of this by-law, no Development Charge is payable with respect to an enlargement of the gross floor area of an Existing Industrial building where the Gross Floor Area is enlarged by 50 percent or less.

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

- (a) notwithstanding section 3.6.2, if the Gross Floor Area is enlarged by more than 50 percent (50%), development charges shall be payable and



collected and the amount payable shall be calculated in accordance with s.4(3) of the Act.

- (b) that for greater certainty in applying the exemption in this section, the gross floor area of an Existing Industrial building is enlarged where there is a bona fide increase in the size of the Existing Industrial building, the enlarged area is attached to the Existing Industrial building, there is a direct means of ingress and egress from the Existing Industrial building to and from the enlarged areas for persons, goods, and equipment, and the Existing Industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1.1 of this by-law. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the Existing Industrial building by means only of a tunnel, bridge, canopy, corridor, or other passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing, or a parking facility
- (c) in particular, for the purposes of applying this exemption, the industrial building is considered existing if it is built, occupied, and assessed for property taxation at the time of the application respecting the enlargement
- (d) the exemption of an Existing Industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area that was existing as of January 1, 2019, or based on the first building or structures constructed on a vacant site pursuant to site plan approval under section 41 of the *Planning Act, R.S.O. 1990, c. P. 13*, as amended, or any successor thereof, subsequent to January 1, 2019, for which full development charges were paid.

3.7 Other Exemptions

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

- (a) The development of non-residential farm buildings constructed for an agricultural use.



Amount of Charges

3.8 Residential

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

3.9 Non-Residential

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

Reduction of Development Charges for Redevelopment

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

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.8 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.9, by the gross floor area that has been or will be demolished or converted to another principal use;



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

- 3.11 Notwithstanding section 3.10, for Abandoned Structures and/or Derelict Structures that have received a formal notification from the Town indicating the building or structure must be demolished within six (6) months of receiving the formal notification, and demolition has taken place within the six (6) months of receiving the formal notification, the redevelopment credit will be available for up to 120 months from the date of demolition

Time of Payment of Development Charges

- 3.12 A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this By-law, on the date the first building permit is issued in relation to a Building or structure on land to which a Development Charge applies.
- 3.13 For residential development that requires approval of a plan of subdivision under section 51 of the Planning Act, a consent under section 53 of the Planning Act, site plan approval under section 41 of the Planning Act or a description under section 9 of the Condominium Act (collectively referred to as the "plan of subdivision") and for which a subdivision agreement, consent agreement, site plan agreement or condominium agreement (collectively referred to as the "subdivision agreement") is entered into, the portion of the development charge attributable to the Services Related to a Highway Component as set out in Schedule B shall be calculated in accordance with sections 26, 26.1 and 26.2 of the Act, and payable and collected as at the date the subdivision agreement between the Town and the owner is executed (unless a separate agreement is entered into between the Town and the owner under section 3.19 herein), on the basis of the following:
- (a) the proposed number and type of dwelling units;
 - (b) with respect to blocks in the plan of subdivision intended for future development, the maximum number of dwelling units permitted under the then applicable zoning, whether or not there is a holding symbol in the zoning by-law as authorized by section 36 of the Planning Act.; and
 - (c) all other components of the Development Charge paid under this By-law shall continue to be collected in accordance with section 3.12



- 3.14 If at the time of issuance of a building permit or permits related to a plan of subdivision for which payments have been made pursuant to section 3.13, the actual total number and type of dwelling units for which building permits have been and are being issued, is greater than that used for the calculation and payment referred to in section 3.13, an additional payment shall be required with respect to the amount of the Services Related to a Highway Component, calculated in accordance with sections 26, 26.1 and 26.2 of the Act, for the Water Services Component by the difference between the number and type of dwelling units for which building permits have been and are being issued and the number and type of dwelling units for which payments have been made pursuant to section 3.13 and this section.
- 3.15 If following the issuance of all building permits for all development within a plan of subdivision or for all development in a block within a plan of subdivision that had been intended for future development and for which payments have been made pursuant to section 3.13, the actual total number and type of dwelling units is less than that used for the calculation and payment referred to in section 3.13, a refund shall become payable by the Town to the person who originally made the payment referred to in section 3.13, which refund shall be calculated by multiplying the applicable amount for the Services Related to a Highway Component at the time such payments were made by the difference between the number and type of dwelling units for which payments were made pursuant to section 3.13 and the number and type of dwelling units for which building permits were issued.
- 3.16 Notwithstanding sections 3.13 through 3.15 inclusive, in the case of an Apartment Unit dwelling that is developed at a minimum density of one hundred dwelling units per net hectare pursuant to plans and drawings approved under section 41 of the Planning Act, the Services Related to a Highway Components under this By-law shall be payable on the date a first permit is issued under the Building Code Act in relation to the Apartment Unit dwelling on lands to which the Development Charges under this By-law apply.
- 3.17 Notwithstanding subsection 3.12 through 3.16 inclusive, Development Charges for rental housing and Institutional Developments are due and payable in six (6) installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.



- 3.18 Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment on or after January 1, 2020, and the building permit was issued within 2 years of the approval, the Development Charges shall be calculated based on the rate in effect on the date of the Site Plan or Zoning By-law Amendment application was deemed complete, including interest.
- 3.19 Notwithstanding subsections 3.12 through 3.18 inclusive, the Town may enter into an agreement with a person/owner of land who is required to pay a Development Charge for:
- (a) All or any part of a development charge to be paid before or after it would otherwise be payable;
 - (b) The total amount of the Development Charge payable under an agreement under this section is the amount of the Development Charge that would be determine under this by-law on the day specified in the agreement or, if no such day is specified, at the earlier of.
 - i. the time of the Development Charge or any part of it is payable under the agreement; or
 - ii. the time of the Development Charge would have been payable in the absence of the agreement.
 - (c) In an agreement under this section, the Town may charge interest, at a rate stipulated in the agreement, on that part of the Development Charge payable after it would otherwise be payable.

4. PAYMENT BY SERVICES

- 4.1 Despite the payment required under subsections 3.12 through 3.15, inclusive, Council may, by agreement, give a credit towards a Development Charge in exchange for work that relates to a service to which a Development Charge relates under this by-law.

5. INDEXING

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

6. MANDATORY PHASE-IN

- 6.1 The amount of the Development Charges described in Schedule B to this bylaw shall be reduced as follows, in accordance with section 5(6) of the Act, subject to indexing as per section 5.1 herein:



- (a) the first year that the by-law is in force - no more than 80 percent of the maximum Development Charge that could otherwise be charged;
- (b) the second year that the by-law is in force - no more than 85 percent of the maximum Development Charge that could otherwise be charged;
- (c) the third year that the by-law is in force - no more than 90 percent of the maximum Development Charge that could otherwise be charged;
- (d) the fourth year that the by-law is in force - no more than 95 percent of the maximum Development Charge that could otherwise be charged; and
- (e) the fifth to tenth years that the by-law is in force - 100 percent of the maximum Development Charge will be imposed.

7. SCHEDULES

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

Schedule A - List of Town-Wide Services

Schedule B - Residential and Non-Residential Development Charges

8. CONFLICTS

8.1 Where the Town 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.

8.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

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 12:01 AM on January 1, 2024.



PASSED THIS 6th day of December, 2023.

Iain Lovatt, Mayor

Becky Jamieson, Town Clerk



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

Town-Wide Services

1. Services Related to a Highway



**SCHEDULE "B" TO BY-LAW
SCHEDULE OF DEVELOPMENT CHARGES**

Town-Wide Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Services Related to a Highway	8,356	6,872	5,518	3,780	2,815	2.99



Appendix H

Proposed By-law – Fire Protection Services



THE CORPORATION OF THE TOWN OF

WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2023-___

**BEING A BY-LAW to establish development charges for the Corporation of the
Town of Whitchurch-Stouffville Fire Protection Services**

WHEREAS the Town of Whitchurch-Stouffville will experience growth through development and redevelopment; and

WHEREAS development and redevelopment require the provision of physical and social services by the Town of Whitchurch-Stouffville; and

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

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

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

WHEREAS the Council of The Corporation of the Town of Whitchurch-Stouffville has given notice of and held a public meeting on the 8th day of November, 2023 in accordance with the Act and the regulations thereto; and

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



WHEREAS Council resolved on December 6, 2023 that it is the intention of Council to ensure that the increase in need for services identified in connection with the enactment of the by-law will be met; and

WHEREAS Council resolved on December 6, 2023 that no further public meeting be required and that this by-law be brought forward for enactment.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE ENACTS AS FOLLOWS:

1. INTERPRETATION

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

“Abandoned Structures” means buildings or structures that have received a formal notification from the Town indicating the building or structure must be demolished within six (6) months of receiving the formal notification;

“Act” means the *Development Charges Act, 1997, S.O. 1997, c. 27*, as amended, or any successor thereof;

“Accessory Use” means that the building or structure is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure;

“Affordable Residential Unit” means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;

“Ancillary Residential Use” means a Residential Dwelling that would be ancillary to a Single Detached Dwelling, Semi-Detached Dwelling, or Rowhouse;

“Agricultural Use” means use or intended use for bona fide farming purposes:

- (a) including (but not limited to):
 - i. cultivation of crops, whether on open land or in greenhouses, including (but not limited to) fruit, vegetables, herbs, grains, field crops, sod, trees, shrubs, flowers, and ornamental plants;
 - ii. raising of animals, including (but not limited to) cattle, horses, pigs, poultry, livestock, fish;



- iii. agricultural animal husbandry, dairying, equestrian activities, horticulture, fallowing, pasturing, and market gardening; and
 - iv. services related to the boarding or breeding of household pets.
- (b) but excluding:
- iv. retail sales activities; including but not limited to restaurants, banquet facilities, hospitality facilities and gift shops;
 - v. services related to grooming of household pets; and
 - vi. Cannabis Production Facilities.

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

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

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

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

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

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

“Bona Fide Farm Uses” means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation and excludes Cannabis Production Facilities;



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

“Capital Cost” means costs incurred or proposed to be incurred by the Municipality or a Local Board thereof directly or by others on behalf of and as authorized by the Municipality or Local Board,

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, construct or improve facilities including,
 - i. rolling stock with an estimated useful life of seven years or more, and
 - ii. furniture and equipment other than computer equipment, and
 - iii. material acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 19990, Chap. c. P.44, as amended, or any successor thereof.
- (e) interest on money borrowed to pay for costs in (a) to (d).

required for the provision of services designated in this by-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related;

“Commercial” means any use of land, structures, or buildings for the purposes of buying or selling commodities and services, but does not include Industrial, Institutional, or Agricultural Use, and does include Cannabis Production Facilities, hotels, motels, and motor inns;

“Cannabis” means:

- (a) a cannabis plant;
- (b) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant regardless of whether that part has been processed or not;
- (c) any substance or mixture of substances that contains or has on it any part of such a plant; and
- (d) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained;



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

"Cannabis Production Facilities" means a building, or part thereof, designed, used, or intended to be used for one or more of the following: growing, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis where a license, permit or authorization has been issued under applicable federal law and does include, but is not limited to such buildings as a greenhouse and agricultural building associated with the use. It does not include a building or part thereof solely designed, used, or intended to be used for retail sales of cannabis;

"Charitable Dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the *Charitable Institutions Act, R.S.O. 1990, c. C.9*, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the *Child and Family Services Act, R.S.O. 1990, c. C.11*, a home or a joint home under the *Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13*, an institution under the *Mental Hospitals Act, R.S.O. 1990, c. M.8*, a nursing home under the *Nursing Homes Act, R.S.O., 1990, c. N.7*, and a home for special care under the *Homes for Special Care Act, R.S.O. 1990, c. H.12*;

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

"Council" means the Council of the municipality;



“Derelict Structures” means buildings or structures that have received a formal notification from the Town indicating the building or structure must be demolished within six (6) months of receiving the formal notification;

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

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

“Duplex” means a building comprising, by horizontal division, two (2) dwelling units, each of which has a separate entrance to grade;

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

“Existing” means the number, use and size that existed as of January 1, 2019;

“Existing Industrial” means an Industrial Building or structure existing on a site as of January 1, 2019, or the first building or structures constructed on a vacant site pursuant to site plan approval under section 41 of the *Planning Act, R.S.O. 1990, c. P. 13*, as amended, or any successor thereof, subsequent to the January 1, 2019, for which full development charges were paid;

“Farm Building” means that part of a bona fide farming operation encompassing barns, silos, and other ancillary development to an agricultural use, but excluding a residential use;

“Gross Floor Area” means:

- (a) in the case of a residential building or structure, the total area of all floors above or below 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;
 - iii. a part of the building or structure below grade that is used for storage or other accessory use; and
 - iv. a part of the building or structure below grade that is used for the parking of motor vehicles unless the area is used for the storage of motor vehicles prior to being sold or rented to the general public or where the building or structure is used for the sale or renting of motor vehicle to the general public.

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

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

“Industrial” means lands, buildings, or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods,



warehousing, or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club or self-storage facilities;

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

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

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

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



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

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

“Multiple Dwellings” means all dwellings other than Single-detached, Semi-detached, Apartment Unit, and Special Care/Special Need Dwelling, and includes Plexes, Duplex, Semi-detached Duplex, Triplex, Semi-detached Triplex, and the portion of a Live-Work Unit intended to be used exclusively for living accommodations for one or more individuals;

“Municipality” means the Corporation of the Town of Whitchurch-Stouffville;

“Non-residential Use” means a building or structure of any kind whatsoever used, designed, or intended to be used for a use other than a Residential Use, and includes the portion of a Live-Work Unit that is not intended to be used exclusively for living accommodations for one or more individuals;

“Nursing home” means a residential building or the residential portion of a mixed-use building licensed as a nursing home by the Province of Ontario, within the meaning of the *Nursing Homes Act, R.S.O., 1990, C. n.7.*;

“Official Plan” means the Official Plan adopted for the Town, 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’

“Plexes” means a Duplex, Semi-detached Duplex, a Triplex, or a Semi-detached Triplex;

“Private School” means a private school defined under the *Education Act, 1990, c. E.2* or any successor thereto, being “an institution at which instruction is



provided at any time between the hours of 9 a.m. and 4 p.m. on any school day for five or more pupils who are of, or over compulsory school age in any of the subjects of the elementary or secondary school courses of study”;

“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, or mobile camper trailers;

“Residential Use” means the use of a building, structure, or portion thereof for one or more dwelling units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;

“Rental Housing Development” means development of a building or structure with four (4) or more Residential Units of all which are intended for use as rented residential premises;

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

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

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

“Semi-detached Duplex” means one (1) of a pair of attached duplexes where each Duplex is divided vertically from the other by a party wall;



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

“Semi-detached Triplex” means one (1) of a pair of Triplexes divided vertically, one (1) from the other, by a party wall;

“Semi-detached Dwelling” means a dwelling unit in a residential building consisting of two (2) dwelling units having one (1) vertical wall, but not other parts, attached or another dwelling unit where the residential units are not connected by an interior corridor;

“Service” means a service designed in Section 2.1 of this By-law, and “services” shall have a corresponding meaning;

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

“Single Detached Dwelling Unit” means a residential building consisting of one (1) dwelling unit and not attached to another structure;

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

- (a) containing two or more Dwelling Units which units have a common entrance from street level;
- (b) where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
- (c) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements;
- (d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels; and
- (e) the residential building or the residential portion of a mixed-use building maintained and operated as a nursing home under the *Nursing Homes Act, R.S.O., 1990, C. n.7.*



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

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

“Town” means the area within the geographic limits of the Town of Whitchurch-Stouffville;

“Townhouse Dwelling” means a building vertically divided into three or more dwelling units by common walls extending from the base of the foundation to the roof. Each dwelling unit shall have separate entrance directly to the outside, and includes, but is not limited to, a Back-to-Back Townhouse Dwelling and a Rowhouse, but excludes Stacked Townhouse Dwelling;

“Triplex” means a building comprising three (3) dwelling units, each of which has a separate entrance to grade;

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

2. DESIGNATION OF SERVICES

2.2 The category of service for which development charges are imposed under this By-law is as follows:

- (a) Fire Protection Services

3. APPLICATION OF BY-LAW RULES

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

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



Area to Which By-law Applies

- 3.2 Subject to section 3.3, this by-law applies to all lands in the Town, whether or not the land or use thereof is exempt from taxation under s. 13 or the *Assessment Act, R.S.O. 1990, c. A.31*, or any successor thereof.
- 3.3 Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
- (a) the Municipality or a Local Board thereof;
 - (b) a Board of Education; or
 - (c) the Corporation of the Region of York or a Local Board thereof.

Approvals for Development

3.4

- (a) Development Charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
 - i. the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act, R.S.O. 1990, c. P. 13*;
 - 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, R.S.O. 1990, c. P. 13* 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, R.S.O. 1990, c. P. 13*;
 - vi. the approval of a description under section 50 of the *Condominium Act, R.S.O. 1990, Chap. C.26*, as amended, or any successor thereof; or
 - vii. the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings, or structures to which this By-law applies even though two or more of the



actions described in subsection 3.4(a) are required before the lands, buildings, or structures can be developed.

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

Exemptions

3.5 Notwithstanding the provisions of this by-law, Development Charges shall not be imposed with respect to:

- (a) an enlargement to an existing dwelling unit;
- (b) one or two additional dwelling units in an existing single detached dwelling or prescribed ancillary structure to the existing residential building;
- (c) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
- (d) the creation of one additional dwelling unit in any other existing residential building already containing at least one dwelling unit or prescribed ancillary structure to the existing residential building; or
- (e) the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:



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



- (f) Notwithstanding subsection 3.5(b), Development Charges shall be imposed, if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing Single Detached Dwelling Unit;
- (g) Notwithstanding section 3.5(d), Development Charges shall be imposed, if the additional Dwelling Unit has a gross floor area greater than:
 - i. in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
 - ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.

Discounts for Rental Housing:

The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:

- (a) Three or more bedrooms – 25% reduction;
- (b) Two bedrooms – 20% reduction; and
- (c) All other bedroom quantities – 15% reduction.

Other Exemptions:

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

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

3.6 Exemptions for Industrial Development

3.6.1 Notwithstanding any other provision of this by-law, no Development Charge is payable with respect to an enlargement of the gross floor area of an Existing Industrial building where the Gross Floor Area is enlarged by 50 percent or less.

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

- (a) notwithstanding section 3.6.2, if the Gross Floor Area is enlarged by more than 50 percent (50%), development charges shall be payable



and collected and the amount payable shall be calculated in accordance with s.4(3) of the Act.

- (b) that for greater certainty in applying the exemption in this section, the gross floor area of an Existing Industrial building is enlarged where there is a bona fide increase in the size of the Existing Industrial building, the enlarged area is attached to the Existing Industrial building, there is a direct means of ingress and egress from the Existing Industrial building to and from the enlarged areas for persons, goods, and equipment, and the Existing Industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1.1 of this by-law. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the Existing Industrial building by means only of a tunnel, bridge, canopy, corridor, or other passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing, or a parking facility
- (c) in particular, for the purposes of applying this exemption, the industrial building is considered existing if it is built, occupied, and assessed for property taxation at the time of the application respecting the enlargement
- (d) the exemption of an Existing Industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area that was existing as of January 1, 2019, or based on the first building or structures constructed on a vacant site pursuant to site plan approval under section 41 of the *Planning Act, R.S.O. 1990, c. P. 13*, as amended, or any successor thereof, subsequent to January 1, 2019, for which full development charges were paid.

3.7 Other Exemptions

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

- (a) The development of non-residential farm buildings constructed for an agricultural use.



Amount of Charges

3.8 Residential

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

3.9 Non-Residential

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

Reduction of Development Charges for Redevelopment

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

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.8 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.9, by the gross



floor area that has been or will be demolished or converted to another principal use;

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

- 3.11 Notwithstanding section 3.10, for Abandoned Structures and/or Derelict Structures that have received a formal notification from the Town indicating the building or structure must be demolished within six (6) months of receiving the formal notification, and demolition has taken place within the six (6) months of receiving the formal notification, the redevelopment credit will be available for up to 120 months from the date of demolition

Time of Payment of Development Charges

- 3.12 A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this By-law, on the date the first building permit is issued in relation to a Building or structure on land to which a Development Charge applies.
- 3.13 Notwithstanding subsection 3.12, Development Charges for rental housing and institutional developments are due and payable in six (6) installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 3.14 Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment on or after January 1, 2020, and the building permit was issued within 2 years of the approval, the Development Charges shall be calculated based on the rate in effect on the date of the Site Plan or Zoning By-law Amendment application was deemed complete, including interest.
- 3.15 Notwithstanding subsections 3.12 through 3.14 inclusive, the Town may enter into an agreement with a person/owner of land who is required to pay a Development Charge for:
- (a) All or any part of a development charge to be paid before or after it would otherwise be payable;
 - (b) The total amount of the Development Charge payable under an agreement under this section is the amount of the Development Charge that would be determined under this by-law on the day specified in the agreement or, if no such day is specified, at the earlier of.



- i. the time of the Development Charge or any part of it is payable under the agreement; or
 - ii. the time of the Development Charge would have been payable in the absence of the agreement.
- (c) In an agreement under this section, the Town may charge interest, at a rate stipulated in the agreement, on that part of the Development Charge payable after it would otherwise be payable.

4. PAYMENT BY SERVICES

- 4.1 Despite the payment required under subsections 3.12 through 3.15, inclusive, Council may, by agreement, give a credit towards a Development Charge in exchange for work that relates to a service to which a Development Charge relates under this by-law.

5. INDEXING

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

6. MANDATORY PHASE-IN

- 6.1 The amount of the Development Charges described in Schedule B to this bylaw shall be reduced as follows, in accordance with section 5(6) of the Act, subject to indexing as per section 5.1 herein:
 - (a) the first year that the by-law is in force - no more than 80 percent of the maximum Development Charge that could otherwise be charged;
 - (b) the second year that the by-law is in force - no more than 85 percent of the maximum Development Charge that could otherwise be charged;
 - (c) the third year that the by-law is in force - no more than 90 percent of the maximum Development Charge that could otherwise be charged;
 - (d) the fourth year that the by-law is in force - no more than 95 percent of the maximum Development Charge that could otherwise be charged;
 - and
 - (e) the fifth to tenth years that the by-law is in force - 100 percent of the maximum Development Charge will be imposed.



7. SCHEDULES

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

Schedule A - List of Town-Wide Services

Schedule B - Residential and Non-Residential Development Charges

8. CONFLICTS

8.1 Where the Town 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.

8.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

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 12:01 AM on January 1, 2024.

PASSED THIS 6th day of December, 2023.

Iain Lovatt, Mayor

Becky Jamieson, Town Clerk



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

Town-Wide Services

1. Fire Protection Services



SCHEDULE "B" TO BY-LAW
SCHEDULE OF DEVELOPMENT CHARGE

Town-Wide Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Fire Protection Services	2,290	1,883	1,512	1,036	772	1.87



Appendix I

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



THE CORPORATION OF THE TOWN OF

WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2023-___

**BEING A BY-LAW to establish development charges for the Corporation of the
Town of Whitchurch-Stouffville Parks and Recreation Services**

WHEREAS the Town of Whitchurch-Stouffville will experience growth through development and redevelopment; and

WHEREAS development and redevelopment require the provision of physical and social services by the Town of Whitchurch-Stouffville; and

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

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

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

WHEREAS the Council of The Corporation of the Town of Whitchurch-Stouffville has given notice of and held a public meeting on the 8th day of November, 2023 in accordance with the Act and the regulations thereto; and

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



WHEREAS Council resolved on December 6, 2023 that it is the intention of Council to ensure that the increase in need for services identified in connection with the enactment of the by-law will be met; and

WHEREAS Council resolved on December 6, 2023 that no further public meeting be required and that this by-law be brought forward for enactment.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE ENACTS AS FOLLOWS:

1. INTERPRETATION

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

“Abandoned Structures” means buildings or structures that have received a formal notification from the Town indicating the building or structure must be demolished within six (6) months of receiving the formal notification;

“Act” means the *Development Charges Act, 1997, S.O. 1997, c. 27*, as amended, or any successor thereof;

“Accessory Use” means that the building or structure is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure;

“Affordable Residential Unit” means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;

“Ancillary Residential Use” means a Residential Dwelling that would be ancillary to a Single Detached Dwelling, Semi-Detached Dwelling, or Rowhouse;

“Agricultural Use” means use or intended use for bona fide farming purposes:

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



- iv. services related to the boarding or breeding of household pets.
- (b) but excluding:
- i. retail sales activities; including but not limited to restaurants, banquet facilities, hospitality facilities and gift shops;
 - ii. services related to grooming of household pets; and
 - iii. Cannabis Production Facilities.

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

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

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

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

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

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

“Bona Fide Farm Uses” means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation and excludes Cannabis Production Facilities;



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

“Capital Cost” means costs incurred or proposed to be incurred by the Municipality or a Local Board thereof directly or by others on behalf of and as authorized by the Municipality or Local Board,

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, construct or improve facilities including,
 - i. rolling stock with an estimated useful life of seven years or more, and
 - ii. furniture and equipment other than computer equipment, and
 - iii. material acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 19990, Chap. c. P.44, as amended, or any successor thereof.
- (e) interest on money borrowed to pay for costs in (a) to (d).

required for the provision of services designated in this by-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related;

“Commercial” means any use of land, structures, or buildings for the purposes of buying or selling commodities and services, but does not include Industrial, Institutional, or Agricultural Use, and does include Cannabis Production Facilities, hotels, motels, and motor inns;

“Cannabis” means:

- (a) a cannabis plant;
- (b) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant regardless of whether that part has been processed or not;
- (c) any substance or mixture of substances that contains or has on it any part of such a plant; and
- (d) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained;



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

"Cannabis Production Facilities" means a building, or part thereof, designed, used, or intended to be used for one or more of the following: growing, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis where a license, permit or authorization has been issued under applicable federal law and does include, but is not limited to such buildings as a greenhouse and agricultural building associated with the use. It does not include a building or part thereof solely designed, used, or intended to be used for retail sales of cannabis;

"Charitable Dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the *Charitable Institutions Act, R.S.O. 1990, c. C.9*, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the *Child and Family Services Act, R.S.O. 1990, c. C.11*, a home or a joint home under the *Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13*, an institution under the *Mental Hospitals Act, R.S.O. 1990, c. M.8*, a nursing home under the *Nursing Homes Act, R.S.O., 1990, c. N.7*, and a home for special care under the *Homes for Special Care Act, R.S.O. 1990, c. H.12*;

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

"Council" means the Council of the municipality;



“Derelict Structures” means buildings or structures that have received a formal notification from the Town indicating the building or structure must be demolished within six (6) months of receiving the formal notification;

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

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

“Duplex” means a building comprising, by horizontal division, two (2) dwelling units, each of which has a separate entrance to grade;

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

“Existing” means the number, use and size that existed as of January 1, 2019;

“Existing Industrial” means an Industrial Building or structure existing on a site as of January 1, 2019, or the first building or structures constructed on a vacant site pursuant to site plan approval under section 41 of the *Planning Act, R.S.O. 1990, c. P. 13*, as amended, or any successor thereof, subsequent to the January 1, 2019, for which full development charges were paid;

“Farm Building” means that part of a bona fide farming operation encompassing barns, silos, and other ancillary development to an agricultural use, but excluding a residential use;

“Gross Floor Area” means:

- (a) in the case of a residential building or structure, the total area of all floors above or below 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;
 - iii. a part of the building or structure below grade that is used for storage or other accessory use; and
 - iv. a part of the building or structure below grade that is used for the parking of motor vehicles unless the area is used for the storage of motor vehicles prior to being sold or rented to the general public or where the building or structure is used for the sale or renting of motor vehicle to the general public.

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

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

“Industrial” means lands, buildings, or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods,



warehousing, or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club or self-storage facilities;

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

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

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

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



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

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

“Multiple Dwellings” means all dwellings other than Single-detached, Semi-detached, Apartment Unit, and Special Care/Special Need Dwelling, and includes Plexes, Duplex, Semi-detached Duplex, Triplex, Semi-detached Triplex, and the portion of a Live-Work Unit intended to be used exclusively for living accommodations for one or more individuals;

“Municipality” means the Corporation of the Town of Whitchurch-Stouffville;

“Non-residential Use” means a building or structure of any kind whatsoever used, designed, or intended to be used for a use other than a Residential Use, and includes the portion of a Live-Work Unit that is not intended to be used exclusively for living accommodations for one or more individuals;

“Nursing home” means a residential building or the residential portion of a mixed-use building licensed as a nursing home by the Province of Ontario, within the meaning of the *Nursing Homes Act, R.S.O., 1990, C. n.7.*;

“Official Plan” means the Official Plan adopted for the Town, 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’

“Plexes” means a Duplex, Semi-detached Duplex, a Triplex, or a Semi-detached Triplex;

“Private School” means a private school defined under the *Education Act, 1990, c. E.2* or any successor thereto, being “an institution at which instruction is



provided at any time between the hours of 9 a.m. and 4 p.m. on any school day for five or more pupils who are of, or over compulsory school age in any of the subjects of the elementary or secondary school courses of study”;

“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, or mobile camper trailers;

“Residential Use” means the use of a building, structure, or portion thereof for one or more dwelling units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;

“Rental Housing Development” means development of a building or structure with four (4) or more Residential Units of all which are intended for use as rented residential premises;

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

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

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

“Semi-detached Duplex” means one (1) of a pair of attached duplexes where each Duplex is divided vertically from the other by a party wall;



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

“Semi-detached Triplex” means one (1) of a pair of Triplexes divided vertically, one (1) from the other, by a party wall;

“Semi-detached Dwelling” means a dwelling unit in a residential building consisting of two (2) dwelling units having one (1) vertical wall, but not other parts, attached or another dwelling unit where the residential units are not connected by an interior corridor;

“Service” means a service designed in Section 2.1 of this By-law, and “services” shall have a corresponding meaning;

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

“Single Detached Dwelling Unit” means a residential building consisting of one (1) dwelling unit and not attached to another structure;

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

- (a) containing two or more Dwelling Units which units have a common entrance from street level;
- (b) where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
- (c) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements;
- (d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels; and
- (e) the residential building or the residential portion of a mixed-use building maintained and operated as a nursing home under the *Nursing Homes Act, R.S.O., 1990, C. n.7.*



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

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

“Town” means the area within the geographic limits of the Town of Whitchurch-Stouffville;

“Townhouse Dwelling” means a building vertically divided into three or more dwelling units by common walls extending from the base of the foundation to the roof. Each dwelling unit shall have separate entrance directly to the outside, and includes, but is not limited to, a Back-to-Back Townhouse Dwelling and a Rowhouse, but excludes Stacked Townhouse Dwelling;

“Triplex” means a building comprising three (3) dwelling units, each of which has a separate entrance to grade;

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

2. DESIGNATION OF SERVICES

- 2.3 The category of service for which development charges are imposed under this By-law is as follows:
- (a) Parks and Recreation Services

3. APPLICATION OF BY-LAW RULES

- 3.1 Development Charges shall be payable in the amounts set out in this by-law where:
- (a) the lands are located in the area described in section 3.2; and
 - (b) the development of the lands requires any of the approvals set out in subsection 3.4(a).



Area to Which By-law Applies

- 3.2 Subject to section 3.3, this by-law applies to all lands in the Town, whether or not the land or use thereof is exempt from taxation under s. 13 or the *Assessment Act, R.S.O. 1990, c. A.31*, or any successor thereof.
- 3.3 Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
- (a) the Municipality or a Local Board thereof;
 - (b) a Board of Education; or
 - (c) the Corporation of the Region of York or a Local Board thereof.

Approvals for Development

3.4

- (a) Development Charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
 - i. the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act, R.S.O. 1990, c. P. 13*;
 - 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, R.S.O. 1990, c. P. 13* 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, R.S.O. 1990, c. P. 13*;
 - vi. the approval of a description under section 50 of the *Condominium Act, R.S.O. 1990, Chap. C.26*, as amended, or any successor thereof; or
 - vii. the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings, or structures to which this By-law applies even though two or more of the



actions described in subsection 3.4(a) are required before the lands, buildings, or structures can be developed.

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

Exemptions

3.5 Notwithstanding the provisions of this by-law, Development Charges shall not be imposed with respect to:

- (a) an enlargement to an existing dwelling unit;
- (b) one or two additional dwelling units in an existing single detached dwelling or prescribed ancillary structure to the existing residential building;
- (c) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
- (d) the creation of one additional dwelling unit in any other existing residential building already containing at least one dwelling unit or prescribed ancillary structure to the existing residential building; or
- (e) the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:



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



- (f) Notwithstanding subsection 3.5(b), Development Charges shall be imposed, if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing Single Detached Dwelling Unit;
- (g) Notwithstanding section 3.5(d), Development Charges shall be imposed, if the additional Dwelling Unit has a gross floor area greater than:
 - i. in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
 - ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.

Discounts for Rental Housing:

The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:

- (a) Three or more bedrooms – 25% reduction;
- (b) Two bedrooms – 20% reduction; and
- (c) All other bedroom quantities – 15% reduction.

Other Exemptions:

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

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

3.6 Exemptions for Industrial Development

3.6.1 Notwithstanding any other provision of this by-law, no Development Charge is payable with respect to an enlargement of the gross floor area of an Existing Industrial building where the Gross Floor Area is enlarged by 50 percent or less.

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

- (a) notwithstanding section 3.6.2, if the Gross Floor Area is enlarged by more than 50 percent (50%), development charges shall be payable



and collected and the amount payable shall be calculated in accordance with s.4(3) of the Act.

- (b) that for greater certainty in applying the exemption in this section, the gross floor area of an Existing Industrial building is enlarged where there is a bona fide increase in the size of the Existing Industrial building, the enlarged area is attached to the Existing Industrial building, there is a direct means of ingress and egress from the Existing Industrial building to and from the enlarged areas for persons, goods, and equipment, and the Existing Industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1.1 of this by-law. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the Existing Industrial building by means only of a tunnel, bridge, canopy, corridor, or other passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing, or a parking facility
- (c) in particular, for the purposes of applying this exemption, the industrial building is considered existing if it is built, occupied, and assessed for property taxation at the time of the application respecting the enlargement
- (d) the exemption of an Existing Industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area that was existing as of January 1, 2019, or based on the first building or structures constructed on a vacant site pursuant to site plan approval under section 41 of the *Planning Act, R.S.O. 1990, c. P. 13*, as amended, or any successor thereof, subsequent to January 1, 2019, for which full development charges were paid.

3.7 Other Exemptions

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

- (a) The development of non-residential farm buildings constructed for an agricultural use.



Amount of Charges

3.8 Residential

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

3.9 Non-Residential

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

Reduction of Development Charges for Redevelopment

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

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.8 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.9, by the gross



floor area that has been or will be demolished or converted to another principal use;

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

- 3.11 Notwithstanding section 3.10, for Abandoned Structures and/or Derelict Structures that have received a formal notification from the Town indicating the building or structure must be demolished within six (6) months of receiving the formal notification, and demolition has taken place within the six (6) months of receiving the formal notification, the redevelopment credit will be available for up to 120 months from the date of demolition

Time of Payment of Development Charges

- 3.12 A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this By-law, on the date the first building permit is issued in relation to a Building or structure on land to which a Development Charge applies.
- 3.13 Notwithstanding subsection 3.12, Development Charges for rental housing and institutional developments are due and payable in six (6) installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 3.14 Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment on or after January 1, 2020, and the building permit was issued within 2 years of the approval, the Development Charges shall be calculated based on the rate in effect on the date of the Site Plan or Zoning By-law Amendment application was deemed complete, including interest.
- 3.15 Notwithstanding subsections 3.12 through 3.14 inclusive, the Town may enter into an agreement with a person/owner of land who is required to pay a Development Charge for:
- (a) All or any part of a development charge to be paid before or after it would otherwise be payable;
 - (b) The total amount of the Development Charge payable under an agreement under this section is the amount of the Development Charge that would be determined under this by-law on the day specified in the agreement or, if no such day is specified, at the earlier of.



- i. the time of the Development Charge or any part of it is payable under the agreement; or
 - ii. the time of the Development Charge would have been payable in the absence of the agreement.
- (c) In an agreement under this section, the Town may charge interest, at a rate stipulated in the agreement, on that part of the Development Charge payable after it would otherwise be payable.

4. PAYMENT BY SERVICES

- 4.1 Despite the payment required under subsections 3.12 through 3.15, inclusive, Council may, by agreement, give a credit towards a Development Charge in exchange for work that relates to a service to which a Development Charge relates under this by-law.

5. INDEXING

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

6. MANDATORY PHASE-IN

- 6.1 The amount of the Development Charges described in Schedule B to this bylaw shall be reduced as follows, in accordance with section 5(6) of the Act, subject to indexing as per section 5.1 herein:
 - (a) the first year that the by-law is in force - no more than 80 percent of the maximum Development Charge that could otherwise be charged;
 - (b) the second year that the by-law is in force - no more than 85 percent of the maximum Development Charge that could otherwise be charged;
 - (c) the third year that the by-law is in force - no more than 90 percent of the maximum Development Charge that could otherwise be charged;
 - (d) the fourth year that the by-law is in force - no more than 95 percent of the maximum Development Charge that could otherwise be charged;
 - and
 - (e) the fifth to tenth years that the by-law is in force - 100 percent of the maximum Development Charge will be imposed.



7. SCHEDULES

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

Schedule A - List of Town-Wide Services

Schedule B - Residential and Non-Residential Development Charges

8. CONFLICTS

8.1 Where the Town 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.

8.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

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 12:01 AM on January 1, 2024.

PASSED THIS 6th day of December, 2023.

Iain Lovatt, Mayor

Becky Jamieson, Town Clerk



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

Town-Wide Services

1. Parks and Recreation Services



SCHEDULE "B" TO BY-LAW
SCHEDULE OF DEVELOPMENT CHARGE

Town-Wide Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Parks and Recreation Services	20,370	16,751	13,451	9,215	6,863	1.25



Appendix J

Proposed D.C. By-law – Library Services



THE CORPORATION OF THE TOWN OF

WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2023-___

**BEING A BY-LAW to establish development charges for the Corporation of the
Town of Whitchurch-Stouffville Library Services**

WHEREAS the Town of Whitchurch-Stouffville will experience growth through development and redevelopment; and

WHEREAS development and redevelopment require the provision of physical and social services by the Town of Whitchurch-Stouffville; and

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

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

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

WHEREAS the Council of The Corporation of the Town of Whitchurch-Stouffville has given notice of and held a public meeting on the 8th day of November, 2023 in accordance with the Act and the regulations thereto; and

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



WHEREAS Council resolved on December 6, 2023 that it is the intention of Council to ensure that the increase in need for services identified in connection with the enactment of the by-law will be met; and

WHEREAS Council resolved on December 6, 2023 that no further public meeting be required and that this by-law be brought forward for enactment.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE ENACTS AS FOLLOWS:

1. INTERPRETATION

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

“Abandoned Structures” means buildings or structures that have received a formal notification from the Town indicating the building or structure must be demolished within six (6) months of receiving the formal notification;

“Act” means the *Development Charges Act, 1997, S.O. 1997, c. 27*, as amended, or any successor thereof;

“Accessory Use” means that the building or structure is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure;

“Affordable Residential Unit” means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;

“Ancillary Residential Use” means a Residential Dwelling that would be ancillary to a Single Detached Dwelling, Semi-Detached Dwelling, or Rowhouse;

“Agricultural Use” means use or intended use for bona fide farming purposes:

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



- iv. services related to the boarding or breeding of household pets.
- (b) but excluding:
- i. retail sales activities; including but not limited to restaurants, banquet facilities, hospitality facilities and gift shops;
 - ii. services related to grooming of household pets; and
 - iii. Cannabis Production Facilities.

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

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

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

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

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

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

“Bona Fide Farm Uses” means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation and excludes Cannabis Production Facilities;



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

“Capital Cost” means costs incurred or proposed to be incurred by the Municipality or a Local Board thereof directly or by others on behalf of and as authorized by the Municipality or Local Board,

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, construct or improve facilities including,
 - i. rolling stock with an estimated useful life of seven years or more, and
 - ii. furniture and equipment other than computer equipment, and
 - iii. material acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 19990, Chap. c. P.44, as amended, or any successor thereof.
- (e) interest on money borrowed to pay for costs in (a) to (d).

required for the provision of services designated in this by-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related;

“Commercial” means any use of land, structures, or buildings for the purposes of buying or selling commodities and services, but does not include Industrial, Institutional, or Agricultural Use, and does include Cannabis Production Facilities, hotels, motels, and motor inns;

“Cannabis” means:

- (a) a cannabis plant;
- (b) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant regardless of whether that part has been processed or not;
- (c) any substance or mixture of substances that contains or has on it any part of such a plant; and
- (d) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained;



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

"Cannabis Production Facilities" means a building, or part thereof, designed, used, or intended to be used for one or more of the following: growing, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis where a license, permit or authorization has been issued under applicable federal law and does include, but is not limited to such buildings as a greenhouse and agricultural building associated with the use. It does not include a building or part thereof solely designed, used, or intended to be used for retail sales of cannabis;

"Charitable Dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the *Charitable Institutions Act, R.S.O. 1990, c. C.9*, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the *Child and Family Services Act, R.S.O. 1990, c. C.11*, a home or a joint home under the *Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13*, an institution under the *Mental Hospitals Act, R.S.O. 1990, c. M.8*, a nursing home under the *Nursing Homes Act, R.S.O., 1990, c. N.7*, and a home for special care under the *Homes for Special Care Act, R.S.O. 1990, c. H.12*;

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

"Council" means the Council of the municipality;



“Derelict Structures” means buildings or structures that have received a formal notification from the Town indicating the building or structure must be demolished within six (6) months of receiving the formal notification;

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

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

“Duplex” means a building comprising, by horizontal division, two (2) dwelling units, each of which has a separate entrance to grade;

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

“Existing” means the number, use and size that existed as of January 1, 2019;

“Existing Industrial” means an Industrial Building or structure existing on a site as of January 1, 2019, or the first building or structures constructed on a vacant site pursuant to site plan approval under section 41 of the *Planning Act, R.S.O. 1990, c. P. 13*, as amended, or any successor thereof, subsequent to the January 1, 2019, for which full development charges were paid;

“Farm Building” means that part of a bona fide farming operation encompassing barns, silos, and other ancillary development to an agricultural use, but excluding a residential use;

“Gross Floor Area” means:

- (a) in the case of a residential building or structure, the total area of all floors above or below 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;
 - iii. a part of the building or structure below grade that is used for storage or other accessory use; and
 - iv. a part of the building or structure below grade that is used for the parking of motor vehicles unless the area is used for the storage of motor vehicles prior to being sold or rented to the general public or where the building or structure is used for the sale or renting of motor vehicle to the general public.

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

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

“Industrial” means lands, buildings, or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods,



warehousing, or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club or self-storage facilities;

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

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

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

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



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

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

“Multiple Dwellings” means all dwellings other than Single-detached, Semi-detached, Apartment Unit, and Special Care/Special Need Dwelling, and includes Plexes, Duplex, Semi-detached Duplex, Triplex, Semi-detached Triplex, and the portion of a Live-Work Unit intended to be used exclusively for living accommodations for one or more individuals;

“Municipality” means the Corporation of the Town of Whitchurch-Stouffville;

“Non-residential Use” means a building or structure of any kind whatsoever used, designed, or intended to be used for a use other than a Residential Use, and includes the portion of a Live-Work Unit that is not intended to be used exclusively for living accommodations for one or more individuals;

“Nursing home” means a residential building or the residential portion of a mixed-use building licensed as a nursing home by the Province of Ontario, within the meaning of the *Nursing Homes Act, R.S.O., 1990, C. n.7.*;

“Official Plan” means the Official Plan adopted for the Town, 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’

“Plexes” means a Duplex, Semi-detached Duplex, a Triplex, or a Semi-detached Triplex;

“Private School” means a private school defined under the *Education Act, 1990, c. E.2* or any successor thereto, being “an institution at which instruction is



provided at any time between the hours of 9 a.m. and 4 p.m. on any school day for five or more pupils who are of, or over compulsory school age in any of the subjects of the elementary or secondary school courses of study”;

“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, or mobile camper trailers;

“Residential Use” means the use of a building, structure, or portion thereof for one or more dwelling units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;

“Rental Housing Development” means development of a building or structure with four (4) or more Residential Units of all which are intended for use as rented residential premises;

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

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

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

“Semi-detached Duplex” means one (1) of a pair of attached duplexes where each Duplex is divided vertically from the other by a party wall;



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

“Semi-detached Triplex” means one (1) of a pair of Triplexes divided vertically, one (1) from the other, by a party wall;

“Semi-detached Dwelling” means a dwelling unit in a residential building consisting of two (2) dwelling units having one (1) vertical wall, but not other parts, attached or another dwelling unit where the residential units are not connected by an interior corridor;

“Service” means a service designed in Section 2.1 of this By-law, and “services” shall have a corresponding meaning;

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

“Single Detached Dwelling Unit” means a residential building consisting of one (1) dwelling unit and not attached to another structure;

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

- (a) containing two or more Dwelling Units which units have a common entrance from street level;
- (b) where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
- (c) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements;
- (d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels; and
- (e) the residential building or the residential portion of a mixed-use building maintained and operated as a nursing home under the *Nursing Homes Act, R.S.O., 1990, C. n.7.*



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

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

“Town” means the area within the geographic limits of the Town of Whitchurch-Stouffville;

“Townhouse Dwelling” means a building vertically divided into three or more dwelling units by common walls extending from the base of the foundation to the roof. Each dwelling unit shall have separate entrance directly to the outside, and includes, but is not limited to, a Back-to-Back Townhouse Dwelling and a Rowhouse, but excludes Stacked Townhouse Dwelling;

“Triplex” means a building comprising three (3) dwelling units, each of which has a separate entrance to grade;

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

2. DESIGNATION OF SERVICES

- 2.4 The category of service for which development charges are imposed under this By-law is as follows:
- (a) Library Services

3. APPLICATION OF BY-LAW RULES

- 3.1 Development Charges shall be payable in the amounts set out in this by-law where:
- (a) the lands are located in the area described in section 3.2; and
 - (b) the development of the lands requires any of the approvals set out in subsection 3.4(a).



Area to Which By-law Applies

- 3.2 Subject to section 3.3, this by-law applies to all lands in the Town, whether or not the land or use thereof is exempt from taxation under s. 13 or the *Assessment Act, R.S.O. 1990, c. A.31*, or any successor thereof.
- 3.3 Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
- (a) the Municipality or a Local Board thereof;
 - (b) a Board of Education; or
 - (c) the Corporation of the Region of York or a Local Board thereof.

Approvals for Development

3.4

- (a) Development Charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
 - i. the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act, R.S.O. 1990, c. P. 13*;
 - 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, R.S.O. 1990, c. P. 13* 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, R.S.O. 1990, c. P. 13*;
 - vi. the approval of a description under section 50 of the *Condominium Act, R.S.O. 1990, Chap. C.26*, as amended, or any successor thereof; or
 - vii. the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings, or structures to which this By-law applies even though two or more of the



actions described in subsection 3.4(a) are required before the lands, buildings, or structures can be developed.

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

Exemptions

3.5 Notwithstanding the provisions of this by-law, Development Charges shall not be imposed with respect to:

- (a) an enlargement to an existing dwelling unit;
- (b) one or two additional dwelling units in an existing single detached dwelling or prescribed ancillary structure to the existing residential building;
- (c) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
- (d) the creation of one additional dwelling unit in any other existing residential building already containing at least one dwelling unit or prescribed ancillary structure to the existing residential building; or
- (e) the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:



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



- (f) Notwithstanding subsection 3.5(b), Development Charges shall be imposed, if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing Single Detached Dwelling Unit;
- (g) Notwithstanding section 3.5(d), Development Charges shall be imposed, if the additional Dwelling Unit has a gross floor area greater than:
 - i. in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
 - ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.

Discounts for Rental Housing:

The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:

- (a) Three or more bedrooms – 25% reduction;
- (b) Two bedrooms – 20% reduction; and
- (c) All other bedroom quantities – 15% reduction.

Other Exemptions:

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

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

3.6 Exemptions for Industrial Development

3.6.1 Notwithstanding any other provision of this by-law, no Development Charge is payable with respect to an enlargement of the gross floor area of an Existing Industrial building where the Gross Floor Area is enlarged by 50 percent or less.

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

- (a) notwithstanding section 3.6.2, if the Gross Floor Area is enlarged by more than 50 percent (50%), development charges shall be payable



and collected and the amount payable shall be calculated in accordance with s.4(3) of the Act.

- (b) that for greater certainty in applying the exemption in this section, the gross floor area of an Existing Industrial building is enlarged where there is a bona fide increase in the size of the Existing Industrial building, the enlarged area is attached to the Existing Industrial building, there is a direct means of ingress and egress from the Existing Industrial building to and from the enlarged areas for persons, goods, and equipment, and the Existing Industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1.1 of this by-law. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the Existing Industrial building by means only of a tunnel, bridge, canopy, corridor, or other passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing, or a parking facility
- (c) in particular, for the purposes of applying this exemption, the industrial building is considered existing if it is built, occupied, and assessed for property taxation at the time of the application respecting the enlargement
- (d) the exemption of an Existing Industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area that was existing as of January 1, 2019, or based on the first building or structures constructed on a vacant site pursuant to site plan approval under section 41 of the *Planning Act, R.S.O. 1990, c. P. 13*, as amended, or any successor thereof, subsequent to January 1, 2019, for which full development charges were paid.

3.7 Other Exemptions

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

- (a) The development of non-residential farm buildings constructed for an agricultural use.



Amount of Charges

3.8 Residential

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

3.9 Non-Residential

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

Reduction of Development Charges for Redevelopment

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

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.8 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.9, by the gross



floor area that has been or will be demolished or converted to another principal use;

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

- 3.11 Notwithstanding section 3.10, for Abandoned Structures and/or Derelict Structures that have received a formal notification from the Town indicating the building or structure must be demolished within six (6) months of receiving the formal notification, and demolition has taken place within the six (6) months of receiving the formal notification, the redevelopment credit will be available for up to 120 months from the date of demolition

Time of Payment of Development Charges

- 3.12 A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this By-law, on the date the first building permit is issued in relation to a Building or structure on land to which a Development Charge applies.
- 3.13 Notwithstanding subsection 3.12, Development Charges for rental housing and institutional developments are due and payable in six (6) installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 3.14 Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment on or after January 1, 2020, and the building permit was issued within 2 years of the approval, the Development Charges shall be calculated based on the rate in effect on the date of the Site Plan or Zoning By-law Amendment application was deemed complete, including interest.
- 3.15 Notwithstanding subsections 3.12 through 3.14 inclusive, the Town may enter into an agreement with a person/owner of land who is required to pay a Development Charge for:
- (a) All or any part of a development charge to be paid before or after it would otherwise be payable;
 - (b) The total amount of the Development Charge payable under an agreement under this section is the amount of the Development Charge that would be determined under this by-law on the day specified in the agreement or, if no such day is specified, at the earlier of.



- i. the time of the Development Charge or any part of it is payable under the agreement; or
 - ii. the time of the Development Charge would have been payable in the absence of the agreement.
- (c) In an agreement under this section, the Town may charge interest, at a rate stipulated in the agreement, on that part of the Development Charge payable after it would otherwise be payable.

4. PAYMENT BY SERVICES

- 4.1 Despite the payment required under subsections 3.12 through 3.15, inclusive, Council may, by agreement, give a credit towards a Development Charge in exchange for work that relates to a service to which a Development Charge relates under this by-law.

5. INDEXING

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

6. MANDATORY PHASE-IN

- 6.1 The amount of the Development Charges described in Schedule B to this bylaw shall be reduced as follows, in accordance with section 5(6) of the Act, subject to indexing as per section 5.1 herein:
 - (a) the first year that the by-law is in force - no more than 80 percent of the maximum Development Charge that could otherwise be charged;
 - (b) the second year that the by-law is in force - no more than 85 percent of the maximum Development Charge that could otherwise be charged;
 - (c) the third year that the by-law is in force - no more than 90 percent of the maximum Development Charge that could otherwise be charged;
 - (d) the fourth year that the by-law is in force - no more than 95 percent of the maximum Development Charge that could otherwise be charged;
 - and
 - (e) the fifth to tenth years that the by-law is in force - 100 percent of the maximum Development Charge will be imposed.



7. SCHEDULES

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

Schedule A - List of Town-Wide Services

Schedule B - Residential and Non-Residential Development Charges

8. CONFLICTS

8.1 Where the Town 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.

8.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

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 12:01 AM on January 1, 2024.

PASSED THIS 6th day of December, 2023.

Iain Lovatt, Mayor

Becky Jamieson, Town Clerk



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

Town-Wide Services

1. Library Services



SCHEDULE "B" TO BY-LAW
SCHEDULE OF DEVELOPMENT CHARGE

Town-Wide Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Library Services	2,651	2,180	1,751	1,199	893	0.23



Appendix K

Proposed D.C. By-law – P.O.A. Including By-law Enforcement Services



THE CORPORATION OF THE TOWN OF

WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2023-___

**BEING A BY-LAW to establish development charges for the Corporation of the
Town of Whitchurch-Stouffville Provincial Offences Act, Including By-law
Enforcement Services**

WHEREAS the Town of Whitchurch-Stouffville will experience growth through development and redevelopment; and

WHEREAS development and redevelopment require the provision of physical and social services by the Town of Whitchurch-Stouffville; and

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

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

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

WHEREAS the Council of The Corporation of the Town of Whitchurch-Stouffville has given notice of and held a public meeting on the 8th day of November, 2023 in accordance with the Act and the regulations thereto; and

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



WHEREAS Council resolved on December 6, 2023 that it is the intention of Council to ensure that the increase in need for services identified in connection with the enactment of the by-law will be met; and

WHEREAS Council resolved on December 6, 2023 that no further public meeting be required and that this by-law be brought forward for enactment.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE ENACTS AS FOLLOWS:

1. INTERPRETATION

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

“Abandoned Structures” means buildings or structures that have received a formal notification from the Town indicating the building or structure must be demolished within six (6) months of receiving the formal notification;

“Act” means the *Development Charges Act, 1997, S.O. 1997, c. 27*, as amended, or any successor thereof;

“Accessory Use” means that the building or structure is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure;

“Affordable Residential Unit” means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;

“Ancillary Residential Use” means a Residential Dwelling that would be ancillary to a Single Detached Dwelling, Semi-Detached Dwelling, or Rowhouse;

“Agricultural Use” means use or intended use for bona fide farming purposes:

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



- iv. services related to the boarding or breeding of household pets.
- (b) but excluding:
- i. retail sales activities; including but not limited to restaurants, banquet facilities, hospitality facilities and gift shops;
 - ii. services related to grooming of household pets; and
 - iii. Cannabis Production Facilities.

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

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

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

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

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

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

“Bona Fide Farm Uses” means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation and excludes Cannabis Production Facilities;



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

“Capital Cost” means costs incurred or proposed to be incurred by the Municipality or a Local Board thereof directly or by others on behalf of and as authorized by the Municipality or Local Board,

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, construct or improve facilities including,
 - i. rolling stock with an estimated useful life of seven years or more, and
 - ii. furniture and equipment other than computer equipment, and
 - iii. material acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 19990, Chap. c. P.44, as amended, or any successor thereof.
- (e) interest on money borrowed to pay for costs in (a) to (d).

required for the provision of services designated in this by-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related;

“Commercial” means any use of land, structures, or buildings for the purposes of buying or selling commodities and services, but does not include Industrial, Institutional, or Agricultural Use, and does include Cannabis Production Facilities, hotels, motels, and motor inns;

“Cannabis” means:

- (a) a cannabis plant;
- (b) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant regardless of whether that part has been processed or not;
- (c) any substance or mixture of substances that contains or has on it any part of such a plant; and
- (d) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained;



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

"Cannabis Production Facilities" means a building, or part thereof, designed, used, or intended to be used for one or more of the following: growing, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis where a license, permit or authorization has been issued under applicable federal law and does include, but is not limited to such buildings as a greenhouse and agricultural building associated with the use. It does not include a building or part thereof solely designed, used, or intended to be used for retail sales of cannabis;

"Charitable Dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the *Charitable Institutions Act, R.S.O. 1990, c. C.9*, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the *Child and Family Services Act, R.S.O. 1990, c. C.11*, a home or a joint home under the *Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13*, an institution under the *Mental Hospitals Act, R.S.O. 1990, c. M.8*, a nursing home under the *Nursing Homes Act, R.S.O., 1990, c. N.7*, and a home for special care under the *Homes for Special Care Act, R.S.O. 1990, c. H.12*;

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

"Council" means the Council of the municipality;



“Derelict Structures” means buildings or structures that have received a formal notification from the Town indicating the building or structure must be demolished within six (6) months of receiving the formal notification;

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

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

“Duplex” means a building comprising, by horizontal division, two (2) dwelling units, each of which has a separate entrance to grade;

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

“Existing” means the number, use and size that existed as of January 1, 2019;

“Existing Industrial” means an Industrial Building or structure existing on a site as of January 1, 2019, or the first building or structures constructed on a vacant site pursuant to site plan approval under section 41 of the *Planning Act, R.S.O. 1990, c. P. 13*, as amended, or any successor thereof, subsequent to the January 1, 2019, for which full development charges were paid;

“Farm Building” means that part of a bona fide farming operation encompassing barns, silos, and other ancillary development to an agricultural use, but excluding a residential use;

“Gross Floor Area” means:

- (a) in the case of a residential building or structure, the total area of all floors above or below 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;
 - iii. a part of the building or structure below grade that is used for storage or other accessory use; and
 - iv. a part of the building or structure below grade that is used for the parking of motor vehicles unless the area is used for the storage of motor vehicles prior to being sold or rented to the general public or where the building or structure is used for the sale or renting of motor vehicle to the general public.

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

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

“Industrial” means lands, buildings, or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods,



warehousing, or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club or self-storage facilities;

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

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

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

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



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

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

“Multiple Dwellings” means all dwellings other than Single-detached, Semi-detached, Apartment Unit, and Special Care/Special Need Dwelling, and includes Plexes, Duplex, Semi-detached Duplex, Triplex, Semi-detached Triplex, and the portion of a Live-Work Unit intended to be used exclusively for living accommodations for one or more individuals;

“Municipality” means the Corporation of the Town of Whitchurch-Stouffville;

“Non-residential Use” means a building or structure of any kind whatsoever used, designed, or intended to be used for a use other than a Residential Use, and includes the portion of a Live-Work Unit that is not intended to be used exclusively for living accommodations for one or more individuals;

“Nursing home” means a residential building or the residential portion of a mixed-use building licensed as a nursing home by the Province of Ontario, within the meaning of the *Nursing Homes Act, R.S.O., 1990, C. n.7.*;

“Official Plan” means the Official Plan adopted for the Town, 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’

“Plexes” means a Duplex, Semi-detached Duplex, a Triplex, or a Semi-detached Triplex;

“Private School” means a private school defined under the *Education Act, 1990, c. E.2* or any successor thereto, being “an institution at which instruction is



provided at any time between the hours of 9 a.m. and 4 p.m. on any school day for five or more pupils who are of, or over compulsory school age in any of the subjects of the elementary or secondary school courses of study”;

“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, or mobile camper trailers;

“Residential Use” means the use of a building, structure, or portion thereof for one or more dwelling units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;

“Rental Housing Development” means development of a building or structure with four (4) or more Residential Units of all which are intended for use as rented residential premises;

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

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

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

“Semi-detached Duplex” means one (1) of a pair of attached duplexes where each Duplex is divided vertically from the other by a party wall;



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

“Semi-detached Triplex” means one (1) of a pair of Triplexes divided vertically, one (1) from the other, by a party wall;

“Semi-detached Dwelling” means a dwelling unit in a residential building consisting of two (2) dwelling units having one (1) vertical wall, but not other parts, attached or another dwelling unit where the residential units are not connected by an interior corridor;

“Service” means a service designed in Section 2.1 of this By-law, and “services” shall have a corresponding meaning;

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

“Single Detached Dwelling Unit” means a residential building consisting of one (1) dwelling unit and not attached to another structure;

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

- (a) containing two or more Dwelling Units which units have a common entrance from street level;
- (b) where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
- (c) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements;
- (d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels; and
- (e) the residential building or the residential portion of a mixed-use building maintained and operated as a nursing home under the *Nursing Homes Act, R.S.O., 1990, C. n.7.*



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

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

“Town” means the area within the geographic limits of the Town of Whitchurch-Stouffville;

“Townhouse Dwelling” means a building vertically divided into three or more dwelling units by common walls extending from the base of the foundation to the roof. Each dwelling unit shall have separate entrance directly to the outside, and includes, but is not limited to, a Back-to-Back Townhouse Dwelling and a Rowhouse, but excludes Stacked Townhouse Dwelling;

“Triplex” means a building comprising three (3) dwelling units, each of which has a separate entrance to grade;

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

2. DESIGNATION OF SERVICES

2.5 The category of service for which development charges are imposed under this By-law is as follows:

- (a) Provincial Offences Act, Including By-law Enforcement Services

3. APPLICATION OF BY-LAW RULES

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

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



Area to Which By-law Applies

- 3.2 Subject to section 3.3, this by-law applies to all lands in the Town, whether or not the land or use thereof is exempt from taxation under s. 13 or the *Assessment Act, R.S.O. 1990, c. A.31*, or any successor thereof.
- 3.3 Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
- (a) the Municipality or a Local Board thereof;
 - (b) a Board of Education; or
 - (c) the Corporation of the Region of York or a Local Board thereof.

Approvals for Development

3.4

- (a) Development Charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
 - i. the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act, R.S.O. 1990, c. P. 13*;
 - 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, R.S.O. 1990, c. P. 13* 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, R.S.O. 1990, c. P. 13*;
 - vi. the approval of a description under section 50 of the *Condominium Act, R.S.O. 1990, Chap. C.26*, as amended, or any successor thereof; or
 - vii. the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings, or structures to which this By-law applies even though two or more of the



actions described in subsection 3.4(a) are required before the lands, buildings, or structures can be developed.

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

Exemptions

3.5 Notwithstanding the provisions of this by-law, Development Charges shall not be imposed with respect to:

- (a) an enlargement to an existing dwelling unit;
- (b) one or two additional dwelling units in an existing single detached dwelling or prescribed ancillary structure to the existing residential building;
- (c) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
- (d) the creation of one additional dwelling unit in any other existing residential building already containing at least one dwelling unit or prescribed ancillary structure to the existing residential building; or
- (e) the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:



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



- (f) Notwithstanding subsection 3.5(b), Development Charges shall be imposed, if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing Single Detached Dwelling Unit;
- (g) Notwithstanding section 3.5(d), Development Charges shall be imposed, if the additional Dwelling Unit has a gross floor area greater than:
 - i. in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
 - ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.

Discounts for Rental Housing:

The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:

- (a) Three or more bedrooms – 25% reduction;
- (b) Two bedrooms – 20% reduction; and
- (c) All other bedroom quantities – 15% reduction.

Other Exemptions:

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

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

3.6 Exemptions for Industrial Development

3.6.1 Notwithstanding any other provision of this by-law, no Development Charge is payable with respect to an enlargement of the gross floor area of an Existing Industrial building where the Gross Floor Area is enlarged by 50 percent or less.

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

- (a) notwithstanding section 3.6.2, if the Gross Floor Area is enlarged by more than 50 percent (50%), development charges shall be payable



and collected and the amount payable shall be calculated in accordance with s.4(3) of the Act.

- (b) that for greater certainty in applying the exemption in this section, the gross floor area of an Existing Industrial building is enlarged where there is a bona fide increase in the size of the Existing Industrial building, the enlarged area is attached to the Existing Industrial building, there is a direct means of ingress and egress from the Existing Industrial building to and from the enlarged areas for persons, goods, and equipment, and the Existing Industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1.1 of this by-law. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the Existing Industrial building by means only of a tunnel, bridge, canopy, corridor, or other passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing, or a parking facility
- (c) in particular, for the purposes of applying this exemption, the industrial building is considered existing if it is built, occupied, and assessed for property taxation at the time of the application respecting the enlargement
- (d) the exemption of an Existing Industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area that was existing as of January 1, 2019, or based on the first building or structures constructed on a vacant site pursuant to site plan approval under section 41 of the *Planning Act, R.S.O. 1990, c. P. 13*, as amended, or any successor thereof, subsequent to January 1, 2019, for which full development charges were paid.

3.7 Other Exemptions

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

- (a) The development of non-residential farm buildings constructed for an agricultural use.



Amount of Charges

3.8 Residential

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

3.9 Non-Residential

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

Reduction of Development Charges for Redevelopment

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

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.8 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.9, by the gross



floor area that has been or will be demolished or converted to another principal use;

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

- 3.11 Notwithstanding section 3.10, for Abandoned Structures and/or Derelict Structures that have received a formal notification from the Town indicating the building or structure must be demolished within six (6) months of receiving the formal notification, and demolition has taken place within the six (6) months of receiving the formal notification, the redevelopment credit will be available for up to 120 months from the date of demolition

Time of Payment of Development Charges

- 3.12 A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this By-law, on the date the first building permit is issued in relation to a Building or structure on land to which a Development Charge applies.
- 3.13 Notwithstanding subsection 3.12, Development Charges for rental housing and institutional developments are due and payable in six (6) installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- 3.14 Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment on or after January 1, 2020, and the building permit was issued within 2 years of the approval, the Development Charges shall be calculated based on the rate in effect on the date of the Site Plan or Zoning By-law Amendment application was deemed complete, including interest.
- 3.15 Notwithstanding subsections 3.12 through 3.14 inclusive, the Town may enter into an agreement with a person/owner of land who is required to pay a Development Charge for:
- (a) All or any part of a development charge to be paid before or after it would otherwise be payable;
 - (b) The total amount of the Development Charge payable under an agreement under this section is the amount of the Development Charge that would be determined under this by-law on the day specified in the agreement or, if no such day is specified, at the earlier of.



- i. the time of the Development Charge or any part of it is payable under the agreement; or
 - ii. the time of the Development Charge would have been payable in the absence of the agreement.
- (c) In an agreement under this section, the Town may charge interest, at a rate stipulated in the agreement, on that part of the Development Charge payable after it would otherwise be payable.

4. PAYMENT BY SERVICES

- 4.1 Despite the payment required under subsections 3.12 through 3.15, inclusive, Council may, by agreement, give a credit towards a Development Charge in exchange for work that relates to a service to which a Development Charge relates under this by-law.

5. INDEXING

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

6. MANDATORY PHASE-IN

- 6.1 The amount of the Development Charges described in Schedule B to this bylaw shall be reduced as follows, in accordance with section 5(6) of the Act, subject to indexing as per section 5.1 herein:
 - (a) the first year that the by-law is in force - no more than 80 percent of the maximum Development Charge that could otherwise be charged;
 - (b) the second year that the by-law is in force - no more than 85 percent of the maximum Development Charge that could otherwise be charged;
 - (c) the third year that the by-law is in force - no more than 90 percent of the maximum Development Charge that could otherwise be charged;
 - (d) the fourth year that the by-law is in force - no more than 95 percent of the maximum Development Charge that could otherwise be charged;
 - and
 - (e) the fifth to tenth years that the by-law is in force - 100 percent of the maximum Development Charge will be imposed.



7. SCHEDULES

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

Schedule A - List of Town-Wide Services

Schedule B - Residential and Non-Residential Development Charges

8. CONFLICTS

8.1 Where the Town 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.

8.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

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 12:01 AM on January 1, 2024.

PASSED THIS 6th day of December, 2023.

Iain Lovatt, Mayor

Becky Jamieson, Town Clerk



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

Town-Wide Services

1. Provincial Offences Act, including By-law Enforcement Services



SCHEDULE "B" TO BY-LAW
SCHEDULE OF DEVELOPMENT CHARGE

Town-Wide Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Provincial Offences Act including By-Law Enforcement	10	8	7	5	3	-



Appendix L

Proposed D.C. By-law – Water Services



THE CORPORATION OF THE TOWN OF

WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2023-___

**BEING A BY-LAW to establish development charges for the Corporation of the
Town of Whitchurch-Stouffville Water Services**

WHEREAS the Town of Whitchurch-Stouffville will experience growth through development and redevelopment; and

WHEREAS development and redevelopment require the provision of physical and social services by the Town of Whitchurch-Stouffville; and

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

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

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

WHEREAS the Council of The Corporation of the Town of Whitchurch-Stouffville has given notice of and held a public meeting on the 8th day of November, 2023 in accordance with the Act and the regulations thereto; and

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



WHEREAS Council resolved on December 6, 2023 that it is the intention of Council to ensure that the increase in need for services identified in connection with the enactment of the by-law will be met; and

WHEREAS Council resolved on December 6, 2023 that no further public meeting be required and that this by-law be brought forward for enactment.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE ENACTS AS FOLLOWS:

1. INTERPRETATION

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

“Abandoned Structures” means buildings or structures that have received a formal notification from the Town indicating the building or structure must be demolished within six (6) months of receiving the formal notification;

“Act” means the *Development Charges Act, 1997, S.O. 1997, c. 27*, as amended, or any successor thereof;

“Accessory Use” means that the building or structure is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure;

“Affordable Residential Unit” means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;

“Ancillary Residential Use” means a Residential Dwelling that would be ancillary to a Single Detached Dwelling, Semi-Detached Dwelling, or Rowhouse;

“Agricultural Use” means use or intended use for bona fide farming purposes:

- (a) including (but not limited to):
 - i. cultivation of crops, whether on open land or in greenhouses, including (but not limited to) fruit, vegetables, herbs, grains, field crops, sod, trees, shrubs, flowers, and ornamental plants;
 - ii. raising of animals, including (but not limited to) cattle, horses, pigs, poultry, livestock, fish;



- iii. agricultural animal husbandry, dairying, equestrian activities, horticulture, fallowing, pasturing, and market gardening; and
- iv. services related to the boarding or breeding of household pets. (b) but excluding:
- vii. retail sales activities; including but not limited to restaurants, banquet facilities, hospitality facilities and gift shops;
- viii. services related to grooming of household pets; and
- ix. Cannabis Production Facilities.

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

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

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

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

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

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

“Bona Fide Farm Uses” means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation and excludes Cannabis Production Facilities;



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

“Capital Cost” means costs incurred or proposed to be incurred by the Municipality or a Local Board thereof directly or by others on behalf of and as authorized by the Municipality or Local Board,

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, construct or improve facilities including,
 - i. rolling stock with an estimated useful life of seven years or more, and
 - ii. furniture and equipment other than computer equipment, and
 - iii. material acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 19990, Chap. c. P.44, as amended, or any successor thereof.
- (e) interest on money borrowed to pay for costs in (a) to (d).

required for the provision of services designated in this by-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related;

“Commercial” means any use of land, structures, or buildings for the purposes of buying or selling commodities and services, but does not include Industrial, Institutional, or Agricultural Use, and does include Cannabis Production Facilities, hotels, motels, and motor inns;

“Cannabis” means:

- (a) a cannabis plant;
- (b) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant regardless of whether that part has been processed or not;
- (c) any substance or mixture of substances that contains or has on it any part of such a plant; and
- (d) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained;



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

"Cannabis Production Facilities" means a building, or part thereof, designed, used, or intended to be used for one or more of the following: growing, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis where a license, permit or authorization has been issued under applicable federal law and does include, but is not limited to such buildings as a greenhouse and agricultural building associated with the use. It does not include a building or part thereof solely designed, used, or intended to be used for retail sales of cannabis;

"Charitable Dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the *Charitable Institutions Act, R.S.O. 1990, c. C.9*, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the *Child and Family Services Act, R.S.O. 1990, c. C.11*, a home or a joint home under the *Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13*, an institution under the *Mental Hospitals Act, R.S.O. 1990, c. M.8*, a nursing home under the *Nursing Homes Act, R.S.O., 1990, c. N.7*, and a home for special care under the *Homes for Special Care Act, R.S.O. 1990, c. H.12*;

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

"Council" means the Council of the municipality;



“Derelict Structures” means buildings or structures that have received a formal notification from the Town indicating the building or structure must be demolished within six (6) months of receiving the formal notification;

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

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

“Duplex” means a building comprising, by horizontal division, two (2) dwelling units, each of which has a separate entrance to grade;

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

“Existing” means the number, use and size that existed as of January 1, 2019;

“Existing Industrial” means an Industrial Building or structure existing on a site as of January 1, 2019, or the first building or structures constructed on a vacant site pursuant to site plan approval under section 41 of the *Planning Act, R.S.O. 1990, c. P. 13*, as amended, or any successor thereof, subsequent to the January 1, 2019, for which full development charges were paid;

“Farm Building” means that part of a bona fide farming operation encompassing barns, silos, and other ancillary development to an agricultural use, but excluding a residential use;

“Gross Floor Area” means:

- (a) in the case of a residential building or structure, the total area of all floors above or below 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;
 - iii. a part of the building or structure below grade that is used for storage or other accessory use; and
 - iv. a part of the building or structure below grade that is used for the parking of motor vehicles unless the area is used for the storage of motor vehicles prior to being sold or rented to the general public or where the building or structure is used for the sale or renting of motor vehicle to the general public.

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

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

“Industrial” means lands, buildings, or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods,



warehousing, or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club or self-storage facilities;

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

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

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

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



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

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

“Multiple Dwellings” means all dwellings other than Single-detached, Semi-detached, Apartment Unit, and Special Care/Special Need Dwelling, and includes Plexes, Duplex, Semi-detached Duplex, Triplex, Semi-detached Triplex, and the portion of a Live-Work Unit intended to be used exclusively for living accommodations for one or more individuals;

“Municipality” means the Corporation of the Town of Whitchurch-Stouffville;

“Non-residential Use” means a building or structure of any kind whatsoever used, designed, or intended to be used for a use other than a Residential Use, and includes the portion of a Live-Work Unit that is not intended to be used exclusively for living accommodations for one or more individuals;

“Nursing home” means a residential building or the residential portion of a mixed-use building licensed as a nursing home by the Province of Ontario, within the meaning of the *Nursing Homes Act, R.S.O., 1990, C. n.7.*;

“Official Plan” means the Official Plan adopted for the Town, 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’

“Plexes” means a Duplex, Semi-detached Duplex, a Triplex, or a Semi-detached Triplex;

“Private School” means a private school defined under the *Education Act, 1990, c. E.2* or any successor thereto, being “an institution at which instruction is



provided at any time between the hours of 9 a.m. and 4 p.m. on any school day for five or more pupils who are of, or over compulsory school age in any of the subjects of the elementary or secondary school courses of study”;

“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, or mobile camper trailers;

“Residential Use” means the use of a building, structure, or portion thereof for one or more dwelling units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;

“Rental Housing Development” means development of a building or structure with four (4) or more Residential Units of all which are intended for use as rented residential premises;

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

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

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

“Semi-detached Duplex” means one (1) of a pair of attached duplexes where each Duplex is divided vertically from the other by a party wall;



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

“Semi-detached Triplex” means one (1) of a pair of Triplexes divided vertically, one (1) from the other, by a party wall;

“Semi-detached Dwelling” means a dwelling unit in a residential building consisting of two (2) dwelling units having one (1) vertical wall, but not other parts, attached or another dwelling unit where the residential units are not connected by an interior corridor;

“Service” means a service designed in Section 2.1 of this By-law, and “services” shall have a corresponding meaning;

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

“Single Detached Dwelling Unit” means a residential building consisting of one (1) dwelling unit and not attached to another structure;

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

- (a) containing two or more Dwelling Units which units have a common entrance from street level;
- (b) where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
- (c) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements;
- (d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels; and
- (e) the residential building or the residential portion of a mixed-use building maintained and operated as a nursing home under the *Nursing Homes Act, R.S.O., 1990, C. n.7.*



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

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

“Town” means the area within the geographic limits of the Town of Whitchurch-Stouffville;

“Townhouse Dwelling” means a building vertically divided into three or more dwelling units by common walls extending from the base of the foundation to the roof. Each dwelling unit shall have separate entrance directly to the outside, and includes, but is not limited to, a Back-to-Back Townhouse Dwelling and a Rowhouse, but excludes Stacked Townhouse Dwelling;

“Triplex” means a building comprising three (3) dwelling units, each of which has a separate entrance to grade;

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

2. DESIGNATION OF SERVICES

- 2.6 The category of service for which development charges are imposed under this By-law is as follows:
- (a) Water Services

3. APPLICATION OF BY-LAW RULES

- 3.1 Development Charges shall be payable in the amounts set out in this by-law where:
- (a) the lands included in Schedule C; and
 - (b) the development of the lands requires any of the approvals set out in subsection 3.4(a).



Area to Which By-law Applies

- 3.2 Subject to section 3.3, this by-law applies to all lands in the Town, whether or not the land or use thereof is exempt from taxation under s. 13 or the *Assessment Act, R.S.O. 1990, c. A.31*, or any successor thereof.
- 3.3 Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
- (a) the Municipality or a Local Board thereof;
 - (b) a Board of Education; or
 - (c) the Corporation of the Region of York or a Local Board thereof.

Approvals for Development

3.4

- (a) Development Charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
 - i. the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Planning Act, R.S.O. 1990, c. P. 13;
 - 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, R.S.O. 1990, c. P. 13* 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, R.S.O. 1990, c. P. 13*;
 - vi. the approval of a description under section 50 of the *Condominium Act, R.S.O. 1990, Chap. C.26*, as amended, or any successor thereof; or
 - vii. the issuing of a permit under the Building Code Act in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings, or structures to which this By-law applies even though two or more of the



actions described in subsection 3.4(a) are required before the lands, buildings, or structures can be developed.

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

Exemptions

3.5 Notwithstanding the provisions of this by-law, Development Charges shall not be imposed with respect to:

- (a) an enlargement to an existing dwelling unit;
- (b) one or two additional dwelling units in an existing single detached dwelling or prescribed ancillary structure to the existing residential building;
- (c) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
- (d) the creation of one additional dwelling unit in any other existing residential building already containing at least one dwelling unit or prescribed ancillary structure to the existing residential building; or
- (e) the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:



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



- (f) Notwithstanding subsection 3.5(b), Development Charges shall be imposed, if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing Single Detached Dwelling Unit;
- (g) Notwithstanding section 3.5(d), Development Charges shall be imposed, if the additional Dwelling Unit has a gross floor area greater than:
 - i. in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
 - ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.

Discounts for Rental Housing:

The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:

- (a) Three or more bedrooms – 25% reduction;
- (b) Two bedrooms – 20% reduction; and
- (c) All other bedroom quantities – 15% reduction.

Other Exemptions:

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

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

3.6 Exemptions for Industrial Development

3.6.1 Notwithstanding any other provision of this by-law, no Development Charge is payable with respect to an enlargement of the gross floor area of an Existing Industrial building where the Gross Floor Area is enlarged by 50 percent or less.

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

- (a) notwithstanding section 3.6.2, if the Gross Floor Area is enlarged by more than 50 percent (50%), development charges shall be payable



and collected and the amount payable shall be calculated in accordance with s.4(3) of the Act.

- (b) that for greater certainty in applying the exemption in this section, the gross floor area of an Existing Industrial building is enlarged where there is a bona fide increase in the size of the Existing Industrial building, the enlarged area is attached to the Existing Industrial building, there is a direct means of ingress and egress from the Existing Industrial building to and from the enlarged areas for persons, goods, and equipment, and the Existing Industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1.1 of this by-law. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the Existing Industrial building by means only of a tunnel, bridge, canopy, corridor, or other passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing, or a parking facility
- (c) in particular, for the purposes of applying this exemption, the industrial building is considered existing if it is built, occupied, and assessed for property taxation at the time of the application respecting the enlargement
- (d) the exemption of an Existing Industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area that was existing as of January 1, 2019, or based on the first building or structures constructed on a vacant site pursuant to site plan approval under section 41 of the *Planning Act, R.S.O. 1990, c. P. 13*, as amended, or any successor thereof, subsequent to January 1, 2019, for which full development charges were paid.

3.7 Other Exemptions

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

- (a) The development of non-residential farm buildings constructed for an agricultural use.



Amount of Charges

3.8 Residential

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

3.9 Non-Residential

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

Reduction of Development Charges for Redevelopment

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

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.8 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.9, by the gross



floor area that has been or will be demolished or converted to another principal use;

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

- 3.11 Notwithstanding section 3.10, for Abandoned Structures and/or Derelict Structures that have received a formal notification from the Town indicating the building or structure must be demolished within six (6) months of receiving the formal notification, and demolition has taken place within the six (6) months of receiving the formal notification, the redevelopment credit will be available for up to 120 months from the date of demolition

Time of Payment of Development Charges

- 3.12 A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this By-law, on the date the first building permit is issued in relation to a Building or structure on land to which a Development Charge applies.
- 3.13 For residential development that requires approval of a plan of subdivision under section 51 of the Planning Act, a consent under section 53 of the Planning Act, site plan approval under section 41 of the Planning Act or a description under section 9 of the Condominium Act (collectively referred to as the "plan of subdivision") and for which a subdivision agreement, consent agreement, site plan agreement or condominium agreement (collectively referred to as the "subdivision agreement") is entered into, the portion of the development charge attributable to the Water Services Component as set out in Schedule B shall be calculated in accordance with sections 26, 26.1 and 26.2 of the Act, and payable and collected as at the date the subdivision agreement between the Town and the owner is executed (unless a separate agreement is entered into between the Town and the owner under section 3.19 herein), on the basis of the following:
- (a) the proposed number and type of dwelling units;
 - (b) with respect to blocks in the plan of subdivision intended for future development, the maximum number of dwelling units permitted under the then applicable zoning, whether or not there is a holding symbol in the zoning by-law as authorized by section 36 of the Planning Act.; and
 - (c) all other components of the Development Charge paid under this By-law shall continue to be collected in accordance with section 3.12



- 3.14 If at the time of issuance of a building permit or permits related to a plan of subdivision for which payments have been made pursuant to section 3.13, the actual total number and type of dwelling units for which building permits have been and are being issued, is greater than that used for the calculation and payment referred to in section 3.13, an additional payment shall be required with respect to the amount of the Water Services Component, calculated in accordance with sections 26, 26.1 and 26.2 of the Act, for the Water Services Component by the difference between the number and type of dwelling units for which building permits have been and are being issued and the number and type of dwelling units for which payments have been made pursuant to section 3.13 and this section.
- 3.15 If following the issuance of all building permits for all development within a plan of subdivision or for all development in a block within a plan of subdivision that had been intended for future development and for which payments have been made pursuant to section 3.13, the actual total number and type of dwelling units is less than that used for the calculation and payment referred to in section 3.13, a refund shall become payable by the Town to the person who originally made the payment referred to in section 3.13, which refund shall be calculated by multiplying the applicable amount for the Water Services Component at the time such payments were made by the difference between the number and type of dwelling units for which payments were made pursuant to section 3.13 and the number and type of dwelling units for which building permits were issued.
- 3.16 Notwithstanding sections 3.13 through 3.15 inclusive, in the case of an Apartment Unit dwelling that is developed at a minimum density of one hundred dwelling units per net hectare pursuant to plans and drawings approved under section 41 of the Planning Act, the Water Services Components under this By-law shall be payable on the date a first permit is issued under the Building Code Act in relation to the Apartment Unit dwelling on lands to which the Development Charges under this By-law apply.
- 3.17 Notwithstanding subsection 3.12 through 3.16 inclusive, Development Charges for rental housing and Institutional Developments are due and payable in six (6) installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.



- 3.18 Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment on or after January 1, 2020, and the building permit was issued within 2 years of the approval, the Development Charges shall be calculated based on the rate in effect on the date of the Site Plan or Zoning By-law Amendment application was deemed complete, including interest.
- 3.19 Notwithstanding subsections 3.12 through 3.18 inclusive, the Town may enter into an agreement with a person/owner of land who is required to pay a Development Charge for:
- (a) All or any part of a development charge to be paid before or after it would otherwise be payable;
 - (b) The total amount of the Development Charge payable under an agreement under this section is the amount of the Development Charge that would be determine under this by-law on the day specified in the agreement or, if no such day is specified, at the earlier of.
 - i. the time of the Development Charge or any part of it is payable under the agreement; or
 - ii. the time of the Development Charge would have been payable in the absence of the agreement.
 - (c) In an agreement under this section, the Town may charge interest, at a rate stipulated in the agreement, on that part of the Development Charge payable after it would otherwise be payable.

4. PAYMENT BY SERVICES

- 4.1 Despite the payment required under subsections 3.12 through 3.15, inclusive, Council may, by agreement, give a credit towards a Development Charge in exchange for work that relates to a service to which a Development Charge relates under this by-law.

5. INDEXING

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

6. MANDATORY PHASE-IN

- 6.1 The amount of the Development Charges described in Schedule B to this bylaw shall be reduced as follows, in accordance with section 5(6) of the Act, subject to indexing as per section 5.1 herein:



- (a) the first year that the by-law is in force - no more than 80 percent of the maximum Development Charge that could otherwise be charged;
- (b) the second year that the by-law is in force - no more than 85 percent of the maximum Development Charge that could otherwise be charged;
- (c) the third year that the by-law is in force - no more than 90 percent of the maximum Development Charge that could otherwise be charged;
- (d) the fourth year that the by-law is in force - no more than 95 percent of the maximum Development Charge that could otherwise be charged; and
- (e) the fifth to tenth years that the by-law is in force - 100 percent of the maximum Development Charge will be imposed.

7. SCHEDULES

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

- Schedule A - List of Urban Services
- Schedule B - Residential and Non-Residential Development Charges
- Schedule C - Map of Water Serviced Areas

8. CONFLICTS

8.1 Where the Town 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.

8.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

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 12:01 AM on January 1, 2024.

PASSED THIS 6th day of December, 2023.

Iain Lovatt, Mayor

Becky Jamieson, Town Clerk



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

Urban Services

1. Water Services

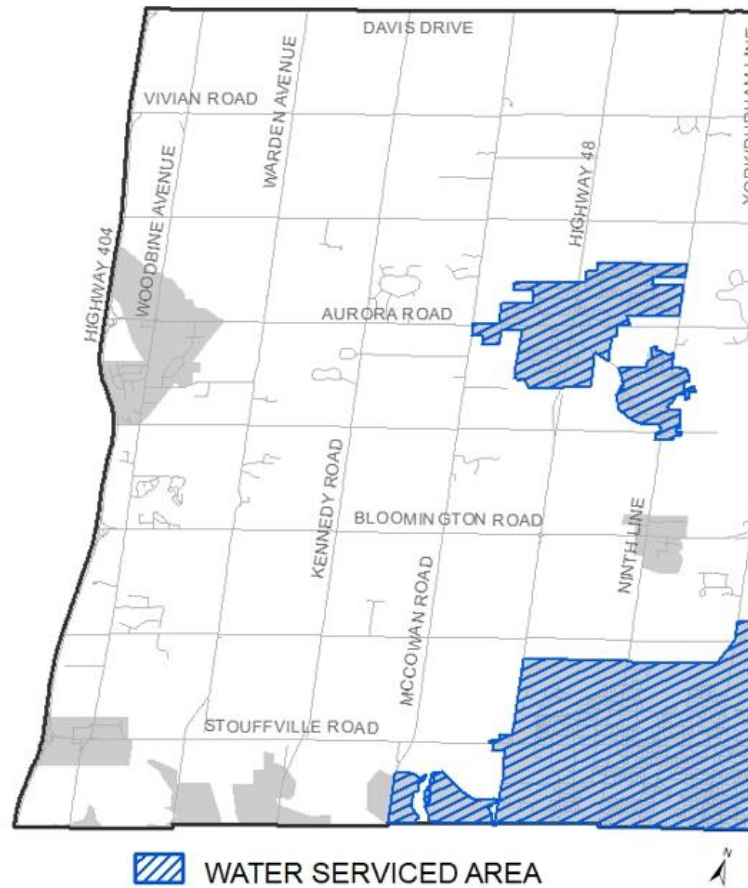


**SCHEDULE "B" TO BY-LAW
SCHEDULE OF DEVELOPMENT CHARGES**

Urban Serviced Areas	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Water Services	2,780	2,286	1,836	1,258	937	1.42



SCHEDULE "C" TO BY-LAW MAP OF WATER SERVICED AREAS





Appendix M

Proposed D.C. By-law – Wastewater Services



THE CORPORATION OF THE TOWN OF

WHITCHURCH-STOUFFVILLE

BY-LAW NUMBER 2023-___

**BEING A BY-LAW to establish development charges for the Corporation of the
Town of Whitchurch-Stouffville Wastewater Services**

WHEREAS the Town of Whitchurch-Stouffville will experience growth through development and redevelopment; and

WHEREAS development and redevelopment require the provision of physical and social services by the Town of Whitchurch-Stouffville; and

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

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

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

WHEREAS the Council of The Corporation of the Town of Whitchurch-Stouffville has given notice of and held a public meeting on the 8th day of November, 2023 in accordance with the Act and the regulations thereto; and

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



WHEREAS Council resolved on December 6, 2023 that it is the intention of Council to ensure that the increase in need for services identified in connection with the enactment of the by-law will be met; and

WHEREAS Council resolved on December 6, 2023 that no further public meeting be required and that this by-law be brought forward for enactment.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF WHITCHURCH-STOUFFVILLE ENACTS AS FOLLOWS:

1. INTERPRETATION

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

“Abandoned Structures” means buildings or structures that have received a formal notification from the Town indicating the building or structure must be demolished within six (6) months of receiving the formal notification;

“Act” means the *Development Charges Act, 1997, S.O. 1997, c. 27*, as amended, or any successor thereof;

“Accessory Use” means that the building or structure is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure;

“Affordable Residential Unit” means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;

“Ancillary Residential Use” means a Residential Dwelling that would be ancillary to a Single Detached Dwelling, Semi-Detached Dwelling, or Rowhouse;

“Agricultural Use” means use or intended use for bona fide farming purposes:

- (a) including (but not limited to):
 - i. cultivation of crops, whether on open land or in greenhouses, including (but not limited to) fruit, vegetables, herbs, grains, field crops, sod, trees, shrubs, flowers, and ornamental plants;
 - ii. raising of animals, including (but not limited to) cattle, horses, pigs, poultry, livestock, fish;



- iii. agricultural animal husbandry, dairying, equestrian activities, horticulture, fallowing, pasturing, and market gardening; and
- iv. services related to the boarding or breeding of household pets. (b) but excluding:
 - x. retail sales activities; including but not limited to restaurants, banquet facilities, hospitality facilities and gift shops;
 - xi. services related to grooming of household pets; and
 - xii. Cannabis Production Facilities.

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

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

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

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

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

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

“Bona Fide Farm Uses” means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation and excludes Cannabis Production Facilities;



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

“Capital Cost” means costs incurred or proposed to be incurred by the Municipality or a Local Board thereof directly or by others on behalf of and as authorized by the Municipality or Local Board,

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, construct or improve facilities including,
 - i. rolling stock with an estimated useful life of seven years or more, and
 - ii. furniture and equipment other than computer equipment, and
 - iii. material acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 19990, Chap. c. P.44, as amended, or any successor thereof.
- (e) interest on money borrowed to pay for costs in (a) to (d).

required for the provision of services designated in this by-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related;

“Commercial” means any use of land, structures, or buildings for the purposes of buying or selling commodities and services, but does not include Industrial, Institutional, or Agricultural Use, and does include Cannabis Production Facilities, hotels, motels, and motor inns;

“Cannabis” means:

- (a) a cannabis plant;
- (b) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant regardless of whether that part has been processed or not;
- (c) any substance or mixture of substances that contains or has on it any part of such a plant; and
- (d) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained;



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

"Cannabis Production Facilities" means a building, or part thereof, designed, used, or intended to be used for one or more of the following: growing, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis where a license, permit or authorization has been issued under applicable federal law and does include, but is not limited to such buildings as a greenhouse and agricultural building associated with the use. It does not include a building or part thereof solely designed, used, or intended to be used for retail sales of cannabis;

"Charitable Dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the *Charitable Institutions Act, R.S.O. 1990, c. C.9*, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the *Child and Family Services Act, R.S.O. 1990, c. C.11*, a home or a joint home under the *Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13*, an institution under the *Mental Hospitals Act, R.S.O. 1990, c. M.8*, a nursing home under the *Nursing Homes Act, R.S.O., 1990, c. N.7*, and a home for special care under the *Homes for Special Care Act, R.S.O. 1990, c. H.12*;

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

"Council" means the Council of the municipality;



“Derelict Structures” means buildings or structures that have received a formal notification from the Town indicating the building or structure must be demolished within six (6) months of receiving the formal notification;

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

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

“Duplex” means a building comprising, by horizontal division, two (2) dwelling units, each of which has a separate entrance to grade;

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

“Existing” means the number, use and size that existed as of January 1, 2019;

“Existing Industrial” means an Industrial Building or structure existing on a site as of January 1, 2019, or the first building or structures constructed on a vacant site pursuant to site plan approval under section 41 of the *Planning Act, R.S.O. 1990, c. P. 13*, as amended, or any successor thereof, subsequent to the January 1, 2019, for which full development charges were paid;

“Farm Building” means that part of a bona fide farming operation encompassing barns, silos, and other ancillary development to an agricultural use, but excluding a residential use;

“Gross Floor Area” means:

- (a) in the case of a residential building or structure, the total area of all floors above or below 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;
 - iii. a part of the building or structure below grade that is used for storage or other accessory use; and
 - iv. a part of the building or structure below grade that is used for the parking of motor vehicles unless the area is used for the storage of motor vehicles prior to being sold or rented to the general public or where the building or structure is used for the sale or renting of motor vehicle to the general public.

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

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

“Industrial” means lands, buildings, or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods,



warehousing, or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club or self-storage facilities;

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

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

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

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



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

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

“Multiple Dwellings” means all dwellings other than Single-detached, Semi-detached, Apartment Unit, and Special Care/Special Need Dwelling, and includes Plexes, Duplex, Semi-detached Duplex, Triplex, Semi-detached Triplex, and the portion of a Live-Work Unit intended to be used exclusively for living accommodations for one or more individuals;

“Municipality” means the Corporation of the Town of Whitchurch-Stouffville;

“Non-residential Use” means a building or structure of any kind whatsoever used, designed, or intended to be used for a use other than a Residential Use, and includes the portion of a Live-Work Unit that is not intended to be used exclusively for living accommodations for one or more individuals;

“Nursing home” means a residential building or the residential portion of a mixed-use building licensed as a nursing home by the Province of Ontario, within the meaning of the *Nursing Homes Act, R.S.O., 1990, C. n.7.*;

“Official Plan” means the Official Plan adopted for the Town, 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’

“Plexes” means a Duplex, Semi-detached Duplex, a Triplex, or a Semi-detached Triplex;

“Private School” means a private school defined under the *Education Act, 1990, c. E.2* or any successor thereto, being “an institution at which instruction is



provided at any time between the hours of 9 a.m. and 4 p.m. on any school day for five or more pupils who are of, or over compulsory school age in any of the subjects of the elementary or secondary school courses of study”;

“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, or mobile camper trailers;

“Residential Use” means the use of a building, structure, or portion thereof for one or more dwelling units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;

“Rental Housing Development” means development of a building or structure with four (4) or more Residential Units of all which are intended for use as rented residential premises;

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

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

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

“Semi-detached Duplex” means one (1) of a pair of attached duplexes where each Duplex is divided vertically from the other by a party wall;



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

“Semi-detached Triplex” means one (1) of a pair of Triplexes divided vertically, one (1) from the other, by a party wall;

“Semi-detached Dwelling” means a dwelling unit in a residential building consisting of two (2) dwelling units having one (1) vertical wall, but not other parts, attached or another dwelling unit where the residential units are not connected by an interior corridor;

“Service” means a service designed in Section 2.1 of this By-law, and “services” shall have a corresponding meaning;

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

“Single Detached Dwelling Unit” means a residential building consisting of one (1) dwelling unit and not attached to another structure;

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

- (a) containing two or more Dwelling Units which units have a common entrance from street level;
- (b) where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
- (c) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements;
- (d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels; and
- (e) the residential building or the residential portion of a mixed-use building maintained and operated as a nursing home under the *Nursing Homes Act, R.S.O., 1990, C. n.7.*



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

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

“Town” means the area within the geographic limits of the Town of Whitchurch-Stouffville;

“Townhouse Dwelling” means a building vertically divided into three or more dwelling units by common walls extending from the base of the foundation to the roof. Each dwelling unit shall have separate entrance directly to the outside, and includes, but is not limited to, a Back-to-Back Townhouse Dwelling and a Rowhouse, but excludes Stacked Townhouse Dwelling;

“Triplex” means a building comprising three (3) dwelling units, each of which has a separate entrance to grade;

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

2. DESIGNATION OF SERVICES

2.7 The category of service for which development charges are imposed under this By-law is as follows:

- (a) Wastewater Services

3. APPLICATION OF BY-LAW RULES

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

- (c) the lands included in Schedule C; and
- (d) the development of the lands requires any of the approvals set out in subsection 3.4(a).



Area to Which By-law Applies

- 3.2 Subject to section 3.3, this by-law applies to all lands in the Town, whether or not the land or use thereof is exempt from taxation under s. 13 or the *Assessment Act, R.S.O. 1990, c. A.31*, or any successor thereof.
- 3.3 Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
- (a) the Municipality or a Local Board thereof;
 - (b) a Board of Education; or
 - (c) the Corporation of the Region of York or a Local Board thereof.

Approvals for Development

3.4

- (a) Development Charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
 - i. the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act, R.S.O. 1990, c. P. 13*;
 - 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, R.S.O. 1990, c. P. 13* 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, R.S.O. 1990, c. P. 13*;
 - vi. the approval of a description under section 50 of the *Condominium Act, R.S.O. 1990, Chap. C.26*, as amended, or any successor thereof; or
 - vii. the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings, or structures to which this By-law applies even though two or more of the



actions described in subsection 3.4(a) are required before the lands, buildings, or structures can be developed.

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

Exemptions

3.5 Notwithstanding the provisions of this by-law, Development Charges shall not be imposed with respect to:

- (a) an enlargement to an existing dwelling unit;
- (b) one or two additional dwelling units in an existing single detached dwelling or prescribed ancillary structure to the existing residential building;
- (c) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
- (d) the creation of one additional dwelling unit in any other existing residential building already containing at least one dwelling unit or prescribed ancillary structure to the existing residential building; or
- (e) the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:



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



- (f) Notwithstanding subsection 3.5(b), Development Charges shall be imposed, if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing Single Detached Dwelling Unit;
- (g) Notwithstanding section 3.5(d), Development Charges shall be imposed, if the additional Dwelling Unit has a gross floor area greater than:
 - i. in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
 - ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.

Discounts for Rental Housing:

The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:

- (a) Three or more bedrooms – 25% reduction;
- (b) Two bedrooms – 20% reduction; and
- (c) All other bedroom quantities – 15% reduction.

Other Exemptions:

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

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

3.6 Exemptions for Industrial Development

3.6.1 Notwithstanding any other provision of this by-law, no Development Charge is payable with respect to an enlargement of the gross floor area of an Existing Industrial building where the Gross Floor Area is enlarged by 50 percent or less.

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

- (a) notwithstanding section 3.6.2, if the Gross Floor Area is enlarged by more than 50 percent (50%), development charges shall be payable



and collected and the amount payable shall be calculated in accordance with s.4(3) of the Act.

- (b) that for greater certainty in applying the exemption in this section, the gross floor area of an Existing Industrial building is enlarged where there is a bona fide increase in the size of the Existing Industrial building, the enlarged area is attached to the Existing Industrial building, there is a direct means of ingress and egress from the Existing Industrial building to and from the enlarged areas for persons, goods, and equipment, and the Existing Industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1.1 of this by-law. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the Existing Industrial building by means only of a tunnel, bridge, canopy, corridor, or other passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing, or a parking facility
- (c) in particular, for the purposes of applying this exemption, the industrial building is considered existing if it is built, occupied, and assessed for property taxation at the time of the application respecting the enlargement
- (d) the exemption of an Existing Industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area that was existing as of January 1, 2019, or based on the first building or structures constructed on a vacant site pursuant to site plan approval under section 41 of the *Planning Act, R.S.O. 1990, c. P. 13*, as amended, or any successor thereof, subsequent to January 1, 2019, for which full development charges were paid.

3.7 Other Exemptions

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

- (a) The development of non-residential farm buildings constructed for an agricultural use.



Amount of Charges

3.8 Residential

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

3.9 Non-Residential

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

Reduction of Development Charges for Redevelopment

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

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.8 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.9, by the gross



floor area that has been or will be demolished or converted to another principal use;

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

- 3.11 Notwithstanding section 3.10, for Abandoned Structures and/or Derelict Structures that have received a formal notification from the Town indicating the building or structure must be demolished within six (6) months of receiving the formal notification, and demolition has taken place within the six (6) months of receiving the formal notification, the redevelopment credit will be available for up to 120 months from the date of demolition

Time of Payment of Development Charges

- 3.12 A Development Charge shall be calculated and payable in full in money or by provision of Services as may be agreed upon, or by credit granted pursuant to the Act or this By-law, on the date the first building permit is issued in relation to a Building or structure on land to which a Development Charge applies.
- 3.13 For residential development that requires approval of a plan of subdivision under section 51 of the Planning Act, a consent under section 53 of the Planning Act, site plan approval under section 41 of the Planning Act or a description under section 9 of the Condominium Act (collectively referred to as the "plan of subdivision") and for which a subdivision agreement, consent agreement, site plan agreement or condominium agreement (collectively referred to as the "subdivision agreement") is entered into, the portion of the development charge attributable to the Wastewater Services Component as set out in Schedule B shall be calculated in accordance with sections 26, 26.1 and 26.2 of the Act, and payable and collected as at the date the subdivision agreement between the Town and the owner is executed (unless a separate agreement is entered into between the Town and the owner under section 3.19 herein), on the basis of the following:
- (d) the proposed number and type of dwelling units;
 - (e) with respect to blocks in the plan of subdivision intended for future development, the maximum number of dwelling units permitted under the then applicable zoning, whether or not there is a holding symbol in the zoning by-law as authorized by section 36 of the Planning Act.; and



- (f) all other components of the Development Charge paid under this By-law shall continue to be collected in accordance with section 3.12
- 3.14 If at the time of issuance of a building permit or permits related to a plan of subdivision for which payments have been made pursuant to section 3.13, the actual total number and type of dwelling units for which building permits have been and are being issued, is greater than that used for the calculation and payment referred to in section 3.13, an additional payment shall be required with respect to the amount of the Wastewater Services Component, calculated in accordance with sections 26, 26.1 and 26.2 of the Act, for the Water Services Component by the difference between the number and type of dwelling units for which building permits have been and are being issued and the number and type of dwelling units for which payments have been made pursuant to section 3.13 and this section.
- 3.15 If following the issuance of all building permits for all development within a plan of subdivision or for all development in a block within a plan of subdivision that had been intended for future development and for which payments have been made pursuant to section 3.13, the actual total number and type of dwelling units is less than that used for the calculation and payment referred to in section 3.13, a refund shall become payable by the Town to the person who originally made the payment referred to in section 3.13, which refund shall be calculated by multiplying the applicable amount for the Wastewater Services Component at the time such payments were made by the difference between the number and type of dwelling units for which payments were made pursuant to section 3.13 and the number and type of dwelling units for which building permits were issued.
- 3.16 Notwithstanding sections 3.13 through 3.15 inclusive, in the case of an Apartment Unit dwelling that is developed at a minimum density of one hundred dwelling units per net hectare pursuant to plans and drawings approved under section 41 of the Planning Act, the Wastewater Services Components under this By-law shall be payable on the date a first permit is issued under the Building Code Act in relation to the Apartment Unit dwelling on lands to which the Development Charges under this By-law apply.
- 3.17 Notwithstanding subsection 3.12 through 3.16 inclusive, Development Charges for rental housing and Institutional Developments are due and payable in six (6) installments commencing with the first installment payable on the date of



occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.

- 3.18 Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment on or after January 1, 2020, and the building permit was issued within 2 years of the approval, the Development Charges shall be calculated based on the rate in effect on the date of the Site Plan or Zoning By-law Amendment application was deemed complete, including interest.
- 3.19 Notwithstanding subsections 3.12 through 3.18 inclusive, the Town may enter into an agreement with a person/owner of land who is required to pay a Development Charge for:
- (a) All or any part of a development charge to be paid before or after it would otherwise be payable;
 - (b) The total amount of the Development Charge payable under an agreement under this section is the amount of the Development Charge that would be determine under this by-law on the day specified in the agreement or, if no such day is specified, at the earlier of.
 - i. the time of the Development Charge or any part of it is payable under the agreement; or
 - ii. the time of the Development Charge would have been payable in the absence of the agreement.
 - (c) In an agreement under this section, the Town may charge interest, at a rate stipulated in the agreement, on that part of the Development Charge payable after it would otherwise be payable.

4. PAYMENT BY SERVICES

- 4.1 Despite the payment required under subsections 3.12 through 3.15, inclusive, Council may, by agreement, give a credit towards a Development Charge in exchange for work that relates to a service to which a Development Charge relates under this by-law.

5. INDEXING

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



6. MANDATORY PHASE-IN

- 6.1 The amount of the Development Charges described in Schedule B to this bylaw shall be reduced as follows, in accordance with section 5(6) of the Act, subject to indexing as per section 5.1 herein:
- (a) the first year that the by-law is in force - no more than 80 percent of the maximum Development Charge that could otherwise be charged;
 - (b) the second year that the by-law is in force - no more than 85 percent of the maximum Development Charge that could otherwise be charged;
 - (c) the third year that the by-law is in force - no more than 90 percent of the maximum Development Charge that could otherwise be charged;
 - (d) the fourth year that the by-law is in force - no more than 95 percent of the maximum Development Charge that could otherwise be charged; and
 - (e) the fifth to tenth years that the by-law is in force - 100 percent of the maximum Development Charge will be imposed.

7. SCHEDULES

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

- Schedule A - List of Urban Services
- Schedule B - Residential and Non-Residential Development Charges
- Schedule C - Map of Wastewater Serviced Areas

8. CONFLICTS

- 8.1 Where the Town 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.
- 8.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.



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 12:01 AM on January 1, 2024.

PASSED THIS 6th day of December, 2023.

Iain Lovatt, Mayor

Becky Jamieson, Town Clerk



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

Urban Services

1. Wastewater Services



SCHEDULE "B" TO BY-LAW
SCHEDULE OF DEVELOPMENT CHARGES

Urban Serviced Areas	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Wastewater Services	4,962	4,081	3,277	2,245	1,672	2.53



SCHEDULE "C" TO BY-LAW MAP OF WASTEWATER SERVICED AREAS

