

**THE CORPORATION OF THE MUNICIPALITY OF
THE TOWNSHIP OF LAURENTIAN VALLEY**

BY-LAW NUMBER 2020-09-039

A BY-LAW WITH RESPECT TO DEVELOPMENT CHARGES

WHEREAS the Development Charges Act, 1997, permits Council to pass by-laws for the imposition of development charges if development or redevelopment of land within the municipality is for uses which would increase the need for services and any one or more of the actions set out in subsection 2.(2) of the said Development Charges Act, 1997, is required for such development or redevelopment;

AND WHEREAS Council had before it a background study entitled the "Development Charges Study Final Report Township of Laurentian Valley" dated July, 2020, hereinafter called "the Study";

AND WHEREAS Council has reviewed the Study and has considered the comments of the public at a public meeting duly held on Tuesday September 1, 2020, to consider the enactment of a By-law under the said Development Charges Act, 1997, as amended.

NOW THEREFORE the Council of the Corporation of the Municipality of the Township of Laurentian Valley, enacts as follows:

1. In this By-law:

- (a) "Act" means the Development Charges Act, 1997, as amended;
- (b) "Agricultural Use" means when referring to the use of a building or structure, a use for which a permit is issued under the Ontario Building Code in accordance the Canadian Farm Building Code for a bona fide farming operation, and includes greenhouses which are not connected to municipal sewer and/or water services, sod farms and farms for the breeding and boarding of horses, and includes barns, silos and other ancillary buildings to such agricultural use, excluding any residential or commercial component thereof;
- (c) "Board of Education" means a board as defined in subsection 1(1) of the Education Act;
- (d) "Capital Cost" means costs incurred or proposed to be incurred by the Municipality or a local board directly or on behalf of, and as authorized by, a municipality or local board:
 - i) Costs to acquire land or an interest in land, including a leasehold interest;
 - ii) Costs to improve land;
 - iii) Costs to acquire, lease, construct or improve buildings or structures;
 - iv) Costs to acquire, lease, construct or improve facilities including,
 - 1. rolling stock with an estimated useful life of seven years or more,
 - 2. furniture and equipment other than computer equipment, and
 - 3. materials acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act;
 - v) Costs to undertake studies in connection with any of the matters referred to in clauses (i) through (iv);

- vi) Costs of the development charge background study; and
 - vii) Interest on money borrowed to pay for costs described in clauses (i) through (iv).
- (e) “Commercial Use” means a use of land, building or structure for the purpose of buying or selling commodities and/or supplying services, but does not include residential, industrial, institutional or agricultural uses as otherwise defined in this By-law;
- (f) “Council” means the elected Council of the Township of Laurentian Valley.
- (g) “Development” includes redevelopment.
- (h) “Development Charge” means a charge imposed against land with respect to the growth-related net capital costs under this By-law.
- (i) “Dwelling, Single Detached” means a single dwelling unit which is freestanding, separate and detached from other main buildings or main structures and includes a prefabricated single dwelling unit but does not include a mobile home.
- (j) “Dwelling Unit” means a suite of habitable rooms which:
- i) is located in a building;
 - ii) is used or is intended to be used in common by one or more persons as a single, independent and separate housekeeping establishment;
 - iii) contains food preparation and sanitary facilities provided for the exclusive common use of the occupants thereof; and
 - iv) has a private entrance directly from outside the building or from a common hallway or stairway inside the building.
- (k) “Dwelling Unit, Apartment” means a dwelling unit located in any one of the following types of dwellings:
- i) “Dwelling, Apartment” means the whole of a building not otherwise defined herein, which contains four (4) or more dwelling units serviced by a common entrance or by an independent entrance directly from the outside in which the occupants have the right to use in common any corridors, stairs or elevators contained therein, and the yards appurtenant thereto.
 - ii) “Dwelling, Accessory” means a dwelling unit accessory to a permitted non-residential use and located within the same building or structure as the permitted non-residential use, but shall not include an accessory single attached dwelling unit or an accessory single detached dwelling unit as otherwise defined in this By-law.
- (l) “Dwelling Unit, Single Attached” means a dwelling unit located in any one of the following types of dwellings:
- i) “Dwelling, Duplex” means a building that is divided horizontally into two (2) separate dwelling units each of which has an independent entrance either directly from outside or through a common vestibule; or
 - ii) “Dwelling, Multiple Attached” shall mean a building that is divided vertically into three (3) or more dwelling units, each of which has a separate and independent entrance at finished grade and separated from

the outside in which occupants have the right to use in common any corridors, stairs or elevators contained therein, and the yards appurtenant thereto; or

- iv) "Dwelling, Quadruplex" shall mean the whole of a dwelling house that is divided vertically by common masonry walls into four separate dwelling units each of which has two common masonry walls; or
 - v) "Dwelling, Row House" means a building that is divided vertically into three or more dwelling units, each of which has a separate and independent entrance at finished grade and separated from the adjoining unit or units by a common unpierced wall with no interior access between each dwelling unit. Townhouse shall have a corresponding meaning; or
 - vi) "Dwelling, Semi-Detached" means a building that is divided vertically into two separate dwelling units; or
 - vii) "Dwelling, Triplex" means the whole of a building that is divided horizontally into three separate dwelling units each of which has an independent entrance either directly from outside or through a common vestibule.
- (m) i) "Existing" means existing as of the date of passing of this By-law.
- ii) "Existing Industrial Building" means a building used for or in connection with,
1. manufacturing, producing, processing, storing, or distributing something,
 2. research or development in connection with manufacturing, producing or processing something,
 3. retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, producing or processing takes place,
 4. office or administrative purposes, if they are,
 - a) carried out with respect to manufacturing, producing, processing, storage or distributing something, and
 - b) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution.
- (n) "Gross Floor Area (g.f.a.)" means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls.
- (o) "Growth-Related Net Capital Costs" means the portion of the net capital cost of services that is reasonably attributed to the need for such net capital cost that results or will result from new development in all or a defined part of the Municipality.
- (p) "Industrial Use" means land, buildings or structures used for or in connection with,
- i) manufacturing, producing, processing, storing, or distributing something,

- ii) research or development in connection with manufacturing, producing or processing something,
 - iii) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, producing or processing takes place,
 - iv) office or administrative purposes, if they are,
 - 1. carried out with respect to manufacturing, producing, processing, storage or distributing something, and
 - 2. in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
 - v) but does not include residential, commercial, institutional or agricultural uses as otherwise defined in this By-law.
- (q) “Institutional Use” means a use of land, building or structure for social purposes but not for commercial or industrial purposes as defined in this By-law and may include religious, charitable, fraternal, philanthropic or other similar uses.
- (r) “Local Board” means a local board as defined in Section 1 of the Municipal Affairs Act other than a board as defined in subsection 1 (1) of the Education Act.
- (s) “Mobile Home” means any dwelling that is designed to be made mobile and constructed or manufactured to be used in like manner as a single detached dwelling for the permanent accommodation of one or more persons, notwithstanding that the running gear is or may be removed, or that such dwelling is or may be fixed on a finished and permanent foundation or has become in any other manner so adapted and affixed to the land upon which it is situated that it is, or has become, an immobile and permanent structure, and includes any mobile home as defined in Section 46 (1) of the Planning Act, as amended from time to time, or any successors thereto.
- (t) “Municipality” means the Corporation of the Township of Laurentian Valley.
- (u) “Net Capital Cost” means the capital cost less capital grants, subsidies and other contributions made to the Municipality or that the Council of the Municipality anticipates will be made, including conveyances or payments under Sections 41, 51 and 53 of the Planning Act, as amended, in respect of the capital cost. The net capital cost also includes a 10 per cent reduction as required under Section 5.(1)8. of the Act for all services except those set out in Section 5.(5) of the Act.
- (v) “Official Plan” means the most recent Official Plan approved by the County of Renfrew, in effect for the Township of Laurentian Valley, and which may be amended from time to time.
- (w) “Owner” means the most recent 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.
- (x) “Rate” means the interest rate established weekly by the Bank of Canada for Treasury Bills having a term of 30 days.
- (y) “Regulation” means Ontario Regulation 82/98, as amended.
- (z) “Residential Use” means any use of land, building or structure for the purposes of a single detached dwelling, a single attached dwelling, an apartment dwelling or a mobile home, as defined in this By-law.

- (aa) "Services" means those services, facilities, buildings and things shown on Schedules "A", "B", and "C" to this By-law.
 - (bb) "Services in Lieu" means those services specified in an agreement made under Section 11 of this By-law.
 - (cc) "Zoning By-law" means Comprehensive Zoning By-law No. 08-04-391 of the Township of Laurentian Valley, as may be amended from time to time, and any subsequent Comprehensive Zoning By-law, passed under Section 34 of the Planning Act.
2. (a) This By-law applies to all lands in the Municipality whether or not the land or use thereof is exempt from taxation under the Assessment Act.
 - (b) Notwithstanding Clause 2.(a) above, this By-law does not apply to the development of land that is owned by and used for the purposes of:
 - i) a Board of Education;
 - ii) the Municipality or Local Board thereof; or
 - iii) the County of Renfrew or any Local Board thereof.
3. Schedules "A", "B", "C", "D", "E", "F", "G", "H", "I" and "J" attached hereto are incorporated into and form part of this By-law. Schedule "K" is attached for information purposes only.
4. (a) The development charges set out in this By-law shall be imposed where the development of land for residential, commercial, industrial or institutional uses would increase the need for services and the development requires:
 - (i) the passing of a zoning by-law or an amendment to a zoning by-law passed under section 34 of the Planning Act;
 - (ii) the approval of a minor variance under section 45 of the Planning Act;
 - (iii) a conveyance of land to which a by-law passed under subsection 50 (7) of the Planning Act applies;
 - (iv) the approval of a plan of subdivision under Section 51 of the Planning Act;
 - (v) a consent under Section 53 of the Planning Act;
 - (vi) the approval of a description under Section 50 of the Condominium Act; or
 - (vii) the issuing of a building permit under the Building Code Act, in relation to a building or structure.
 - (b) No development charge shall be imposed in respect of any action mentioned in Clauses 4.(a) (i) through (vii), if the only effect of the action is to,
 - (i) permit the enlargement of an existing dwelling unit; or
 - (ii) permit the creation of up to two additional dwelling units as prescribed in Section 2. of the Regulation (and as illustrated for information purposes on Schedule "K" to this By-law), subject to the prescribed restrictions, in prescribed classes of existing residential buildings.
 - (c) No development charge shall be imposed in respect of any action mentioned

in Clause 4.(a) (vii), if the only effect of the action is to permit the restoration, strengthening, replacement or reconstruction of a building or structure that is damaged or destroyed. The restoration, strengthening, replacement or reconstruction of the building or structure must not increase the height bulk and floor area of such use or result in a change of use. Notwithstanding, such restoration, strengthening, replacement or reconstruction of a building or structure must occur within 24 months of the day such building or structure is damaged or destroyed and must also be in accordance with the provisions of the Zoning By-law. Any additional dwelling unit(s) and/or increase in commercial/industrial floor area beyond what had been existing shall be charged the appropriate charge for that use, in accordance with the provisions of this By-law.

- (d) No development charge shall be imposed in respect of any action mentioned in Clauses 4.(a) (i) through (vii), if the only effect of the action is to enlarge the gross floor area of an existing industrial building by 50 per cent or less. If the gross floor area of an existing industrial building is enlarged by more than 50 per cent, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
 - (i) Determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement; and
 - (ii) Divide the amount determined under Clause 4.(d) (i) by the amount of the enlargement.
 - (e) No development charge shall be imposed in respect of any action mentioned in Clauses 4.(a) (i) through (vii) if the only effect of the action is to permit the development of land for an agricultural use as defined in Clause 1. (b) of this By-law.
5. (a) The Development Charges shown on Schedule "D" attached hereto as the "General Development Charge" are hereby authorized and established and shall be imposed upon all lands within the Municipality.
- (b) Notwithstanding Paragraph 5.(a) of this By-law, the "General Development Charge imposed on any property within the Municipality shall be reduced by an amount which is equal to the amount paid pursuant to any previous lot levy of the former Municipalities.
6. (a) The Development Charges shown on Schedule "E" attached hereto as the "General Sewer and Water Development Charge" are hereby authorized and established and shall be applied to all lands within that part of the Municipality shown as the Stafford Village Sewer and Water Service Area as shown on Schedule "G" attached hereto, the West End Sewer and Water Service Area as shown on Schedule "H" and the East End Sewer and Water Service Area as shown on Schedule "I" attached hereto. The Public Works: General Water System portion of the General Sewer and Water Development Charge shall also apply to lands serviced by municipal water services and located along the County Road 51 corridor extending from the municipal boundary of the City of Pembroke to the municipal boundary of the Town of Petawawa.
- (b) Notwithstanding Paragraph 6.(a) of this By-law, the Public Works: General Sewer System portion and/or the Public Works: General Water System portion of the General Sewer and Water Development Charge imposed on any property within the Stafford Village Sewer and Water Service Area shown on Schedule "G" attached hereto shall be reduced by an amount which is equal to the Frontage Rate paid for the property affected by the General Sewer and Water Development Charge, pursuant to any previous Frontage Rate By-law of the former Township of Stafford for the sewer system or water system respectively.

- (c) Notwithstanding Paragraph 6.(a) of this By-law, the Public Works: General Sewer System portion of the General Sewer and Water Development Charge shall not be applied to any lands within the Stafford Village Sewer and Water Service Area as shown on Schedule "G" attached hereto or the East End Sewer and Water Service Area as shown on Schedule "I" attached hereto, where sewer services are not available. On those properties, only the development charges that are for the services available to the property will be collected.
 - (d) Notwithstanding Paragraph 6.(a) of this By-law, the Public Works: General Water System portion of the General Sewer and Water Development Charge shall not be applied to any lands within the Stafford Village Sewer and Water Service Area as shown on Schedule "G" attached hereto or the East End Sewer and Water Service Area as shown on Schedule "I" attached hereto, where water services are not available. On those properties, only the development charges that are for the services available to the property will be collected.
 - (e) For the lands affected by the General Sewer and Water Development Charge, the applicable Development Charge as shown on Schedule "E" attached hereto (less any adjustment as per Paragraph 6.(b) of this By-law) shall be added to the applicable General Development Charge as shown on Schedule "D" attached hereto and the total thereof shall be deemed to be one Development Charge for the purposes of Section 2. of the Act.
7. (a) The Development Charges shown on Schedule "F" attached hereto as the "Pleasant View Municipal Drain Development Charge" are hereby authorized and established and shall be applied to all lands within that part of the Municipality shown as the Pleasant View Municipal Drain Service Area on Schedule "J" attached hereto.
- (b) The applicable Development Charge as shown on Schedule "F" attached hereto shall be added to the applicable General Development Charge as shown on Schedule "D" attached hereto, the applicable General Sewer and Water Development Charge as shown on Schedule "E" attached hereto, and the applicable Pleasant View Municipal Drain Development Charge and shall be applied to all lands within that part of the Municipality shown as the Pleasant View Municipal Drain Service Area on Schedule "J" attached hereto and the total thereof shall be deemed to be one Development Charge for the purposes of Section 2. of the Act.
8. (a) All applicable development charges imposed hereunder as adjusted from time to time in accordance with Clause 10. of this By-law, shall be paid in full on the date a building permit under the said Building Code Act is to be issued in respect of a building or structure on land to which the development charges apply.
- (b) Notwithstanding Clauses 8.(a), 17.(b) and Clause 18., where an application for building permit has been filed with the Township of Laurentian Valley prior to the passage of this By-law, and the date the said building permit is to be issued under the said Building Code Act, in respect of a building or structure on land to which the development charges apply, is a date after the passage of this By-law, the development charges rates that would have applied to new development prior to the passing of this By-law shall apply as if they were the charges still in force and effect. The monies so collected shall then be deposited into said reserve funds as set out in Clause 13.(a) of this By-law, and which funds shall be divided into reserve fund accounts as set out in Clause 13.(b) of this By-law.
- (c) No building permit shall be issued for any building or structure on land in respect of which the applicable Development Charges or any part thereof

remains unpaid.

9. Nothing in this By-law prevents Council from requiring as a condition of approval under Section 41, 51 or 53 of the Planning Act, that the Owner install at his own expense such services as Council may require.
10. All Development Charges established in this By-law may be adjusted annually, without amendment to this By-law, on the 31st of December in each year commencing on the 31st of December 2020, in accordance with the prescribed index, the Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007.
11. (a) Council may by written agreement, permit an Owner to provide at the Owner's expense, Services in Lieu of payment of all or any portion of the applicable Development Charges. Such agreement shall specify that where the Owner provides Services in Lieu in accordance with the agreement, Council shall give to the owner a credit against the Development Charges otherwise applicable to his development equal to the reasonable cost of providing the Services in Lieu.

(b) Council by written agreement may give a credit equal to the owner's reasonable cost of providing Services in addition to or of a greater size or capacity than would be required under this By-law.

(c) Any dispute as to the reasonable cost of providing the Services in Lieu or the Services mentioned in paragraph 11.(b) above, shall be referred to the Municipality's Engineer whose decision shall be final and binding on the Owner and the Municipality.
12. A certified copy of this By-law may be registered against such lands in the Municipality as Council by resolution from time to time may direct.
13. (a) The Treasurer shall create reserve funds which shall be separate from the other reserve funds of the Municipality and all payments received by the Municipality pursuant to this By-law shall be deposited into said reserve funds, which funds shall be divided into reserve fund accounts as set out in paragraph 14.(b) of this By-law. Monies paid from the reserve fund accounts shall be taken only to meet growth-related net capital costs for which the Development Charges were imposed.

(b) The Treasurer shall create within the reserve fund, separate reserve fund sub-accounts or categories for each of the Services identified in Schedules "A", "B" and "C" hereto. As Development Charges are received pursuant to this By-law, the monies shall be placed in separate reserve funds for each of the Services as shown on Schedules "A", "B" and "C" hereto.

(c) All monies contained within the reserve funds from time to time may be invested in such securities as a Trustee may invest under the Trustee Act, R.S.O. 1990, Chapter T.23 and earnings derived from the investment of such money shall be credited to the reserve fund and apportioned among the categories within the reserve fund in the proportions determined by the balances in the categories within the reserve fund as of December 31st of the previous year.

(d) A consolidated account shall be kept so that it will be possible to determine therefrom the true state of each category within the reserve fund.
14. The Treasurer of the Municipality shall, in each year on or before March 31, furnish to Council a statement in respect of the reserve fund for the prior year established hereunder containing the information required under the Regulation.
15. (a) If this By-law is amended or repealed by Council or the Ontario Municipal

Board, the Treasurer shall determine within 30 days of the amendment or repeal whether any owner has overpaid in respect of the Development Charge paid hereunder and if such an overpayment has been made, the Treasurer shall calculate the amount of such overpayment.

- (b) Any refund payable under this By-law shall include interest calculated from the date upon which the overpayment was collected by the Municipality to the date on which the refund is made. Such interest shall be paid at the Rate (see Clause 1.(x)) in effect from time to time from the date of enactment of this By-law as adjusted in Clause 15.(c) of this By-law.
 - (c) The Bank of Canada Rate in effect on the date of enactment of this By-law shall be adjusted on the first business day of October, 2020, to the Rate established by the Bank of Canada on that day and shall be adjusted four times each year thereafter on the first business day of January, April, July and October, to the Rate established by the Bank of Canada on the day of the adjustment.
 - (d) Any overpayment determined under Clause 15.(a), shall be paid to the person who made the payment by his or her last known address within 30 days of the date of the repeal of amendment of this By-law.
 - (e) If the person who made the payment cannot be found or his or her last address is unknown then the repayment obligation under this By-law is at an end.
16. (a) The By-law shall continue in force and effect for a term of five (5) years from the date of its enactment.
- (b) From the coming into force of this By-law, all previous By-laws passed by the Township, under the Development Charges Act or a predecessor thereof, shall be repealed if they were still in force on the day this By-law comes into force.

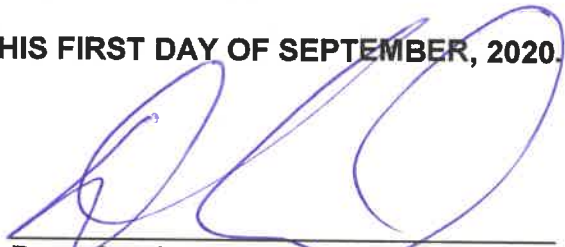
17. This By-law comes into force on the date it is given third and final reading.

READ A FIRST AND SECOND TIME THIS FIRST DAY OF SEPTEMBER, 2020.

READ A THIRD TIME AND PASSED THIS FIRST DAY OF SEPTEMBER, 2020.



Steve Bennett, Mayor



Dean Sauriol, Chief Administrative Officer

SCHEDULE "A"

TO BY-LAW NO. 2020-09-039

TOWNSHIP OF LAURENTIAN VALLEY

GENERAL DEVELOPMENT CHARGE
SERVICE CATEGORIES

Allocation of General Development Charges Between Service Categories

<u>Service Category</u>	<u>Proportional Share</u>	
	<u>Residential</u>	<u>Industrial</u>
General Eligible Services	6.11 %	6.11 %
Fire Protection	31.98 %	31.98%
Public Works: Roads & Equipment	61.91 %	61.91%
Total	<u>100.0 %</u>	<u>100.0 %</u>

SCHEDULE "B"

TO BY-LAW NO. 2020-09-039

TOWNSHIP OF LAURENTIAN VALLEY

GENERAL SEWER AND WATER DEVELOPMENT CHARGE
SERVICE CATEGORIES

Allocation of Development Charges Between Service Categories

<u>Service Category</u>	<u>Proportional Share</u>	
	<u>Residential</u>	<u>Commercial/ Industrial</u>
Public Works: General - Sewer System	95.75 %	95.75 %
Public Works: General - Water System	4.25 %	4.25 %
Total	<u>100.0 %</u>	<u>100.0 %</u>

SCHEDULE "C"

TO BY-LAW NO. 2020-09-039

TOWNSHIP OF LAURENTIAN VALLEY

PLEASANT VIEW MUNICIPAL DRAIN - DEVELOPMENT CHARGE
SERVICE CATEGORIES

Allocation of Development Charges Between Service Categories

<u>Service Category</u>	<u>Proportional Share</u>	
	<u>Residential</u>	<u>Commercial/ Industrial</u>
Public Works: Pleasant View Municipal Drain	100.0 %	0.0 %
Total	100.0%	0.0%

SCHEDULE "D"

TO BY-LAW NO. 2020-09-039

TOWNSHIP OF LAURENTIAN VALLEY - GENERAL DEVELOPMENT CHARGE

<u>Use</u>	<u>Category</u>	<u>Development Charge</u>
Residential (per dwelling unit)	Single Detached Dwelling Unit	\$2,786.00
	Single Attached Dwelling Unit	\$2,734.00
	Apartment Dwelling Unit	\$2,212.00
	Mobile Home	\$2,201.00
Commercial/ Industrial* (per m ² of G.F.A.)	Applies to all categories except enlargements of existing industrial buildings of 50% of the G.F.A. or less. For enlargements of existing industrial buildings that are greater than 50%, a charge is applied only to the amount that exceeds 50%.	\$4.20 per m ²
Institutional	Charge determined as per nature of the use, ie. Residential components charged according to class of use and other components charged as per Commercial/ Industrial rate.	

SCHEDULE "E"

TO BY-LAW NO. 2020-09-039

TOWNSHIP OF LAURENTIAN VALLEY

GENERAL SEWER AND WATER DEVELOPMENT CHARGE

<u>Use</u>	<u>Category</u>	<u>General Sewer and Water Development Charge</u>		
		Public Works: General Sewer System	Public Works: General Water System	Total General Sewer and Water Development Charge
Residential (per dwelling unit)	Single Detached Dwelling Unit	\$1,766.58	\$78.42	\$1,845.00
	Single Attached Dwelling Unit	\$1,718.70	\$76.30	\$1,795.00
	Apartment Dwelling Unit	\$1,388.38	\$61.62	\$1,450.00
	Mobile Home	\$1,280.72	\$61.29	\$1,442.00
Commercial/ Industrial* (per m ² of g.f.a.)	Applies to all categories except enlargements of existing industrial buildings of 50% of the g.f.a. or less. For enlargements of existing industrial buildings that are greater than 50%, a charge is applied only to the amount that exceeds 50%.	\$4.78 per m ² of g.f.a.	\$0.21 per m ² of g.f.a.	\$4.99 per m ² of g.f.a.
Institutional	Charge determined as per nature of the use, ie. Residential components charged according to class of use and other components charged as per Commercial/ Industrial rate.			

SCHEDULE "F"

TO BY-LAW NO. 2020-09-039

TOWNSHIP OF LAURENTIAN VALLEY

PLEASANT VIEW MUNICIPAL DRAIN DEVELOPMENT CHARGE

<u>Use</u>	<u>Category</u>	<u>Development Charge</u>
Residential (per dwelling unit)	Single Detached Dwelling Unit	\$40
	Single Attached Dwelling Unit	\$39
	Apartment Dwelling Unit	\$32
	Mobile Home	\$31
Commercial/ Industrial* (per m ² of g.f.a.)	Applies to all categories except enlargements of existing industrial buildings of 50% of the g.f.a. or less. For enlargements of existing industrial buildings that are greater than 50%, a charge is applied only to the amount that exceeds 50%.	\$0.00 per m ² of g.f.a.
Institutional	Charge determined as per nature of the use, ie. Residential components charged according to class of use and other components charged as per Commercial/ Industrial rate.	

SCHEDULE "G"

TO BY-LAW NO. 2020-09-039

TOWNSHIP OF LAURENTIAN VALLEY

STAFFORD VILLAGE SEWER AND WATER SERVICE AREA

Schedule "G" - Stafford Village Sewer and Water Service Area



SCHEDULE "H"

TO BY-LAW NO. 2020-09-039

TOWNSHIP OF LAURENTIAN VALLEY

WEST END SEWER AND WATER SERVICE AREA

Schedule "H" - General Sewer and Water Service Area (WestEnd)



SCHEDULE "I"

TO BY-LAW NO. 2020-09-039

TOWNSHIP OF LAURENTIAN VALLEY

EAST END SEWER AND WATER SERVICE AREA

Schedule "I" - East End Sewer and Water Service Area



SCHEDULE "J"

TO BY-LAW NO. 2020-09-039

TOWNSHIP OF LAURENTIAN VALLEY

PLEASANT VIEW MUNICIPAL DRAIN SERVICE AREA

Schedule "J" - Pleasant View Municipal Drain Service Area



SCHEDULE “K”

TO BY-LAW NO. 2020-09-039

TOWNSHIP OF LAURENTIAN VALLEY

**DEVELOPMENT CHARGES - EXCEPTIONS RELATING TO THE CREATION OF
ADDITIONAL DWELLING UNITS**

* Note this is an excerpt from O. Reg. 82/98 and is only intended for information purposes. Reference should also be made to O. Reg. 82/98 and any subsequent amendments.

“2. For the purposes of Clause 2 (3) (b) of the Act, the following table sets out the name and description of the classes of residential buildings that are prescribed, the maximum number of additional dwelling units that are prescribed for buildings in those classes and the restrictions for each class.

Name of Class of Residential Building	Description of Class of Residential Building	Maximum Number of Additional Dwelling Units	Restrictions
Single detached dwellings	Residential buildings, each of which contains a single dwelling unit, that are not attached to other buildings.	Two	The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the building.
Semi-detached dwellings or row dwellings	Residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the building.
Other residential buildings	A residential building not in another class of residential building described in this table	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building.

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**TOWNSHIP OF LAURENTIAN VALLEY
DEVELOPMENT CHARGES BACKGROUND STUDY**

Final Report

Prepared for: Township of Laurentian Valley

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**TOWNSHIP OF LAURENTIAN VALLEY
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FINAL REPORT**

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**TOWNSHIP OF LAURENTIAN VALLEY
DEVELOPMENT CHARGE BACKGROUND STUDY - JULY 2020
FINAL REPORT**

1.0 INTRODUCTION

The Township of Laurentian Valley has completed a new development charge study and development charge by-law for the Township, in order to recover the growth-related net capital costs of certain services provided in the Township. In 2014, the Township undertook a study and adopted a Development Charge By-law being By-law 2014-08-042, which pursuant to the provisions of the Development Charges Act, 1997, S.O., 1997, Chapter 27, as amended, expired on August 19, 2019. The following report has been prepared in accordance with the requirements of the Development Charges Act, 1997, as amended and its Regulations, and presents information and background data collected in support of the proposed new Development Charge By-law for the Township of Laurentian Valley.

2.0

BACKGROUND

The Province of Ontario adopted the current Development Act on December 8, 1997 and subsequent Regulations to the Act, which both came into force and effect on March 1, 1998. A development charge under the Development Charges Act, 1997, is a fee charged to pay for increased capital costs required because of increased needs for services arising from development. Development charges can be collected for each new dwelling unit (with some exceptions for additional dwelling units ARUs), new commercial building/structure or addition, or new industrial building/structure or industrial addition greater than 50% of the existing gross floor area (g.f.a.).

The study is aimed at determining a development charge rate structure which will not require existing taxpayers to contribute to the capital cost of new growth which will occur. Similarly, new taxpayers should not have to contribute more than their fair share of the net capital cost of providing the current level of municipal services for new growth. This approach is guided by provisions in the Development Charges Act, 1997, and its regulations.

The Development Charges Act includes a requirement for municipalities to undertake a supporting Background Study if they wish to pass a by-law to collect development charges. The Act also stipulates that a Development Charges By-law expires five years from the date it comes into force, and therefore, in order for a municipality to continue collecting development charges, a Study and new By-law must be passed every five years. Bill 108, *More Homes, More Choice Act, 2019* and Bill 197, *COVID-19 Economic Recovery Act, 2020* both propose several amendments to the Development Charges Act. While the Bills have received royal assent, some of the associated provisions have not yet been proclaimed by the Minister and therefore, the changes are not completely in effect. This development charge study was prepared in accordance with the Act that is in effect as of the date of the preparation of this Study, which is prior to proclamation.

The purpose of the Study is to identify the services to which the development charges relate, the increase in the need for a service that is due to growth, the net growth-related capital costs of services for which a development charge will be collected, and the capital costs of the service that will be incurred during the five year term of the implementing Development Charges By-law. The following Study will determine the development charges that are to be collected in order to recover the growth-related net capital costs of certain eligible services over a ten (10) year planning period.

The recommendations put forth in this Study are in accordance with the requirements of the Development Charges Act, 1997 and Ontario Regulation 82/98, as amended.

3.0

METHODOLOGY

The process followed in order to calculate an eligible development charge for the Township of Laurentian Valley can be summarized as follows. The first step in the Study was to review demographic and development trends in the Township to determine population counts and household counts over the past ten years. An inventory of services provided over the past ten years within eligible service categories was then undertaken and combined with the results of the population and household counts to calculate the average level of service provided over the past ten years. This exercise provides an indication of which municipal facilities and equipment will not have sufficient capacity over the next ten years to accommodate the needs of future growth at historical service levels, and identifies any services with excess capacity to be used up prior to an additional unit of the service being purchased or constructed. This is also used as the basis for establishing the eligible charge.

In previous years, the Development Charges Act had changed so that municipalities could no longer collect a Development Charge for the excess capacity in existing capital facilities or equipment. Essentially, the current approach to excess capacity says that what is paid for, unless Council specifically identified the excess capacity, would be paid for through development charges. In the case of the Township of Laurentian Valley, the kilometres of paved roads have been used on the basis of providing the average level of service over the last ten years. With the General Sewer and Water service categories, the growth-related net capital costs associated with upgrades to the Pembroke Pollution Control Centre (Sewage Treatment Plant), engineering studies, and legal fees are continued on from the previous By-laws for the Township. Other growth-related net capital costs that are being carried on include the 2024 Development Charges Study. New items which have been added include growth related net capital costs associated with an expansion at the Witt Road garage, and other public works and fire department expenditures as detailed in this Study.

This information has been used as the basis of preparing a capital expenditure forecast and population projections for the ten-year period of the Study. The ten-year capital expenditure forecast has been prepared on the basis of generally continuing to provide the same average service level over the next ten-year period. The forecast ensures that the average level of service is not exceeded, and that new development only pays its fair share of the costs.

The ten-year capital expenditure forecast and the population projections are then used as the basis to calculate the eligible development charges that can be collected by the Township.

4.0 GROWTH FORECASTS AND AVERAGE LEVEL OF SERVICE

4.1 Introduction

The analysis of population trends is an essential element in determining the Municipality's future services, policies, and programs. The demand for services in a municipality is considered to be directly related to growth.

The general principle for establishing a development charge rate is that the existing population should not have to pay for the capital costs of growth-related development through general taxation. The capital cost of growth-related development should be reduced by contributions from those creating a requirement for additional municipal services. New taxpayers, however, should only have to pay their fair share of the net capital cost of providing the current level of municipal services for new growth.

A review of population trends and growth projections is very important in order to establish an appropriate growth rate so that:

1. The timing and sizing of construction for new municipal services and facilities can be scheduled.
2. The amount of residential and commercial/industrial development sharing the cost of new facilities and services can be estimated.
3. The average level of service provided in the Township over the ten-year period, immediately preceding the preparation of this Study, can be established.

4.2 Review of Past Population and Development Trends

In order to calculate population and development projections for the Township of Laurentian Valley in the future, it is necessary to establish the past demographic, population, and development trends in the municipality. In this regard, a review of the population and property assessment information was undertaken in order to establish the annual population in the municipality over the preceding ten-year period from 2010 to 2019. A combination of assessment information released by MPAC, and Census information released by Statistics Canada will be used to estimate the total permanent and seasonal population over the past ten years.

The seasonal population was included as they generally use the same services as the permanent population, and may become occupied on a year-round basis. Known Residential Unit (RU), Farm Residential Unit (FRU), and Recreational

Dwelling Unit (RDU) counts were summed to determine the number of seasonal and permanent households. The seasonal population was then estimated by applying an average household size equivalent to the average permanent household size for a given year.

The resulting estimate of the total population for the Township of Laurentian Valley from 2010 to 2019 is shown in Table A as follows:

Table A Permanent and Seasonal Population 2010 to 2019	
2010	10,133
2011	10,179
2012	10,241
2013	10,269
2014	10,282
2015	10,304
2016	10,317
2017	10,327
2018	10,336
2019	10,280

* Source: MPAC Assessment Data, Census Canada, Township of Laurentian Valley

4.3 Average Level of Service Over the Past Ten Years

General Eligible Services, Fire Protection and Public Works: Roads & Equip.

The population data in Table A has been applied to the inventory of the equipment and facilities held by the Township in order to determine the average level of service provided over the past ten (10) years. The inventory of capital equipment and facilities from 2010 to 2019 was updated based on discussions with Township staff; a review of Township records and the previous Development Charges Studies undertaken for the Municipality. The results of these calculations are presented in Table 1A, which shows the average level of service for capital facilities and equipment in eligible service categories that were selected for inclusion in the Study. Appendix A-1 provides a more detailed break-down of the calculations for determining the average service level.

TABLE 1A
10 YEAR AVERAGE LEVEL OF SERVICE
Township of Laurentian Valley 2010 - 2019

	Average Level of Service Per Capita
FIRE PROTECTION	
Fire Hall Bays	0.0005
Fire Hall Change Room	0.0012
½ Ton Truck/ATV Rescue Unit	0.0001
Fire Trucks (Pumper/Tanker/Pumper-Tanker)	0.0003
Hip Waders	0.0003
Life Jackets	0.0006
Water Rescue Kits	0.0001
Category Total	0.0031

	Average Level of Service Per Capita
Public Works: Roads & Equipment	
Roads Garage - Old (m2) (10,000 ft2)	0.0545
Roads Garage - New (m2) (16,200 ft2)	0.0584
Sand Domes - Old (m3)	0.1495
Sand Domes - New (M3)	0.1319
Trucks (6 tandem & 2 one-ton)	0.0008
Heavy Equipment (2 Backhoes)	0.0002
Roads (Profile Changes)	0.0163
Category Total	0.4114

Public Works: General Sewer and Water Development Charge

All of the costs for the ongoing sewer and water servicing agreement with the City of Pembroke were determined to be eligible as the works were required to meet changing Provincial requirements to support new development in areas adjacent to municipal sewer and water services. Therefore, the ten-year average level of service is superseded by the requirement of other legislation, in this case Provincial guidelines. The servicing agreement had a life span of 20 years which commenced at the end of 1996 and ended in 2017. However, the agreement includes a provision which allows the terms of the agreement to continue on an annual basis subject to the mutual agreement between the City and the Township, which has so far continued. Therefore, the remaining share of the costs are allocated to new growth in the General Sewer and Water Service Areas as: General Sewer and Water Service Area West End; General Sewer and Water Service Area Stafford Village, and General Sewer and Water Service Area East End (See Figures 1, 2 and 3).

For the Township's share of the cost of the past Sewage Treatment Plant upgrades, and the more recent upgrades to the Pollution Control Centre to provide secondary treatment billed to the Township by the City of Pembroke in 2009) the ten-year average level of service is superseded by the requirement of other legislation. In this case, this would be the MOE guidelines which dictated the level of treatment and minimum standards that are required.

Pleasant View Municipal Drain Development Charge

The Engineers Report Pleasant View Municipal Drain & Branches prepared by Stantec Consulting Ltd., January 15, 2008 Revised Per Tribunal Hearing: November 13, 2008, As Amended by the Tribunal Decision dated January 29, 2009, identified a growth related cost associated with the Municipal Drain Project that could be collected through development charges. Since the last Development Charges Study was undertaken for the Township, the project has been constructed and the final project costs were known and allocated. The values used in the current study are based on the actual known costs of the project. The service standard for the municipal drain is calculated based on the drainage area that benefits from the municipal drainage works, and therefore, the service level is calculated on this basis as per the allocation of costs under the Drainage Act.

4.4 Demographic and Growth Projections

A growth forecast was prepared for residential and commercial/industrial growth over a ten-year period as the Act allows for the charge to include an increase in the need for service that relates to the ten-year period immediately following the preparation of this Study for particular services specified in the Act. The Act allows an exemption to the ten-year period to permit a twenty-year forecast for sanitary sewer and water services. Due to the status of the existing servicing

agreement with the City, a ten-year forecast for sanitary sewer services and water services was considered appropriate for this Study.

The growth forecast has several purposes.

1. It establishes the level of growth the municipality will be required to provide services for over the forecast period.
2. It provides a basis for identifying the level of growth that will be sharing the cost of new capital facilities over the planning period of the Study.
3. The population projections provide a basis for determining municipal service standards and ensuring that the level of service that the development charge is collected for, does not exceed the average level of service provided for in the municipality over the ten-year period immediately preceding the Study.
4. The growth projections form a basis of information from which the actual development charges are determined per person, per residential unit, and per square metre of non-residential building area.

Based on the analysis of demographic, development, and growth trends, population and household projections by dwelling type were prepared for the Township of Laurentian Valley. Table B shows population and household projections by dwelling type for the Township for the time period between 2020 and 2029. The following population and household projections are presented:

Ten Year Projection

*	2020 Population	10,299	
			> 10-year growth = 694
*	2029 Population	10,993	

Residential growth rates for the Township are based on a review of development proposals, historical building permit activity, and an estimate of average household size. Based on this review, the projections appear to be reasonable for the planning period of the study.

<u>New Housing Mix</u>	<u>Total No. of Units by 2029</u>	
	<u>Percent</u>	<u>No. of Units</u>
Single Detached Dwelling Units	41.5%	200
Single Attached Dwelling Units	54.8%	264
Apartment Dwelling Units	3.7%	18
Mobile Homes	0.0%	0
Total	100%	482

Commercial/Industrial building growth rates are based on an extrapolation of the historical average growth rate for commercial and industrial building activity. The historical average rate of commercial and industrial building activity for the previous fifteen years is 3,626 m² per year. This average growth rate will be carried forward for the next ten-year time period, between 2020 and 2029 as follows:

Non-Residential	2020 - 2029
Commercial/Industrial	3,626 m ² per year

A review of development activity in the Township revealed that most of the new lots created in the Township were historically created through the severance (consent) process and by plan of subdivision. Seven residential subdivisions in the Township are currently draft-approved, including Cooper Subdivision (57 lots), Kirklyn Estates (12 lots), Laurentian Meadows (305 lots), Traxton Subdivision (22 lots), Rockwood Glen/Rosborough Subdivision (15 lots), Woodlands Subdivision (36 lots), and Shaw Subdivision (8 lots). Three existing single detached residential subdivisions in the Township currently have vacant lots, which include: Atwater Subdivision (5 lots), Dawson Subdivision (1 lot), and Taylor Heights (2 lots). Four additional residential subdivisions are currently pending draft plan approval and remain in the application stage, including Kirklyn Subdivision Revision (additional 8 lots), Morglan-Elgin Subdivision (88 lots), Yeas Subdivision (12 lots), and Kramer Subdivision (107 lots).

It is anticipated that the growth over the period of the Study will be distributed geographically throughout the Township for the majority of services, and will not be isolated to a specific area. For the Sewer and Water Service Area, development within the Water and Sewer Service Area will contribute to an additional development charge. For the Pleasant View Municipal Drain Area, residential development within the Pleasant View Municipal Drain Area will contribute an additional development charge.

Development trends in the past five (5) years have seen fewer new buildings than previous years; however, there are a number of factors which should result in an increase in lot creation and building activity over the next 5-10 years.

An estimate of residential and commercial/industrial growth has been prepared for the General Sewer & Water Service Area, and a residential growth estimate has been prepared for the Pleasant View Municipal Drain Service Area. The estimate of population and household growth for the General Sewer & Water Service Area and the Pleasant View Municipal Drain Service Area are illustrated on Table B-1 and Table B-2 respectively.

4.5 Establishment of Service Areas

The General Development Charge is to be applied on a Township-wide basis, as the services to be provided in this service category will benefit all growth throughout the Township, regardless of where it is physically located,. A review of development activity in the Township revealed that new development is occurring on a combination of existing vacant lots, lots created by severance, and lots created by plan of subdivision. These lots are distributed throughout the Municipality and are not concentrated in one area. Therefore, the General Development Charge is to be applied to all new development throughout the Township.

However, with regard to the General Sewer and Water Development Charge and the Pleasant View Municipal Drain Development Charge, the respective services are only provided within certain specified geographic areas of the Township. With the General Sewer and Water Development Charge, the services are only available to areas within the area identified on Figure 1 as the General Sewer and Water Service Area (West End); Figure 2 as the General Sewer and Water Service Area (Stafford Village) which is located in the former Township of Stafford adjacent to the City of Pembroke; and Figure 3 as the General Sewer and Water Service Area (East End) located in the former Township of Pembroke in the area including and surrounding the Wal-Mart/Canadian Tire power centre, east of the City of Pembroke and along the County Road 51 corridor extending from the municipal boundary of the City of Pembroke.

Table B-1 shows population and household projections by dwelling type for the General Sewer and Water Service Area, for the time period between 2020 and 2029. Table B-2 shows population and household projections by dwelling type for the Pleasant Valley Municipal Drain Service Area, for the time period between 2020 and 2029.

Where new development is serviced by either municipal sewer or municipal water services, the applicable portion of the General Sewer and Water Development Charge shall also apply to those lands, without the need for amendment to the By-law. Changes to the geographic boundaries of the East End Service Area will, however, require an amendment to the Development Charges By-law in accordance with the requirements of the Development Charges Act.

Should a property within one of these service areas be serviced by only one municipal service (either sewer or water), or have no municipal services (on individual well and septic system), only the relevant development charges will apply.

With regard to the Pleasant View Municipal Drain Development Charge, the

service only benefits the drainage area as identified on Figure 4 - Pleasant View Municipal Drain Service Area, and therefore, the charge only applies to new development within that area.

Township of Laurentian Valley

Table B
POPULATION & HOUSEHOLD PROJECTIONS
2020-2029

	Base Year 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Single Detached	3,629	3,649	3,669	3,689	3,709	3,729	3,754	3,779	3,804	3,829	3,854
- annual change		20	20	20	20	20	25	25	25	25	25
- Average Household Size	2.49	2.48	2.47	2.46	2.45	2.44	2.43	2.42	2.41	2.40	2.39
- annual change	-0.081	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100
Calculated Population	9,053	9,066	9,079	9,092	9,104	9,116	9,139	9,162	9,185	9,207	9,228
Attached	365	365	365	365	373	381	421	461	501	541	581
- annual change		0	0	0	8	8	40	40	40	40	40
- Average Household Size	2.45	2.44	2.43	2.42	2.41	2.40	2.39	2.38	2.37	2.36	2.35
- annual change	-0.081	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100
Calculated Population	894	891	887	883	899	914	1,006	1,097	1,187	1,277	1,365
Apartment	166	166	168	170	172	174	186	198	200	202	204
- annual change		0	2	2	2	2	12	12	2	2	2
- Average Household Size	2.00	1.99	1.98	1.97	1.96	1.95	1.94	1.93	1.92	1.91	1.90
- annual change	-0.081	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100
Calculated Population	332	330	333	335	337	339	361	382	384	386	388
Mobile Homes	6	6	6	6	6	6	6	6	6	6	6
- annual change		0	0	0	0	0	0	0	0	0	0
- Average Household Size	1.99	1.98	1.97	1.96	1.95	1.94	1.93	1.92	1.91	1.90	1.89
- annual change	-0.081	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100
Calculated Population	12	12	12	12	12	12	12	12	11	11	11
Total Non Single (population)	1238	1233	1231	1230	1248	1265	1379	1491	1583	1674	1764
Total Single (population)	9,053	9,066	9,079	9,092	9,104	9,116	9,139	9,162	9,185	9,207	9,228
Total No. Households	4,166	4,186	4,208	4,230	4,260	4,290	4,367	4,444	4,511	4,578	4,645
TOTAL Population	10,291	10,299	10,310	10,322	10,351	10,381	10,518	10,653	10,768	10,881	10,993
Cumulative increase		8	20	31	61	90	227	362	477	590	702
Weighted Age. Household Size	2.47	2.46	2.45	2.44	2.43	2.42	2.41	2.40	2.39	2.38	2.37

Township of Laurentian Valley	Table B-1
POPULATION & HOUSEHOLD PROJECTIONS - GENERAL SEWER & WATER SERVICE AREA	
2020-2029	

	Base Year 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Single Detached	666	666	666	671	676	686	696	706	716	726	741
- annual change		0	0	5	5	10	10	10	10	10	15
- Average Household Size	2.49	2.48	2.47	2.46	2.45	2.44	2.43	2.42	2.41	2.40	2.39
- annual change	-0.081	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100
Calculated Population	1,661	1,655	1,648	1,654	1,659	1,677	1,694	1,712	1,729	1,746	1,774

Attached	47	47	47	55	63	103	143	183	223	263	303
- annual change		0	0	8	8	40	40	40	40	40	40
- Average Household Size	2.43	2.42	2.41	2.40	2.39	2.38	2.37	2.36	2.35	2.34	2.33
- annual change	-0.081	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100
Calculated Population	114	114	113	132	151	245	339	432	524	615	706

Apartment	39	40	41	42	43	44	56	68	69	70	71
- annual change		1	1	1	1	1	12	12	1	1	1
- Average Household Size	1.98	1.97	1.96	1.95	1.94	1.93	1.92	1.91	1.90	1.89	1.88
- annual change	-0.081	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100
Calculated Population	77	79	80	82	83	85	108	130	131	132	133

Mobile Homes	0	0	0	0	0	0	0	0	0	0	0
- annual change		0	0	0	0	0	0	0	0	0	0
- Average Household Size	1.97	1.96	1.95	1.94	1.93	1.92	1.91	1.90	1.89	1.88	1.87
- annual change	-0.081	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100
Calculated Population	0	0	0	0	0	0	0	0	0	0	0

Total Non Single (population)	191	193	194	214	234	330	446	562	655	748	839
Total Single (population)	1,661	1,655	1,648	1,654	1,659	1,677	1,694	1,712	1,729	1,746	1,774

Total No. Households	752	753	754	768	782	833	895	957	1,008	1,059	1,115
TOTAL Population	1,853	1,847	1,842	1,868	1,893	2,007	2,141	2,273	2,384	2,493	2,614
Cumulative increase		-6	-11	15	40	154	288	421	531	641	761

Weighted Age. Household Size	2.46	2.45	2.42	2.40	2.38	2.36	2.34	2.31	2.29	2.27	2.25
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Figure 1: General Sewer and Water Service Area (West End)



Figure 2: General Sewer and Water Service Area (Stafford Village)



Figure 3: General Sewer and Water Service Area (East End)



Township of Laurentian Valley		Table B-2 POPULATION & HOUSEHOLD PROJECTIONS - PLEASANT VIEW MUNICIPAL DRAIN SERVICE AREA 2020-2029									
	Base Year 2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Single Detached	205	205	205	206	207	208	209	210	211	212	213
- annual change		0	0	1	1	1	1	1	1	1	1
- Average Household Size	2.49	2.48	2.47	2.46	2.45	2.44	2.43	2.42	2.41	2.40	2.39
- annual change	-0.081	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100
Calculated Population		508	506	507	507	508	508	508	509	509	509
Attached	0	0	0	8	16	16	16	16	16	16	16
- annual change		0	0	8	8	0	0	0	0	0	0
- Average Household Size	2.43	2.42	2.41	2.40	2.39	2.38	2.37	2.36	2.35	2.34	2.33
- annual change	-0.081	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100
Calculated Population	0	0	0	19	38	38	38	38	38	37	37
Apartment	0	0	0	0	0	0	12	24	24	24	24
- annual change		0	0	0	0	0	12	12	0	0	0
- Average Household Size	1.98	1.98	1.97	1.97	1.96	1.96	1.95	1.95	1.94	1.94	1.93
- annual change	-0.041	-0.0050	-0.0050	-0.0050	-0.0050	-0.0050	-0.0050	-0.0050	-0.0050	-0.0050	-0.0050
Calculated Population	0	0	0	0	0	0	23	47	47	46	46
Mobile Homes	0	0	0	0	0	0	0	0	0	0	0
- annual change		0	0	0	0	0	0	0	0	0	0
- Average Household Size	1.97	1.96	1.95	1.94	1.93	1.92	1.91	1.90	1.89	1.88	1.87
- annual change	-0.081	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100	-0.0100
Calculated Population	0	0	0	0	0	0	0	0	0	0	0
Total Non Single (population)	0	0	0	19	38	38	61	84	84	84	84
Total Single (population)	0	0	0	19	38	38	61	84	84	84	84
Total No. Households	205	205	205	214	223	224	237	250	251	252	253
TOTAL Population	508	508	506	526	545	546	569	593	593	593	593
Cumulative increase		0	-2	18	37	38	61	85	85	85	85
Weighted Age. Household Size	2.48	2.48	2.47	2.46	2.45	2.44	2.40	2.37	2.36	2.35	2.34

Figure 4: Pleasant View Municipal Drain Service Area



4.6 **Assessment Analysis**

The following table calculates how the eligible development charge is allocated between various land users: residential and commercial/industrial.

Table C
Township of Laurentian Valley
Assessment Analysis - 2019
(Excludes Business Assessment)

	<u>Realty Assessment</u>	<u>Ratio</u>
Residential	\$ 1,018,640,908	0.89
Commercial/ Industrial	\$ 123,764,692	0.11
TOTAL	\$ 1,142,405,600	1.00

Source: MPAC data for the Township of Laurentian Valley, 2019.

The assessment base is used to allocate the capital costs between residential and commercial/industrial development. In this regard, it is recommended that 89.0% of the capital costs associated with the General Eligible service category, the Fire Protection service category, and the Public Works service category, be allocated to residential growth, and 11.0% of the capital costs be allocated to commercial/industrial growth.

5.0

TEN-YEAR CAPITAL EXPENDITURE FORECAST

The ten-year capital expenditure forecast is based on a program of not exceeding the average level of service provided for the particular item over the past ten years. Appendix A-2 illustrates in what years the purchase or construction of a particular item in a service category could be undertaken, based on the average level of service over the past ten years being applied to the projected population growth over the next ten-year period.

Table D (shown below) illustrates the individual items within the service categories for which a development charge will be collected and which are expected to be purchased or constructed over the next ten years, in order to meet an increase in the need for the service as a result of growth. Table D also provides an estimate of the cost (in 2020) to acquire or build a particular item and the anticipated expenditure year. The costs included in Table D are total project costs including any grants, subsidies, legislated municipal contribution, or portions of the project costs that would be paid through other municipal sources. It should be noted that the costs related to special sewer and water service categories, as well as the roads garage expansion, sand dome expansion, and Pleasant View Municipal Drain have already been incurred.

With regard to the road's projects listed under the Transportation service category in the ten-year capital expenditure forecast, should it be necessary for Council to substitute a similar road project for one that is listed in this Study, Council may do so without amendment to the Development Charges By-law, subject to certain conditions being met. These conditions are as follows: Council must pass a resolution to adopt and amend the ten-year capital expenditure forecast related to development charges, the portion of road to be funded through development charges is of equal length, the nature of the works is the same, and the same portion of costs are attributable to growth.

Table D
Township of Laurentian Valley Ten-Year Capital Expenditure Forecast (2020-2029)
for Projects/Purchase to be Funded Partially Through Development Charges

Service Category	No. of Items or m2 or Km	Estimated Year of Expenditure.	Total Estimated Gross Cost (2020\$)
General Eligible Services			
Development Charge Study Every 5 Years	1	2024	\$22,500.00
Development Charge Study Every 5 Years	1	2029	\$22,500.00
Official Plan Review	1	2020	\$10,000.00
Official Plan Review	1	2030	\$50,000.00
Zoning By-law	1	2021	\$40,000.00
Subtotal: General Eligible Services			\$145,000.00
Fire Protection			
Fire Hall Expansion			
Fire Hall Bay	m2	2027	\$500,000.00
Change Room	m2	2027	\$150,000.00
Vehicles			
½ Ton Truck	1	2025	\$45,000.00
Pumper Tanker	1	2025	\$750,000.00
Tanker	1	2021	\$425,000.00
ATV/Rescue Unit	1	2024	\$60,000.00
Water Equipment for Flooding			
Hip waders	12	2020	\$960.00
Life Jackets	16	2020	\$1,040.00
Water Rescue Kits	2	2020	\$1,000.00
Subtotal: Fire Protection			\$1,933,000.00
Public Works: Roads and Equipment			
Trucks			
Single Axel Truck	1	2021	\$150,000.00
Heavy Equipment			
Loader	1	2025	\$175,000.00
Building Upgrade			
Roads Garage Expansion (Excess Capacity)	1505m2	2016	\$2,700,000.00
Sand Domes Expansion (Excess Capacity)	m2	2016	\$500,000.00
Road Reconstruction			
Forest Park Road Phase 2	0.65 km	2020	\$250,000.00
B Line Road – Highway 17 Westerly	2.0 km	2020	\$340,000.00
Golf Course Road	1.0 km	2020	\$900,000.00

Micksburg Road	1.8 km	2020	\$310,000.00
Rivercrest Drive	0.66 km	2021	\$650,000.00
Southwind Drive	0.36 km	2021	\$250,000.00
Schultz Road	1.41 km	2021	\$225,000.00
Stafford 3rd Line – Saars to Hwy 41	2.45 km	2021	\$650,000.00
Witt Road – Hwy 41 to B Line	2.37 km	2022	\$712,000.00
B Line – Russham to Forest Lea Road	2.0 km	2022	\$630,000.00
Micksburg Road – Phase 2	1.85 km	2023	\$600,000.00
Stafford 3rd Line – Phase 2	1.84 km	2023	\$300,000.00
Micksburg Road – Phase 3	1.84 km	2024	\$250,000.00
B Line – Witt Road to Zanders Road	2.0 km	2024	\$300,000.00
Stafford 3rd Line	1.84 km	2024	\$325,000.00
3rd Ave South	0.3 km	2024	\$225,000.00
Subtotal: Transportation			\$10,442,000.00
Public Works – General Sewer System			
STP MOE Upgrades (Excess Capacity)	1	2009	\$1,081,072.00
Subtotal: Public Works – General Sewer Syst.			\$1,081,072.00
Public Works – East End Sewer & Water			
East End Sewer & Water Servicing Study	1	2021	\$60,000.00
Sub-total: East End Sewer & Water System			\$60,000.00
Storm Water Management			
Pleasant View Municipal Drain (Excess Capacity)	1	2010	\$66,000.00
Subtotal: Storm Water Management			\$66,000.00
10- Year Capital Expenditure Total			\$13,727,072.00

It should be noted that there are no existing funds already collected in Development Charge Reserve Funds which are being carried forward from the current By-law and supporting Study for the future Development Charges Studies.

6.0 GROWTH-RELATED CAPITAL COSTS

The ten-year capital expenditure forecast was used as a basis for calculating the eligible development charge.

Municipalities are able to include the costs attributable to the excess capacity where Council has included an intention that excess capacity will be paid for by new development, and either before or at the time that the excess capacity was created, Council expressed the intention that the excess capacity would be paid for by Development Charges or other similar charges. In this regard, the expenditures related to the General Sewer and Water service category, as well as the roads garage expansion and sand dome expansion, are eligible capital expenditures which can be included in the Study, as are items brought forward from the existing By-laws and their associated Studies.

The 2019 costs of growth-related capital expenditures are listed in Table 2A “Future Municipal Expenditures”. Table 2A shows the gross cost per unit or project, the net cost per unit or project, and the share of the cost of purchasing equipment or building a capital facility, which can be attributed to population growth over the ten-year projection period included in the Study, and the eligible development charge. Table 2B shows how the eligible development charge is divided between residential and commercial/industrial development. The following subsections provide a discussion on how the eligible costs were determined.

6.1 *General Eligible Services*

The growth-related capital costs associated with the General Eligible service category were determined to include the capital costs for the following:

- 100% of the cost for a Development Charges Study, to be completed every five years, one in 2024 and one in 2029.
- 50% of the cost for the Township’s Official Plan to be completed in both 2020 and 2029.
- 50% of the cost for the Township’s Comprehensive Zoning By-law Review to be completed in 2021.

The requirement of 10% reduction of growth-related capital costs has been removed from the Development Charges Act, 1997 through Bill 108, *More Homes, More Choice Act*. It was assumed that 100% of the cost of the Development Charge Studies are attributable to new growth and that no grants or subsidies would be available to undertake the studies. For an update to the Township’s Zoning By-law it was assumed that 50% of the cost of this review is attributable to growth, and 50% of the cost of an update to the Official Plan is attributable to growth.

6.2 Fire Protection

The growth-related capital costs associated with the Fire Protection service category over the ten-year period of the Study, were determined to include the capital costs for the following:

- 38% of the net cost of an addition for another Fire Hall Bay in 2027.
- 97% of the net cost of an addition for a change room in 2027.
- 8% of the net cost to purchase a ½ Ton Truck in 2025.
- 23% of the net cost to purchase a pumper tanker in 2025.
- 23% of the net cost to purchase a tanker in 2021.
- 8% of the net cost to purchase an ATV/Rescue Unit in 2024.
- 23% of the net cost to purchase Hip waders in 2020.
- 46% of the net cost to purchase Life Jackets in 2020.
- 8% of the net cost to purchase Water Rescue Kits in 2020.

It was assumed that no grants or subsidies would be available for any of the other items in this category. The purchase or construction costs shown in Table 2A were estimated based on 2020 dollars. Table 2B illustrates the allocation of costs between the residential and the commercial/industrial sector.

6.3 Public Works: Roads & Equipment

The growth-related capital costs associated with the Public Works service category were determined to include the capital costs for the following:

- 61% of the net cost to purchase a single axle truck in 2021.
- 15% of the net cost to purchase a loader in 2025.
- 100% of the net cost for 219.75 m³ of a proposed 850m³ expansion of the Sand Dome in 2016 to be collected as excess capacity.
- 100% of the net cost for 88.13 m² of a proposed 576m² expansion of the Roads Garage to be collected as excess capacity.
- 100% of the net growth related capital cost per kilometre of 12.60 kilometres of road upgrades for the following road projects:
 - 0.34 kilometres of Forest Park Road – Phase 2 in 2020;
 - 1.03 kilometres of B Line Road – Highway 7 westerly in 2020;
 - 0.52 kilometre of Golf Course Road in 2020;
 - 0.95 kilometres of Micksburg Road in 2020;
 - 0.34 kilometres of River Crest Drive in 2021;
 - 0.19 kilometres of Southwind Drive in 2021;
 - 0.73 kilometres of Schultz Road in 2021;
 - 1.26 kilometres of Stafford 3rd Line, Saars to Hwy 41 in 2021;
 - 1.22 kilometres of Witt Rd., Hwy 41 to B Line in 2022;
 - 1.03 kilometres of B Line, Russham to Forest Lea in 2022.
 - 0.95 kilometres of Micksburg Road – Phase 2 in 2023;

- 0.95 kilometres of Stafford 3rd Line – Phase 2 in 2023;
- 0.95 kilometres of Micksburg Road – Phase 3 in 2024;
- 1.03 kilometres of B Line, Witt to Zanders in 2024;
- 0.95 kilometres of Stafford 3rd Line in 2024; and
- 0.13 kilometres of 3rd Avenue South in 2024.

It was assumed that no grants or subsidies would be available for any of the items in this category. The purchase or construction costs shown in Table 2A were estimated based on 2020 dollars. Table 2B illustrates the allocation of costs between the residential and the commercial/industrial sector.

6.4 Public Works: General – Sewer System

The growth-related capital costs associated with the Public Works: General - Sewer System service category were determined to include the following:

1997 Sewage Plant Improvements	\$352,685.60
Engineering Fees & Special Studies	\$16,737.60
Legal Fees (Servicing Agreement)	<u>\$24,284.40</u>
Total	\$393,707.60

Some of the engineering study costs have been allocated to the specific service areas for which the studies were completed (i.e. East End Sewer and Water Service Area), while the remainder of the engineering fees were allocated to all service areas. All engineering costs were then split 50% toward the sewer category and 50% towards the water service category. The development charge study costs and the legal fees have been allocated to all service areas and split 50% towards the sewer service category and 50% towards the water service category.

The 2009 Capital Costs associated with the Sewage Treatment Plant MOE upgrades, reflect the dollar amounts provided to the Township by the City of Pembroke in a letter dated July 7, 2009. This total cost was \$1,081,072.48.

To determine what portion of the costs are growth-related, the size of the existing connected population was calculated, and their share of the total capacity of the flow, provided for through the servicing agreement, was determined. The portion of the costs attributable to the existing population was deducted from the total gross costs to calculate the net growth-related costs. It is assumed that the terms of the Servicing Agreement will continue to run over the ten-year time period of this Study and the portion attributable to growth from 2020 to 2029 has therefore been used to calculate the eligible development charge.

The eligible development charge is calculated based on the share of the net growth related costs that are attributable to population growth predicted to occur

in the service area between 2020 and 2029. The portion of the costs eligible to be collected through development charges are then calculated to be the share attributable to population growth and commercial/industrial growth between 2020 and 2029. These are the costs minus the development charges collected to date.

6.5 Public Works: General – Water System

The growth-related capital costs associated with the Public Works: General - Water System service category were determined to include the following:

Engineering Fees & Special Studies	\$16,737.60
Legal Fees (Servicing Agreement)	<u>\$24,284.40</u>
Total	\$41,022.00

Some of the engineering study costs have been allocated to the specific service areas for which the studies were completed (i.e. East End Sewer and Water Service Area) while the remainder of the engineering fees were allocated to all service areas. All engineering costs were then split 50% toward the sewer category and 50% towards the water service category.

The development charge study costs and the legal fees have been allocated to all service areas and split 50% towards the sewer service category and 50% towards the water service category.

It is assumed that the terms of the Servicing Agreement will continue to run over the ten-year time period of this Study. The eligible development charge is therefore calculated based on the share of the net growth related costs that are attributable to population growth predicted to occur in the service area between 2020 and 2029. The portion of the costs eligible to be collected through development charges are then calculated to be the share attributable to population growth and commercial/industrial growth between 2014 and 2017. These are the costs minus the development charges collected to date.

6.6 Pleasant View Municipal Drain – Storm Water Drainage

The growth-related capital costs associated with the Public Works: Pleasant View Municipal Drain service category which are only attributable to the Pleasant View Municipal Drain service area were calculated on the basis of the final construction costs submitted and invoiced, with the actual amount eligible for development charges being \$65,970.72.

Township of Laurentian Valley	TABLE 2A FUTURE MUNICIPAL EXPENDITURES That Qualify as Growth-Related Under the Development Charges Act (2020 \$000's)	Jul-20
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GENERAL ELIGIBLE	Expend. Year	GROSS Cost	NET Cost	Growth Related Share	Eligible Dev. Charge
Development Charge Study	2024	\$25.0	\$22.5	100%	\$22.5
Development Charge Study	2029	\$25.0	\$22.5	100%	\$22.5
Official Plan Review	2020	\$10.0	\$9.0	50%	\$4.5
Official Plan Review	2029	\$50.0	\$45.0	50%	\$22.5
Zoning By-law	2021	\$40.0	\$36.0	50%	\$18.0
Subtotal		\$150.0	\$150.0		\$90.0

FIRE PROTECTION	Expend. Year	GROSS Cost	NET Cost	Growth Related Share	Eligible Dev. Charge
Fire Hall Bay	2027	\$500.0	\$500.0	38%	\$190.2
Change Room	2027	\$150.0	\$150.0	97%	\$146.1
1/2 Ton Truck	2025	\$45.0	\$45.0	8%	\$3.4
Pumper Tanker	2025	\$750.0	\$375.0	23%	\$85.6
Tanker	2021	\$425.0	\$212.5	23%	\$48.5
ATV/Rescue Unit	2024	\$60.0	\$60.0	8%	\$4.6
Hip Waders	2020	\$1.0	\$1.0	23%	\$0.2
Life Jackets	2020	\$1.0	\$1.0	46%	\$0.5
Water Rescue Kits	2020	\$1.0	\$1.0	8%	\$0.1
Subtotal		\$1,933.0	\$1,345.5		\$479.1

Public Works: Roads & Equipment	Expend. Year	Gross Cost/ Cost m ² /km	NET Cost Cost m ² /km	Growth Related Share	Eligible Dev. Charge
Single Axle Truck	2021	\$150.0	\$75.0	0.61	\$45.6
Loader	2025	\$175.0	\$87.5	0.15	\$13.3
Subtotal		\$325.0	\$162.5		\$59.0
Roads Garage Expansion m ² (Excess Capacity)	2016	\$1.8	\$1.8	88.13	\$158.1
Sand Domes Expansion m ³ (Excess Capacity)	2016	\$0.1	\$0.1	219.75	\$32.3
Subtotal		\$1.9	\$1.9		\$190.4
Forest Park Rd. Phase 2 (0.65km)	2020	\$385	\$25.0	0.34	\$8.4
B-Line Road - Highway 17 westerly (2.0km)	2020	\$170	\$17.0	1.03	\$17.5
Golf Course Rd (1.0km)	2020	\$900	\$135.0	0.52	\$69.7
Micksburg Rd. - Phase 1 (1.84km)	2020	\$168	\$15.5	0.95	\$14.7
Rivercrest Dr. (0.66km)	2021	\$492	\$32.5	0.34	\$11.1
Southwind Dr. (0.36km)	2021	\$694	\$25.0	0.19	\$4.6
Schultz Rd. (1.41km)	2021	\$160	\$11.3	0.73	\$8.2
Stafford 3rd Line, Saars to Hwy 41 (2.45km)	2021	\$265	\$65.0	1.26	\$82.2
Witt Rd., Hwy 41 to B Line (2.37km)	2022	\$300	\$71.2	1.22	\$87.1
B Line, Russham to Forest Lea (2km)	2022	\$315	\$63.0	1.03	\$65.0
Micksburg Rd. - Phase 2 (1.85km)	2023	\$324	\$60.0	0.95	\$57.3
Stafford 3rd Line - Phase 2 (1.84km)	2023	\$163	\$30.0	0.95	\$28.5
Micksburg Rd. - Phase 3 (1.84km)	2024	\$136	\$25.0	0.95	\$23.7
B Line, Witt to Zanders (2km)	2024	\$150	\$15.0	1.03	\$15.5
Stafford 3rd Line (1.84km)	2024	\$177	\$32.5	0.95	\$30.9
3rd Ave S. (0.3km)	2024	\$750	\$11.3	0.15	\$1.7
Subtotal				\$12.6	\$526.0
Subtotal					\$775.41

PUBLIC WORKS: GENERAL -SEWER SYSTEM	Expend. Year	Net Capital Cost to Township	Net Capital Capital	Portion Attributed to Growth ('20-'29)	Eligible Dev. Charge
Sewage Plant Improvements	1997	\$352.7	\$352.7	0.58	\$205.3
Studies and Engineering Fees	1997	\$16.7	\$16.7	0.58	\$9.7
Legal Fees (Servicing Agreement)	1997	\$24.3	\$24.3	0.58	\$14.1
Subtotal		\$393.7	\$393.7		\$229.2

PUBLIC WORKS: GENERAL -SEWER SYSTEM	Expend. Year	Gross Cost to Township	Net Growth-Related Cost	Portion Attributed to Growth ('20-'29)	Eligible Dev. Charge
Sewage Treatment Plant MOE Upgrades	2009	\$1,081.1	\$742.8	0.42	\$309.0
Subtotal		\$1,081.1	\$742.8		\$309.0

PUBLIC WORKS: GENERAL -WATER SYSTEM	Expend. Year	Net Capital Cost to Township	Net Capital Cost	Portion Attributed to Growth ('20-'29)	Eligible Dev. Charge
Studies and Engineering Fees	1997	\$16.7	\$16.7	0.58	\$9.7
Legal Fees (Servicing Agreement)	1997	\$24.3	\$24.3	0.58	\$14.1
Subtotal		\$23.9	\$0.0		\$23.9

PLEASANT VIEW MUNICIPAL DRAIN - STORM WATER DRAINAGE	Expend. Year	Gross Cost of Project	Eligible Net Cost	Portion Attributed to Growth ('20-'29)	Eligible Dev. Charge
Municipal Drain (growth costs)	2010	\$66.0	\$66.0	0.15	\$9.8
Subtotal		\$66.0	\$66.0		\$9.8

Township of Laurentian Valley	TABLE 2B FUTURE MUNICIPAL EXPENDITURES: Allocation of Growth-Related Cost to Land Use Type (2020 \$000's)	Jul-20
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	Eligible Develop. Charge	Expend. Year	Residential Share 89.2%	Com/Ind Share 10.8%
GENERAL ELIGIBLE				
Development Charge Study	\$22.5	2024	\$20.1	\$2.4
Development Charge Study	\$22.5	2029	\$20.1	\$2.4
Official Plan Review	\$4.5	2020	\$4.0	\$0.5
Official Plan Review	\$22.5	2029	\$20.1	\$2.4
Zoning By-law	\$18.0	2021	\$16.1	\$1.9
Subtotal	\$90.0		\$80.3	\$9.7

	Eligible Develop. Charge	Expend. Year	Residential Share 89.2%	Com/Ind Share 10.8%
FIRE PROTECTION				
Fire Hall Bay	\$190.2	2027	\$169.7	\$20.5
Change Room	\$146.1	2027	\$130.3	\$15.8
1/2 Ton Truck	\$3.4	2025	\$3.1	\$0.4
Pumper Tanker	\$85.6	2025	\$76.3	\$9.2
Tanker	\$48.5	2021	\$43.3	\$5.2
ATV/Rescue Unit	\$4.6	2024	\$4.1	\$0.5
Hip Waders	\$0.2	2020	\$0.2	\$0.0
Life Jackets	\$0.5	2020	\$0.4	\$0.1
Water Rescue Kits	\$0.1	2020	\$0.1	\$0.0
Subtotal	\$479.1		\$427.4	\$51.7

	Eligible Develop. Charge	Expend. Year	Residential Share 89.2%	Com/Ind Share 10.8%
Public Works: Roads & Equipment				
Single Axle Truck	\$45.6	2021	\$40.7	\$4.9
Loader	\$13.3	2025	\$11.9	\$1.4
Roads Garage Expansion m ² (Excess Capacity)	\$158.1	2016	\$141.0	\$17.1
Sand Domes Expansion m ³ (Excess Capacity)	\$32.3	2016	\$28.8	\$3.5
Forest Park Rd. Phase 2 (0.65km)	\$8.4	2020	\$7.5	\$0.9
B-Line Road - Highway 17 westerly (2.0km)	\$17.5	2020	\$15.6	\$1.9
Golf Course Rd (1.0km)	\$69.7	2020	\$62.1	\$7.5
Micksburg Rd. - Phase 1 (1.84km)	\$14.7	2020	\$13.1	\$1.6
Rivercrest Dr. (0.66km)	\$11.1	2021	\$9.9	\$1.2
Southwind Dr. (0.36km)	\$4.6	2021	\$4.1	\$0.5
Schultz Rd. (1.41km)	\$8.2	2021	\$7.3	\$0.9
Stafford 3rd Line, Saars to Hwy 41 (2.45km)	\$82.2	2021	\$73.3	\$8.9
Witt Rd., Hwy 41 to B Line (2.37km)	\$87.1	2022	\$77.7	\$9.4
B Line, Russham to Forest Lea (2km)	\$65.0	2022	\$58.0	\$7.0
Micksburg Rd. - Phase 2 (1.85km)	\$57.3	2023	\$51.1	\$6.2
Stafford 3rd Line - Phase 2 (1.84km)	\$28.5	2023	\$25.4	\$3.1
Micksburg Rd. - Phase 3 (1.84km)	\$23.7	2024	\$21.2	\$2.6
B Line, Witt to Zanders (2km)	\$15.5	2024	\$13.8	\$1.7
Stafford 3rd Line (1.84km)	\$30.9	2024	\$27.5	\$3.3
3rd Ave S. (0.3km)	\$1.7	2024	\$1.6	\$0.2
Subtotal	\$775.4		\$691.7	\$83.7

Subtotal

	Eligible Develop. Charge	Expend. Year	Residential Share 89.2%	Com/Ind Share 10.8%
PUBLIC WORKS: GENERAL -SEWER SYSTEM				
Sewage Plant Improvements	\$205.3	1997	\$183.1	\$22.2
Studies and Engineering Fees	\$9.7	1997	\$8.7	\$1.1
Legal Fees (Servicing Agreement)	\$14.1	1997	\$12.6	\$1.5
Subtotal	\$229.2		\$204.4	\$24.7

	Eligible Develop. Charge	Expend. Year	Residential Share 89.2%	Com/Ind Share 10.8%
PUBLIC WORKS: GENERAL -SEWER SYSTEM				
Sewage Treatment Plant MOE Upgrades	\$309.0	2009	\$275.6	\$33.4
Subtotal	\$309.0		\$275.6	\$33.4

	Eligible Develop. Charge	Expend. Year	Residential Share 89.2%	Com/Ind Share 10.8%
PUBLIC WORKS: GENERAL -WATER SYSTEM				
Studies and Engineering Fees	\$9.7	1997	\$8.7	\$1.1
Legal Fees (Servicing Agreement)	\$14.1	1997	\$12.6	\$1.5
Subtotal	\$23.9		\$21.3	\$2.6

	Eligible Develop. Charge	Expend. Year	Residential Share 100.0%	Com/Ind Share 0.0%
PLEASANT VIEW MUNICIPAL DRAIN - STORM WATER DRAINAGE				
Municipal Drain (growth costs)	\$9.8	2010	\$9.8	\$0.0
Subtotal	\$9.8		\$9.8	\$0.0

7.0

FUND ADMINISTRATION

A separate development charge reserve fund should be created into which all development charge revenues are deposited. Interest earned on the fund balance accrues to the fund and is an integral part of the development charge structure. Withdrawals from the fund are made only to pay for the growth-related net capital cost of service types listed in this report, or to refund the overpayment to owners, with interest, if appropriate.

A sub-account for each of the following service types should be maintained and the indicated proportionate share of development charge revenues, interest accumulated, and appropriate expenditures deducted (Tables 3A, 3B, 3C, 3D, and 3E). Sub-accounts for service categories which require a ten percent municipal contribution should be maintained separately from those that do not require a ten percent municipal contribution. The following Table E summarizes how the development charges that are collected are to be allocated between reserve fund sub-accounts if the maximum development charge is selected by Council. It should be noted that the figures in this Study are the recommended maximum amounts only and may not reflect the actual amount selected by Council to be collected as development charges.

Table E
Township of Laurentian Valley
Allocation of Development Charges Between Service Categories

	<u>Proportional Share</u>	
<u>Service Category (Township-wide)</u>	<u>Residential</u>	<u>Commercial/ Industrial</u>
General Eligible Services	6.11 %	6.11 %
Fire Protection	31.98 %	31.98 %
Public Works (Roads)	61.91 %	61.91 %
Total	100.0 %	100.0 %
<u>Service Category (Service Areas)</u>	<u>Residential</u>	<u>Commercial/ Industrial</u>
General Water	4.25 %	4.25 %
General Sewer	95.75 %	95.75 %
Total	100.0 %	100.0 %
Pleasant View Municipal Drain	100.00%	0.00%
Total	100.00%	0.00%

The reasons for the sub-accounts rather than different reserve funds, is the simplicity of accounting and control and the ability to “borrow” funds from one service type to another without creating an overdraft in a reserve fund.

Responsibility for the reserve fund and sub-account operations should be with the Treasurer who is ultimately responsible for the fiscal viability of the reserve fund and its future commitments.

7.1 Statement of Treasurer

An Annual Statement relating to the development charges by-law and reserve funds must be prepared by the Treasurer and submitted to Council in accordance with the requirements of Section 43. of the Development Charges Act. The Statement of the Treasurer must be made available to the public and submitted to the Ministry of Municipal Affairs upon request. Section 43. of the Act requires that the annual Statement of the Treasurer must include the following information:

- (a) statements of the opening and closing balances of the reserve funds and of the transactions relating to the funds;
- (b) statements identifying,
 - (i) all assets whose capital costs were funded under a development charge by-law during the year,
 - (ii) for each asset mentioned in subclause (i), the manner in which any capital cost not funded under the by-law was or will be funded;
- (c) a statement as to compliance with subsection 59.1 (1); and
- (d) any other information that is prescribed. 2015, c. 26, s. 7 (1).

It is noted that as the Development Charges Act and its Regulation may be amended from time to time, it is the Treasurer’s responsibility to confirm on an annual basis if the Act and Regulations have been amended to change any aspects of the requirements of the Statement of the Treasurer before filing.

In addition to the above, the following provides additional guidance on the detail to be included for each reserve fund per the requirements of Section 12 and 13 of Ontario Regulation 82/98:

TREASURER’S STATEMENT

- “12. (1) The information described in subsection (2) is prescribed as information to be included in the statement of the treasurer of a municipality under section 43 of the Act. The information is in

addition to the opening and closing balance for the previous year and the transactions relating to the year, as required by subsection 43 (2) of the Act. O. Reg. 82/98, s. 12 (1).

- (2) The information referred to in subsection (1) is the following, for each reserve fund:
1. A description of the service for which the fund was established. If the fund was established for a service category, the services in the category.
 2. For the credits in relation to the service or service category for which the fund was established,
 - i. the amount outstanding at the beginning of the previous year, given in the year, used in the year and outstanding at the end of the year,
 - ii. the amount outstanding at the beginning of the previous year and outstanding at the end of the year, broken down by individual credit holder.
 3. The amount of any money borrowed from the fund by the municipality during the previous year and the purpose for which it was borrowed.
 4. The amount of interest accrued during the previous year on money borrowed from the fund by the municipality.
 5. The amount and source of any money used by the municipality to repay, in the previous year, money borrowed from the fund or interest on such money.
 6. A schedule that identifies credits recognized under section 38 and, for each credit recognized, sets out the value of the credit, the service against which the credit is applied and the source of funds used to finance the credit. O. Reg. 82/98, s. 12 (2).

- (3) The following is also prescribed as information to be included in the statement of the treasurer of a municipality under section 43 of the Act:

1. For each project that is financed, in whole or in part, by development charges,
 - i. the amount of money from each reserve fund established under section

33 of the Act that is spent on the project, and

- ii. the amount and source of any other money that is spent on the project. O. Reg. 82/98, s. 12 (3).

13. (1) The treasurer of a municipality shall, on or before such date as the council of the municipality may direct in each year that reserve funds described in subsection 63 (3) of the Act exist, give the council a financial statement relating to those reserve funds. O. Reg. 82/98, s. 13 (1).

(2) A statement must include, for the preceding year, statements of the opening and closing balances of the reserve funds and of the transactions relating to the funds and the information required by subsections 12 (2) and (3), with necessary modifications. O. Reg. 82/98, s. 13 (2).

Township of Laurentian Valley	Table 3A SCHEDULE OF FUTURE ACQUISITIONS BY YEAR: General Development Charge That Qualify as Growth-Related (2020 \$000's)	Jul-20
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RESIDENTIAL

Service Category	Ratio	NPV ¹	Ex. Bal.	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
General Eligible	6.11%	62.32	0.0	4.0	16.1	0.0	0.0	20.1	0.0	0.0	0.0	0.0	40.1	80.3
Fire Protection	31.98%	325.94	0.0	0.7	43.3	0.0	0.0	4.1	79.4	0.0	300.0	0.0	0.0	427.4
Public Works: Roads & Equipment	61.91%	631.09	0.0	268.2	135.3	135.7	76.5	64.1	11.9	0.0	0.0	0.0	0.0	691.7
TOTAL	100%	1,019.34	0.0	272.9	194.7	135.7	76.5	88.2	91.3	0.0	300.0	0.0	40.1	1199.4

Notes: 1. Net Present Value

Township of Laurentian Valley	Table 3B SCHEDULE OF FUTURE AQUISITIONS BY YEAR: General Development Charge That Qualify as Growth-Related (2020 \$000's)	Jul-20
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COMMERCIAL / INDUSTRIAL

Service Category	Ratio	NPV ¹	Ex. Bal.	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
General Eligible	6.11%	7.5	0.0	0.5	1.9	0.0	0.0	2.4	0.0	0.0	0.0	0.0	4.9	9.7
Fire Protection	31.98%	39.5	0.0	0.1	5.2	0.0	0.0	0.5	9.6	0.0	36.3	0.0	0.0	51.7
Public Works: Roads & Equipment	61.91%	76.4	0.0	32.5	16.4	16.4	9.3	7.8	1.4	0.0	0.0	0.0	0.0	83.7
TOTAL	100%	123.4	0.0	33.0	23.6	16.4	9.3	10.7	11.1	0.0	36.3	0.0	4.9	145.1

Notes: 1. Net Present Value

Township of Laurentian Valley	Table 3C SCHEDULE OF FUTURE ACQUISITIONS BY YEAR: General Sewer & Water Development Charge That Qualify as Growth-Related (2020 \$000's)	Jul-20
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RESIDENTIAL

Service Category	Ratio	NPV¹	Ex. Bal.	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Public Works: General Water	4.25%	20.5	0.0	21.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	21.3
Public Works: General Sewer	95.75%	461.5	0.0	480.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	480.0
TOTAL	100%	482.0	0.0	501.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	501.3

Notes: 1. Net Present Value

Township of Laurentian Valley	Table 3D SCHEDULE OF FUTURE ACQUISITIONS BY YEAR: General Sewer & Water Development Charge That Qualify as Growth-Related (2020 \$000's)	Jul-20
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COMMERCIAL / INDUSTRIAL

Service Category	Ratio	NPV¹	Ex. Bal.	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Public Works: General Water	4.25%	2.5	0.0	2.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.6
Public Works: General Sewer	95.75%	55.9	0.0	58.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	58.1
TOTAL	100%	58.4	0.0	60.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	60.7

Notes: 1. Net Present Value

Township of Laurentian Valley	Table 3E SCHEDULE OF FUTURE ACQUISITIONS BY YEAR: Pleasant View Municipal Drain Development Charge That Qualify as Growth-Related (2020 \$000's)	Jul-20
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RESIDENTIAL

Service Category	Ratio	NPV ¹	Ex. Bal.	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Pleasant View Municipal Drain Development Charge	100%	9.4	0.0	9.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.8
TOTAL	100%	9.4	0.0	9.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.8

Notes: 1. Net Present Value

8.0

DEVELOPMENT CHARGE

8.1 *Summary of New Development Charges*

The following Tables F, G and H provide a summary of the maximum new development charges for the Township of Laurentian Valley that could be considered based on the Capital Expenditure Forecast. The new charges are based on calculations shown in Tables 4A, 4B, 4C, 4D and 4E. Table F shows the general development charge that would be applicable to new development on all lands in the Township of Laurentian Valley. Table G shows the development charge that would be applicable to new development on all lands within the General Sewer and Sewer Service Area. Table H shows the development charge that would be applicable to new development in lands within the Pleasant View Municipal Drain Service Area. It should be noted that the values shown on Tables 4A, 4B, 4C, 4D, and 4E are maximum amounts that can be collected. Township Council may decide not to collect the maximum eligible development charge from a certain category of use, so long as the difference is not made up by another category of use.

The maximum new charges that could be collected based on the eligible portion for items in the Township's ten-year capital expenditure forecast, for projects/purchases to be funded or partially funded through development charges included with this Study are as follows:

**Table F: Township of Laurentian Valley
Maximum Development Charge – General**

Township of Laurentian Valley – General Development Charges		
Use	Category	New Charge
Residential (per dwelling unit)	Single Detached Dwelling	\$ 2,786
	Single Attached Dwelling	\$ 2,734
	Apartment	\$ 2,212
	Mobile Home	\$ 2,201
Commercial/ Industrial (per m ² of G.F.A)	Applies to all categories except expansions of existing Industrial buildings of less than 50% of the G.F.A	\$ 4.20 per m ²
Institutional	Charge determined as per nature of the use, i.e., Residential components charged according to the class of use and other components charged as per commercial	

**Table G: Township of Laurentian Valley
Maximum Development Charges – General Sewer and Water Service Area**

Township of Laurentian Valley – General Sewer and Water Service Area Development Charges		
Use	Category	New Charge
Residential (per dwelling unit)	Single Detached Dwelling	\$ 1,845
	Single Attached Dwelling	\$ 1,795
	Apartment	\$ 1,450
	Mobile Home	\$ 1,442
Commercial/ Industrial (per m ² of G.F.A)	Applies to all categories except expansions of existing Industrial buildings of less than 50% of the G.F.A	\$ 4.99 per m ²
Institutional	Charge determined as per nature of the use, i.e., Residential components charged according to the class of use and other components charged as per commercial	

**Table H: Township of Laurentian Valley
Maximum Development Charges – Pleasant View Municipal Drain Service
Area**

Township of Laurentian Valley –Pleasant View Municipal Drain Service Area Development Charges		
Use	Category	New Charge
Residential (per dwelling unit)	Single Detached Dwelling	\$ 40
	Single Attached Dwelling	\$ 39
	Apartment	\$ 32
	Mobile Home	\$ 31
Commercial/ Industrial (per m ² of G.F.A)		N/A

Please note that the figures in this Study are the recommended maximum amounts. Should Council decide to eliminate any items from the capital expenditure forecast, or establish a charge with a specific upward limit, this could result in an actual charge which is lower than the maximum eligible

charge.

The General Development Charge shown on Table F would be applicable to new development on all lands in the Township of Laurentian Valley. For lands located in the area of the Township outside the areas identified as the General Sewer and Water Service Area (when services are available), these are the only charges that apply.

In addition to the General Development Charge, the General Sewer and Water Development Charge would apply to lands within both the West End Sewer and Water Service Area (Figure 1); the Stafford Village Sewer and Water Service Area (Figure 2) and the East End Sewer and Water Service Area (Figure 3). Table I shows the total charges that would apply to lands located in the Stafford Village Sewer and Water Service Area, including a break-down of the portion that is the General Sewer and Water Development Charge.

Table I - Development Charges Applicable in General Sewer and Water Service Areas				
Type of Use	Category	General Development Charge	General Sewer and Water Development Charge	Total Charges to be collected in Stafford Village Sewer and Water Service Area
Residential (per dwelling unit)	Single Detached	\$2,786	\$1,845	\$4,631
	Single Attached	\$2,734	\$1,795	\$4,529
	Apartment	\$2,212	\$1,450	\$3,662
	Mobile Home	\$2,201	\$1,442	\$3,643
Commercial/ Industrial (per m ² of g.f.a.)	All Categories except expansions of existing Industrial buildings less than 50% of existing g.f.a.	\$4.20 per m ²	\$4.99 per m ²	\$9.19 per m ² .
Institutional	Charge determined as per nature of use.			

Note: When Development Charges are collected in the General Sewer and

Water Service Area, the applicable General Development Charge is collected in addition to the applicable General Sewer and Water Development Charge listed above. Also, notwithstanding the above rate structure, the applicable Public Works: General Sewer System portion and/or the Public Works: General Water System portion of the General Sewer and Water Development Charge must be reduced by an amount equivalent to any frontage rate under a Frontage Rate By-law of the former Township of Stafford, that was formerly paid on the property in respect of the former Township sewer and/or water system, respectively. See Section 9.4 of this Study.

The Pleasant View Municipal Drain Development Charge would apply to lands within the Pleasant View Municipal Drain Service Area (Figure 4), in addition to the General Development Charge. Also, where applicable, the General Sewer and Water Development Charge would also apply. Table J shows the total development charges that would apply to in the Pleasant View Municipal Drain Service Area.

Table J - Development Charges Applicable in Pleasant View Municipal Drain Service Area

Type of Use	Category	General Development Charge	Pleasant View Municipal Drain Development Charge	Total Charges in Pleasant View Municipal Drain Service Area (on private services)	General Sewer and Water Development Charge	Total Charges to Pleasant View Municipal Drain Service Area (on full services)
Residential (per dwelling unit)	Single Detached	\$2,786	\$40	\$2,790	\$1,845	\$4,635
	Single Attached	\$2,734	\$39	\$2,773	\$1,795	\$4,568
	Apartment	\$2,212	\$32	\$2,244	\$1,450	\$3,694
	Mobile Home	\$2,201	\$31	\$2,232	\$1,442	\$3,674
Commercial/ Industrial (per m ² of g.f.a.)	All Categories except expansions of existing Industrial buildings less than 50% of existing g.f.a.	\$4.20 m ²	\$0.00 m ²	\$4.20 m ²	\$4.99 m ²	\$9.19 m ²
Institutional	Charge determined as per nature of use.					

Note: When Development Charges are collected in the Pleasant View Municipal Drain Service Area, the General Development Charge and where applicable, the General Sewer and Water Development Charge, are collected in addition to the applicable charge listed above.

8.2 Credits for Lot Levies Previously Collected

As the Township previously charged a lot levy for new lots which were created, the Township must continue the practice of deducting the amount of the lot levy already paid for a vacant lot from the development charge that would be payable under the new By-law, when a building permit is obtained for the lot where this is applicable.

Township of Laurentian Valley	TABLE 4A DEVELOPMENT CHARGES CALCULATION: General Development Charge Net Growth-Related Capital Cost (2020 \$000's)	Jul-20
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RESIDENTIAL

		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Population Forecast By Year	npv	10,299	10,310	10,322	10,351	10,381	10,518	10,653	10,768	10,881	10,993
Per year growth	702	528	8	12	11	30	29	137	135	115	112
Persons per Household		2.460	2.45	2.44	2.43	2.42	2.41	2.40	2.39	2.38	2.37
Decrease in Persons per Household	0.084	0.010	0.010	0.010	0.010	0.010	0.011	0.011	0.010	0.010	0.010
Household Forecast By Year		4,186	4,208	4,230	4,260	4,290	4,367	4,444	4,511	4,578	4,645
Annual Increase	479	370	20	22	22	30	30	77	77	67	67

Net Present Value	4%
Net Capital Cost	\$1,019
Adjusted Population Growth	879
Net Capital Cost Per Capita	\$1,159

DEVELOPMENT CHARGE			
TABLE			
	Gross	Tax Credit	Net
Average Hhld	\$2,754	\$0.00	\$2,754
Single Detached	\$2,786	\$0.00	\$2,786
Attached	\$2,734	\$0.00	\$2,734
Apartment	\$2,212	\$0.00	\$2,212
Mobile Home	\$2,201	\$0.00	\$2,201

	PERSONS PER UNIT			PV of Cost / Capita
	Current	Decrease Factor	Adjusted	
Average Hhld	2.460	0.084	2.376	\$1,159
Single Detached	2.485	0.081	2.403	\$1,159
Attached	2.440	0.081	2.359	\$1,159
Apartment	1.990	0.081	1.909	\$1,159
Mobile Home	1.980	0.081	1.899	\$1,159

Township of Laurentian Valley	TABLE 4B DEVELOPMENT CHARGES CALCULATION: General Development Charge Net Growth-Related Capital Cost (2020 \$000's)	Jul-20
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COMMERCIAL / INDUSTRIAL

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Commercial Square Metres (sq. metres of building space)										
Annual Growth	3,626	3,626	3,626	3,626	3,626	3,626	3,626	3,626	3,626	3,626

Net Present Value	4%
Net Capital Cost	123.4
Net Growth In Space	29,410
Cost Per sq. m.	4.20
Tax Credit	0
Development Charge Per Sq. M. of Building Space	\$4.20

Township of Laurentian Valley	TABLE 4C DEVELOPMENT CHARGES CALCULATION: General Sewer & Water Charge Net Growth-Related Capital Cost (2020 \$000's)	Jul-20
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RESIDENTIAL

		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Population Forecast By Year	npv	1,847	1,842	1,868	1,893	2,007	2,141	2,273	2,384	2,493	2,614
Per year growth	761	574	(6)	(6)	26	26	114	134	133	110	120
Persons per Household		2.453	2.423	2.402	2.381	2.359	2.337	2.315	2.293	2.272	2.251
Decrease in Persons per Household	0.172	0.011	0.031	0.021	0.021	0.022	0.022	0.022	0.022	0.021	0.021
Household Forecast By Year		753	754	768	782	833	895	957	1,008	1,059	1,115
Annual Increase	363	275	1	1	14	14	51	62	62	51	56

Net Present Value	4%
Net Capital Cost	\$482
Adjusted Population Growth	628
Net Capital Cost Per Capita	\$768

	PERSONS PER UNIT			PV of Cost / Capita
	Current	Decrease Factor	Adjusted	
Average Hhld	2.453	0.172	2.281	\$768
Single Detached	2.485	0.081	2.403	\$768
Attached	2.420	0.081	2.339	\$768
Apartment	1.970	0.081	1.889	\$768
Mobile Home	1.960	0.081	1.879	\$768

DEVELOPMENT CHARGE TABLE			
	Gross	Tax Credit	Net
Average Hhld	\$1,751	\$0.00	\$1,751
Single Detached	\$1,845	\$0.00	\$1,845
Attached	\$1,795	\$0.00	\$1,795
Apartment	\$1,450	\$0.00	\$1,450
Mobile Home	\$1,442	\$0.00	\$1,442

Township of Laurentian Valley	TABLE 4D DEVELOPMENT CHARGES CALCULATION: General Sewer & Water Charge Net Growth-Related Capital Cost (2020 \$000's)	Jul-20
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COMMERCIAL / INDUSTRIAL

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Commercial Square Metres (sq. metres of building space)										
Annual Growth	1,442	1,442	1,442	1,442	1,442	1,442	1,442	1,442	1,442	1,442

Net Present Value	4%
Net Capital Cost	\$58.36
Net Growth In Space	11,696
Cost Per sq. m.	\$4.99
Tax Credit	0
Development Charge Per Sq. M. of Building Space	\$4.99

Township of Laurentian Valley	TABLE 4E DEVELOPMENT CHARGES CALCULATION: Pleasant View Municipal Development Charge Net Growth-Related Capital Cost (2020 \$000's)	Jul-20
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RESIDENTIAL

		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Population Forecast By Year	npv	508	506	526	545	546	569	593	593	593	593
Per year growth	85 69	0	(2)	20	19	0	24	23	0	0	(0)
Persons per Household		2.480	2.470	2.460	2.450	2.440	2.430	2.420	2.410	2.400	2.390
Decrease in Persons per Household	0.070	-0.002	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010	0.010
Household Forecast By Year		205	205	214	223	224	237	250	251	252	253
Annual Increase	253 236	205	0	9	9	1	13	13	1	1	1

Net Present Value	4%
Net Capital Cost	\$9.4
Adjusted Population Growth	569
Net Capital Cost Per Capita	\$16.5

	PERSONS PER UNIT			PV of Cost / Capita
	Current	Decrease Factor	Adjusted	
Average Hhld	2.480	0.070	2.410	\$16.5
Single Detached	2.480	0.081	2.399	\$16.5
Attached	2.420	0.081	2.339	\$16.5
Apartment	1.975	0.041	1.934	\$16.5
Mobile Home	1.960	0.081	1.879	\$16.5

DEVELOPMENT CHARGE TABLE			
	Gross	Tax Credit	Net
Average Hhld	\$40	\$0.00	\$40
Single Detached	\$40	\$0.00	\$40
Attached	\$39	\$0.00	\$39
Apartment	\$32	\$0.00	\$32
Mobile Home	\$31	\$0.00	\$31

9.0 IMPLEMENTATION

9.1 *Application of Development Charge*

A uniform development charge rate referred to as the General Development Charge is recommended across the entire geographic area of the Township for the following reasons:

- a) Most capital expenditures in the Township are designed to service the entire population, and therefore, a Township-wide approach is an equitable approach for allocating these costs.
- b) Most capital projects represent large irregular expenditures that preclude an even rate of expansion or implementation. The construction or acquisition program must be based on the priority of need rather than attempting to balance construction by the financial returns of differing areas.
- c) It is simple to administer.

In addition to the general development charge, an extra charge will apply to the three General Sewer and Water Service Areas (West End, East End, and Stafford Village). The General Sewer and Water Service Area development charge will apply to all new development within the areas serviced by water and sewer services. The Pleasant View Municipal Drain Service Area development charge will apply in addition to the general development charge and where applicable the General Sewer and Water Service Area Charge, to all new development within the Pleasant View Municipal Drain Service Area.

The Development Charges By-law expires five years after the day it comes into force unless Council identifies an earlier expiry date or repeals it sooner.

9.2 *Adjustments for Inflation*

The development charge in the Township is based on a combination of projects to be built in the future, cost in 2020 dollars. It is therefore recommended that an annual inflation factor be applied to the development charge fee to adjust for inflationary pressures. The regulation to the Development Charges Act (Ontario Regulation 82/98) identifies the Statistics Canada Quarterly *Construction Price Statistics* catalog number 62-007 as the prescribed index.

9.3 *Development Charge Implementation and Collection*

The development charges by-law should be implemented in full on the date of passage of the By-law and should apply to all new building permit applications.

The Development Charges Act identifies the building permit stage as the time when development charges are payable. As services are required at or near the date that a building is occupied, it is appropriate to collect the development charge at the building permit stage.

9.4 *Adjustments to Charge to be Collected for Previous Frontage Rates and Lot Fees*

For lands in the Stafford Village Sewer and Water Service Area, the portion of the General Sewer and Water Development Charge allocated to the Public Works: General Sewer System service category and/or the Public Works: General Water System service category must be reduced by an amount equivalent to any frontage rate for the capital cost of the former Township sewer and/or water system, that was paid previously for the property. In the case of a negative amount, the amount owing in respect of the Public Works: General Water System service category and/or the Public Works: General Water System service category would be zero.

9.5 *Pamphlet*

The Development Charges Act requires that a pamphlet be prepared which describes the general purpose of the development charges that are being imposed, the rules for determining if a development charge is payable and the amount, a list of the services to which the development charges relate, and a description of the general purpose of the annual Statement of the Treasurer and where it may be reviewed by the public. One copy of the pamphlet is to be distributed free of charge to anyone requesting it.

9.6 *Conditions to be Imposed on Subdivision Approvals*

The Development Charges Act requires that one of the conditions in giving approval to a draft plan of subdivision, must ensure that the persons who first purchase the subdivided land after the final approval of the draft plan of subdivision, are informed at the time the land is transferred, of all of the development charges related to the development.

10.0 LONG TERM CAPITAL AND OPERATING COSTS

This section provides a brief examination of the long-term capital and operating costs for the capital facilities and infrastructure to be included in the Development Charges Study. This examination is required as one of the features of the Development Charges Act, 1997.

10.1 *Net Operating Costs Over the Forecast Period*

The Municipality's net operating costs are not expected to increase by any significant amount as a result of the capital infrastructure program included in this Development Charge Study.

10.2 *Long-Term Capital Financing From Non-Development Charge Sources*

Table 5A summarizes the components of the development-related capital program that will require funding from non-development charge sources. In total \$10,265.900 will be needed to be financed from non-development charge sources over the next ten years.

Township of Laurentian Valley	Table 5A SUMMARY OF LONG TERM CAPITAL IMPACT (2020 \$000's)	July 2020
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	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
Gross Cost	4,363.0	2,065.0	1,342.0	900.0	1,185.0	970.0	-	650.0	-	75.0	11,550.0
Eligible Development Charge	306.0	218.2	152.1	85.8	98.9	102.4	-	336.3	-	45.0	1,344.6
TOTAL	4,057.0	1,846.8	1,189.9	814.2	1,086.1	867.6	-	313.7	-	30.0	10,205.4

Township of Laurentian Valley	Table 5B SUMMARY OF CALCULATED ANNUAL PROVISIONS for Capital Acquisitions Funded by Development Charge (2020 \$000's)	July 2020
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Service Category	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total
GENERAL ELIGIBLE	0.96	4.78	4.78	4.78	9.68	9.68	9.68	9.68	9.68	19.36	83.05
FIRE PROTECTION	0.3	12.5	12.5	12.5	76.3	76.3	80.6	90.7	90.7	90.7	543.1
PUBLIC WORKS: ROADS & EQUIPMENT	101.9	172.0	233.0	273.9	313.6	318.6	318.6	318.6	318.6	318.6	2,687.4
PUBLIC WORKS: GENERAL - SEWER SYSTEM	75.9	54.7	54.7	54.7	54.7	54.7	54.7	54.7	54.7	54.7	568.1
PUBLIC WORKS: GENERAL - WATER SYSTEM	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	39.2
PLEASANT VIEW MUNICIPAL DRAIN	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	10.2
TOTAL	184.0	248.9	309.9	350.8	459.2	464.2	468.5	478.6	478.6	488.3	3,931.1

11.0 ASSET MANAGEMENT

The Development Charges Act was amended in late 2015 and, effective January 1st, 2016, municipalities are required to complete an Asset Management Plan before the passing of a development charges by-law. A key function of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the development charges by-law are financially sustainable over their full life cycle.

11.1 *Annual Capital Provisions*

The annual capital provisions required to replace the capital infrastructure proposed to be funded under the development charges by-law, is based on useful life assumptions and the capital cost of acquiring each asset.

As shown in Table 5B, by 2029 the Municipality will need to fund an additional \$3,931,100 over 10 years in order to properly fund the full life-cycle costs of the new assets supported under this Development Charges By-law.

The calculated annual funding provision should be considered within the context of the Municipality's projected growth over the next ten years. This growth will have the effect of increasing the overall assessment base, to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the development charges bylaw.

The calculated annual provisions identified are considered to be financially sustainable as it is expected that the increased capital asset management requirements can be absorbed by the tax base over the long-term.

12.0

REFERENCES

1. Census Canada 2001, 2006, 2011, 2016 Statistics. Population and Dwelling Counts - Cat. No. 93-304 and Profiles Cat. No. 95-337.
2. Comprehensive Zoning By-law No. 08-04-391, as amended, of the Township of Laurentian Valley.
3. Development Charges Act, 1997, as amended, and Ontario Regulation 82/98, as amended.
4. Janota Patrick & Associates Ltd. Draft Final Report Public Works: Sewer and Water Service Development Charges Study Township of Stafford-Pembroke. March, 1997.
5. Janota Patrick & Associates Ltd. Draft Final Report Development Charges Study Township of Alice and Fraser. August, 1999.
6. Janota Patrick & Associates Ltd. Draft Final Report Development Charges Study Township of Stafford-Pembroke. August, 1999.
7. Official Plan of the Township of Laurentian Valley, approved by the County of Renfrew with modifications on June 30, 2004 and by the Ontario Municipal Board by oral decision December 10, 2004.
8. Ontario Ministry of Finance/MPAC, Assessment Statistics, 2009 to 2018.
9. Stantec Consulting Ltd., Engineers Report Pleasant View Municipal Drain & Branches, January 15, 2008 Revised Per Tribunal Hearing: November 13, 2008, As Amended by the Tribunal Decision dated January 29, 2009.
10. Township of Laurentian Valley Final Report Development Charges Study, August 2014.

FIRE PROTECTION	Quality (\$000's)	Year of Ownership	Level of Service Per Capita										Ave. Level of Service Per Person	
			2010	2011	2012	2013	2014	2015	2016	2017	2018	2019		
Fire Hall Bays	5.0	2010-2019	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005
Fire Hall Change Room	12.8	2010-2019	0.0013	0.0013	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012
½ Ton Truck/ATV Rescue Unit	1.0	2010-2019	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
Fire Trucks (Pumper/Tanker/Pumper-Tanker)	3.0	2010-2019	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003
Hip Waders	3.0	2010-2019	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003
Life Jackets	6.0	2010-2019	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006
Water Rescue Kits	1.0	2010-2019	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
Category Total	\$31.8													0.0031

PUBLIC WORKS: ROADS & EQUIPMENT	Quality (\$000's) or Quantity (#/km/m ²)	Year of Ownership	Level of Service Per Capita										Ave. Level of Service Per Person	
			2010	2011	2012	2013	2014	2015	2016	2017	2018	2019		
Roads Garage - Old (m2) (10,000 ft2)	929.0	2010-2015	0.0917	0.0913	0.0907	0.0905	0.0904	0.0902						0.0545
Roads Garage - New (m2) (16,200 ft2)	1,505.0	2016-2019							0.1459	0.1457	0.1456	0.1464		0.0584
Sand Domes - Old (m3)	2,550.0	2010-2015	0.2517	0.2505	0.2490	0.2483	0.2480	0.2475						0.1495
Sand Domes - New (M3)	3,400.0	2016-2019							0.3296	0.3292	0.3290	0.3307		0.1319
Trucks (6 tandem & 2 one-ton)	8.0	2010-2019	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008
Heavy Equipment (2 Backhoes)	2.0	2010-2019	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002
Roads (Profile Changes)	227.5	2010-2019	0.0166	0.0164	0.0164	0.0163	0.0162	0.0162	0.0162	0.0162	0.0161	0.0161	0.0161	0.0163
Category Total														0.4114

TRANSPORTATION	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
LCB Roads (km)	11.47	11.47	11.47	11.47	11.47	11.47	11.47	11.47	10.37	11.47
HCB Roads (km)	155.13	155.13	156.83	156.83	216.03	216.03	216.03	214.13	214.13	216.03
Total	166.60	166.60	168.30	168.30	227.50	227.50	227.50	225.60	224.50	227.50

AVERAGE LEVEL OF SERVICE APPLIED TO POPULATION GROWTH (2020 - 2029)
Township of Laurentian Valley 2020 to 2029

SERVICE CATEGORY	Average Level of Service (\$000's/#)	Incremental Increase in Need for Service (Avg. Lvl. Of Service x Pop. Growth)										Total attributed to growth
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
FIRE PROTECTION	0.0031	0.04	0.07	0.16	0.25	0.68	1.10	1.45	1.80	2.15	2.42	2.42
PUBLIC WORKS: ROADS & EQUIPMENT	0.4114	4.77	9.36	21.69	33.79	90.08	145.75	192.88	239.46	285.49	321.34	321.34

FIRE PROTECTION

Fire Hall Bays	0.0005	0.01	0.01	0.03	0.04	0.11	0.17	0.23	0.28	0.34	0.38	0.38
Fire Hall Change Room	0.0012	0.02	0.03	0.07	0.10	0.27	0.44	0.59	0.73	0.87	0.98	0.97
½ Ton Truck/ATV Rescue Unit	0.0001	0.00	0.00	0.01	0.01	0.02	0.03	0.05	0.06	0.07	0.08	0.08
Fire Trucks (Pumper/Tanker/Pumper-Tanker)	0.0003	0.00	0.01	0.02	0.02	0.06	0.10	0.14	0.17	0.20	0.23	0.23
Hip Waders	0.0003	0.00	0.01	0.02	0.02	0.06	0.10	0.14	0.17	0.20	0.23	0.23
Life Jackets	0.0006	0.01	0.01	0.03	0.05	0.13	0.21	0.27	0.34	0.41	0.46	0.46
Water Rescue Kits	0.0001	0.00	0.00	0.01	0.01	0.02	0.03	0.05	0.06	0.07	0.08	0.08

PUBLIC WORKS: ROADS & EQUIPMENT

Municipal Garages (m ²)	0.1128	1.42	2.68	6.06	9.38	24.82	40.08	53.01	65.78	78.41	88.24	88.13
Sand Domes (m ³)	0.2813	3.54	6.68	15.12	23.39	61.89	99.95	132.18	164.04	195.52	220.03	219.75
Trucks (Tandem, One-Ton, Single Axle)	0.0008	0.010	0.018	0.042	0.065	0.171	0.277	0.366	0.454	0.542	0.609	0.609
Heavy Equipment (2 Backhoes)	0.0002	0.002	0.005	0.010	0.016	0.043	0.069	0.092	0.114	0.136	0.153	0.153
Roads (Profile Changes)	227.500	0.20	0.38	0.87	1.34	3.55	5.73	7.57	9.40	11.20	12.61	12.59