



Addendum to 2025 Development Charges Background Study

Town of Midland

For Public Circulation and Comment

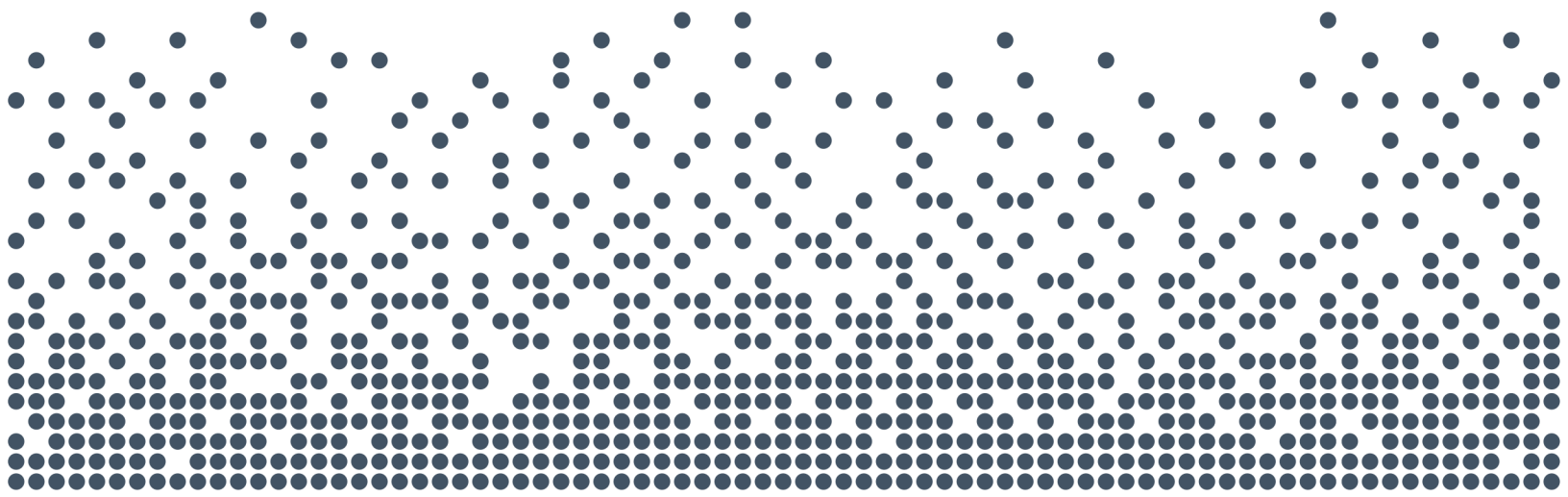
March 11, 2025

Watson & Associates Economists Ltd.
905-272-3600
info@watsonecon.ca



Table of Contents

	Page
1. Summary of Revisions to the January 17, 2025 Development Charges Background Study.....	1-1
2. Addendum.....	2-1
2.1 Fire Protection Services.....	2-1
2.2 Parks and Recreation services	2-1
2.3 Updated Balm Beach Development Potential	2-1
2.4 Housekeeping Revisions	2-2
2.5 D.C. Impacts	2-3
3. Changes to the D.C.B.S.	3-1
4. Process for Adoption of the D.C. By-law.....	4-1
Appendix A Amended Pages	A-1



Report



Chapter 1

Summary of Revisions to the January 17, 2025 Development Charges Background Study



1. Summary of Revisions to the January 17, 2025 Development Charges Background Study

Commensurate with the provisions of the *Development Charges Act* (D.C.A.), 1997, the Town of Midland (Town) has undertaken a Development Charges Background Study (D.C.B.S.) and has distributed the study and draft by-law to the public. The following provides a summary of the key dates in the Development Charges (D.C.s) by-law process:

- January 17, 2025 – Release D.C.B.S. and draft By-law
- February 26, 2025 – Public Meeting of Council
- March 11, 2025 – Addendum to January 17, 2025 D.C.B.S.
- March 19, 2025 – Anticipated passage of D.C. By-law
- March 20, 2025 – Anticipated effective date of new D.C. By-law

The purpose of the addendum to the January 17, 2025 D.C.B.S. is to provide refinements to the capital needs that have included in the D.C. calculation for Fire Protection Services, Parks and Recreation Services, and to update the Balm Beach area development potential, as well as other housekeeping changes.

The refinements to the calculation of the charge are detailed in this report and will form part of the D.C.B.S., for Council's consideration and approval prior to adoption of the D.C. By-law.



Chapter 2

Addendum



2. Addendum

2.1 Fire Protection Services

Changed the timing of Pr. #1 – Bunker Gear for Additional Firefighters (4) from 2025 to 2026 to be from 2026 to 2027. This change has no impact on the calculation of the charge.

2.2 Parks and Recreation services

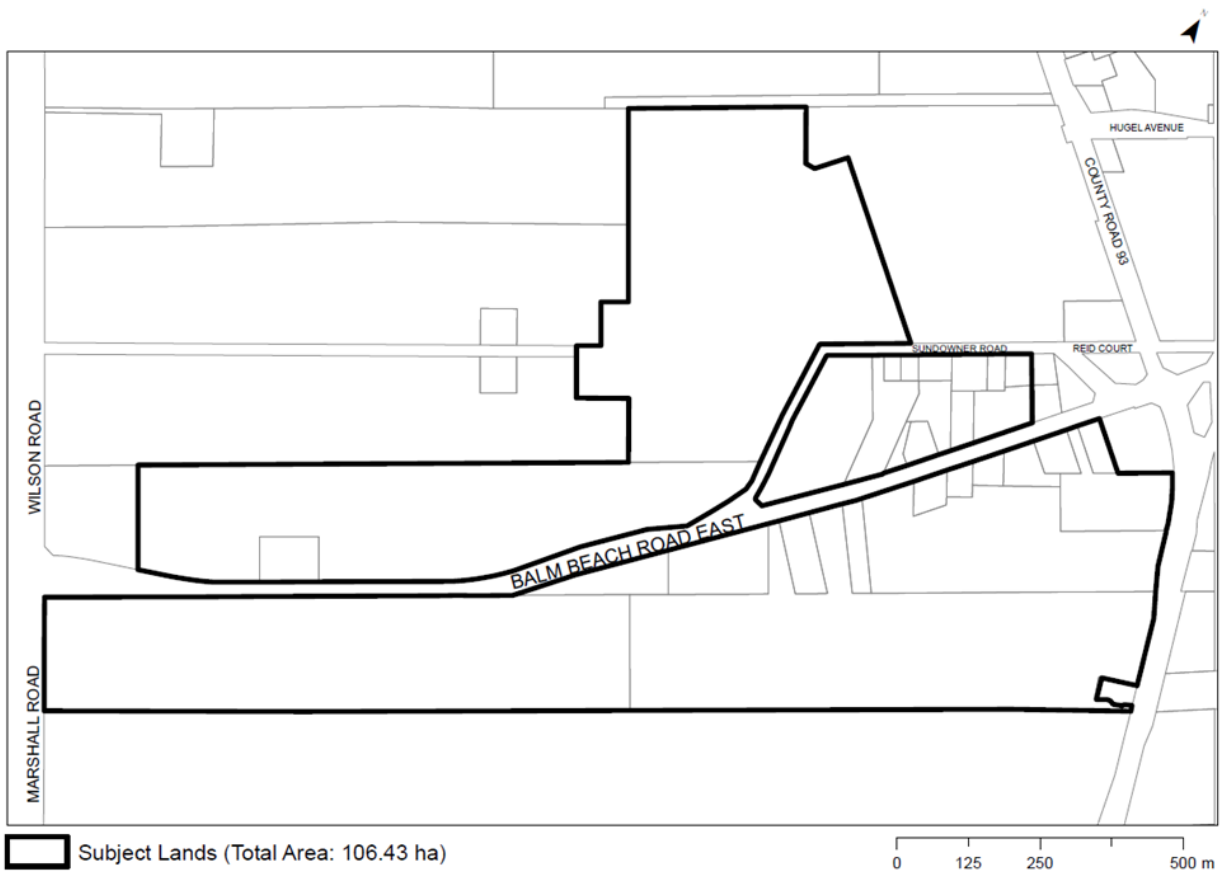
Removed Pr. #24 – Little Lake Park Master Plan as this project undertaken as part of the Parks, Trails, and Recreation Master Plan (2025). This change removes \$92,700 from the D.C. recoverable costs included in the D.C. calculation.

2.3 Updated Balm Beach Development Potential

Through discussion with Town staff, the anticipated residential and non-residential development for the Balm Beach area was reevaluated. Residential development potential was increased by 2,339 units to 2,539 units which is equivalent to a gross population of 5,363 and non-residential development was decreased by 99,382 sq.ft. to 2,725 sq.ft. Based on the floor space per worker assumptions within the D.C.B.S. the anticipated non-residential (commercial) development equates to 59 employees. This results in 99% of the growth-related capital costs being allocated to residential development and 1% the of growth-related capital costs being allocated to residential development. An updated map of the Balm Beach Rd. Service Area has also been developed (Figure 2-1 below).



Figure 2-1
Map of Balm Beach Rd Serviced Area



2.4 Housekeeping Revisions

Table 3-3 has been updated to correctly reflect the forecast non-residential G.F.A. development in the urban and rural areas to 2051 (i.e. \$1,022,000 sq.ft. in the urban area and non anticipated development in the rural area).

Section 5.2.3 included a typo when referencing the existing D.C. reserve fund balance of \$937,300 instead of \$173,900. This has been corrected.

A typo on page 5-12 that had the forecast period at 26 years instead of 27 years has been corrected.

The definition of “Triplex” dwelling units has been removed from the draft by-law.



2.5 D.C. Impacts

The changes identified in Section 2.2 decrease the D.C. recoverable costs by \$92,700 for Town-wide services. This results in the Urban Area calculated charge decreasing by \$76 per single and semi-detached dwelling unit and decreasing by \$0.11 per sq.m. for non-residential development, compared to the charge in the January 17, 2025 D.C.B.S. The reevaluation of development in the Balm Beach area results in the Balm Beach Area Specific calculated charge decreasing by \$7,306 per single and semi-detached dwelling unit and decreasing by \$29.91 per sq.m. for non-residential development, compared to the charge in the January 17, 2025 D.C.B.S. The updated schedule of charges is presented in Table 2-1 below.

Table 2-1
Amended Schedule of D.C.s

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)
Municipal Wide Services/Class of Service:					
Services Related to a Highway	8,515	8,406	6,625	4,358	64.74
Fire Protection Services	1,497	1,478	1,165	766	11.09
Police Services	442	436	344	226	3.27
Parks and Recreation Services	6,043	5,966	4,702	3,093	8.35
Library Services	1,179	1,164	917	603	1.63
Growth-Related Studies	368	363	286	188	1.82
Total Municipal Wide Services/Class of Services	18,044	17,813	14,039	9,234	90.90
Urban Services					
Water Services	3,272	3,230	2,546	1,675	24.60
Wastewater Services	5,249	5,182	4,084	2,687	39.45
Total Urban Services	8,521	8,412	6,630	4,362	64.05
Balm Beach Area Specific Services					
Water and Wastewater Services	3,072	3,033	2,390	1,572	26.25
Total Balm Beach Area Specific Services	3,072	3,033	2,390	1,572	26.25
Tiffin by the Bay Area Specific Services					
Services Related to a Highway	2,495	2,463	1,941	1,277	0.00
Tiffin by the Bay Area Specific Services	2,495	2,463	1,941	1,277	0.00
GRAND TOTAL TOWN-WIDE AREA	18,044	17,813	14,039	9,234	90.90
GRAND TOTAL URBAN AREA	26,565	26,225	20,669	13,596	154.95
GRAND TOTAL BALM BEACH AREA	29,637	29,258	23,059	15,168	181.20
GRAND TOTAL TIFFIN BY THE BAY AREA	29,060	28,688	22,610	14,873	154.95



Chapter 3

Changes to the D.C.B.S.



3. Changes to the D.C.B.S.

Based on the foregoing, the following revisions are made to the January 17, 2025 D.C.B.S., as amended. Accordingly, the amended pages are appended to this report:

- Table of Contents – Updated to reflect the changes summarized below
- Pages ES viii to ix – Updated to reflect changes discussed herein
- Page 1-3 – Updated to reflect changes to the study process
- Page 3-10 – Updated to correct Table 3-3
- Pages 5-3 and 5-8 – Updated to reflect the changes identified in Section 2.2 and 2.4
- Page 5-6 – Updated to reflect the changes identified in Section 2.4
- Pages 5-4, 5-5 and 5-11 – Updated to reflect the impacts of changes in Section 2.2 on the allocation of study costs to the different service areas
- Page 5-12 – Updated to correct a typo identified in Section 2.4
- Pages 5-20 to 5-22 – Updated to reflect the changes identified in Section 2.3 and updated the map in Figure 5-1
- Chapter 6 – Reissued to reflect the changes identified herein
- Page 7-3 – Updated the attribution of growth-related costs to residential and non-residential uses
- Page 7-8 – Updated to reflect this addendum
- Page C-3 – Updated to reflect the changes identified in this addendum
- Appendix E – Updated by-law to reflect the changes discussed above



Chapter 4

Process for Adoption of the D.C. By-law

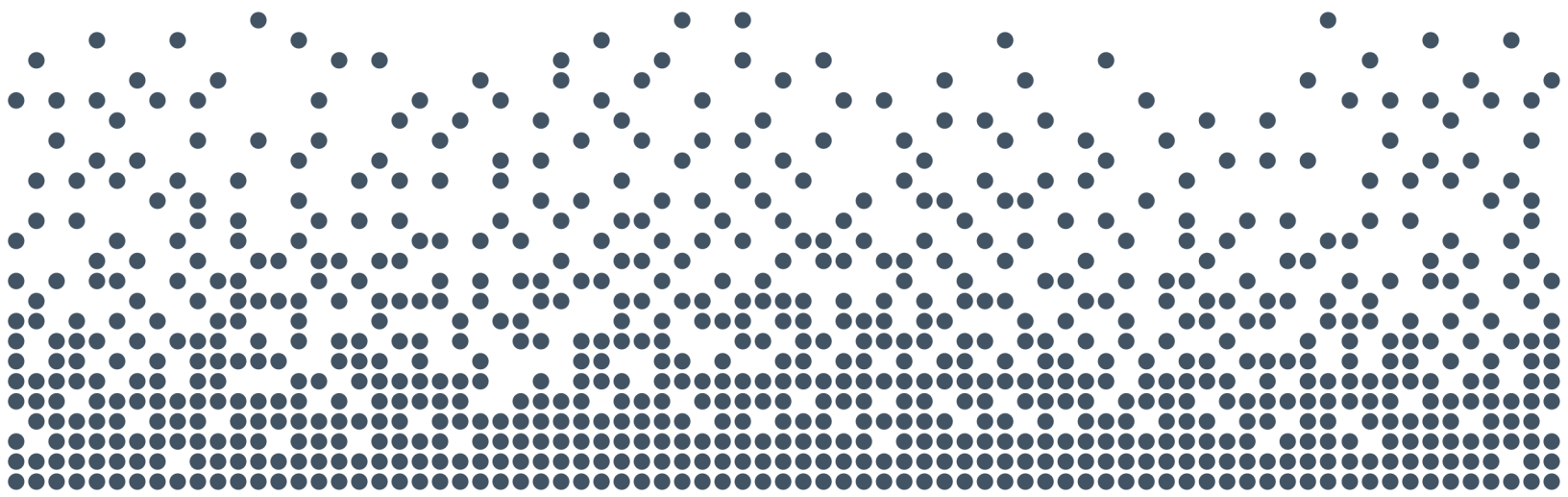


4. Process for Adoption of the D.C. By-law

The revisions provided herein form the basis for the D.C. by-law and will be incorporated into the D.C.B.S., to be provided to Council prior to Council's consideration and adoption of the proposed D.C. by-law.

If Council is satisfied with the above noted changes to the D.C.B.S. and D.C. by-law, then prior to by-law passage Council must:

- Approve the D.C.B.S., as amended;
- Determine that no further public meetings are required on the matter; and
- Adopt the new D.C. by-law.



Appendices



Appendix A

Amended Pages



Appendix A: Amended Pages

Table of Contents

	Page
Executive Summary	i
1. Introduction.....	1-1
1.1 Purpose of this Document.....	1-1
1.2 Summary of the Process.....	1-2
1.3 Changes to the Development Charges Act, 1997	1-3
1.3.1 Plan to Build Ontario Together Act, 2019 (Bill 138)	1-3
1.3.2 COVID-19 Economic Recovery Act, 2020 (Bill 197)	1-4
1.3.3 More Homes for Everyone Act, 2022 (Bill 109)	1-5
1.3.4 More Homes Built Fast Act, 2022 (Bill 23)	1-6
1.3.5 Cutting Red Tape to Build More Homes Act, 2024 (Bill 185) ...	1-10
2. Current Town of Midland D.C. Policy.....	2-1
2.1 By-law Enactment.....	2-1
2.2 Services Covered	2-1
2.3 Timing of D.C. Calculation and Payment	2-1
2.4 Indexing	2-2
2.5 Redevelopment Credits	2-3
2.6 Area to Which the By-law Applies and Exemptions	2-3
3. Anticipated Development in the Town of Midland.....	3-1
3.1 Requirement of the Act	3-1
3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast	3-1
3.3 Summary of Growth Forecast	3-2
4. The Approach to the Calculation of the Charge	4-1
4.1 Introduction	4-1
4.2 Services Potentially Involved	4-1
4.3 Increase in the Need for Service.....	4-1
4.4 Local Service Policy.....	4-5
4.5 Capital Forecast.....	4-6



Table of Contents (Cont'd)

	Page
4.6 Treatment of Credits	4-7
4.7 Eligible Debt and Committed Excess Capacity	4-7
4.8 Existing Reserve Funds	4-7
4.9 Deductions	4-8
4.9.1 Reduction Required by Level of Service Ceiling	4-9
4.9.2 Reduction for Uncommitted Excess Capacity	4-9
4.9.3 Reduction for Benefit to Existing Development	4-10
4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions	4-11
4.10 Municipal-Wide vs. Area Rating	4-11
4.11 Allocation of Development	4-11
5. D.C.-Eligible Cost Analysis by Service	5-1
5.1 Introduction	5-1
5.2 Service Levels and Town-Wide 10-Year Capital Costs for D.C. Calculation	5-1
5.2.1 Fire Protection Services	5-1
5.2.2 Policing Services	5-2
5.2.3 Parks and Recreation Services	5-2
5.2.4 Library Services	5-3
5.2.5 Growth Related Studies	5-3
5.3 Service Levels and Town-Wide 27-Year Capital Costs for D.C. Calculation	5-12
5.3.1 Services Related to a Highway	5-12
5.4 Urban Area-Specific Capital Costs of 27-Year Capital Costs for D.C. Calculation	5-16
5.4.1 Water Services	5-16
5.4.2 Wastewater Services	5-16
5.5 Area-Specific Capital Costs of Balm Beach Buildout for D.C. Calculation	5-20
5.5.1 Balm Beach Water and Wastewater Services	5-21
5.6 Area-Specific Capital Costs of Tiffin by the Bay Buildout for D.C. Calculation	5-23
5.6.1 Tiffin by the Bay Services Related to a Highway	5-24
6. D.C. Calculation	6-1
7. D.C. Policy Recommendations and D.C. Policy Rules	7-1
7.1 Introduction	7-1
7.2 D.C. By-law Structure	7-2
7.3 D.C. By-law Rules	7-2
7.3.1 Payment in any Particular Case	7-2
7.3.2 Determination of the Amount of the Charge	7-3



Table of Contents (Cont'd)

	Page
7.3.3 Application to Redevelopment of Land (Demolition and Conversion).....	7-4
7.3.4 Exemptions (full or partial)	7-4
7.3.5 Transition	7-5
7.3.6 Timing of Collection	7-5
7.3.7 Indexing	7-5
7.3.8 D.C. Spatial Applicability	7-6
7.4 Other D.C. By-law Provisions	7-7
7.4.1 Categories of Services for Reserve Fund and Credit Purposes.....	7-7
7.4.2 By-law In-force Date	7-7
7.4.3 Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing	7-7
7.5 Other Recommendations	7-7
8. Asset Management Plan	8-1
8.1 Introduction	8-1
8.2 Non-Transit Services	8-3
9. By-law Implementation	9-1
9.1 Public Consultation Process	9-1
9.1.1 Introduction	9-1
9.1.2 Public Meeting of Council.....	9-1
9.1.3 Other Consultation Activity	9-1
9.2 Anticipated Impact of the Charge on Development.....	9-2
9.3 Implementation Requirements	9-3
9.3.1 Introduction	9-3
9.3.2 Notice of Passage.....	9-3
9.3.3 By-law Pamphlet.....	9-3
9.3.4 Appeals.....	9-4
9.3.5 Complaints.....	9-4
9.3.6 Credits	9-4
9.3.7 Front-Ending Agreements.....	9-5
9.3.8 Severance and Subdivision Agreement Conditions	9-5
Appendix A Background Information on Residential and Non-Residential Growth Forecast.....	A-1
Appendix B Level of Service	B-1
Appendix C Long-Term Capital and Operating Cost Examination	C-1
Appendix D Local Service Policy.....	D-1
Appendix E Proposed Development Charge By-law.....	E-1



Table ES-2
Summary of Expenditures Anticipated Over the Respective Forecast Periods

Summary of Expenditures Anticipated Over the Life of the By-law	Expenditure Amount
Total Gross Capital Costs	\$253,626,000
Less: Benefit to Existing Development	\$105,787,000
Less: Post Planning Period Benefit	\$49,455,000
Less: Other Deductions	\$3,170,000
Less: Existing D.C. Reserve Funds	\$4,392,000
Less: Grants, Subsidies and Other Contributions	\$5,694,000
Net Costs to be Recovered from Development Charges	\$85,127,000

Based on the above table, the Town plans to spend \$253.6 million over the planning periods of which \$85.1 million (34%) is recoverable from D.C.s. Of the net \$85.1 million included in the calculation, \$71.7 million is recoverable from residential development and \$13.4 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further. This suggests that non-D.C. costs over the forecast periods will total \$168.5 million.

This report has undertaken a calculation of charges based on the anticipated development summarized in Table ES-1 and the future identified needs (presented in Table ES-2). Charges have been provided on an area-specific basis for Water and Wastewater Services and a Town-wide basis for all other services. The corresponding single detached unit charge is \$26,565 in the urban serviced area. The non-residential charge is \$154.95 per sq.m of building area. The calculated schedule of charges is presented in Table ES-3.



Table ES-3
Calculated Schedule of Development Charges

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)
Municipal Wide Services/Class of Service:					
Services Related to a Highway	8,515	8,406	6,625	4,358	64.74
Fire Protection Services	1,497	1,478	1,165	766	11.09
Police Services	442	436	344	226	3.27
Parks and Recreation Services	6,043	5,966	4,702	3,093	8.35
Library Services	1,179	1,164	917	603	1.63
Growth-Related Studies	368	363	286	188	1.82
Total Municipal Wide Services/Class of Services	18,044	17,813	14,039	9,234	90.90
Urban Services					
Water Services	3,272	3,230	2,546	1,675	24.60
Wastewater Services	5,249	5,182	4,084	2,687	39.45
Total Urban Services	8,521	8,412	6,630	4,362	64.05
Balm Beach Area Specific Services					
Water and Wastewater Services	3,072	3,033	2,390	1,572	26.25
Total Balm Beach Area Specific Services	3,072	3,033	2,390	1,572	26.25
Tiffin by the Bay Area Specific Services					
Services Related to a Highway	2,495	2,463	1,941	1,277	0.00
Tiffin by the Bay Area Specific Services	2,495	2,463	1,941	1,277	0.00
GRAND TOTAL TOWN-WIDE AREA	18,044	17,813	14,039	9,234	90.90
GRAND TOTAL URBAN AREA	26,565	26,225	20,669	13,596	154.95
GRAND TOTAL BALM BEACH AREA	29,637	29,258	23,059	15,168	181.20
GRAND TOTAL TIFFIN BY THE BAY AREA	29,060	28,688	22,610	14,873	154.95



Process Steps	Dates
7. Addendum to D.C. Background Study	March 11, 2025
8. D.C. By-law passage (anticipated)	March 19, 2025
9. D.C. By-law effective date	March 20, 2025, 2025
10. Newspaper notice given of by-law passage	By 20 days after passage
11. Last day for by-law appeal	40 days after passage
12. Municipality makes available D.C. pamphlet	by 60 days after in force date

1.3 Changes to the Development Charges Act, 1997

Since the Town's last D.C. background study in 2020, a number of changes to the *Development Charges Act, 1997* have been introduced through various legislation including the following:

- *Plan to Build Ontario Together Act, 2019* (Bill 138)
- *COVID-19 Economic Recovery Act, 2020* (Bill 197)
- *More Homes for Everyone Act, 2022* (Bill 109)
- *More Homes Built Fast Act, 2022* (Bill 23);
- *Helping Homebuyers, Protecting Tenants Act, 2023* (Bill 97)
- *Affordable Homes and Good Jobs Act, 2023* (Bill 134); and
- *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185).

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

1.3.1 *Plan to Build Ontario Together Act, 2019 (Bill 138)*

On November 6, 2019, the Province release Bill 138 which provided further amendments to the D.C.A. and *Planning Act*. This Bill received Royal Assent on December 10, 2019 and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. The amendments to the D.C.A.



- 700 sq.ft. per employee for institutional employment.
- The Town-wide incremental G.F.A. is anticipated to increase by 471,800 sq.ft. over the 10-year forecast period and 1,022,000 sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the 2025 to 2051 incremental G.F.A. forecast by sector is broken down as follows:
 - industrial – 53%;
 - commercial/population-related – 29%; and
 - institutional – 18%.

8. Geographic Location of Non-Residential Development (Appendix A, Schedule 10c)

- Schedule 10c summarizes the anticipated amount, type and location of non-residential development by area for the Town of Midland.
- The amount and percentage of forecast total non-residential growth between 2025 and 2051 by development location is summarized below.

Table 3-3
Town of Midland
Geographic Location of Non-Residential Development

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2025 to 2051	Percentage of Non-Residential G.F.A., 2025 to 2051
Urban	1,022,000	100%
Rural	0	0%
Town of Midland	1,022,000	100%

Note: Figures may not sum precisely due to rounding



To provide service to new development over the 10-year forecast period \$25.1 million in gross capital costs have been identified for various parkland development, vehicle, trail, facility, and study needs. \$12.7 million has been deducted as a benefit to existing development and \$1.7 million has been deducted for providing benefit beyond the 10-year forecast period. A further \$173,900 has been deducted for existing D.C. reserve funds resulting in \$7.3 million being included in the calculation of the charge.

These D.C.-eligible costs are then attributed 95% to residential development as they are the primary uses of Parks and Recreation Services. These growth-related projects and costs are detailed in Table 5-3.

5.2.4 Library Services

The Town provides Library Services through 26,802 sq.ft. of facility space, the maintenance of 46,171 collection items, and Maker Tech equipment. This total historical level of investment results in an average level of service of \$1,201 per capita over the past 15 years. When applied against the anticipated population growth over the 10-year forecast period (i.e., 1,922 net population growth, excluding institutional population), this results in a maximum D.C.-eligible amount of \$2.3 million that could be included in the calculation of the charge.

To provide service to new development over the 10-year forecast period, gross capital costs of \$1.5 million have been identified from which \$52,600 has been deducted for the benefit to existing development and a further \$65,946 deducted to reflect the existing reserve fund balance. This results in \$1.4 million being included in the calculation of the charge.

These D.C.-eligible costs are then attributed 95% to residential development as they are the primary users for Library Services. These growth-related projects and costs are detailed in Table 5-4.

5.2.5 Growth Related Studies

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



Table 5-3
Infrastructure Costs Covered in the D.C. Calculation – Parks and Recreation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2025 to 2034									95%	5%
	Park Facilities/Development		-	-		-	-		-	-	-
1	Wayfinding Signage (Phase 2)	2027	90,000	-		90,000	-		90,000	85,500	4,500
2	Wayfinding Signage (Phase 3)	2025	40,000	-		40,000	-		40,000	38,000	2,000
3	BayPort Development	2025-2034	302,700	-		302,700	-		302,700	287,565	15,135
4	Washrooms at Seasons Park (Hanson Development)	2025-2034	302,700	-		302,700	-		302,700	287,565	15,135
6	Sunnyside Park	2025-2034	756,700	-		756,700	-		756,700	718,865	37,835
7	Edgegill Park Improvements	2026-2027	130,000	-		130,000	117,200		12,800	12,160	640
8	Harbour View Gateway Park	2025-2034	49,900	-		49,900	45,000		4,900	4,655	245
9	Lakewood Park	2027-2028	249,700	-		249,700	225,200		24,500	23,275	1,225
10	Operations Complex Debt (Principal)	2025-2034	479,136	-		479,136	373,100		106,036	100,735	5,302
	Operations Complex Debt (NPV of incremental financing costs)	2025-2034	398,480	-		398,480	310,300		88,180	83,771	4,409
			-	-		-	-		-	-	-
	Vehicles		-	-		-	-		-	-	-
11	Provision for Vehicles	2025-2034	209,383	-		209,383	83,400		125,983	119,684	6,299
			-	-		-	-		-	-	-
	New Multi-Use Trails and Bike Paths in Parks		-	-		-	-		-	-	-
12	Penetanguishene Road Multi-Use Path	2025-2034	187,700	-		187,700	46,900		140,800	133,760	7,040
13	New Multi-Use trail - Yonge Street and Highway 12	2025-2034	530,700	-		530,700	132,700		398,000	378,100	19,900
14	Little Lake Park Multi Use Trail	2025-2034	1,093,100	-		1,093,100	-		1,093,100	1,038,445	54,655
15	Mid-Pen Multi-Use Path Connection	2025-2034	294,000	-		294,000	220,500		73,500	69,825	3,675
16	New Multi-Use Path Connection	2025-2034	230,400	-		230,400	172,800		57,600	54,720	2,880
17	Mud Lake Multi Use Trail	2025-2034	2,308,100	-		2,308,100	-		2,308,100	2,192,695	115,405
18	Midland Bay Landing Site Improvement	2025-2028	15,636,603	1,749,600	3,127,321	10,759,682	9,702,600		1,057,082	1,004,228	52,854
19	Splash Pad Construction	2025	1,250,000	-		1,250,000	1,127,200		122,800	116,660	6,140
			-	-		-	-		-	-	-
	Studies		-	-		-	-		-	-	-
20	Harbour Study		45,400	-		45,400	11,400		34,000	32,300	1,700
21	Parks and Recreation Master Plan	2025	200,000	-		200,000	50,000		150,000	142,500	7,500
22	Parks and Recreation Master Plan	2030	200,000	-		200,000	50,000		150,000	142,500	7,500
23	Waterfront Master Plan	2025	75,000	-		75,000	18,800		56,200	53,390	2,810
			-	-		-	-		-	-	-
	Reserve Fund Adjustment		-	-		-	-		(173,871)	(165,178)	(8,694)
			-	-		-	-		-	-	-
	Total		25,059,703	1,749,600	3,127,321	20,182,782	12,687,100	-	7,321,811	6,955,720	366,091



Table 5-1
Infrastructure Costs Covered in the D.C. Calculation – Fire Protection Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 78%	Non-Residential Share 22%
	2025 to 2034										
1	Bunker Gear for Additional Firefighters (4)	2026-2027	73,600	47,500		26,100	-		26,100	20,358	5,742
2	Firehall Design	2027	350,000	226,100		123,900	-		123,900	96,642	27,258
3	New Firehall	2033	14,000,000	2,713,500		11,286,500	9,799,500		1,487,000	1,159,860	327,140
4	(Command 807) 1/2 Ton On Call Senior Officer vehicle (previously approved as a Deputy Vehicle)	2025	75,000	48,500		26,500	-		26,500	20,670	5,830
5	(Command 808) 1/2 ton Utility/Training Pickup Truck	2029	85,000	54,900		30,100	-		30,100	23,478	6,622
6	(Command 809) 3/4 Ton Public Education/Fire Prevention Pickup Truck	2033	75,000	48,500		26,500	-		26,500	20,670	5,830
7	(Pump 811) Pumper Truck	2033	1,700,000	258,400		1,441,600	1,300,000		141,600	110,448	31,152
			-	-		-	-		-	-	-
	Studies		-	-		-	-		-	-	-
8	Fire Master Plan	2027	80,000	-		80,000	20,000		60,000	46,800	13,200
9	Fire Master Plan	2032	85,000	-		85,000	21,300		63,700	49,686	14,014
10	Midland Penetanguishene Consolidation Feasibility Analysis (Midland Share)	2025	30,000	-		30,000	7,500		22,500	17,550	4,950
11	Emergency Services Campus Feasibility Study	2026	150,000	-		150,000	37,500		112,500	87,750	24,750
12	Community Risk Assessment - 5-year reviews	2029	25,000	-		25,000	6,300		18,700	14,586	4,114
13	Community Risk Assessment - 5-year reviews	2034	25,000	-		25,000	6,300		18,700	14,586	4,114
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
	Reserve Fund Adjustment		51,967	-		51,967	-		51,967	40,535	11,433
	Total		16,805,567	3,397,400	-	13,408,167	11,198,400	-	2,209,767	1,723,619	486,149



of each D.C.-eligible services. With respect to growth-related studies, subsection 7 (3) of the D.C.A. states that:

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

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and draft by-law provided herein include a class for growth-related studies. This class comprises the following services:

- Fire protection services;
- Policing services;
- Parks and recreation services;
- Library services;
- Services related to a highway;
- Water services; and
- Wastewater services.

The following provides a list of the studies that have been identified for the 2025 to 2034 forecast period:

- Zoning By-law Update;
- CR93 South Secondary Plan;
- Official Plan Review & Growth Management Strategy; and
- D.C. Background Studies (2).

For planning related studies, a deduction of 10% of the growth-related costs has been applied to recognize the extent to which the studies relate to non-D.C.-eligible services. Planning related studies and future D.C. background studies have been allocated to the Town-wide and area-specific services in the following manner:

- Fire protection services – 6.1%
- Policing services – 1.8%
- Parks and recreation services – 20.1%
- Library services – 3.9%



- Services related to a highway – 34.2%
- Water services – 13.0%
- Wastewater services – 20.9%

The total cost of these studies is \$774,000 of which \$227,100 is a benefit to existing development. A deduction of \$42,690 has been made to recognize the portion of planning studies related to D.C.-ineligible services, as mentioned above. The existing reserve fund balance of \$803 has been deducted, resulting in a net D.C.-eligible cost of \$503,407 over the 10-year forecast period as presented in Table 5-5 below.

The allocation of the net growth-related costs between residential and non-residential development is based on the residential and non-residential allocations for each service area and are presented in Table 5-6 below.



Table 5-6
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies – Residential/Non-Residential Shares

Service	Total	Residential Share	Non-Residential Share
Fire Protection Services	30,589	23,859	6,730
Services Related to a Highway	172,237	139,512	32,725
Parks and Recreation Services	101,353	96,285	5,068
Library Services	19,780	18,791	989
Police Services	9,029	7,043	1,986
Water Services	65,443	53,009	12,434
Wastewater Services	104,976	85,030	19,945
Total	503,407	423,530	79,877
Residential/Non-Residential Share		84%	16%



5.3 Service Levels and Town-Wide 27-Year Capital Costs for D.C. Calculation

This section evaluates the development-related capital requirements for Town-wide services over the 27-year planning period (2025 to 2051).

5.3.1 *Services Related to a Highway*

The Town currently provides Services Related to a Highway utilizing an inventory of 65.7 km of roads, 99.7 km of sidewalks, 17 traffic signals, and 26 km of trails. The services are also managed through the use of 27,297 sq.ft. of public works facility space and 45 vehicles and equipment items. This total historical level of investment results in an average level of service of \$9,513 per capita over the past 15 years. When applied against the anticipated population growth over the 27-year forecast period (i.e., 4,971 net population growth, excluding institutional population), this results in a maximum D.C.-eligible amount of \$47.3 million that could be included in the calculation of the charge.

To provide service to new development over the 27-year forecast period, \$87.9 million in gross capital costs of growth-related projects have been identified based on needs identified in past master plans and D.C. background studies, as well as discussions with staff. \$35.9 million has been deducted as a benefit to existing development and a further \$18.3 million has been deducted for the benefit to growth beyond the 27-year forecast period. A further \$1.4 million has been deducted for existing reserve fund balances already collected towards these needs resulting in \$32.4 million being included in the calculation of the charge.

These D.C.-eligible costs are then attributed 81% to residential development and 19% to non-residential development based on the relationship of population to employment growth anticipated over the 27-year forecast period (i.e., 4,971 population and 1,188 employment). These growth-related projects and costs are detailed in Table 5-7.

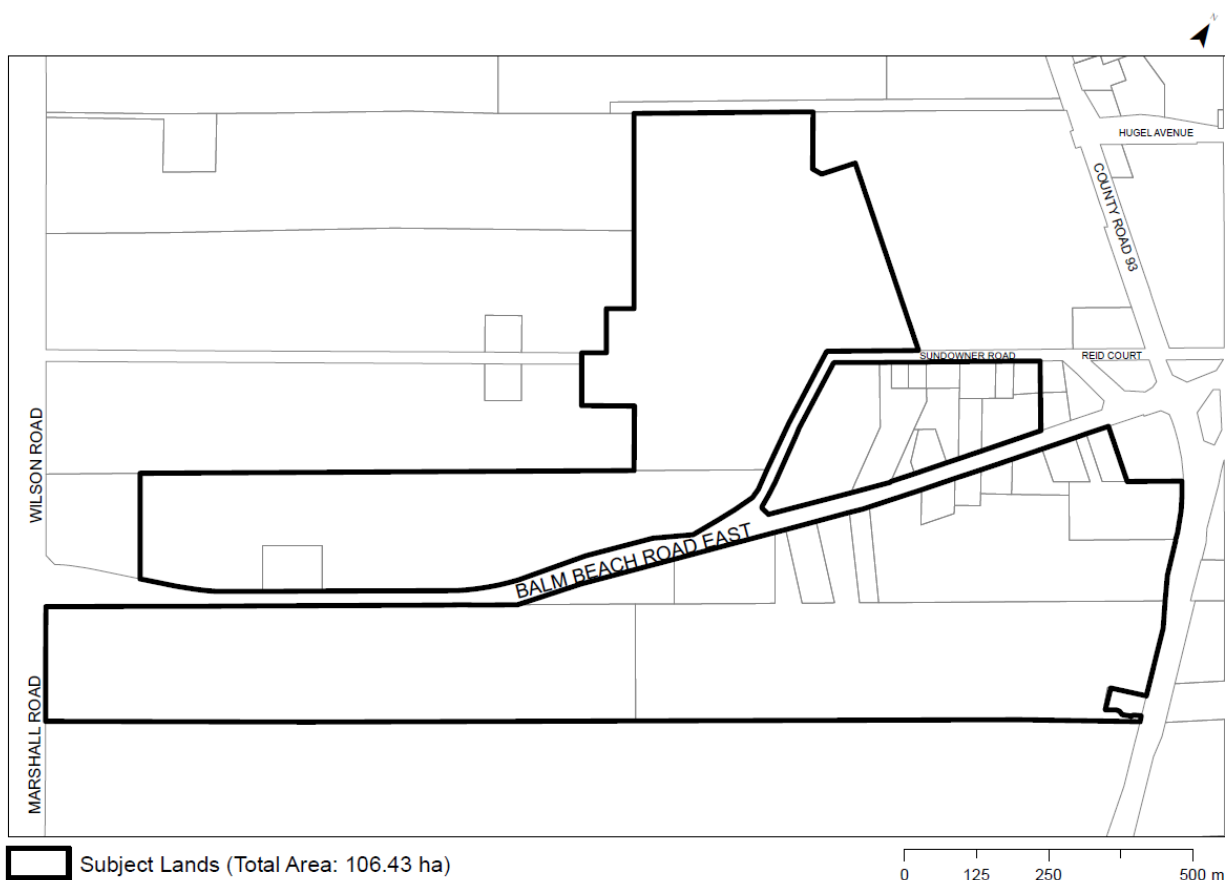


5.5 Area-Specific Capital Costs of Balm Beach Buildout for D.C. Calculation

This section evaluates the development-related capital requirements for area-specific water and wastewater services over the Balm Beach buildout period (2025 to buildout).

An area-specific servicing strategy for the Balm Beach area was developed through the 2019 D.C. Background Study. As of 2025, the remaining development potential of the area is 2,725 sq.m. of G.F.A. and 2,539 residential dwelling units. The Balm Beach area is shown in Figure 5-1.

Figure 5-1
Balm Beach Rd. Service Area





5.5.1 Balm Beach Water and Wastewater Services

Capital needs of \$7.2 million for Water and Wastewater Services have been identified for the Balm Beach area reflecting the unfunded costs of completed phase 1 works (i.e. \$3.2 million) and \$4.0 million for phase 2 works. These costs of \$7.2 million (as detailed in Table 5-10) have been allocated to residential and non-residential development on the basis of the relationship of the Balm Beach population to employment growth anticipated over the buildout (i.e., 5,363 population and 59 employment). These growth-related projects and costs are detailed in Table 5-10.



Table 5-10
Infrastructure Costs Covered in the D.C. Calculation – Balm Beach – Water and Wastewater Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 99%	Non-Residential Share 1%
	Balm Beach Road Area Specific Capital Costs		-	-		-	-		-	-	-
1	Phase 2 Extensions (Water and Sanitary Trunk Sewers and Servicing Laterals)	2025-2051	4,000,000	-		4,000,000	-		4,000,000	3,960,000	40,000
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
	Reserve Fund Adjustment		3,153,612	-		3,153,612	-		3,153,612	3,122,076	31,536
	Total		7,153,612	-	-	7,153,612	-	-	7,153,612	7,082,076	71,536



6. D.C. Calculation

The calculation of the maximum D.C.s that could be imposed by Council has been undertaken for the growth-related capital costs identified in Chapter 5. Table 6-1 presents the Town-wide D.C. calculation for all Town-wide services over the 10-year planning horizon (i.e., 2025 to 2034). Table 6-2 presents the D.C. calculation for Services Related to a Highway over the 27-year planning horizon (i.e., 2025 to 2051). Table 6-3 presents the calculations for Urban Water and Wastewater Services over the 27-year planning horizon (i.e., 2025 to 2051). Table 6-4 presents the D.C. calculation for the Water and Wastewater Services specific to the Balm Beach Area over the buildout period (i.e., 2025 to buildout). Finally, Table 6-5 presents D.C. calculations for the services related to a highway specific to the Tiffin by the Bay area over the buildout period (i.e., 2025 to buildout).

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

Table 6-6 summarizes the recommended schedule of charges, reflecting the maximum D.C.s by residential dwelling type, per sq.m of G.F.A. for non-residential development.

Tables 6-7 and 6-8 compare the current charges to the calculated charges presented herein for residential (single and semi-detached) and non-residential (per sq.m of G.F.A.), respectively. The residential Town-wide charges in the fully serviced urban areas will increase by \$1,558 per unit (+6%) to \$26,565 per unit, while the non-residential Town-wide charges in the fully serviced urban areas will increase by \$60.14 per sq.m (+63%) to \$154.95 per sq.m.



Table 6-1
Town-Wide Services D.C. Calculation
2025 to 2034

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.m.
	\$	\$	\$	\$
1. Fire Protection Services	1,723,619	486,149	1,497	11.09
2. Police Services	508,769	143,499	442	3.27
3. Parks and Recreation Services	6,955,720	366,091	6,043	8.35
4. Library Services	1,357,461	71,445	1,179	1.63
5. Growth-Related Studies	423,530	79,877	368	1.82
TOTAL	\$10,969,099	\$1,147,061	\$9,529	26.16
D.C.-Eligible Capital Cost	\$10,969,099	\$1,147,061		
10 Year Gross Population/GFA Growth (sq.m.)	2,678	43,832		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$4,096.00	\$26.17		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.326	\$9,529		
Other Multiples	2.297	\$9,407		
Apartments - 2 Bedrooms +	1.810	\$7,413		
Apartments - Bachelor and 1 Bedroom	1.191	\$4,877		

Table 6-2
Town-Wide Services D.C. Calculation
2025 to 2051

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.m.
	\$	\$	\$	\$
6. Services Related to a Highway	26,204,023	6,146,623	8,515	64.74
TOTAL	\$26,204,023	\$6,146,623	\$8,515	\$64.74
D.C.-Eligible Capital Cost	\$26,204,023	\$6,146,623		
Town-Wide to 2051 Gross Population/GFA Growth (sq.m.)	7,159	94,947		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$3,660.29	\$64.74		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.326	\$8,515		
Other Multiples	2.297	\$8,406		
Apartments - 2 Bedrooms +	1.810	\$6,625		
Apartments - Bachelor and 1 Bedroom	1.191	\$4,358		



Table 6-3
Area-Specific Water and Wastewater Services D.C. Calculation
2025 to 2051

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.m.
7. Water Services	\$ 9,956,480	\$ 2,335,471	\$ 3,272	\$ 24.60
8. Wastewater Services	15,970,931	3,746,268	5,249	39.45
TOTAL	\$25,927,411	\$6,081,738	\$8,521	\$64.05
D.C.-Eligible Capital Cost	\$25,927,411	\$6,081,738		
Urban to 2051 Gross Population/GFA Growth (sq.m.)	7,078	94,947		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$3,662.92	\$64.05		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.326	\$8,521		
Other Multiples	2.297	\$8,412		
Apartments - 2 Bedrooms +	1.810	\$6,630		
Apartments - Bachelor and 1 Bedroom	1.191	\$4,361		

Table 6-4
Area-Specific D.C. Calculation – Balm Beach

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.m.
9. Water and Wastewater Services	\$ 7,082,076	\$ 71,536	\$ 3,072	\$ 26.25
TOTAL	\$7,082,076	\$71,536	\$3,072	\$26.25
D.C.-Eligible Capital Cost	\$7,082,076	\$71,536		
Balm Beach Buildout Gross Population/GFA Growth (sq.m.)	5,363	2,725		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$1,320.54	\$26.25		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.326	\$3,072		
Other Multiples	2.297	\$3,033		
Apartments - 2 Bedrooms +	1.810	\$2,390		
Apartments - Bachelor and 1 Bedroom	1.191	\$1,572		

Table 6-5
Area-Specific D.C. Calculation – Tiffin by the Bay

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.m.
10. Services Related to a Highway	\$ 1,497,702	\$ -	\$ 2,495	\$ -
TOTAL	\$1,497,702	\$0	\$2,495	\$0.00
D.C.-Eligible Capital Cost	\$1,497,702	\$0		
Tiffin by the Bay Buildout Gross Population/GFA Growth (sq.m.)	1,396	-		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$1,072.54	\$0.00		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.326	\$2,495		
Other Multiples	2.297	\$2,463		
Apartments - 2 Bedrooms +	1.810	\$1,941		
Apartments - Bachelor and 1 Bedroom	1.191	\$1,277		



Table 6-6
Schedule of Calculated D.C.s

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL (per sq.m. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	
Municipal Wide Services/Class of Service:					
Services Related to a Highway	8,515	8,406	6,625	4,358	64.74
Fire Protection Services	1,497	1,478	1,165	766	11.09
Police Services	442	436	344	226	3.27
Parks and Recreation Services	6,043	5,966	4,702	3,093	8.35
Library Services	1,179	1,164	917	603	1.63
Growth-Related Studies	368	363	286	188	1.82
Total Municipal Wide Services/Class of Services	18,044	17,813	14,039	9,234	90.90
Urban Services					
Water Services	3,272	3,230	2,546	1,675	24.60
Wastewater Services	5,249	5,182	4,084	2,687	39.45
Total Urban Services	8,521	8,412	6,630	4,362	64.05
Balm Beach Area Specific Services					
Water and Wastewater Services	3,072	3,033	2,390	1,572	26.25
Total Balm Beach Area Specific Services	3,072	3,033	2,390	1,572	26.25
Tiffin by the Bay Area Specific Services					
Services Related to a Highway	2,495	2,463	1,941	1,277	0.00
Tiffin by the Bay Area Specific Services	2,495	2,463	1,941	1,277	0.00
GRAND TOTAL TOWN-WIDE AREA	18,044	17,813	14,039	9,234	90.90
GRAND TOTAL URBAN AREA	26,565	26,225	20,669	13,596	154.95
GRAND TOTAL BALM BEACH AREA	29,637	29,258	23,059	15,168	181.20
GRAND TOTAL TIFFIN BY THE BAY AREA	29,060	28,688	22,610	14,873	154.95



Table 6-7
Comparison of Current and Calculated D.C.s
Residential (Single and Semi-Detached Dwellings)

Service/Class of Service	Current	Calculated	Change (\$)	Change (%)
Municipal Wide Services/Classes:				
Services Related to a Highway	9,445	8,515	(930)	-10%
Fire Protection Services	31	1,497	1,466	4732%
Police Services	74	442	368	494%
Parks and Recreation Services	4,216	6,043	1,827	43%
Library Services	1,420	1,179	(241)	-17%
Growth-Related Studies	55	368	313	572%
Transit	246		(246)	-100%
Total Municipal Wide Services/Classes	15,487	18,044	2,557	17%
Urban Services:			-	
Water Services	6,722	3,272	(3,450)	-51%
Wastewater Services	2,798	5,249	2,451	88%
Total Urban Services	9,521	8,521	(1,000)	-11%
Balm Beach Area Specific Services:			-	
Water and Wastewater Services	3,170	3,072	(98)	-3%
Total Balm Beach Area Specific Services	3,170	3,072	(98)	-3%
Tiffin by the Bay Area Specific Services:			-	
Services Related to a Highway	1,177	2,495	1,318	112%
Total Tiffin by the Bay Area Specific Services	1,177	2,495	1,318	112%
Grand Total Town-Wide Area	15,487	18,044	2,557	17%
Grand Total Urban Area	25,007	26,565	1,558	6%
Grand Total Balm Beach Area	28,178	29,637	1,459	5%
Grand Total Tiffin By The Bay Area	26,185	29,060	2,875	11%



Table 6-8
Comparison of Current and Calculated D.C.s
Non-Residential (per sq.m. of G.F.A.)

Service/Class of Service	Current	Calculated	Change (\$)	Change (%)
Municipal Wide Services/Classes:				
Services Related to a Highway	46.34	64.74	18.40	40%
Fire Protection Services	0.15	11.09	10.94	7060%
Police Services	0.38	3.27	2.89	756%
Parks and Recreation Services	-	8.35	8.35	0%
Library Services	-	1.63	1.63	0%
Growth-Related Studies	-	1.82	1.82	0%
Transit	1.24		(1.24)	-100%
Total Municipal Wide Services/Classes	48.12	90.90	42.78	89%
Urban Services:			-	
Water Services	32.96	24.60	(8.36)	-25%
Wastewater Services	13.72	39.45	25.73	187%
Total Urban Services	46.69	64.05	17.36	37%
Balm Beach Area Specific Services:			-	
Water and Wastewater Services	34.95	26.25	(8.70)	-25%
Total Balm Beach Area Specific Services	34.95	26.25	(8.70)	-25%
Tiffin by the Bay Area Specific Services:			-	
Services Related to a Highway	-	-	-	0%
Total Tiffin by the Bay Area Specific Services	-	-	-	0%
Grand Total Town-Wide Area	48.12	90.90	42.78	89%
Grand Total Urban Area	94.81	154.95	60.14	63%
Grand Total Balm Beach Area	129.76	181.20	51.44	40%
Grand Total Tiffin By The Bay Area	94.81	154.95	60.14	63%



7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous 25-year period. Costs allocated to non-residential uses will be assigned based on the number of square metres of G.F.A. constructed for eligible uses (i.e., primary, industrial, commercial, and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, as follows:
 - For Fire Protection Services and Policing Services, a 78% residential and 22% non-residential attribution has been made based on a population vs. employment growth ratio over the 10-year forecast period;
 - For Parks and Recreation Services and Library Services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
 - For Town-wide Services Related to a Highway, an 81% residential and 19% non-residential attribution have been made based on a population vs employment growth ratio over the 27-year forecast period.
 - For Water and Wastewater Services in the urban area, the growth-related costs have been allocated to the residential and non-residential sector based on the urban population vs. employment growth ratio over the 27-year forecast period.
 - For area-specific costs related to Water and Wastewater Services in the Balm Beach area, the growth-related costs have been attributed as 99% residential and 1% non-residential based on the population vs. employment growth ratio in Balm Beach over the buildout forecast period.
 - For area-specific costs related to Services Related to a Highway in the Tiffin by the Bay area, the growth-related costs have been allocated 100% residential; and
 - For Growth-Related Studies, an 84% residential and 16% non-residential attribution has been made based on the allocations summarized in Table 5-6.



the Bay, water and wastewater services related to Balm Beach, and on a uniform Town-wide bases for all other services within this background study.”

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated January 17, 2025, as amended, subject to further annual review during the capital budget process.”

“Approve the D.C. Background Study dated January 17, 2025, as amended.”

“Determine that no further public meeting is required.”

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



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

SERVICE/CLASS		ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1.	Services Related to a Highway	1,390,850	1,622,466	3,013,316
2.	Fire Protection Services	56,170	939,970	996,139
3.	Police Services	21,281	615,476	636,757
4.	Parks and Recreation Services	270,641	400,055	670,696
5.	Library Services	14,987	86,229	101,216
6.	Growth-Related Studies		-	-
7.	Water Services	368,000	770,534	1,138,533
8.	Wastewater Services	424,959	367,466	792,425
Total		2,546,888	4,802,196	7,349,084



Appendix E

Proposed Development Charge By-law



THE CORPORATION OF THE TOWN OF MIDLAND

BY-LAW 2025-XX

A By-law for the imposition of Development Charges and to repeal By-law 2019-80.

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, c. 27 (hereinafter called “the Act”) provides that the council of a municipality may pass By-laws for the imposition of development charges against land for increased capital costs required because of increased needs for services arising from development in the area to which the by-law applies;

AND WHEREAS the Council of The Corporation of the Town of Midland (“Town of Midland”) has given Notice in accordance with Section 12 of the *Development Charges Act, 1997*, of its intention to pass a by-law under Section 2 of the said Act;

AND WHEREAS the Council of the Town of Midland has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on February 26, 2025.

AND WHEREAS the Council of the Town of Midland had before it a report entitled 2025 Development Charges Background Study dated January 17, 2025, (the “Study”) as amended March 11, 2025, prepared by Watson & Associates Economists Ltd., wherein it is indicated that the development of any land within the Town of Midland will increase the need for services as defined herein;

AND WHEREAS copies of the Study were made available on January 17, 2025 and copies of the proposed development charges by-law were made available on January 17, 2025;

AND WHEREAS the Council of the Town of Midland on March 19, 2025 approved the Study, as amended, in which certain recommendations were made relating to the establishment of a development charge policy for the Town of Midland pursuant to the *Development Charges Act, 1997*;

AND WHEREAS by resolution adopted by Council of The Corporation of the Town of Midland on March 19, 2025, Council determined that the increase in the need for services attributable to the anticipated development as contemplated in the Study, as



amended,, including any capital costs, will be met by updating the capital budget and forecast for the Town, where appropriate;

AND WHEREAS by resolution adopted by Council on March 19, 2025, Council approved the Study, as amended, and determined that no further public meetings were required under Section 12 of the Act;

AND WHEREAS by resolution adopted by Council of The Town of Midland on March 19, 2025, Council determined that the future excess capacity identified in the Study, as amended, shall be paid for by the development charges contemplated in the Study, as amended, or other similar charges;

AND WHEREAS the Council of the Town of Midland has given consideration of the use of more than one development charge by-law to reflect different needs for services in different areas, also known as area rating or area specific development charges, and has determined that for the services, and associated infrastructure proposed to be funded by development charges under this by-law, that it is fair and reasonable that the charges be calculated on a municipal-wide uniform basis;

NOW THEREFORE THE COUNCIL OF THE TOWN OF MIDLAND ENACTS AS FOLLOWS:

1. **DEFINITIONS**

(1) That in this By-law,

- (a) **“Act”** means the ***Development Charges Act, 1997, S.O., 1997, c.27***, and all regulations made thereto, as amended or any successor thereof;
- (b) **“apartment”** means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor. Despite the foregoing, an apartment dwelling includes Stacked Townhouse Dwellings and Additional Residential Units as defined in the Town’s Zoning By-law;
- (c) **“back-to-back townhouse dwelling”** means a building containing four (4) or more Dwelling Units separated vertically by a common



wall, including a rear common wall, that does not have a rear yard with amenity area

- (d) **"capital cost"** means costs incurred or proposed to be incurred by the Town or a local board thereof, directly or under an agreement:
- (i) to acquire land or an interest therein, including the capital component of costs to acquire a leasehold interest;
 - (ii) to improve land;
 - (iii) to acquire, construct or improve, and the capital component cost to lease, buildings and structures;
 - (iv) to acquire, construct or improve, and the capital component cost to lease, 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. material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*;
 - (v) to undertake studies in connection with and to pay interest on money borrowed to pay for costs of any of the matters referred to in clauses (i) to (iv);
 - (vi) to undertake the development charges background study as required under s.10 of the Act;
- (e) **"Corporation"** means The Corporation of the Town of Midland;
- (f) **"Council"** means the Council of the Town of Midland;
- (g) **"County"** means The County of Simcoe;



- (h) **“development”** means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment;
- (i) **“development charge(s)”** means the charges imposed pursuant to this By-law and in accordance with the **Act**;
- (j) **“development charges background study”** means the Development Charges Background Study prepared by Watson & Associates Economists Ltd.;
- (k) **“duplex dwelling”** means a building divided horizontally into two (2) dwelling units;
- (l) **“dwelling unit”** means one or more habitable rooms that may be used as a permanent residence, having cooking and sanitary facilities. This definition shall not include a motor home or a travel trailer;
- (m) **“industrial use”** means the use of land, building or structures for the manufacturing, processing, fabricating or assembly of raw materials or goods, warehousing or bulk storage of goods and related accessory uses;
- (n) **“institutional”** means development of a building or structure intended for use:
 - (i) as a long-term care home within the meaning of Subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
 - (ii) as a retirement home within the meaning of Subsection 2 (1) of the *Retirement Homes Act, 2010*.
 - (iii) By any institution of the following post-secondary institutions for the objects of the institution:



1. a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
 2. a college or university federated or affiliated with a university described in subclause (a); or
 3. an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
- (iv) As a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (v) As a hospice to provide end of life care;
- (o) **“local board”** means a local board as defined in the **Act**;
- (p) **“mixed-use”** means land, buildings or structures used or designed or intended for use for a combination of non-residential uses and residential uses;
- (q) **“multiple dwelling”** means all dwellings other than single detached dwellings, semi-detached dwellings, and apartment dwellings within the respective meanings ascribed hereto under this By-law;
- (r) **“non-profit housing development”** means development of a building or structure intended for use as residential premises by:
- (i) a corporation to which the *Canada Not-for-profit Corporation Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing,
 - (ii) a corporation without share capital to which the *Canada Not-for-profit Corporation Act, 2010* applies, that is in good standing under that Act and whose primary object is to provide housing, or
 - (iii) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act, 2022*;



- (s) **“non-residential total floor area”** means the sum total of the total areas of all floors in a building or structure, whether at, above, or below-grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses, or from the outside edge of a floor does not meet an exterior or common wall, and:
 - (i) includes the floor area of a mezzanine and air-supported structure and the space occupied by interior wall partitions;
 - (ii) excludes any parts of the building or structure used for the parking and loading of vehicles; and
 - (iii) where a building does not have any walls, the gross floor area shall be the sum total of the area of land directly beneath the roof of the building and the total area of all floors in the building or structure.
- (t) **“non-residential use”** means lands, buildings or structures or portions thereof used or designed or intended for use for other than residential;
- (u) **“owner”** means the owner of land or a person who has made application for approval for the development of land upon which a development charge is imposed;
- (v) **“Planning Act”** means the *Planning Act, R.S.O. 1990, c.P.13*;
- (w) **“rental housing”** means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- (x) **“residential gross floor area”** means the total area of all floors above grade measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from another dwelling unit or portion of a building;



- (y) **“residential use”** means lands, buildings or structures used, or designed or intended for use as a residence for one or more individuals, and shall include one or more dwelling units and the residential portion of a mixed-use building or structure;
- (z) **“semi-detached building”** means a building divided vertically into two (2) dwelling units by a common wall extending from the base of the foundation to the roof line;
- (aa) **“services”** means services described in the development charges background study and designated in Section 2 of this By-law;
- (bb) **“single detached dwelling unit”** means a residential building consisting of one Dwelling unit and not attached to another structure;
- (cc) **“stacked townhouse”** means a building, other than a duplex, townhouse, or back to back townhouse, containing at least 3 dwelling units; each dwelling unit separated from the other vertically and/or horizontally and each dwelling unit having a separate entrance to grade
- (dd) **“total floor area”** means the sum total of the total areas of the floors in a building or structure, whether at, above, or below-grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses, or from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall;
- (ee) **“street townhouse development”** means a row of dwelling units which may or may not share common walls but which are attached through a common foundation. Each dwelling unit has a separate entrance at grade;
- (ff) **“Town”** means The Corporation of the Town of Midland;
- (gg) **“townhouse”** means a dwelling unit in a building containing not less than three and not more than eight dwelling units, where each unit is separated vertically or horizontally, from any other unit in the



building, and where each unit has a separate entrance from the outside.

DESIGNATION OF SERVICES

2. The categories of services for which development charges are imposed under this By-law are identified in Schedule “A”.

AREA TO WHICH BY-LAW APPLIES

3.
 - (1) Subject to Subsection 3(2) and 3(3), this By-law applies to all land in the Town.
 - (2) The development charges identified for the provision of:
 - (a) municipal wastewater sewerage services, as identified on Schedule “B” will not be levied against development of land that will not receive wastewater services from the Town of Midland, or a local board thereof, at the time of development; and
 - (b) municipal water services, as identified on Schedule “B” will not be levied against development of land that will not receive water services from the Town of Midland, or a local board thereof, at the time of development.
 - (3) The development charges identified on Schedule “C” also apply to the lands designated in the map outlined on Schedule “E”.
 - (4) The development charges identified on Schedule “D” also apply to the lands designated in the map outlined on Schedule “F”

APPROVALS FOR DEVELOPMENT

4. Development charges shall be imposed on all lands, buildings or structures that are developed for residential uses or non-residential uses if the development requires:
 - (1) the passing of a zoning by-law or an amendment thereto under Section 34 of the *Planning Act*;



- (2) the approval of a minor variance under Section 45 of the *Planning Act*;
- (3) a conveyance of land to which a by-law passed under Section 50(7) of the *Planning Act* applies;
- (4) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
- (5) a consent under Section 53 of the *Planning Act*;
- (6) the approval of a description under Section 50 of the *Condominium Act*;
or
- (7) the issuing of a permit under the *Building Code Act*, 1992, in relation to a building or structure.

DEVELOPMENT CHARGES AMOUNTS

- 5. (1) The Development Charges with respect to the use of any land, buildings or structures shall be calculated as follows:
 - (a) in the case of residential development, or the residential portion of a mixed-use development, based upon the number and type of dwelling units; or
 - (b) in the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the total floor area of such development.

(2) Residential Use

Subject to the provisions of this By-law, the development charges described in Schedule "B", Schedule "C" and Schedule "D", shall be imposed upon residential uses of lands, buildings or structures, including a residential dwelling unit accessory to a non-residential use, in the case of a mixed-use building or structure, upon the residential uses of the mixed-use building or structure upon all lands within the Town.



(3) **Non-Residential Use**

Subject to the provisions of this By-law, the development charges described in Schedule "B" and Schedule "D" shall be imposed upon non-residential uses of lands, buildings or structures and, in the case of a mixed-use building or structure, upon the non-residential uses of the mixed-use building or structure upon all lands within the Town.

TIMING OF THE CALCULATION AND PAYMENT

6. (1) The development charges shall be calculated as of and shall be payable on the date a building permit is issued in relation to a building or structure on land to which the development charge applies.
- (2) Notwithstanding subsection (1), Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with Section 27 of the *Act*.
- (3) In the alternative to payment by the means provided in subsections (1) and (2), the Town may, by an agreement entered into with the Owner, accept the provision of services in full or partial satisfaction of the Development Charge otherwise payable provided that:
- (a) If the Town and the Owner cannot agree as to the reasonable cost of doing the work under sub-section (3), the dispute shall be referred to Council whose decision shall be final and binding.
- (b) If the credit exceeds the amount of the charge for the service to which the work relates:
- (i) the excess amount shall not be credited against the charge for any other service, unless the Town has so agreed in an agreement under Section 38 of the *Act*; and
- (ii) in no event shall the Town be required to make a cash payment to the credit holder.



- (4) Nothing in this By-law prevents Council from requiring, as a condition of any approval given under the *Planning Act* that the Owner, at the Owner's expense, install such local services as Council may require in accordance with the Town's local service policies in effect at the time.
7. Notwithstanding Section 6, development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest in accordance with Section 9, payable on the anniversary date each year thereafter.
8. Notwithstanding Section 6, where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received on or after January 1, 2020, and the approval of the application occurred within the prescribed amount of time of building permit issuance, the Development Charges under Section 5, shall be calculated based on the rates set out in Schedules "B", "C" and "D" on the date of the planning application, including interest in accordance with Section 9. Where both planning applications apply, Development Charges under Section 5 shall be calculated on the rates, including interest in accordance with Section 9, set out in Schedules "B", "C" and "D" on the date of the later planning application.
9. Interest for the purposes of Sections 7 and 8 shall be determined as set out in the Town Midland's Development Charges Interest Rate Policy as amended from time to time.
10. **EXEMPTIONS**
- (1) Notwithstanding Section 3 of this By-law, development charges shall not be imposed with respect to:
- (a) The enlargement of an existing Dwelling Unit;
 - (b) a second residential Dwelling Unit in an existing or new Single Detached Dwelling, Semi-Detached Dwelling, or Row-Townhouse Dwelling on a parcel of land on which Residential Use, other than ancillary Residential Use, is permitted, if all Buildings and structures ancillary to the existing or new Single Detached Dwelling, Semi-



Detached Dwelling, or Row-Townhouse Dwelling cumulatively contain no more than one residential Dwelling Unit;

- (c) a third residential Dwelling Unit in an existing or new Single Detached Dwelling, Semi-Detached Dwelling, or Row-Townhouse Dwelling on a parcel of land on which Residential Use, other than ancillary Residential Use, is permitted, if no Building or structure ancillary to the existing or new Single Detached Dwelling, Semi-Detached Dwelling, or Row-Townhouse Dwelling contains any residential Dwelling Units;
- (d) one residential Dwelling Unit in a Building or structure ancillary to an existing or new Single Detached Dwelling, Semi-Detached Dwelling, or Row-Townhouse Dwelling on a parcel of land, if the existing or new Single Detached Dwelling, Semi-Detached Dwelling, or Row-Townhouse Dwelling contains no more than two residential Dwelling Units and no other Building or structure ancillary to the existing or new Single Detached Dwelling, Semi-Detached Dwelling, or Row-Townhouse Dwelling contains any residential Dwelling Units; or
- (e) in an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one per cent of the existing residential Dwelling Units.
- (f) all residential use building permits not resulting in the creation of an additional unit;
- (g) buildings or structures owned and used for the purpose of a municipality or school board, as defined in Subsection 1(1) of the *Education Act*;
- (h) every church yard, cemetery or burying ground exempt under the *Assessment Act* for taxation purposes;
- (i) buildings or structures used as hospitals governed by the *Public Hospitals Act*, R.S.O. 1990, c.P.40;



- (j) buildings or structures owned by and used for the purposes of the Town, the County or their local boards;
 - (k) buildings or structures owned by and used for the purposes of a college of applied arts and technology established pursuant to the *Ministry of Colleges and University Act*, R.S.O. 1990, c M.19;
 - (l) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university;
 - (m) non-residential use building permits not resulting in the creation of additional gross floor area; or
 - (n) Non-Profit Housing Development;
 - (o) Affordable residential units required pursuant to section 34 and 16(4) of the *Planning Act* (Inclusionary Zoning);
 - (p) Affordable and attainable residential units as follows:
 - i. As of the date on which section 4.1 of the Act is proclaimed into force, affordable residential units that meet the criteria set out in subsection 4.1 (2) or 4.1 (3) of the Act shall be exempt from Development Charges; and
 - ii. As of the date on which subsection 4.1 (4) of the Act is proclaimed into force, attainable residential units that meet the criteria set out in subsection 4.1 (4) of the Act shall be exempt from Development Charges.
- (2) Discounts for Rental Housing:
- (a) Three or more bedrooms – 25% reduction;
 - (b) Two bedrooms – 20% reduction; and
 - (c) All other bedroom quantities – 15% reduction.



(3) Exemption for Industrial Development:

- (a) Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.
- (b) If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
 - (i) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - (ii) divide the amount determined under clause (i) by the amount of the enlargement;
- (c) that for greater certainty in applying the exemption in this section, the gross floor area of an existing industrial building is enlarged where there is a bona fide increase in the size of the existing industrial building, the enlarged area is attached to the existing industrial building, there is a direct means of ingress and egress from the existing industrial building to and from the enlarged areas for persons, goods, and equipment, and the existing industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1.(m) of this by-law. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor, or other passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing, or a parking facility.



11. **REDEVELOPMENT**

- (1) Notwithstanding any other provision of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the land within 60 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, in order to facilitate the redevelopment, the development charges otherwise payable shall be reduced by the following amounts:
- (a) in the case of a residential building or structure or, in the case of a mixed- use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under Section 5 of this By-law by the number, according to type of dwelling units that have been or will be demolished; and
 - (b) in the case of a non-residential building or structure or, in the case of a mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under Section 5 of this By-law by the non-residential total floor area that has been or will be demolished,

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

12. **TRANSITION PROVISIONS**

- (1) Where the Town and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, pertaining to the payment of development charges, or similar fees for the services and costs being levied for under this By-law, the owner will:
- (a) pay development charges under this By-law equal to the difference of the amounts calculated under Section 5 less amounts already paid to the Town for the land, subject to the terms, conditions and



provisions of the by-laws, policies and agreements in existence at the date the agreement was introduced; or

- (b) notwithstanding Subsection 14(a), if the previous payment was the result of a Committee of Adjustment Decision, no additional development charges will apply, subject to the terms, conditions and provisions of this By-law and any other policies and agreements related to the subject lands.

13. **COLLECTION OF UNPAID DEVELOPMENT CHARGES**

- (1) If a development charge, or any part thereof, imposed by the Town remains unpaid after the due date, the amount unpaid shall be added to the tax roll of the Town for the subject property and shall be collected as taxes.
- (2) If any unpaid development charge is collected as taxes in accordance with Section 12 (1), the monies so collected shall be credited to the appropriate development charge reserve fund.

14. **INDEXING**

- (1) Development charges imposed pursuant to this By-law shall be adjusted annually without amendment to this By-law, commencing January 1, 2026, and on January 1 of each year thereafter, in accordance with the most recently available Statistics Canada Quarterly, Construction Price Statistics.

15. **SCHEDULES**

- (1) The following schedules to this By-law form an integral part thereof:
 - Schedule “A” Designated Services under this By-Law
 - Schedule “B” Residential and Non-Residential Development Charges
 (Town-Wide)
 - Schedule “C” Area Specific Residential Development Charges (Tiffin by
 the Bay)



- Schedule “D” Area Specific Residential and Non-Residential
Development Charges (Balm Beach)
- Schedule “E” Map of Area to which Area Specific Development
Charges apply (Tiffin by the Bay)
- Schedule “F” Map of Area to which Area Specific Development
Charges apply (Balm Beach)

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

- (1) This By-law shall come into force and take effect on March 20, 2025.
- (2) By-law 2019-80 is hereby repealed on the date this By-law comes into
force.

17. **DATE BY-LAW EXPIRES**

- (1) This By-law will expire ten years after the effective date, unless it is
repealed by Council at an earlier date.

18. **SEVERABILITY**

- (1) In the event any provision, or part thereof, of this By-law is found by a
court of competent jurisdiction to be ultra vires, such provision, or part
thereof, shall be deemed to be severed, and the remaining portion of such
portion and all other provisions of this By-law shall remain in full force and
effect.

19. **SHORT TITLE**

- (1) This By-law may be cited as the Town of Midland Development Charges
By-law.



BY-LAW PASSED AND ENACTED THIS 19TH DAY OF MARCH 2025.

THE CORPORATION OF THE TOWN OF MIDLAND

BILL GORDON – MAYOR

SHERRI EDGAR – CLERK



SCHEDULE "A" TO BY-LAW 2025-XX

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

1. Services Related to a Highway
2. Fire Protection Services
3. Police Services
4. Parks and Recreation Services
5. Library Services
6. Growth-Related Studies
7. Water Services
8. Wastewater Services



DESIGNATED MUNICIPAL SERVICES RESPECTING AREA-SPECIFIC CHARGES UNDER THIS BY-LAW

1. Roads & Related (Tiffin by the Bay)
2. Water & Wastewater (Balm Beach)



SCHEDULE “B” TO BY-LAW 2025-XX

RESIDENTIAL & NON-RESIDENTIAL DEVELOPMENT CHARGES (TOWN-WIDE)

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)
Municipal Wide Services/Class of Service:					
Services Related to a Highway	8,515	8,406	6,625	4,358	64.74
Fire Protection Services	1,497	1,478	1,165	766	11.09
Police Services	442	436	344	226	3.27
Parks and Recreation Services	6,043	5,966	4,702	3,093	8.35
Library Services	1,179	1,164	917	603	1.63
Growth-Related Studies	368	363	286	188	1.82
Total Municipal Wide Services/Class of Services	18,044	17,813	14,039	9,234	90.90
Urban Services					
Water Services	3,272	3,230	2,546	1,675	24.60
Wastewater Services	5,249	5,182	4,084	2,687	39.45
Total Urban Services	8,521	8,412	6,630	4,362	64.05
GRAND TOTAL TOWN-WIDE AREA	18,044	17,813	14,039	9,234	90.90
GRAND TOTAL URBAN AREA	26,565	26,225	20,669	13,596	154.95



SCHEDULE "C" TO BY-LAW 2025-XX

AREA SPECIFIC RESIDENTIAL DEVELOPMENT CHARGES (TIFFIN BY THE BAY)

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)
Tiffin by the Bay Area Specific Services					
Services Related to a Highway	2,495	2,463	1,941	1,277	0.00
Tiffin by the Bay Area Specific Services	2,495	2,463	1,941	1,277	0.00



SCHEDULE "D" TO BY-LAW 2025-XX

AREA SPECIFIC RESIDENTIAL & NON-RESIDENTIAL DEVELOPMENT CHARGES (BALM BEACH)

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.m. of Gross Floor Area)
Balm Beach Area Specific Services					
Water and Wastewater Services	3,072	3,033	2,390	1,572	26.25
Total Balm Beach Area Specific Services	3,072	3,033	2,390	1,572	26.25



SCHEDULE "E" TO BY-LAW 2025-XX

MAP OF AREA TO WHICH AREA SPECIFIC DEVELOPMENT CHARGES APPLY (TIFFIN BY THE BAY)





SCHEDULE "F" TO BY-LAW 2025-XX

MAP OF AREA TO WHICH AREA SPECIFIC DEVELOPMENT CHARGES APPLY (BALM BEACH)

