



2025 Development Charge Background Study

Town of Midland

Office Consolidation of January 17, 2025 Background Study and
March 10, 2025 Addendum

March 10, 2025

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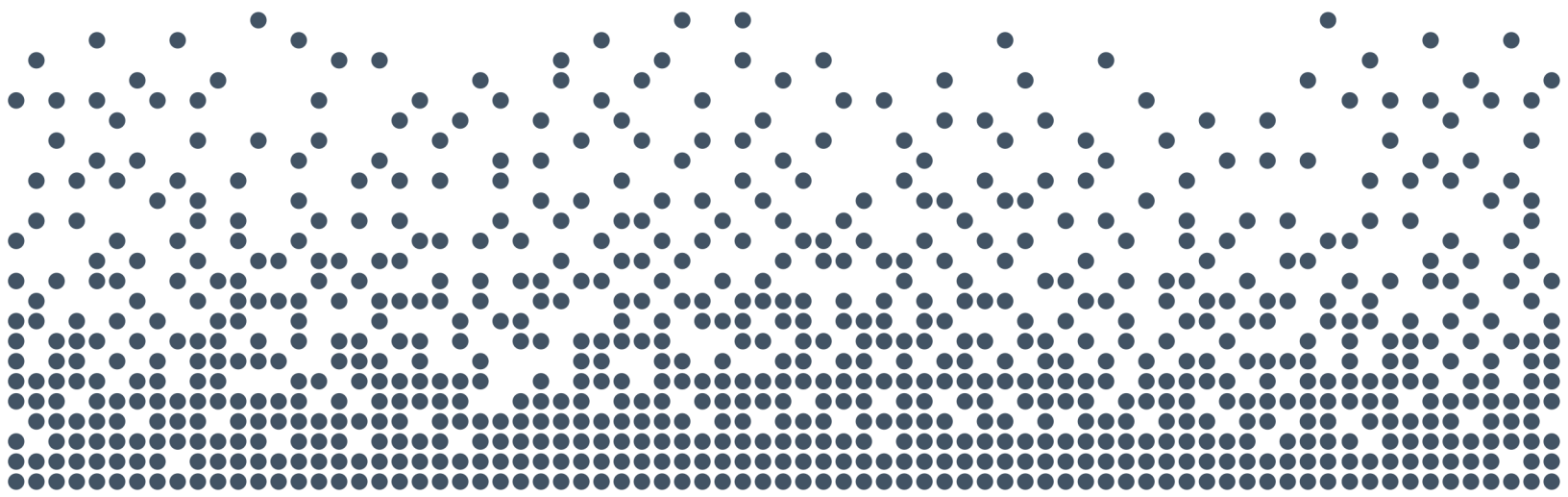
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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
D.C.	Development charge
D.C.A.	<i>Development Charges Act, 1997</i> , as amended
G.F.A.	Gross floor area
IJPA	<i>Jobs and Prosperity Act, 2015</i>
N.F.P.O.W.	No Fixed Place of Work
OLT	Ontario Land Tribunal
O. Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
sq.m	square metre
sq.ft.	square foot
km	kilometre



Executive Summary



Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for Town of Midland (Town) required by the *Development Charges Act, 1997* (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
 - Chapter 1 – Introduction and overview of the legislative requirements of the D.C.A.;
 - Chapter 2 – Current Town D.C. policy;
 - Chapter 3 – Summary of the residential and non-residential growth forecasts for the Town;
 - Chapter 4 – Approach to calculating the D.C.;
 - Chapter 5 – Review of historical service standards and identification of D.C. recoverable capital costs to service growth;
 - Chapter 6 – Calculation of the D.C.s;
 - Chapter 7 – D.C. policy recommendations and D.C. by-law rules;
 - Chapter 8 – Asset management plan requirements of the D.C.A.; and
 - Chapter 9 – By-law implementation.
2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below:
 - 1) Identify amount, type and location of growth;
 - 2) Identify servicing needs to accommodate growth;
 - 3) Identify capital costs to provide services to meet the needs;
 - 4) Deduct:
 - Grants, subsidies and other contributions;
 - Benefit to existing development;
 - Amounts in excess of 15-year historical service calculation;
 - D.C. reserve funds;



- 5) Net costs are then allocated between residential and non-residential benefit; and
 - 6) Net costs divided by growth to provide the D.C. calculation.
3. Changes to the D.C.A. were introduced through seven bills passed in the Ontario legislature since the Town's last D.C. by-law: Bill 197, Bills 213, Bill 109, and Bill 23, Bill 97, Bill 134, and Bill 185. The following provides a brief summary of the recent changes.

Bill 197: COVID-19 Economic Recovery Act, 2020

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

List of Eligible Services:

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

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway;
- Electrical power services;
- Toronto-York subway extension, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension
- Waste diversion services;
- Policing services;
- Fire protection services;
- Ambulance services;
- Library services;
- Long-term care services;



- Parks and recreation services (excluding the acquisition of land for parks);
- Public health services;
- Childcare and early services;
- Housing services (note that as per Bill 23, housing services are no longer eligible);
- *Provincial Offences Act* services;
- Services related to emergency preparedness;
- Services related to airports, but only in the Regional Municipality of Waterloo; and
- Additional Services as prescribed

Classes of D.C Services:

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

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

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

As well, the removal of the 10% deduction for soft services that was proposed under Bill 108 was maintained.

Statutory Exemptions:

The D.C.A. provides for statutory exemptions from payment of D.C.s where the development is creating additional residential dwelling units within prescribed classes of existing residential buildings or structures. This statutory exemption was expanded to include secondary residential dwelling units, in prescribed classes, that are ancillary to existing residential buildings. Furthermore,



additional statutory exemptions were provided for the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to new dwellings. This section has been further refined under Bill 23.

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

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

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

On April 14, 2022, Bill 109 received Royal Assent. One of the changes of the Bill and Ontario Regulation (O. Reg.) 438/22 that took effect upon Royal Assent included amending the D.C.A. and O. Reg. 82/98 related to the requirements for the information which is to be included in the annual Treasurer's statement on D.C. reserve funds and the requirement for publication of the statement. Further information is provided in subsection 1.3.3.

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

On November 28, 2022, Bill 23 received Royal Assent. This Act amends a number of pieces of legislation including the *Planning Act* and the D.C.A. Subsequently, further amendments to these provisions were made through Bills 97 and 134. The following provides a summary of the changes to the D.C.A. (further details are provided in subsection 1.3.4 of this report):

- Additional residential unit exemption: Allowance of a third unit to be exempt from D.C.s in existing and new residential dwellings;
- Removal of housing as an eligible D.C. service;
- New statutory exemptions for affordable units, attainable units (to be in effect upon proclamation by the Lieutenant Governor);
- New statutory exemptions for inclusionary zoning units, and non-profit housing developments;



- Historical level of service extended to 15-year period instead of the prior 10-year period;
- Capital cost definition may be revised to prescribe services for which land or an interest in land will be restricted;
- Capital cost definition has been revised to remove studies;
- Mandatory reduction for new D.C. by-laws passed after November 28, 2022, as follows:
 - Year 1 – 80% of the maximum charge;
 - Year 2 – 85% of the maximum charge;
 - Year 3 – 90% of the maximum charge;
 - Year 4 – 95% of the maximum charge; and
 - Year 5 to expiry – 100% of the maximum charge.
- D.C. by-law expiry will be 10 years after the date the by-law comes into force (unless repealed earlier);
- D.C. for rental housing developments to receive a discount as follows:
 - Three or more bedrooms – 25% reduction;
 - Two bedrooms – 20% reduction; and
 - All other bedroom quantities – 15% reduction.
- Maximum interest rate for installments and determination of charge for eligible site plan and zoning by-law amendment applications to be set at the average prime rate plus 1%; and
- Requirement to allocate funds received– municipalities will be required to spend or allocate at least 60% of their reserve fund at the beginning of the year for water, wastewater, and services related to a highway.

Bill 185: *Cutting Red Tape to Build More Homes Act, 2024*

On June, 6, 2024, Bill 185 received Royal Assent and includes the following changes to the D.C.A.

- The removal of the Mandatory Phase-in for D.C. by-laws passed after Bill 185 comes into effect;
- A reduction to the D.C. rate freeze timelines for developments proceeding through site plan and zoning by-law amendment applications under the *Planning Act*. Charges are currently held at rates in place on the date the application is made until building permit issuance, provided the building permit is issued within two (2) years of the approval of the application.



This time period is proposed to be reduced to 18 months under Bill 185 (note that the two (2) year timeline will still apply to applications received prior to Bill 185 receiving Royal Assent);

- Inclusion of growth-related studies, including the D.C. background study, as a D.C.-eligible costs;
 - Provide a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date;
 - To allow minor amendments related to the imposition of studies, removal of the mandatory phase-in, and extension of by-law expiry dates (subject to the 10-year limitations provided in the D.C.A.) to be undertaken for by-laws passed after November 28, 2022 and before Bill 185 takes effect; and
 - To modernize public notice requirements.
4. The Town is undertaking a D.C. public process and anticipates passing a new by-law for the eligible services. The mandatory public meeting has been set for February 26, 2025 with adoption of the by-law anticipated for March 19, 2025, with the effective date of the new by-law to be determined in advance of the expiry of the current by-law on March 31, 2025.
5. The growth forecast (Chapter 3) on which the D.C. is based, projects the following population, housing and non-residential floor area for the 10-year period (2025 to 2034) and 27-year period (2025 to 2051).

Table ES-1
Summary of Growth Forecast by Planning Period

Measure	10-Year 2025 to 2034	27-Year 2025 to 2051
(Net) Population Increase	1,922	4,971
Residential Unit Increase	1,297	3,486
Non-Residential – Gross Floor Area Increase (sq.m)	43,832	94,947

Source: Watson & Associates Economists Ltd. forecast, 2025.



6. Chapter 5 herein provides, in detail and by service area, the gross capital costs for the increase in need to service new development and the respective deductions that have been made to arrive at the D.C. recoverable costs included in the calculation of the charge. The following services are calculated based on a Town-wide 10-year forecast:

- Fire Protection Services;
- Policing Services;
- Parks and Recreation Services;
- Library Services; and
- Growth-Related Studies.

The following service is calculated based on a Town-wide 27-year forecast (2025 to 2051):

- Services Related to a Highway (including municipal works facilities, fleet and equipment).

The following area-specific services are calculated based on an Urban area 27-year forecast (2025 to 2051):

- Water Services; and
- Wastewater Services.

The following area-specific services are calculated based on the Balm Beach buildout period:

- Water Services; and
- Wastewater Services.

The following area-specific service is calculated based on the the Tiffin by the Bay buildout period:

- Services Related to a Highway.

A summary of the total growth-related costs is provided below in Table ES-2.



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

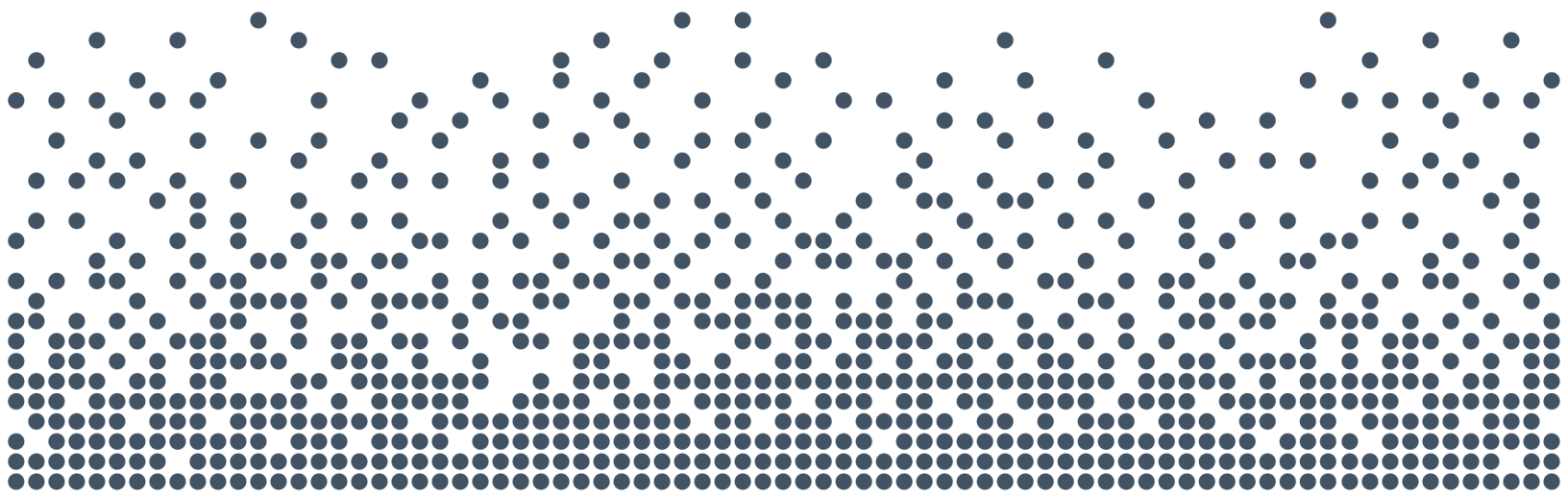


7. Chapter 7 outlines the D.C. by-law policy recommendations and rules as summarized below:

- Timing of Collection:
 - D.C.s to be calculated and payable at the time of building permit issuance or at subdivision registration for hard services.
 - D.C.s for developments proceeding through site plan or zoning by-law amendment applications will be determined based on the charges in effect on the day of the application (charges to be frozen for a maximum period of 18 months after planning application approval)
 - Rental housing and institutional developments would pay D.C.s in six equal annual payments, commencing from the date of occupancy
- Statutory D.C. Exemptions:
 - Upper/Lower Tier Governments and School Boards
 - Development of lands intended for use by a university that received operating funds from the Government
 - Existing industrial building expansions (may expand by 50% with no D.C.)
 - Additional residential units in existing and new residential buildings
 - May add up to two apartments for a single detached, semi-detached or row house (only one unit can be in an ancillary structure)
 - One additional unit or 1% of the units in an existing rental residential building with four or more residential units
 - Non-profit housing
 - Inclusionary zoning affordable units
 - Affordable housing
- D.C. Discounts for rental housing development based on dwelling unit type:
 - >2 bedrooms – 25% discount
 - 2 bedrooms – 20% discount
 - <2 bedrooms – 15% discount



- Non-Statutory Deductions:
 - Church yards, cemeteries or burying grounds exempt under the Assessment Act for taxation purposes; and
 - Buildings or structures used as hospitals governed by the *Public Hospitals Act, R.S.O. 1990, c.P.40*.
 - Redevelopment credits provided where building permit issuance occurs within five years for conversion or demolitions of existing structures
 - Charges to be indexed annually on January 1 of each year, in accordance with the D.C.A.
8. Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix E. These decisions may include:
- Adopting the charges and policies recommended herein;
 - Considering additional exemptions to the by-law;
 - Considering reductions in the charge by class of development (e.g., obtained by removing certain services on which the charge is based and/or by a general reduction in the charge); and
 - Determining the effective date of the by-law.



Development Charge Background Study



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

This background study has been prepared pursuant to the requirements of the *Development Charges Act 1997* (section 10), and accordingly, recommends new Development Charges (D.C.s) and policies for the Town of Midland (Town).

The Town retained Watson & Associates Economists Ltd. (Watson) to undertake the D.C. study process. Watson worked with senior staff of the Town in preparing this D.C. analysis and the policy recommendations.

This D.C. background study, containing the proposed D.C. by-law, will be distributed to members of the public in order to provide interested parties with sufficient background information on the legislation, the study's recommendations, and an outline of the basis for these recommendations.

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Town's D.C. background study, as summarized in Chapter 4. It also addresses the forecast amount, type, and location of growth (Chapter 3), the requirement for "rules" governing the imposition of the charges (Chapter 7), and the proposed by-law to be made available as part of the approval process (Appendix E).

In addition, the report is designed to set out sufficient background on the legislation and the policies underlying the proposed by-law, to make the exercise understandable to interested parties. Finally, the D.C. background study addresses post-adoption implementation requirements (Chapter 9) which are critical to the successful application of the new policy.

The chapters in the report are supported by appendices containing the data required to explain and substantiate the calculation of the charge. A full discussion of the statutory requirements for the preparation of a background study and calculation of a D.C. is provided herein.



1.2 Summary of the Process

A public meeting required under section 12 of the D.C.A. has been scheduled for February 26, 2025, at least two weeks after the posting of the D.C. background study and draft D.C. by-law on the Town's website. Its purpose is to present the background study and draft D.C. by-law to the public and to solicit public input on the matter. The public meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed D.C. by-law for the Town.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review at least 60 days prior to by-law passage.

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

- Consideration of responses received prior to, at or immediately following the public meeting; and
- Finalization of the report and Council consideration of the by-law subsequent to the public meeting.

Table 1-1 outlines the study process to date and the proposed schedule to be followed with respect to the D.C. by-law adoption process.

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

Process Steps	Dates
1. Project initiation meeting with Town staff	July 4, 2024
2. Present study process to Town Council	July 10, 2024
3. Data collection and staff interviews	July 2024 to December 2024
4. Presentation of draft findings and D.C. policy discussion with Town staff	December 23, 2024
5. D.C. background study and draft D.C. by-law available to public	January 17, 2025
6. Public Meeting of Council	February 26, 2025



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.



included removal of instalment payments for commercial and industrial developments that were originally included in Bill 108.

1.3.2 COVID-19 Economic Recovery Act, 2020 (Bill 197)

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

1.3.2.1 List of D.C.-Eligible Services

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

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



- Services related to emergency preparedness;
- Services related to airports, but only in the Regional Municipality of Waterloo; and
- Additional services as prescribed.

1.3.2.2 Classes of D.C. Services

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

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

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

As well, the removal of the 10% deduction for soft services that was proposed under Bill 108 was maintained.

1.3.2.3 Statutory Exemptions

The D.C.A. provides for statutory exemptions from payment of D.C.s where the development is creating additional residential dwelling units within prescribed classes of existing residential buildings or structures. This statutory exemption was expanded to include secondary residential dwelling units, in prescribed classes, that are ancillary to existing residential buildings. Furthermore, additional statutory exemptions were provided for the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to new dwellings. This section has been further refined under Bill 23.

1.3.3 More Homes for Everyone Act, 2022 (Bill 109)

On April 14, 2022, Bill 109 received Royal Assent. One of the changes of the Bill and Ontario Regulation (O. Reg.) 438/22 that took effect upon Royal Assent included



amending the D.C.A. and O. Reg. 82/98 related to the requirements for the information which is to be included in the annual Treasurer's statement on D.C. reserve funds and the requirement for publication of the statement. The following additional information must be provided for each D.C. service being collected for during the year:

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

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

1.3.4 More Homes Built Fast Act, 2022 (Bill 23)

On November 28, 2022, Bill 23 received Royal Assent. This Act amends a number of pieces of legislation including the *Planning Act* and the D.C.A. Subsequently the additional residential unit exemptions were amended through Bill 97 and exemptions for affordable units were further amended through Bill 134. The following provides a summary of the changes to the D.C.A.:

1.3.4.1 Additional Residential Unit Exemption

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

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



- A third unit in a detached, semi-detached, or rowhouse if no ancillary buildings or structures contain any residential units; and
- One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of land, if the detached, semi-detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.
- Bill 97 (*The Helping Homebuyers, Protecting Tenants Act*) extended the mandatory exemption from payment of D.C.s for additional residential units in new residential buildings or in existing houses to all lands versus just urban lands.

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

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

1.3.4.3 New Statutory Exemptions for Affordable Units, Attainable Units, and Inclusionary Zoning Units

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

- Affordable Rental Units:
 - The rent is no greater than the lesser of,
 - the income-based affordable rent for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and
 - the average market rent identified for the residential unit set out in the Affordable Residential Units bulletin.
- Affordable Owned Units:
 - The price of the residential unit is no greater than the lesser of,
 - the income-based affordable purchase price for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and
 - 90 per cent of the average purchase price identified for the residential unit set out in the Affordable Residential Units bulletin.



- **Attainable Units:** Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
 - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years. Also, exemptions for affordable and attainable units will come into effect on a day to be named by proclamation of the Lieutenant Governor.
- **Inclusionary Zoning Units:** Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.

1.3.4.4 New Statutory Exemption for Non-Profit Housing

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

1.3.4.5 Rental Housing Discount

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

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

1.3.4.6 Historical Level of Service Extended to a 15-Year Period Instead of the Historical 10-Year Period

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

1.3.4.7 Revised Definition of Capital Costs

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



1.3.4.8 Mandatory Phase-in of a D.C.

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

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

1.3.4.9 D.C. By-law Expiry

A D.C. by-law now expires ten years after the day it comes into force (unless the by-law provides for an earlier expiry date). This extends the by-law's maximum life from what was previously five years.

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

The Act allows interest to be charged on D.C.s calculated at the time of site plan or zoning by-law amendment applications (subsection 26.2 of the Act) and for mandatory installment payments (subsection 26.1 of the Act). No maximum interest rate was previously prescribed, which allowed municipalities to choose the interest rate to impose. As per Bill 23, the maximum interest rate is set at the average prime rate plus 1%. This maximum interest rate provision would apply to all instalment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.

1.3.4.11 Requirement to Allocate Funds Received

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



1.3.5 Cutting Red Tape to Build More Homes Act, 2024 (Bill 185)

On June, 6, 2024, Bill 185 received Royal Assent and includes the following changes to the D.C.A.

- The removal of the Mandatory Phase-in for D.C. by-laws passed after Bill 185 comes into effect;
- A reduction to the D.C. rate freeze timelines for developments proceeding through site plan and zoning by-law amendment applications under the *Planning Act*. Charges are currently held at rates in place on the date the application is made until building permit issuance, provided the building permit is issued within two (2) years of the approval of the application. This time period is proposed to be reduced to 18 months under Bill 185 (note that the two (2) year timeline will still apply to applications received prior to Bill 185 receiving Royal Assent);
- Inclusion of growth-related studies, including the D.C. background study, as a D.C.-eligible costs;
- Provide a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date;
- To allow minor amendments related to the imposition of studies, removal of the mandatory phase-in, and extension of by-law expiry dates (subject to the 10-year limitations provided in the D.C.A.) to be undertaken for by-laws passed after November 28, 2022 and before Bill 185 takes effect; and
- To modernize public notice requirements.



Chapter 2

Current Town of Midland D.C. Policy



2. Current Town of Midland D.C. Policy

2.1 By-law Enactment

The Town adopted D.C. By-law 2019-80 on November 20, 2019, which provides for Town-wide and area-specific D.C.s to be imposed. By-law 2019-80 was amended by By-law 2020-76 on December 9, 2020, and again amended by By-law 2024-57 on November 6, 2024. The by-law will expire on March 31, 2025, and the following sections review the current D.C. policies within the by-law.

2.2 Services Covered

The following Town-wide services are included under the current by-law:

- General government services;
- Library services;
- Fire protection services;
- Police services;
- Indoor recreation Services;
- Parks services;
- Public works services;
- Transit services; and
- Roads and related services.

The following area-specific services are included under the current by-law:

- Tiffin by the Bay (services related to a highway);
- Balm Beach (water and wastewater services);
- Water services; and
- Wastewater services.

2.3 Timing of D.C. Calculation and Payment

Calculation and payment of D.C.s are due and payable at the time of building permit issuance. The D.C.A. also allow the Town to enter into alternative payment agreements with owners.



2.4 Indexing

The by-law provides for annual indexing of the charges on January 1st of each year. Table 2-1 provides the charges currently in effect, for residential and non-residential development types, as well as the breakdown of the charges by service.

Table 2-1
Town of Midland
2025 Development Charges

Service/Class of Service	RESIDENTIAL			NON-RESIDENTIAL (per sq.m. of Gross Floor Area)
	Low Density	Medium Density	High Density	
Municipal Wide Services/Class of Service:				
General Government	55	53	38	0.00
Library	1,420	1,324	937	0.00
Fire	31	29	19	0.15
Police	74	68	50	0.38
Indoor Recreation	1,660	1,549	1,097	0.00
Parks	2,556	2,382	1,689	0.00
Public Works	290	271	192	1.49
Parking	38	36	25	0.00
Transit	246	228	163	1.24
Roads and Related	9,154	8,540	6,049	44.86
Total Municipal Wide Services/Class of Services	15,525	14,480	10,258	48.12
Urban Services				
Water Services	6,722	6,271	4,442	32.96
Sanitary Sewerage	2,798	2,613	1,850	13.72
Total Urban Services	9,521	8,884	6,293	46.69
Balm Beach Area Specific Services				
Water and Wastewater Services	3,170	3,170	3,170	34.95
Total Balm Beach Area Specific Services	3,170	3,170	3,170	34.95
Tiffin by the Bay Area Specific Services				
Services Related to a Highway	1,177	871	800	0.00
Tiffin by the Bay Area Specific Services	1,177	871	800	0.00
GRAND TOTAL TOWN-WIDE AREA	15,525	14,480	10,258	48.12
GRAND TOTAL URBAN AREA	25,046	23,364	16,551	94.81
GRAND TOTAL BALM BEACH AREA	28,216	26,534	19,721	129.76
GRAND TOTAL TIFFIN BY THE BAY AREA	26,223	24,234	17,351	94.81



2.5 Redevelopment Credits

D.C. credits for residential and non-residential redevelopments, are provided for demolitions/conversions of development that pre-exists five years prior to the date of payment of the D.C.

2.6 Area to Which the By-law Applies and Exemptions

The current by-law provides for the following statutory exemptions, including those that have been revised or introduced since the time of by-law passage:

- Upper/lower-tier governments and school boards.
- Development of lands intended for use by a university that received operating funds from the government.
- Existing industrial building expansions (may expand by 50% with no D.C.).
- Additional residential units in existing and new residential buildings:
 - May add up to two apartments for a single detached, semi-detached or row house (only one unit can be in an ancillary structure);
 - One additional unit or 1% of the units in an existing rental residential building with four or more residential units.
- Non-profit housing.
- Inclusionary zoning affordable units.
- Affordable housing.
- D.C. discounts for rental housing development based on dwelling unit type:
 - >2 bedrooms – 25% discount
 - 2 bedrooms – 20% discount
 - <2 bedrooms – 15% discount

The D.C. by-law also provides non-statutory exemptions from payment of D.C.s with respect to:

- Church yards, cemeteries or burying ground exempt under the Assessment Act for taxation purposes; and
- Buildings or structures used as hospital governed by the *Public Hospitals Act*, R.S.O. 1990, c.P.40



Chapter 3

Anticipated Development in the Town of Midland



3. Anticipated Development in the Town of Midland

3.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Town will be required to provide services over a 10-year (2025 to 2035) and a longer-term (2025 to 2051) time horizon.

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

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

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

- County of Simcoe Official Plan 2023 Official Plan – Consolidated February 2023, and Official Plan Amendment (O.P.A.) No. 7 (Municipal Comprehensive Review, Phase 1 Growth Management);
- Simcoe County 2051 Land Needs Assessment, June 2022, Hemson Consulting Ltd.;
- Town of Midland Official Plan, November 2019;
- Town of Midland 2020 Development Charges Background Study, January 16, 2020, Hemson Consulting Ltd.
- 2011, 2016 and 2021 population, household and employment Census data;
- Historical residential and non-residential building permit data over the 2015 to 2023 period, and residential permit data for September 2024 year-to-date;
- Residential and non-residential supply opportunities as identified by Town of Midland staff; and



- Discussions with Town staff regarding anticipated residential and non-residential development in the Town of Midland.

3.3 Summary of Growth Forecast

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

As identified in Table 3-1 and Appendix A – Schedule 1, population in the Town (excluding census undercount) is anticipated to reach approximately 20,180 by early 2035 and 23,300 by mid-2051, resulting in an increase of approximately 1,970 and 5,090 persons, respectively.^[1]

^[1] The population figures used in the calculation of the 2024 D.C. exclude the net Census undercount, which is estimated at approximately 4.2%. Population figures presented herein have been rounded.



Figure 3-1
Population and Household Forecast Model

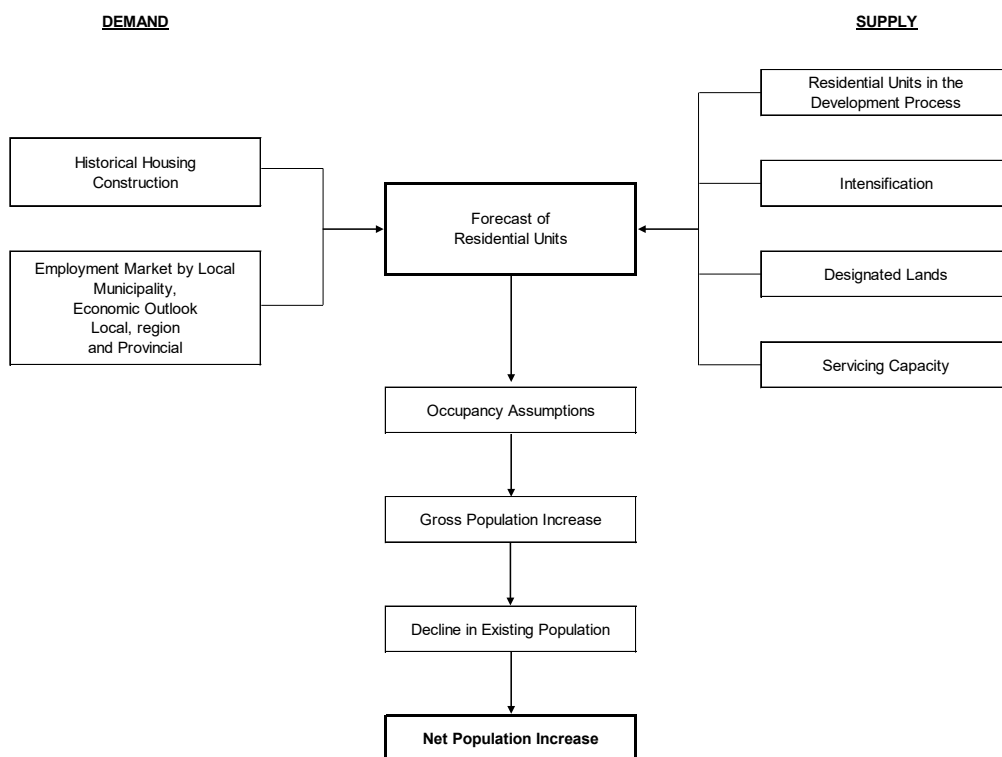




Table 3-1
Town of Midland
Residential Growth Forecast Summary

Year		Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2011	17,270	16,572	482	16,090	5,034	710	1,328	90	7,162	438	2.314
	Mid 2016	17,580	16,864	514	16,350	5,070	810	1,405	95	7,380	467	2.285
	Mid 2021	18,570	17,817	427	17,390.0	5,385	900	1,475	95	7,855	388	2.268
Forecast	Early 2025	18,980	18,209	436	17,773	5,450	1,006	1,513	95	8,064	396	2.258
	Early 2035	21,030	20,179	484	19,695	5,826	1,469	1,971	95	9,361	440	2.156
	Mid 2051	24,290	23,302	558	22,744	6,455	2,200	2,800	95	11,550	507	2.017
Incremental	Mid 2011 - Mid 2016	310	292	32	260	36	100	77	5	218	29	
	Mid 2016 - Mid 2021	990	953	-87	1,040	315	90	70	0	475	-79	
	Mid 2021 - Early 2025	410	392	9	383	65	106	38	0	209	8	
	Early 2025 - Early 2035	2,050	1,970	48	1,922	376	463	458	0	1,297	44	
	Early 2025 - Mid 2051	5,310	5,093	122	4,971	1,005	1,194	1,287	0	3,486	111	

^[1] Population includes the Census undercount estimated at approximately 4.2% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

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

Notes:

Numbers may not add due to rounding.

Source: Derived from the County of Simcoe Municipal Comprehensive Review (O.P.A. 7), by Watson & Associates Economists Ltd.



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

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

- The housing unit mix for the Town was derived from a detailed review of historical development activity (as per Schedule 7), as well as active residential development applications (as per Schedule 6), and discussions with Town staff regarding anticipated development trends for the Town.
- Based on the above indicators, the 2025 to 2051 household growth forecast for the Town comprises a unit mix of 29% low density units (single detached and semi-detached), 34% medium density (multiples except apartments) and 37% high density (bachelor, 1-bedroom, and 2-bedroom apartments).

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

- Schedule 2 summarizes the anticipated amount, type, and location of development by area for the Town.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2025 and 2051 by development location is summarized below.

Table 3-2
Town of Midland
Geographic Location of Residential Development

Development Location	Amount of Housing Growth, 2025 to 2051	Percentage of Housing Growth, 2025 to 2051
Urban	3,460	99%
Rural	30	1%
Town of Midland	3,490	100%

Note: Figures may not sum precisely due to rounding.



3. Planning Period

- Short- and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for transit services to a 10-year planning horizon. All other services can utilize a longer planning period if the Town has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.

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

- The number of housing units to be constructed by 2051 in the Town of Midland over the forecast period is presented in Table 3-1. Over the 2024 to 2051 forecast period, the Town is anticipated to average approximately 132 new housing units per year.
- Institutional population ^[2] is anticipated to increase by approximately 120 people between 2024 to 2051.
- Population in new units is derived from Schedules 3, 4 and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 8a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the Town. Due to data limitations high density P.P.U. data was derived from Simcoe County Census Division, which includes the Town, and is outlined in Schedule 8b. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecast 25-year average P.P.U.s by dwelling type are as follows:
 - Low density: 2.326
 - Medium density: 2.297
 - High density: 1.615

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



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

- Existing households for early 2025 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).
- The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 5.^[3] The forecast population change in existing households over the 2024 to 2051 forecast period is forecast to decline by approximately 2,190.

6. Employment (Appendix A – Schedules 10a, 10b and 10c)

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the Town divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data ^{[4],[5]} (place of work) for the Town is outlined in Schedule 10a. The 2016 employment base comprises the following sectors:
 - 10 primary (<1%);
 - 340 work at home employment (4%);
 - 2,615 industrial (26%);
 - 4,015 commercial/population-related (45%); and
 - 2,335 institutional (25%).

^[3] Change in occupancy levels for existing households occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

^[4] 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.

^[5] Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.



- The 2016 employment by usual place of work, including work at home, is 9,315. An additional 1,310 employees have been identified for the Town in 2016 that have no fixed place of work (N.F.P.O.W.).^[6]
- Total employment, including work at home and N.F.P.O.W. for the Town is anticipated to reach approximately 12,350 by early 2035 and 13,170 by mid-2051. This represents an employment increase of approximately 690 for the 10-year forecast period and 1,520 for the longer-term forecast period.
- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.
- Total employment for the Town (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 10,190 by early 2035 and 10,820 by mid-2051. This represents an employment increase of approximately 550 for the 10-year forecast period and 1,190 for the longer-term forecast period.

7. Non-Residential Sq.ft. Estimates (G.F.A.), Appendix A – Schedule 10b)

- Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
 - 1,600 sq.ft. per employee for industrial;
 - 500 sq.ft. per employee for commercial/population-related; and

^[6] No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."



- 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



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

Table 4-2 lists the full range of municipal services that are provided by the Town.

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

4.3 Increase in the Need for Service

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



Figure 4-1
The Process of Calculating a Development Charge under the Act
that must be followed

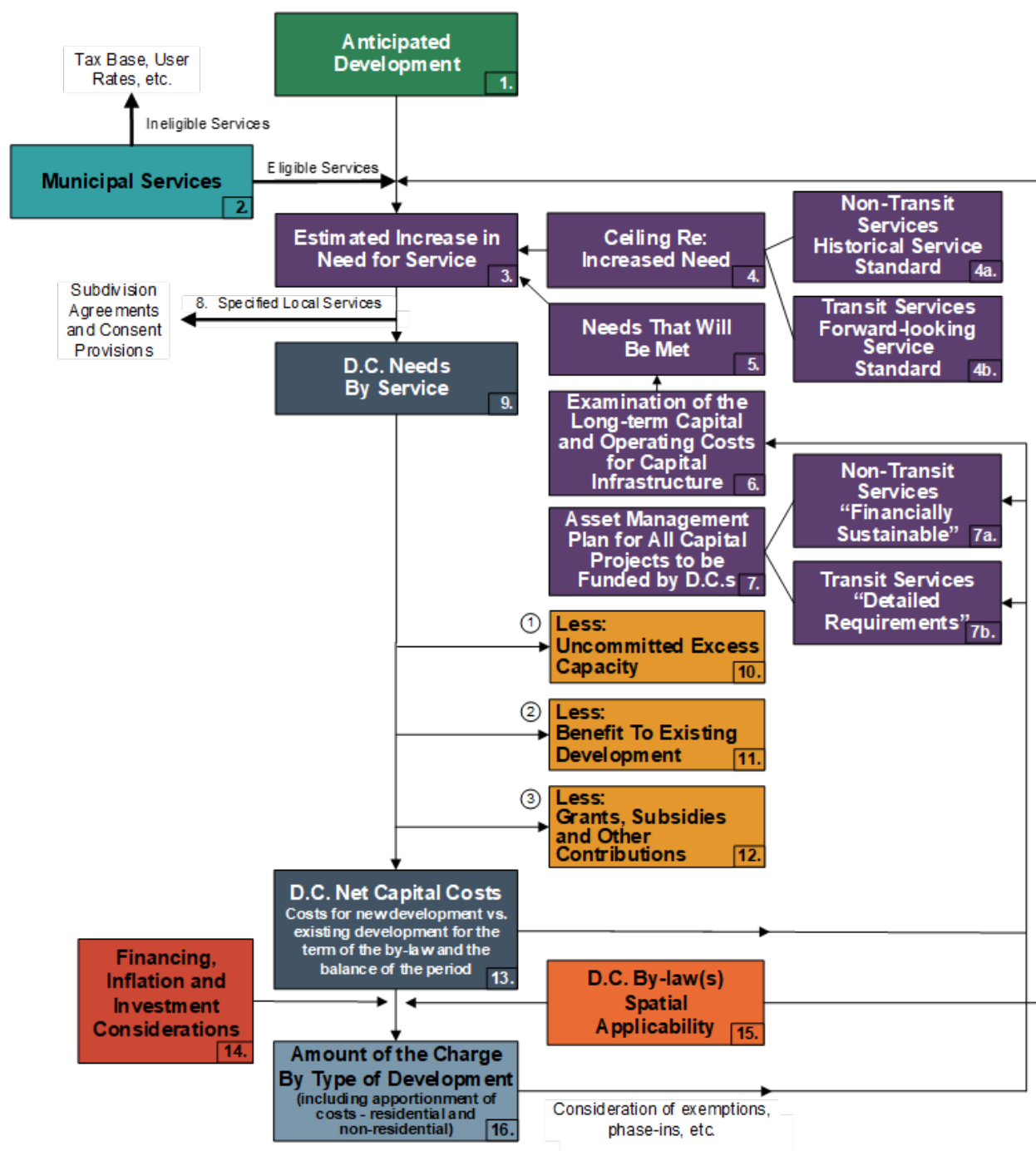




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation –
Eligibility Legend

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

Table 4-2
Categories of Municipal Services to be Addressed as Part of the Calculation

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
1. Water supply services, including distribution and treatment services	Yes Yes n/a No	1.1 Treatment plants 1.2 Distribution systems 1.3 Local systems 1.4 Vehicles and equipment*
2. Wastewater services, including sewers and treatment services	Yes Yes n/a No	2.1 Treatment plants 2.2 Sewage trunks 2.3 Local systems 2.4 Vehicles and equipment*
3. Stormwater Drainage and Control Services	No No No	3.1 Main channels and drainage trunks 3.2 Channel connections 3.3 Retention/detention ponds
4. Services Related to a Highway	Yes Yes Yes No Yes Yes Yes Yes Yes	4.1 Arterial roads 4.2 Collector roads 4.3 Bridges, Culverts and Roundabouts 4.4 Local municipal roads 4.5 Traffic signals 4.6 Sidewalks and streetlights 4.7 Active Transportation 4.8 Works Yard 4.9 Rolling stock*



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
5. Electrical Power Services	n/a n/a n/a	5.1 Electrical substations 5.2 Electrical distribution system 5.3 Electrical system rolling stock*
6. Transit Services	No No	6.1 Transit vehicles* & facilities 6.2 Other transit infrastructure
7. Waste Diversion Services	No No	7.1 Waste diversion facilities 7.2 Waste diversion vehicles and equipment*
8. Policing Services	Yes Yes Yes	8.1 Police detachments 8.2 Police rolling stock* 8.3 Small equipment and gear
9. Fire Protection Services	Yes Yes Yes	9.1 Fire stations 9.2 Fire Vehicles* 9.3 Fire Equipment and gear
10. Ambulance Services	n/a n/a	10.1 Ambulance station space 10.2 Vehicles*
11. Services provided by a board within the meaning of the <i>Public Libraries Act</i>	Yes No Yes	11.1 Public library space (incl. furniture and equipment) 11.2 Library vehicles* 11.3 Library materials
12. Services Related to Long-Term Care	n/a n/a	12.1 Long-Term Care space 12.2 Vehicles*
13. Parks and Recreation Services	Ineligible Yes Yes Yes Yes	13.1 Acquisition of land for parks, woodlots and E.S.A.s 13.2 Development of municipal parks 13.3 Parks rolling stock* and yards 13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc. 13.5 Recreation vehicles and equipment*
14. Services Related to Public Health	No No	14.1 Public Health department space 14.2 Public Health department vehicles*



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
15. Child Care and Early Years Programs and Services within the meaning of Part VI of the <i>Child Care and Early Years Act, 2014</i> and any related services.	No No	15.1 Childcare space 15.2 Vehicles*
16. Services related to proceedings under the <i>Provincial Offences Act</i> , including by-law enforcement services and municipally administered court services	No No	16.1 P.O.A. space, including by-law enforcement and municipally administered court services 16.2 Vehicles*
17. Services Related to Emergency Preparedness	No No	17.1 Emergency Preparedness Space 17.2 Equipment
18. Services Related to Airports	n/a Ineligible	18.1 Airports (in the Regional Municipality of Waterloo) 18.2 Other Airports
19. Other	Yes Yes	19.1 Interest on money borrowed to pay for growth-related capital 19.2 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land** and facilities, including the D.C. background study cost

* with a 7+ year useful life

** same percentage as service component to which it pertains

4.4 Local Service Policy

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



4.5 Capital Forecast

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

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

The capital costs include:

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

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



4.6 Treatment of Credits

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

Currently, there are no outstanding D.C. credits with the Town.

4.7 Eligible Debt and Committed Excess Capacity

Section 66 of the D.C.A. states that for the purposes of developing a D.C. by-law, a debt incurred with respect to an eligible service may be included as a capital cost, subject to any limitations or reductions in the Act. Similarly, section 18 of O. Reg. 82/98 indicates that debt with respect to an ineligible service may be included as a capital cost, subject to several restrictions.

In order for such costs to be eligible, two conditions must apply. First, they must have funded excess capacity which is able to meet service needs attributable to the anticipated development. Second, the excess capacity must be “committed,” that is, either before or at the time it was created, Council must have expressed a clear intention that it would be paid for by D.C.s or other similar charges. For example, this may have been done as part of previous D.C. processes.

4.8 Existing Reserve Funds

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

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5 (1).”

There is no explicit requirement under the D.C.A. calculation method set out in subsection 5 (1) to net the outstanding reserve fund balance as part of making the D.C.



calculation; however, section 35 does restrict the way in which the funds are used in future.

The Town D.C. Reserve Funds balances, by service, are presented in Table 4-3 below. 2023 year-end reserve fund balances have been adjusted to account for eligible and actual reserve fund draws and commitments occurring over the 2019 to 2023 period, and 2024 D.C. revenue collections. These balances have been applied against future spending requirements for all services.

Table 4-3
Town of Midland
Estimated D.C. Reserve Fund Balances

Service/Class of Service	Adjusted Balance
Fire Protection Services	(51,967)
Police Services	54,732
Services Related to a Highway	1,374,637
Tiffin	88,798
Balm Beach	(3,153,612)
Parks and Recreation Services	173,871
Library Services	65,946
Water Services	2,633,606
Wastewater Services	(309,963)
Growth-Related Studies	803
Total	876,851

4.9 Deductions

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

- The level of service ceiling;
- Uncommitted excess capacity;
- Benefit to existing development; and
- Anticipated grants, subsidies, and other contributions.



The requirements behind each of these reductions are addressed as follows:

4.9.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 4.3 does “not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the municipality over the 15-year period immediately preceding the preparation of the background study.”

O. Reg. 82.98 (section 4) goes further to indicate that, “both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

In many cases, this can be done by establishing a quantity measure in terms of units as floor area, land area or road length per capita, and a quality measure in terms of the average cost of providing such units based on replacement costs, engineering standards or recognized performance measurement systems, depending on circumstances. When the quantity and quality factors are multiplied together, they produce a measure of the level of service which meets the requirements of the Act, i.e., cost per unit.

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

4.9.2 Reduction for Uncommitted Excess Capacity

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

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



4.9.3 Reduction for Benefit to Existing Development

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

- The repair or unexpanded replacement of existing assets that are in need of repair;
- An increase in average service level of quantity or quality (compare water as an example);
- The elimination of a chronic servicing problem not created by growth; and
- The provision of services where none previously existed (generally considered for water or wastewater services).

This step involves a further reduction in the need by the extent to which such an increase in service would benefit existing development. The level of service cap in subsection 4.9.1 is related but is not the identical requirement. Sanitary, storm, and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

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

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



generally results in only a very limited benefit to existing development. Furthermore, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

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

4.10 Municipal-Wide vs. Area Rating

This step involves determining whether all the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the D.C.A., it is now mandatory to “consider” area rating of services (providing charges for specific areas and services), however, it is not mandatory to implement area rating. Further discussion is provided in subsection 7.3.8.

4.11 Allocation of Development

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



Chapter 5

D.C.-Eligible Cost Analysis by Service



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

5.1 Introduction

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

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

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

This section evaluates the development-related capital requirements for Town-wide services over the 10-year planning period (2025 to 2034). Each service is evaluated on two format sheets: the average historical 15-year level of service calculation (see Appendix B), which "caps" the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.2.1 *Fire Protection Services*

Fire Protection Services are provided through 13,900 sq.ft. of facility space, 7 vehicles, and 807 equipment items. This historical level of investment results in an average level of service of \$998 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 \$1.9 million that could be included in the calculation of the charge.

To provide service to new development over the 10-year forecast period, \$16.8 million in gross capital costs of growth-related projects have been identified, including facility, equipment, and study costs. Furthermore, \$11.2 million has been deducted as a benefit to existing development and \$3.4 million has been deducted as a benefit to growth beyond the 10-year forecast period. After adding \$52,000 to reflect existing D.C.



reserve fund deficits to be recovered over the forecast period, \$2.2 million has been included in the calculation of the charge (including \$296,000 for study costs)

These D.C.-eligible costs are then attributed 78% to residential development and 22% to non-residential development based on the relationship of population to employment growth anticipated over the 10-year forecast period (i.e., 1,922 population and 550 employment). These growth-related projects and costs are detailed in Table 5-1.

5.2.2 Policing Services

Policing Services are provided through 9,210 sq.ft. of facility space, 3 vehicles, and equipment to outfit 42 police officers. This historical level of investment results in an average level of service of \$399 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 \$766,900 that could be included in the calculation of the charge.

To provide service to new development over the 10-year forecast period, \$707,000 in gross capital costs of growth-related projects have been identified, related to the provision for additional police station space. After removing \$54,700 for the existing reserve fund balance, \$652,300 has been included in the calculation of the charge.

These D.C.-eligible costs are then attributed 78% to residential development and 18% to non-residential development based on the relationship of population to employment growth anticipated over the 10-year forecast period (i.e., 1,922 population and 550 employment). These growth-related projects and costs are detailed in Table 5-2.

5.2.3 Parks and Recreation Services

The Town provides Parks and Recreation Services through the maintenance of 55 parkland amenities, 223 acres of developed parkland, 164,830 sq.ft. of facility space, and 34 vehicles and equipment items across the Town. This total historical level of investment results in an average level of service of \$4,982 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 \$9.6 million that could be included in the calculation of the charge.



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



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 5-1
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



Table 5-2
Infrastructure Costs Covered in the D.C. Calculation – Policing Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2034	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%
1	Provision for Additional Police Station Space	2025-2034	707,000	-		707,000	-		707,000	551,460	155,540
			-	-		-	-		-	-	-
	Reserve Fund Adjustment		-	-		-	-		(54,732)	(42,691)	(12,041)
	Total		707,000	-	-	707,000	-	-	652,268	508,769	143,499



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 5-4
Infrastructure Costs Covered in the D.C. Calculation – Library 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 95%	Non-Residential Share 5%
	2025 to 2034										
1	Recovery of Library Branch Expansion Debt (Principal)	2025-2034	821,376	-		821,376	-		821,376	780,307	41,069
	Recovery of Library Branch Expansion Debt (NPV of incremental financing costs)	2025-2034	413,961	-		413,961	-		413,961	393,263	20,698
			-	-		-	-		-	-	-
2	Quick Return Shelf	2025-2034	40,000	-		40,000	36,100		3,900	3,705	195
			-	-		-	-		-	-	-
	Provision		-	-		-	-		-	-	-
3	Collection Materials	2025-2034	206,115	-		206,115	-		206,115	195,810	10,306
			-	-		-	-		-	-	-
	Studies		-	-		-	-		-	-	-
4	Library Strategic Plan	2025-2034	6,000	-		6,000	1,500		4,500	4,275	225
5	Library Master Plan	2025-2034	60,000	-		60,000	15,000		45,000	42,750	2,250
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
	Reserve Fund Adjustment		-	-		-	-		(65,946)	(62,648)	(3,297)
	Total		1,547,453	-	-	1,547,453	52,600	-	1,428,907	1,357,461	71,445



Table 5-5
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	
	2025 to 2034								
1	Zoning By-Law Update	2025-2034	151,300	-	7,560	143,740	75,700		68,040
2	CR93 South Secondary Plan	2025	200,000	-	20,000	180,000	-		180,000
3	Official Plan Review & Growth Management Strategy	2028	302,700	-	15,130	287,570	151,400		136,170
4	Development Charges Study	2030	60,000	-		60,000	-		60,000
5	Development Charges Study	2034	60,000	-		60,000	-		60,000
			-	-		-	-		-
			-	-		-	-		-
			-	-		-	-		-
	Reserve Fund Adjustment		-	-		-	-		(803)
			-	-		-	-		-
	Total		774,000	-	42,690	731,310	227,100	-	503,407



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.



Table 5-7
Infrastructure Costs Covered in the D.C. Calculation – Services Related to a Highway

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 81%	Non-Residential Share 19%
	2025 to 2051										
	Roadway Improvements		-	-		-	-		-	-	-
1	William Street Cross-Section	2030-2031	5,500,000	1,028,200		4,471,800	2,750,000		1,721,800	1,394,658	327,142
2	King Street: Bayshore to Yonge Debt (Principal)	2025-2046	11,307,715	1,550,800		9,756,915	7,160,000		2,596,915	2,103,501	493,414
	King Street: Bayshore to Yonge (NPV of incremental financing costs)	2025-2046	428,798	58,800		369,998	271,500		98,498	79,783	18,715
3	Dominion Reconstruction King St - 8th	2026-2027	11,200,000	1,993,800		9,206,200	5,867,400		3,338,800	2,704,428	634,372
4	Dominion Avenue: Midland Avenue to Russell	2029-2030	4,475,000	796,600		3,678,400	2,344,300		1,334,100	1,080,621	253,479
5	New Roads 1 - From King St to development limits	2035-2051	9,920,200	3,709,100		6,211,100	-		6,211,100	5,030,991	1,180,109
6	New Roads 1 - From King St to Pratt Avenue	2035-2051	3,719,000	1,390,500		2,328,500	-		2,328,500	1,886,085	442,415
	Intersection Improvements		-	-		-	-		-	-	-
7	William Street / Bayshore Drive (Intersection)	2035-2051	4,917,800	919,400		3,998,400	2,458,900		1,539,500	1,246,995	292,505
8	Bay St Reconstruction - King St - Aberdeen Blvd	2029-2030	2,400,000	673,000		1,727,000	600,000		1,127,000	912,870	214,130
9	Fourth St and Bay St Intersect. Improvements	2031-2032	1,450,000	406,600		1,043,400	362,500		680,900	551,529	129,371
10	Vindin and Harbourview Realignment	2025-2025	2,400,000	673,000		1,727,000	600,000		1,127,000	912,870	214,130
11	Fuller Avenue Realignment	2025-2026	3,175,000	890,300		2,284,700	793,800		1,490,900	1,207,629	283,271
12	Fuller Avenue / Brunelle Sideroad / Midland Point Road (Intersection)	2032-2033	1,550,000	434,700		1,115,300	387,500		727,800	589,518	138,282
13	Fourth St and Yonge St	2025	337,680	94,700		242,980	84,400		158,580	128,450	30,130
14	Eighth St and Yonge St	2025	337,680	94,700		242,980	84,400		158,580	128,450	30,130
15	Fourth Street / Hugel Avenue	2035-2051	100,000	9,300		90,700	75,000		15,700	12,717	2,983
16	Fourth Street / Victoria Street	2035-2051	100,000	9,300		90,700	75,000		15,700	12,717	2,983
17	First Street / Elizabeth Street	2035-2051	100,000	9,300		90,700	75,000		15,700	12,717	2,983
18	Manly Street / Hugel Avenue	2035-2051	100,000	9,300		90,700	75,000		15,700	12,717	2,983
19	Manly Street / Yonge Street	2035-2051	100,000	9,300		90,700	75,000		15,700	12,717	2,983
20	William Street / Bay Street	2035-2051	100,000	28,000		72,000	25,000		47,000	38,070	8,930
21	William Street / Hanly Street	2035-2051	100,000	9,300		90,700	75,000		15,700	12,717	2,983



Table 5-7 (cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Less:	Potential D.C. Recoverable Cost		
								Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 81%	Non-Residential Share 19%
	2025 to 2051										
	New Multi-Use Paths in Roadways		-	-		-	-		-	-	-
22	Highway 12	2035-2051	2,705,700	758,700		1,947,000	676,400		1,270,600	1,029,186	241,414
23	McMurtry Road S	2035-2051	162,900	60,900		102,000	-		102,000	82,620	19,380
24	Bay Street S	2035-2051	141,300	39,600		101,700	35,300		66,400	53,784	12,616
25	Taylor Drive Trail	2035-2051	320,400	89,800		230,600	80,100		150,500	121,905	28,595
26	New Multi-Use Path - Taylor Drive & William St / Scott St	2035-2051	65,900	18,500		47,400	16,500		30,900	25,029	5,871
27	Brunelle Side Road	2035-2051	1,032,100	96,500		935,600	774,100		161,500	130,815	30,685
	New Cycling Lanes in Roadways		-	-		-	-		-	-	-
28	Fuller Avenue	2035-2051	1,404,800	393,900		1,010,900	351,200		659,700	534,357	125,343
29	Harbourview Drive	2035-2051	488,100	136,900		351,200	122,000		229,200	185,652	43,548
30	Vindin Street	2035-2051	940,500	175,800		764,700	470,300		294,400	238,464	55,936
31	Eighth Street	2035-2051	433,500	40,500		393,000	325,100		67,900	54,999	12,901
32	Hugel Avenue	2035-2051	1,039,700	97,200		942,500	779,800		162,700	131,787	30,913
33	Manly Street	2035-2051	586,200	54,800		531,400	439,700		91,700	74,277	17,423
34	Galloway Boulevard	2035-2051	21,000	2,000		19,000	15,800		3,200	2,592	608
35	Beamish Roa	2035-2051	307,400	114,900		192,500	-		192,500	155,925	36,575
36	Midland Point Road (1.1km)	2035-2051	6,200	600		5,600	4,700		900	729	171
37	Everton Road	2035-2051	9,300	900		8,400	7,000		1,400	1,134	266
38	Manly Street	2035-2051	4,700	400		4,300	3,500		800	648	152
39	Scott Street	2035-2051	2,700	800		1,900	700		1,200	972	228
40	Robert Street	2035-2051	3,200	900		2,300	800		1,500	1,215	285
41	Little Lake Park Road	2035-2051	6,700	600		6,100	5,000		1,100	891	209
42	Mountain View Plaza Trail	2035-2051	3,400	300		3,100	2,500		600	486	114
43	Yonge Street	2035-2051	763,300	285,400		477,900	-		477,900	387,099	90,801
44	Yonge Street	2035-2051	2,129,800	199,100		1,930,700	1,597,400		333,300	269,973	63,327
45	King Street	2035-2051	1,203,800	112,500		1,091,300	902,900		188,400	152,604	35,796
46	Fourth Street	2035-2051	489,400	91,500		397,900	244,700		153,200	124,092	29,108
47	Bay Street	2035-2051	519,700	97,200		422,500	259,900		162,600	131,706	30,894
48	William Street	2035-2051	1,128,500	211,000		917,500	564,200		353,300	286,173	67,127
49	Penetanguishene road	2035-2051	568,000	53,100		514,900	426,000		88,900	72,009	16,891
50	Prospect Boulevard	2035-2051	379,600	35,500		344,100	284,700		59,400	48,114	11,286
51	King Street	2035-2051	3,800	400		3,400	2,800		600	486	114
52	Woodland Drive	2035-2051	4,500	400		4,100	3,400		700	567	133
53	Montreal Street	2035-2051	7,800	700		7,100	5,900		1,200	972	228
54	Fourth Street	2035-2051	3,400	300		3,100	2,600		500	405	95
55	Bay Street	2035-2051	3,700	300		3,400	2,800		600	486	114
56	Keller Drive	2035-2051	5,300	2,000		3,300	-		3,300	2,673	627
57	Birchwood Drive	2035-2051	6,900	600		6,300	5,200		1,100	891	209



Table 5-7 (cont'd)
Infrastructure Costs Covered in the D.C. Calculation – Services Related to a Highway

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 81%	Non-Residential Share 19%
	2025 to 2051										
	New Sidewalks in Roadways		-	-		-	-		-	-	-
58	William Street - West Side	2035-2051	408,300	114,500		293,800	102,100		191,700	155,277	36,423
59	William Street - East Side	2035-2051	378,200	106,100		272,100	94,600		177,500	143,775	33,725
60	Pillsbury Drive	2035-2051	170,100	63,600		106,500	-		106,500	86,265	20,235
	Provision for Vehicles		-	-		-	-		-	-	-
61	Sidewalk Machines	2025-2051	281,300	-		281,300	-		281,300	227,853	53,447
62	Plow Trucks	2025-2051	984,900	-		984,900	-		984,900	797,769	187,131
	Facilities		-	-		-	-		-	-	-
63	Operations Complex Debt (Principal)	2025-2048	2,788,817	-		2,788,817	2,171,600		617,217	499,946	117,271
	Operations Complex Debt (NPV of incremental financing costs)	2025-2048	599,053	-		599,053	466,500		132,553	107,368	25,185
64	Provision for Operations Facility Space		128,640	-		128,640	-		128,640	104,198	24,442
	Studies		-	-		-	-		-	-	-
65	Highway 12 Corridor Study		227,000	-		227,000	118,900		108,100	87,561	20,539
66	Transportation Master Plan Updates (Every 5 Years)	2025-2051	1,200,000	-		1,200,000	300,000		900,000	729,000	171,000
			-	-		-	-		-	-	-
	Reserve Fund Adjustments		-	-		-	-		(1,374,637)	(1,113,456)	(261,181)
	Total		87,888,383	18,256,700	-	69,631,683	35,906,400	-	32,350,646	26,204,023	6,146,623



5.4 Urban Area-Specific Capital Costs of 27-Year Capital Costs for D.C. Calculation

This section evaluates the development-related capital requirements for area-specific water and wastewater services over the urban serviced area 27-year planning period (2025 to 2051). Water and Wastewater Services needs have been informed by the City's Water and Wastewater Master Plan with updated costing where available, study costs, and incremental interest costs associated with the capital program.

5.4.1 Water Services

Capital needs of \$57.9 million for Water Services have been identified based on the Town's Water Master Plan and capital budget updates. \$21.6 million has been deducted as benefit to existing development and \$18.4 million has been deducted as a benefit to growth beyond the 27-year forecast period. After deducting \$2.6 million to reflect existing D.C. reserve fund surplus to be recovered over the forecast period, and \$3.1 million for the growth-related share of grant funding received, \$12.3 million has been 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 the urban population to employment growth anticipated over the 27-year forecast period (i.e., 4,915 population and 1,188 employment). These growth-related projects and costs are detailed in Table 5-8.

5.4.2 Wastewater Services

Gross capital costs of \$54.0 million have been identified for growth-related wastewater infrastructure needs in the Town over the 27-year period based on the Town's Wastewater Master Plan and capital budget and forecast. Furthermore, consistent with prior Town D.C. background studies, the costs of the prior WWTP expansion that are attributable to growth over the forecast period have been included in the calculation of the charge. A deduction of \$23.9 million has been applied to account for the benefits to existing development, as well as a deduction of \$7.7 to account for growth beyond the 27-year forecast period. After deducting \$2.6 million for the growth-related share of anticipated grants and adding the \$310,000 reserve fund deficit, \$19.7 million has been 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 the urban population to employment growth anticipated over the 27-year forecast period (i.e., 4,915 population and 1,188 employment). These growth-related projects and costs are detailed in Table 5-9.



Table 5-8
Infrastructure Costs Covered in the D.C. Calculation – Water 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 81%	Non-Residential Share 19%
	2025 to 2051										
	Water Storage and Supply (Prior Oversized Projects)		-	-		-	-		-	-	-
1	Everton (Sunnyside) Reservoir and Feeder Main Debt (Principal)	2025-2030	968,700	-		968,700	726,500		242,200	196,182	46,018
	Everton (Sunnyside) Reservoir and Feeder Main Debt (NPV of incremental financing costs)	2025-2030	79,300	-		79,300	59,500		19,800	16,038	3,762
2	New 5.83 ML storage/BPS, 1300 wm extension (excluding land)	2026	26,676,000	9,898,400		16,777,600	12,806,600	2,898,830	1,072,170	868,458	203,712
3	Existing Sundowner Well can be commissioned to provide supply to West Zone	2025	8,729,000	3,239,000		5,490,000	872,900		4,617,100	3,739,851	877,249
4	Upgrade pump capacity of Hanly and Everton BPS	2025	3,602,700	148,500		3,454,200	3,242,400	155,313	56,487	45,755	10,733
5	New Trunk Watermain along Highway 93	2027	7,000,000	2,886,000		4,114,000	-		4,114,000	3,332,340	781,660
6	Watermain Twinning on Harbourview Drive	2025-2051	3,509,400	144,700		3,364,700	3,158,500		206,200	167,022	39,178
7	Booster Pump Station at Balm Beach	2032	5,000,000	2,061,400		2,938,600	-		2,938,600	2,380,266	558,334
8	Abandon Wells 12, 1A and use it as monitoring wells	2025	154,500	6,400		148,100	139,100		9,000	7,290	1,710
9	Vindin and Harbourview Realignment	2026	1,000,000	-		1,000,000	250,000		750,000	607,500	142,500
			-	-		-	-		-	-	-
	Studies		-	-		-	-		-	-	-
10	Water Master Plan Updates (every 5 years)	2025-2051	1,200,000	-		1,200,000	300,000		900,000	729,000	171,000
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
	Reserve Fund Adjustment		-	-		-	-		(2,633,606)	(2,133,221)	(500,385)
	Total		57,919,600	18,384,400	-	39,535,200	21,555,500	3,054,143	12,291,951	9,956,480	2,335,471



Table 5-9
Infrastructure Costs Covered in the D.C. Calculation – 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 81%	Non-Residential Share 19%
	Prior Wastewater Treatment Plant Expansion		-	-		-	-		-	-	-
1	Wastewater Treatment Plant Expansion	2025-2051	1,829,100	-		1,829,100	-		1,829,100	1,481,571	347,529
2	Aeration replacement & upgrade – new fine bubble aeration	2025	5,235,100	582,800		4,652,300	3,821,600		830,700	672,867	157,833
3	New secondary clarifier	2034	2,303,000	760,100		1,542,900	-		1,542,900	1,249,749	293,151
4	New UV System	2026-2027	4,150,000	168,000		3,982,000	3,742,400		239,600	194,076	45,524
5	New nutrient management facility at WWTC	2032	7,550,400	1,887,600		5,662,800	5,662,800		-	-	-
6	Headworks Upgrade	2025-2028	15,385,000	2,537,200		12,847,800	9,231,000	2,640,264	976,536	790,994	185,542
7	Primary Clarifier	2026-2027	4,200,000	1,731,600		2,468,400	-		2,468,400	1,999,404	468,996
8	Hwy 12 / CR 93 Sanitary Pumping Station	2025-2028	11,800,000	-		11,800,000	1,180,000		10,620,000	8,602,200	2,017,800
			-	-		-	-		-	-	-
	Studies		-	-		-	-		-	-	-
9	Wastewater Master Plan (every 5 years)	2025-2051	1,200,000	-		1,200,000	300,000		900,000	729,000	171,000
			-	-		-	-		-	-	-
			-	-		-	-		-	-	-
	Reserve Fund Adjustment		309,963	-		309,963	-		309,963	251,070	58,893
	Total		53,962,563	7,667,300	-	46,295,263	23,937,800	2,640,264	19,717,199	15,970,931	3,746,268

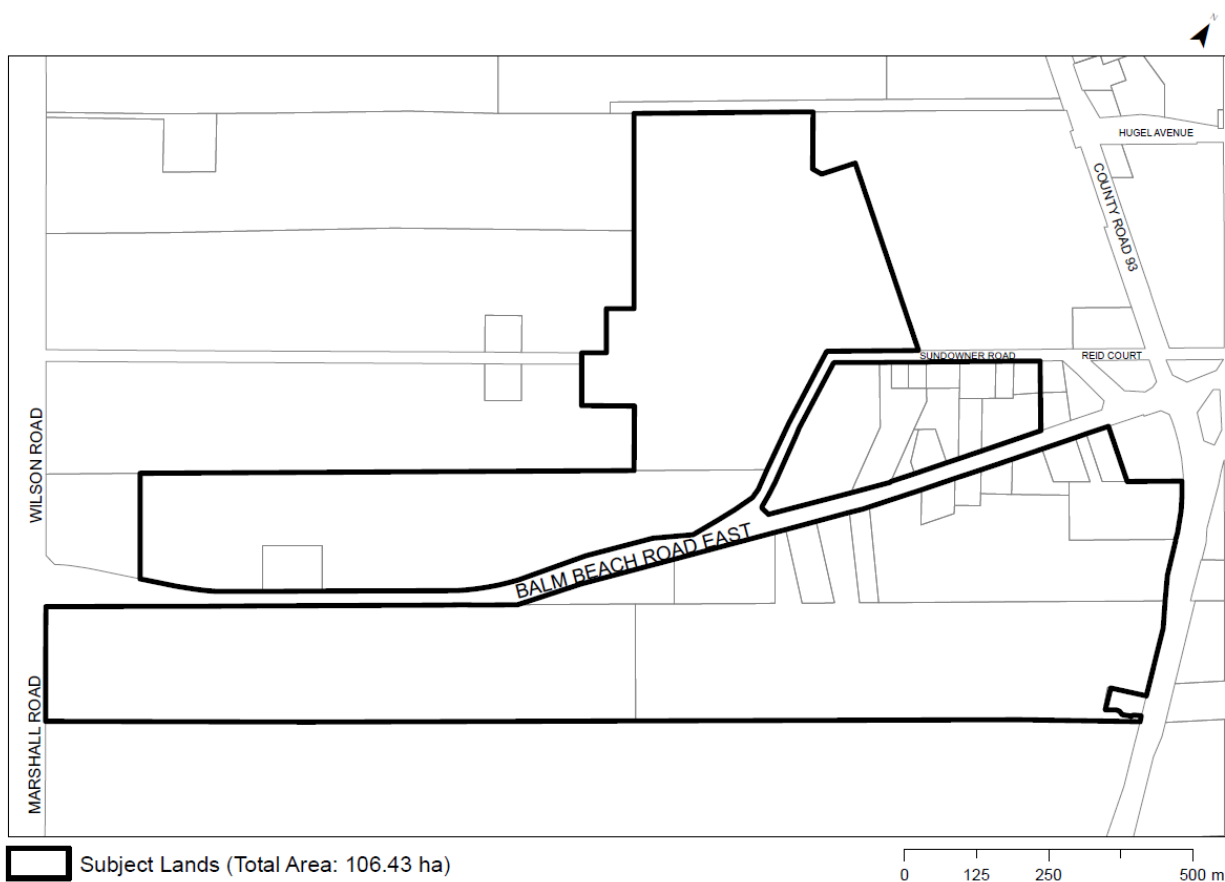


5.5 Area-Specific Capital Costs of Balm Beach Buildout for D.C. Calculation

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



5.6 Area-Specific Capital Costs of Tiffin by the Bay Buildout for D.C. Calculation

This section evaluates the development-related capital requirements of area-specific Services Related to a Highway for the Tiffin by the Bay buildout period (2025 to buildout). The Town has imposed an area specific D.C. to fund the intersection works benefitting increased traffic arising from Tiffin By The Bay development since 2009.

The area specific D.C. approach was established in consultation with the local developer of Tiffin By The Bay as the intersection works are largely local in nature and provide a direct benefit to development as well as a benefit to existing residents. It is anticipated that there is 737 remaining residential dwelling units in the area comprised of:

- 280 single detached homes
- 10 Townhouses; and
- 447 apartments and seniors suites

Figure 5-2 shows the Tiffin By the Bay area.



Figure 5-2
Tiffin By the Bay Area



5.6.1 *Tiffin by the Bay Services Related to a Highway*

Capital needs of \$1.8 million for Services Related to a Highway have been identified for the Tiffin by the Bay area. \$222,000 has been deducted as a benefit to existing development. A further \$88,800 has been deducted to reflect existing reserve funds. 100% of the net growth-related costs of \$1.5 million (as detailed in Table 5-11) have been allocated to residential development based on the anticipated development within the benefitting area.



Table 5-11
Infrastructure Costs Covered in the D.C. Calculation – Tiffin by the Bay – Services Related to a Highway

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 100%	Non-Residential Share 0%
	2025 to 2051										
1	Pillsbury Rd and William St. Intersection Improvements	2029-2030	1,350,000	-		1,350,000	-		1,350,000	1,350,000	-
			-	-		-	-		-	-	-
2	Highway 12 and William Street Intersection		-	-		-	-		-	-	-
	Add East Bound Advance Signal Phase	2025-2051	6,400	-		6,400	2,600		3,800	3,800	-
	Turn Lanes and Tapers		-	-		-	-		-	-	-
	South Bound Left Turn along Island North Leg	2025-2051	91,200	-		91,200	41,000		50,200	50,200	-
	West Bound Right Turn along Island East Leg	2025-2051	85,400	-		85,400	55,500		29,900	29,900	-
	North Bound Lane along Island North Leg	2025-2051	83,900	-		83,900	37,800		46,100	46,100	-
	North Bound Lane along taper North Leg	2025-2051	63,200	-		63,200	28,400		34,800	34,800	-
	North Bound Lane north of taper North Leg	2025-2051	92,600	-		92,600	41,700		50,900	50,900	-
	North Bound Lane along taper North Leg	2025-2051	14,700	-		14,700	6,600		8,100	8,100	-
	Pole Relocations	2025-2051	21,100	-		21,100	8,400		12,700	12,700	-
			-	-		-	-		-	-	-
	Reserve Fund Adjustment			-		-	-		(88,798)	(88,798)	-
	Total		1,808,500	-	-	1,808,500	222,000	-	1,497,702	1,497,702	-



Chapter 6

D.C. Calculation



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%



Chapter 7

D.C. Policy Recommendations and D.C. Policy Rules



7. D.C. Policy Recommendations and D.C. Policy Rules

7.1 Introduction

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

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

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

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

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

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

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

The rules provided give consideration for the recent changes to the D.C.A. resulting from Bills 138, 197, 109, 23, 97, 134, and 185. These policies, however, are provided for Council’s consideration and may be refined prior to adoption of the by-law.



7.2 D.C. By-law Structure

It is recommended that:

- The Town uses a uniform Town-wide D.C. calculation for Fire Protection Services, Policing Services, Parks and Recreation Services, Library Services, Services Related to a Highway, and Growth-Related Studies. Separate area-specific D.C. calculations are to be used for Water Services, and Wastewater Services in the urban areas and area of Balm Beach. Finally, an area-specific D.C. calculation is to be used for Services Related to a Highway in the area of Tiffin by the Bay.
- The Town uses one by-law for all services.

7.3 D.C. By-law Rules

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

7.3.1 *Payment in any Particular Case*

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

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



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.



7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

If a development involves the demolition and replacement of a building or structure on the same site, or the conversion from one principal use to another, the developer shall be allowed a credit equivalent to:

- The number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or
- The G.F.A. of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.

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

The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

7.3.4 Exemptions (full or partial)

Statutory

- The municipality or local board thereof;
- A board of education;
- Industrial additions of up to and including 50% of the existing G.F.A. of the building – for industrial additions which exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s. Exemptions will only apply to 50% of the G.F.A. prior to the first expansion for which there was an exemption to the payment of D.C.s;
- An enlargement to an existing dwelling unit;
- Additional units in existing and new residential buildings:
 - May add up to two apartments for a single detached, semi-detached or row house (only one unit can be in an ancillary structure)
 - One additional unit or 1% of the units in an existing rental residential building with four or more residential units
- Affordable units, attainable units, and inclusionary zoning units;



- Non-profit housing; and
- Universities.

Non-Statutory

- Church yards, cemeteries or burying grounds exempt under the Assessment Act for taxation purposes; and
- Buildings or structures used as hospitals governed by the *Public Hospitals Act*, R.S.O. 1990, c.P.40

7.3.5 Transition

The by-law will come into force on March 20, 2025 or as determined by Council and no other transitional policies are proposed.

7.3.6 Timing of Collection

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

Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within 18 months of a site plan or zoning by-law amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the D.C. in effect on the day of the applicable site plan or zoning by-law amendment application.

Installment payments and payments determined at the time of site plan or zoning by-law amendment application are subject to annual interest charges. The maximum interest rate the Town can impose is the average prime rate plus 1% as defined in subsection 26.3 (1) of the Act.

7.3.7 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually on January 1 each year (commencing in 2026) in accordance with the Statistics Canada Quarterly,



Non-Residential Building Construction Price Index (Table 18-10-0135-01)^[7] for the most recent year-over-year period.

7.3.8 D.C. Spatial Applicability

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

Based on the foregoing and discussions with Town staff, area-specific D.C.s are suitable for Water Services and Wastewater Services, and services related to the Balm Beach and Tiffin by the Bay areas. The recommendations are to continue to apply a municipal-wide D.C. by-law for all other services.

^[7] O. Reg. 82/98 referenced "The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007" as the index source. Since implementation, Statistics Canada has modified this index twice and the above-noted index is the most current. The draft by-laws provided herein refers to O. Reg. 82/98 to ensure traceability should this index continue to be modified over time.



7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that the Town's D.C. collections be contributed into 10 separate reserve funds, including:

- Fire Protection Services;
- Policing Services;
- Parks and Recreation Services;
- Library Services;
- Services Related to a Highway;
- Growth-Related Studies;
- Water Services;
- Wastewater Services;
- Water and Wastewater Services – Balm Beach area; and
- Services Related to a Highway – Tiffin by the Bay.

7.4.2 By-law In-force Date

The by-law will come into effect on March 20, 2025, or at a later date as determined by Council.

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

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

7.5 Other Recommendations

It is recommended that Council:

“Adopt the D.C. approach to calculate the charges on an area-specific bases for water and wastewater services, services related to a highway related to Tiffin by



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.”



Chapter 8

Asset Management Plan



8. Asset Management Plan

8.1 Introduction

The D.C.A. (new subsection 10 (c.2)) requires that the background study must include an Asset Management Plan (A.M.P.) related to new infrastructure. Subsection 10 (3) of the D.C.A. provides:

“The asset management plan shall,

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

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

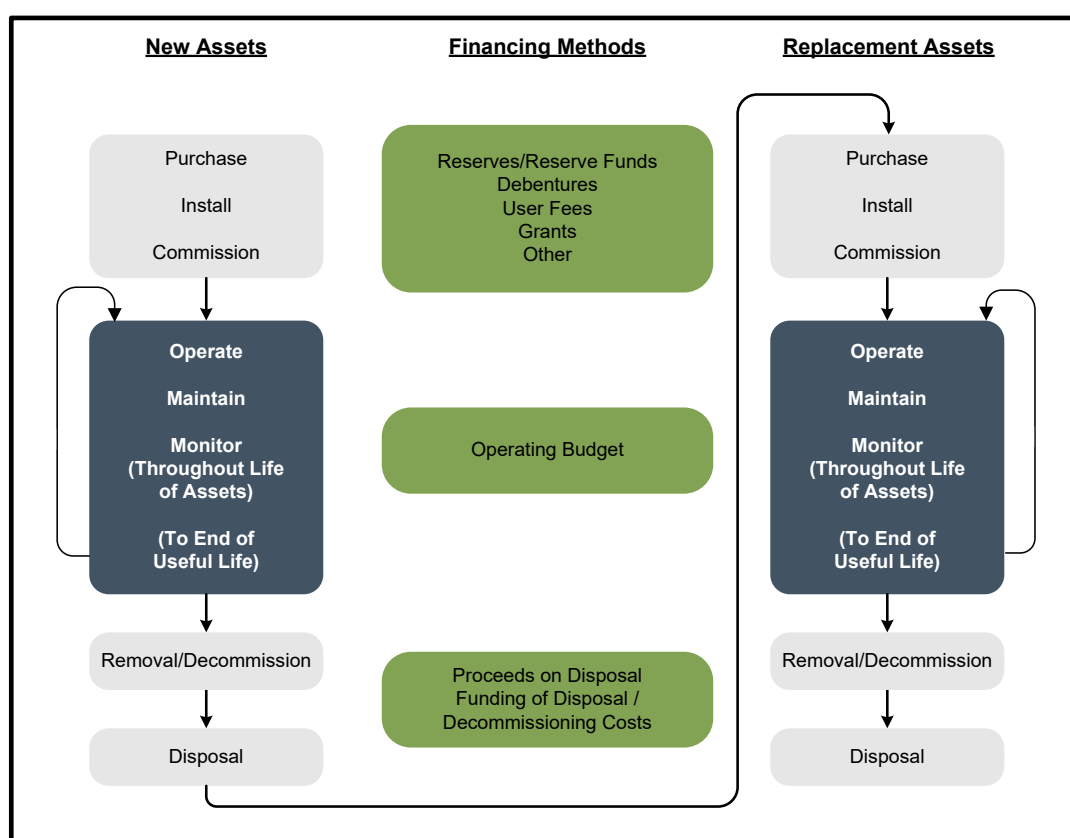
The Province’s Infrastructure for *Jobs and Prosperity Act, 2015* (IIPA) was proclaimed on May 1, 2016. This legislation detailed principles for evidence-based and sustainable long-term infrastructure planning. The IIPA also gave the Province the authority to guide municipal asset management planning by way of regulation. In late 2017, the Province introduced O. Reg. 588/17 under the IIPA. The intent of O. Reg. 588/17 is to establish standard content for municipal asset management plans. Specifically, the regulations require that asset management plans be developed that define the current levels of service, identify the lifecycle activities that would be undertaken to achieve these levels of service, and provide a financial strategy to support the levels of service



and lifecycle activities. The requirements of O. Reg. 588/17 generally align with previous provincial A.M.P. requirements, as follows:

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

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



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

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



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

The asset management requirement for this D.C. background study has been undertaken independently of any Town A.M.P.s.

8.2 Non-Transit Services

In recognition to the schematic in section 8.1, the following table (presented in 2025 \$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As such, the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from Town financial resources (i.e., taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2025 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$18.3 million. Of this total, \$7.5 million relates the annual debt payment costs for benefit to existing development of growth-related needs.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$8.2 million. This amount, totalled with the existing operating revenues of \$40.9 million, provides annual revenues of \$49.1 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable when considering the impacts on a Town-wide basis.



Table 8-1
Asset Management – Future Expenditures and Associated Revenues (2025\$)

Asset Management - Future Expenditures and Associated Revenues	2051 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	\$7,470,453
Annual Debt Payment on Post Period Capital ²	\$3,603,365
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	\$1,753,929
Annual Lifecycle - Area-specific Services ³	\$721,565
Sub-Total - Annual Lifecycle	\$2,475,494
Incremental Operating Costs (for D.C. Services)	\$4,802,196
Total Expenditures	\$18,351,508
Revenue (Annualized)	
Total Existing Revenue ⁴	\$40,903,660
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$8,234,809
Total Revenues	\$49,138,469

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

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

⁴ As per Sch. 10 of FIR



Chapter 9

By-law Implementation



9. By-law Implementation

9.1 Public Consultation Process

9.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (subsection 9.1.2), as well as the optional, informal consultation process (subsection 9.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 9.2 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

9.1.2 Public Meeting of Council

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

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

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

9.1.3 Other Consultation Activity

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

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



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

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

9.2 Anticipated Impact of the Charge on Development

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

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



9.3 Implementation Requirements

9.3.1 *Introduction*

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

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

9.3.2 *Notice of Passage*

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

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

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

9.3.3 *By-law Pamphlet*

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

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



- A description of the general purpose of the Treasurer's statement and where it may be received by the public.

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

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

9.3.4 Appeals

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

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

9.3.5 Complaints

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

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

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

9.3.6 Credits

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



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

9.3.7 Front-Ending Agreements

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

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

9.3.8 Severance and Subdivision Agreement Conditions

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

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

"local services to be installed or paid for by the owner as a condition of approval under section 53 of the *Planning Act*."

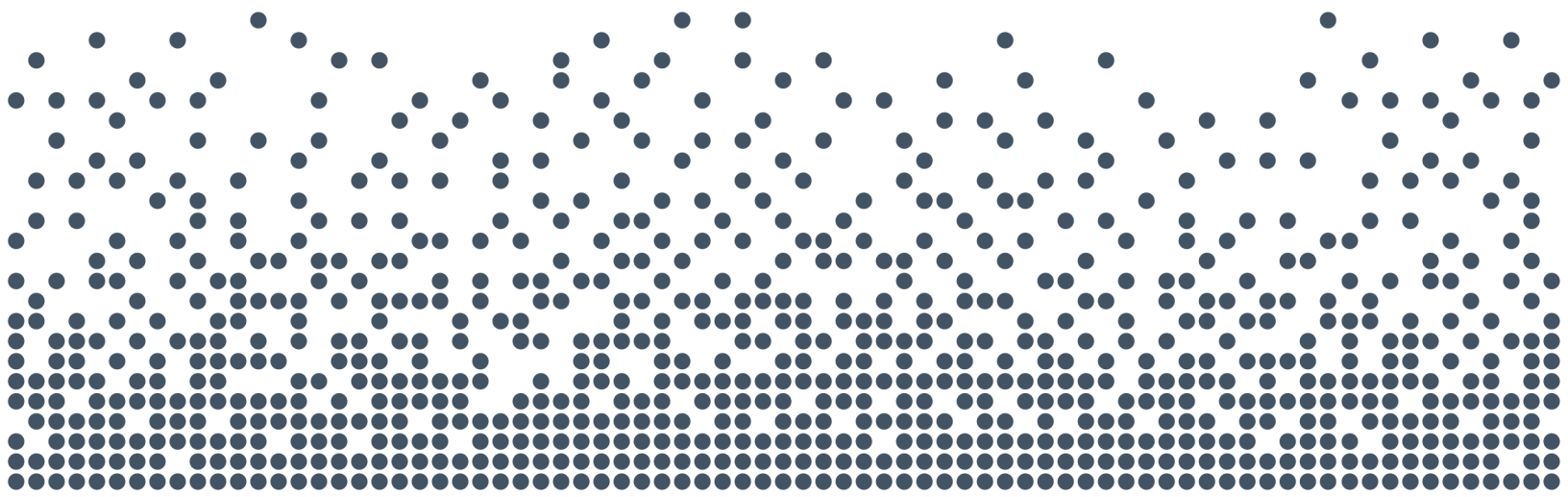
It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s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



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

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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 Town of Midland Residential Growth Forecast Summary

Year		Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2011	17,270	16,572	482	16,090	5,034	710	1,328	90	7,162	438	2.314
	Mid 2016	17,580	16,864	514	16,350	5,070	810	1,405	95	7,380	467	2.285
	Mid 2021	18,570	17,817	427	17,390.0	5,385	900	1,475	95	7,855	388	2.268
Forecast	Early 2025	18,980	18,209	436	17,773	5,450	1,006	1,513	95	8,064	396	2.258
	Early 2035	21,030	20,179	484	19,695	5,826	1,469	1,971	95	9,361	440	2.156
	Mid 2051	24,290	23,302	558	22,744	6,455	2,200	2,800	95	11,550	507	2.017
Incremental	Mid 2011 - Mid 2016	310	292	32	260	36	100	77	5	218	29	
	Mid 2016 - Mid 2021	990	953	-87	1,040	315	90	70	0	475	-79	
	Mid 2021 - Early 2025	410	392	9	383	65	106	38	0	209	8	
	Early 2025 - Early 2035	2,050	1,970	48	1,922	376	463	458	0	1,297	44	
	Early 2025 - Mid 2051	5,310	5,093	122	4,971	1,005	1,194	1,287	0	3,486	111	

^[1] Population includes the Census undercount estimated at approximately 4.2% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

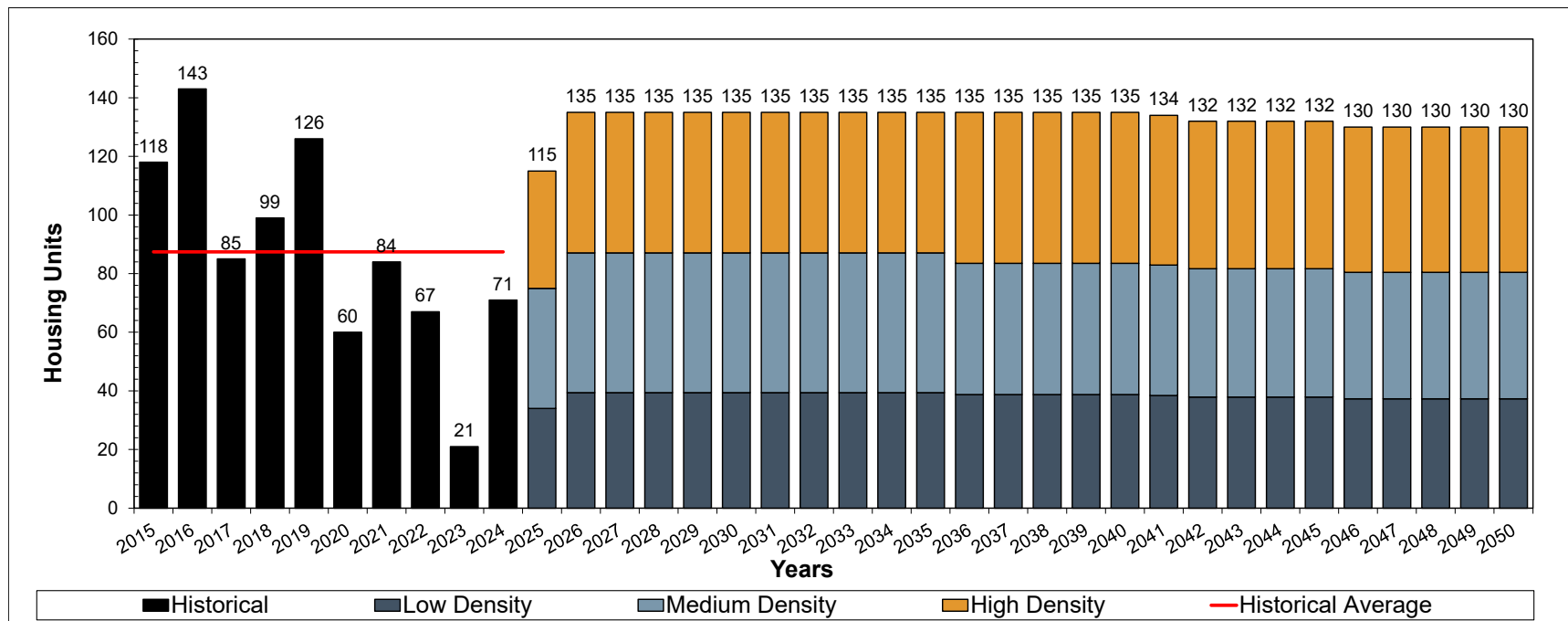
^[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Note: Numbers may not add due to rounding.

Source: Derived from the County of Simcoe Municipal Comprehensive Review (O.P.A. 7), by Watson & Associates Economists Ltd.



Figure 1
Town of Midland
Annual Housing Forecast ^[1]



^[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Town of Midland building permit data, 2014 to 2023, and 2024 estimated from September 2024 year-to-date Statistics Canada building permit data, by Watson & Associates Economists Ltd.



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

Development Location	Timing	Single & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Urban	2025 - 2035	369	463	454	1,286	2,655	(755)	1,900	48	1,948
	2025 - 2051	986	1,194	1,278	3,458	7,100	(2,186)	4,915	122	5,037
Rural	2025 - 2035	7	0	4	11	23	(1)	22	0	22
	2025 - 2051	19	0	9	28	59	(2)	56	0	56
Town of Midland	2025 - 2035	376	463	458	1,297	2,678	(756)	1,922	48	1,970
	2025 - 2051	1,005	1,194	1,287	3,486	7,159	(2,188)	4,971	122	5,093

^[1] Includes townhouses and apartments in duplexes.

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

Source: Watson & Associates Economists Ltd.



Schedule 3 Town of Midland Current Year Growth Forecast Mid-2021 to Early 2025

		Population
Mid 2021 Population		17,817
Occupants of New Housing Units, Mid 2021 to Early 2025	Units (2)	209
	multiplied by P.P.U. (3)	2.203
	gross population increase	460
Occupants of New Equivalent Institutional Units, Mid 2021 to Early 2025	Units	8
	multiplied by P.P.U. (3)	1.100
	gross population increase	9
Decline in Housing Unit Occupancy, Mid 2021 to Early 2025	Units (4)	7,855
	multiplied by P.P.U. decline rate (5)	-0.00980
	total decline in population	-77
Population Estimate to Early 2025		18,209
Net Population Increase, Mid 2021 to Early 2025		392

(1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.

(2) Estimated residential units constructed, Mid-2021 to the beginning of the growth period assuming a six-month lag between construction and occupancy.

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

Structural Type	Persons Per Unit ^[1] (P.P.U.)	% Distribution of Estimated Units ^[2]	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.228	31%	0.693
<i>Multiples (6)</i>	2.357	51%	1.195
<i>Apartments (7)</i>	1.730	18%	0.314
Total		100%	2.203

^[1] Based on 2021 Census custom database.

^[2] Based on Building permit/completion activity.

(4) 2021 households taken from Statistics Canada Census.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 4 Town of Midland 10-Year Growth Forecast Early 2025 to Early 2035

		Population
Early 2025 Population		18,209
Occupants of New Housing Units, Early 2025 to Early 2035	Units (2)	1,297
	multiplied by P.P.U. (3)	2,065
	gross population increase	2,678
Occupants of New Equivalent Institutional Units, Early 2025 to Early 2035	Units	44
	multiplied by P.P.U. (3)	1,100
	gross population increase	48
Decline in Housing Unit Occupancy, Early 2025 to Early 2035	Units (4)	8,064
	multiplied by P.P.U. decline rate (5)	-0.09375
	total decline in population	-756
Population Estimate to Early 2035		20,179
Net Population Increase, Early 2025 to Early 2035		1,970

(1) Early 2025 Population based on:

2021 Population (17,817) + Mid 2021 to Early 2025 estimated housing units to beginning of forecast period (209 x 2.203 = 460) + (8 x 1.1 = 9) + (7,855 x -0.01 = -77) = 18,209

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

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

Structural Type	Persons Per Unit ^[1] (P.P.U.)	% Distribution of Estimated Units ^[2]	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.326	29%	0.674
<i>Multiples (6)</i>	2.297	36%	0.820
<i>Apartments (7)</i>	1.615	35%	0.570
<i>one bedroom or less</i>	1.191		
<i>two bedrooms or more</i>	1.810		
Total		100%	2.065

^[1] Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

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

(4) Early 2025 households based upon 2021 Census (7,855 units) + Mid 2021 to Early 2025 unit estimate (209 units) = 8,064 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 5 Town of Midland Longer-Term Growth Forecast Early 2025 to Mid-2051

		Population
Early 2025 Population		18,209
Occupants of New Housing Units, Early 2025 to Mid 2051	<i>Units (2)</i>	3,486
	<i>multiplied by P.P.U. (3)</i>	2,054
	<i>gross population increase</i>	7,159
Occupants of New Equivalent Institutional Units, Early 2025 to Mid 2051	<i>Units</i>	111
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	122
Decline in Housing Unit Occupancy, Early 2025 to Mid 2051	<i>Units (4)</i>	8,064
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.27136
	<i>total decline in population</i>	-2,188
Population Estimate to Mid 2051		23,302
<i>Net Population Increase, Early 2025 to Mid 2051</i>		<i>5,093</i>

(1) Early 2025 Population based on:

2021 Population (17,817) + Mid 2021 to Early 2025 estimated housing units to beginning of forecast period (209 x 2.203 = 460) + (8 x 1.1 = 9) + (7,855 x -0.01 = -77) = 18,209

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

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

Structural Type	Persons Per Unit ^[1] (P.P.U.)	% Distribution of Estimated Units ^[2]	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.326	29%	0.671
<i>Multiples (6)</i>	2.297	34%	0.787
<i>Apartments (7)</i>	1.615	37%	0.596
<i>one bedroom or less</i>	1.191		
<i>two bedrooms or more</i>	1.810		
Total		100%	2.054

^[1] Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

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

(4) Early 2025 households based upon 2021 Census (7,855 units) + Mid 2021 to Early 2025 unit estimate (209 units) = 8,064 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 6
Town of Midland
Summary of Housing Units in the Development Approvals Process

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total
Registered Not Built	42	183	0	225
<i>% Breakdown</i>	<i>19%</i>	<i>81%</i>	<i>0%</i>	<i>100%</i>
Draft Plans Approved	652	671	846	2,169
<i>% Breakdown</i>	<i>30%</i>	<i>31%</i>	<i>39%</i>	<i>100%</i>
Application Under Review	963	1,107	1,769	3,839
<i>% Breakdown</i>	<i>25%</i>	<i>29%</i>	<i>46%</i>	<i>100%</i>
Total	1,657	1,961	2,615	6,233
<i>% Breakdown</i>	<i>27%</i>	<i>31%</i>	<i>42%</i>	<i>100%</i>

^[1] Includes townhouses and apartments in duplexes.

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

Source: Derived from data provided by Town of Midland as of August 2024, by Watson & Associates Economists Ltd.



Schedule 7
Town of Midland
Historical Residential Building Permits
Years 2015 to 2024

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2015	45	10	63	118
2016	75	38	30	143
2017	27	8	50	85
2018	27	35	37	99
2019	38	66	22	126
Sub-total	212	157	202	571
Average (2015 - 2019)	42	31	40	114
% Breakdown	37.1%	27.5%	35.4%	100.0%
2020	13	34	13	60
2021	39	38	7	84
2022	12	46	9	67
2023	6	4	11	21
2024	15	35	21	71
Sub-total	85	157	61	303
Average (2020 - 2024)	17	31	12	61
% Breakdown	28.1%	51.8%	20.1%	100.0%
2015 - 2024				
Total	297	314	263	874
Average	30	31	26	87
% Breakdown	34.0%	35.9%	30.1%	100.0%

^[1] Includes townhouses and apartments in duplexes.

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

Source: Historical housing activity derived from Town of Midland building permit data, 2014 to 2023, and 2024 estimated from September 2024 year-to-date Statistics Canada building permit data, by Watson & Associates Economists Ltd.



Schedule 8a
Town of Midland
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted ^[2]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.765	2.471	-	2.228		
6-10	-	-	-	2.800	-	2.355		
11-15	-	-	1.714	2.464	-	2.156		
16-20	-	-	1.727	3.368	-	2.743		
20-25	-	-	-	2.452	-	2.514	2.399	2.326
25-35	-	-	-	2.892	-	2.680		
35+	0.538	1.429	1.911	2.549	3.667	2.432		
Total	0.542	1.667	1.893	2.583	3.600	2.432		

Age of Dwelling	Multiples ^[1]						25 Year Average	25 Year Average Adjusted ^[2]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	2.615	-	2.357		
6-10	-	-	-	-	-	1.364		
11-15	-	-	-	-	-	3.188		
16-20	-	-	-	-	-	-		
20-25	-	-	-	-	-	-	2.303	2.297
25-35	-	-	-	-	-	2.250		
35+	-	1.526	1.723	2.525	-	1.973		
Total	0.900	1.895	1.783	2.570	-	2.112		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	1.789	2.429	-	2.197
6-10	-	-	1.706	2.321	-	2.041
11-15	-	-	1.700	2.600	-	2.208
16-20	-	-	1.706	3.038	-	2.404
20-25	-	-	1.778	2.543	-	2.194
25-35	-	-	1.833	2.826	-	2.410
35+	-	1.179	1.799	2.531	3.608	2.207
Total	1.667	1.223	1.787	2.553	3.531	2.218

^[1] Includes townhouses and apartments in duplexes.

^[2] Adjusted based on historical trends.

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

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



Schedule 8b
Simcoe County Census Division
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Apartments ^[1]						25 Year Average	25 Year Average Adjusted ^[2]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.237	1.749	2.587	-	1.730		
6-10	-	1.186	1.597	2.270	-	1.617		
11-15	-	1.236	1.596	2.414	-	1.625		
16-20	-	1.219	1.621	2.172	-	1.568		
20-25	-	1.227	1.770	2.417	-	1.710	1.650	1.615
25-35	-	1.152	1.681	2.410	-	1.616		
35+	0.981	1.185	1.738	2.640	2.958	1.600		
Total	1.014	1.193	1.711	2.527	3.129	1.620		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	3.308	1.367	1.861	3.070	4.262	2.831
6-10	2.417	1.403	1.738	3.038	4.484	2.896
11-15	-	1.514	1.761	2.958	4.132	2.837
16-20	-	1.452	1.831	2.914	3.899	2.836
20-25	-	1.419	1.815	2.819	3.935	2.714
25-35	-	1.248	1.760	2.795	3.964	2.651
35+	1.580	1.262	1.815	2.630	3.637	2.396
Total	1.977	1.305	1.808	2.785	3.894	2.589

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

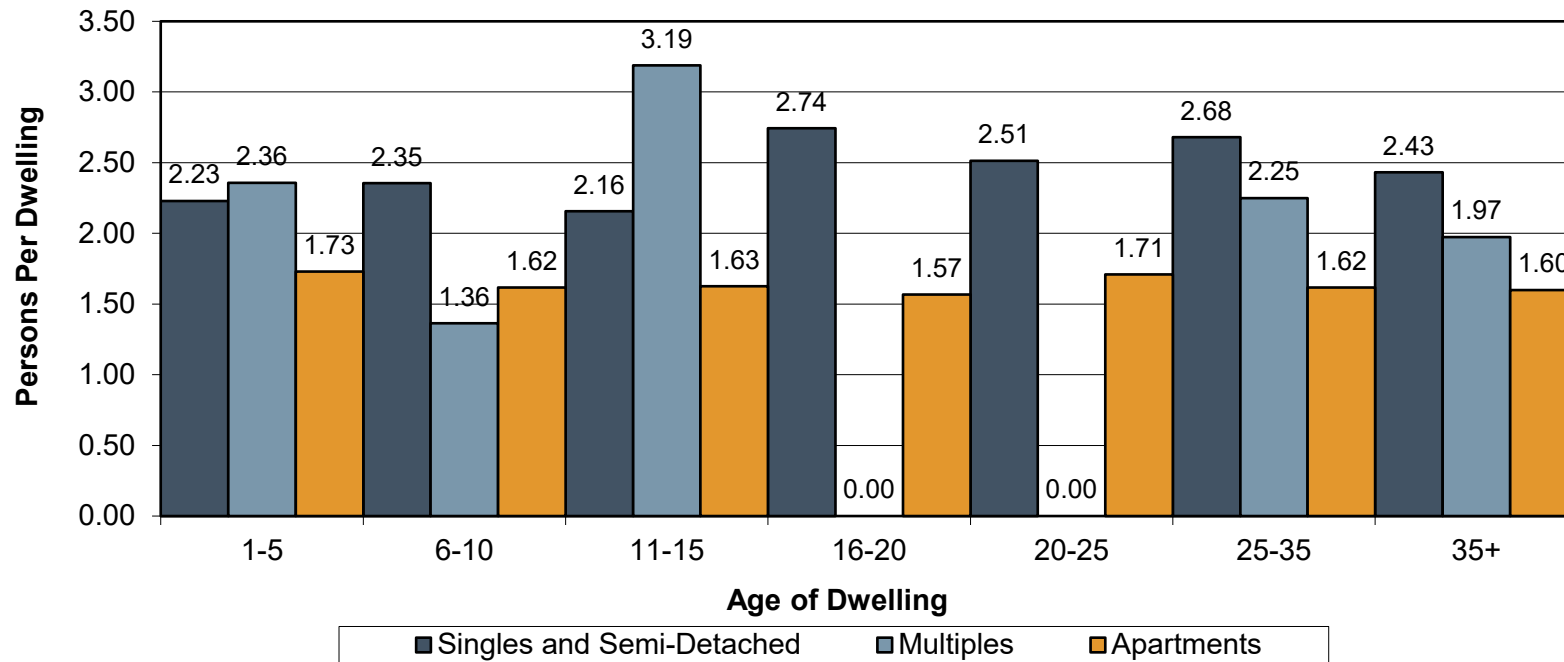
^[2] Adjusted based on historical trends.

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

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



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



Apartment P.P.U.s are based on Simcoe County Census Division.



Schedule 10a Town of Midland Employment Forecast, 2025 to 2051

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Employment (Including N.F.P.O.W.)	
Mid 2011	16,572	0.003	0.016	0.178	0.255	0.146	0.599	0.080	0.678	55	265	2,948	4,233	2,420	9,920	1,323	10,080	8,492
Mid 2016	16,864	0.001	0.020	0.155	0.238	0.138	0.552	0.078	0.630	10	340	2,615	4,015	2,335	9,315	1,310	10,625	8,975
Early 2025	18,209	0.001	0.024	0.144	0.248	0.137	0.553	0.087	0.640	10	436	2,623	4,514	2,489	10,072	1,582	11,654	9,636
Early 2035	20,179	0.001	0.024	0.138	0.237	0.130	0.529	0.083	0.612	10	483	2,779	4,782	2,615	10,669	1,676	12,345	10,186
Mid 2051	23,302	0.000	0.024	0.127	0.219	0.118	0.488	0.077	0.565	10	558	2,965	5,101	2,748	11,382	1,788	13,170	10,824
Incremental Change																		
Mid 2011 - Mid 2016	292	-0.003	0.004	-0.023	-0.017	-0.008	-0.046	-0.002	-0.048	-45	75	-333	-218	-85	-605	-13	545	483
Mid 2016 - Early 2025	1,345	0.000	0.004	-0.011	0.010	-0.002	0.001	0.009	0.010	0	96	8	499	154	757	272	1,029	661
Early 2025 - Early 2035	1,970	0.000	0.000	-0.006	-0.011	-0.007	-0.024	-0.004	-0.028	0	47	156	268	126	597	94	691	550
Early 2025 - Mid 2051	5,093	0.000	0.000	-0.017	-0.029	-0.019	-0.065	-0.010	-0.075	0	122	342	587	259	1,310	206	1,516	1,188
Annual Average																		
Mid 2011 - Mid 2016	58	-0.001	0.001	-0.005	-0.003	-0.002	-0.009	0.000	-0.010	-9	15	-67	-44	-17	-121	-3	109	97
Mid 2016 - Early 2025	158	0.000	0.000	-0.001	0.001	0.000	0.000	0.001	0.001	0	11	1	59	18	89	32	121	78
Early 2025 - Early 2035	197	0.000	0.000	-0.001	-0.001	-0.001	-0.002	0.000	-0.003	0	5	16	27	13	60	9	69	55
Early 2025 - Mid 2051	192	0.000	0.000	-0.001	-0.001	-0.001	-0.002	0.000	-0.003	0	5	13	22	10	49	8	57	45

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

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

Source: Watson & Associates Economists Ltd.



Schedule 10b
Town of Midland
Employment and Gross Floor Area (G.F.A.) Forecast, 2025 to 2051

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ^[1]			
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2011	16,572	55	2,948	4,233	2,420	9,655				
Mid 2016	16,864	10	2,615	4,015	2,335	8,975				
Early 2025	18,209	10	2,623	4,514	2,489	9,636				
Early 2035	20,179	10	2,779	4,782	2,615	10,186				
Mid 2051	23,302	10	2,965	5,101	2,748	10,824				
Incremental Change										
Mid 2011 - Mid 2016	292	-45	-333	-218	-85	-680				
Mid 2016 - Early 2025	1,345	0	8	499	154	661				
Early 2025 - Early 2035	1,970	0	156	268	126	550	249,600	134,000	88,200	471,800
Early 2025 - Mid 2051	5,093	0	342	587	259	1,188	547,200	293,500	181,300	1,022,000
Annual Average										
Mid 2011 - Mid 2016	58	-9	-67	-44	-17	-136				
Mid 2016 - Early 2025	158	0	1	59	18	78				
Early 2025 - Early 2035	197	0	16	27	13	55	24,960	13,400	8,820	47,180
Early 2025 - Mid 2051	170	0	11	20	9	40	18,240	9,783	6,043	34,067

^[1] Square Foot Per Employee Assumptions:

Industrial 1,600

Commercial/Population-Related 500

Institutional 700

* Reflects early 2025 to mid-2051 forecast period.

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

Source: Watson & Associates Economists Ltd.



Schedule 10c
Town of Midland
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges Can Be Imposed

Development Location	Timing	Industrial G.F.A. S.F. ^[1]	Commercial G.F.A. S.F. ^[1]	Institutional G.F.A. S.F. ^[1]	Total Non- Residential G.F.A. S.F.	Employment Increase ^[3]
Urban	2025 - 2035	249,600	134,000	88,200	471,800	550
	2025 - 2051	547,200	293,500	181,300	1,022,000	1,188
Rural	2025 - 2035	-	-	-	-	-
	2025 - 2051	-	-	-	-	-
Town of Midland	2025 - 2035	249,600	134,000	88,200	471,800	550
	2025 - 2051	547,200	293,500	181,300	1,022,000	1,188

^[1] Square Foot (S.F.) Per Employee Assumptions:

Industrial 1,600

Commercial/Population-Related 500

Institutional 700

^[3] Employment Increase does not include No Fixed Place of Work.

*Reflects early 2025 to mid-2051 forecast period.

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

Source: Watson & Associates Economists Ltd.



Schedule 11
Town of Midland
Employment Categories by Major Employment Sector

NAICS	Employment by industry	Comments
	<u>Primary Industry Employment</u>	
11	<i>Agriculture, forestry, fishing and hunting</i>	Categories which relate to local land-based resources
21	<i>Mining and oil and gas extraction</i>	
	<u>Industrial and Other Employment</u>	
22	<i>Utilities</i>	Categories which relate primarily to industrial land supply and demand
23	<i>Construction</i>	
31-33	<i>Manufacturing</i>	
41	<i>Wholesale trade</i>	
48-49	<i>Transportation and warehousing</i>	
56	<i>Administrative and support</i>	
	<u>Population Related Employment</u>	
44-45	<i>Retail trade</i>	Categories which relate primarily to population growth within the municipality
51	<i>Information and cultural industries</i>	
52	<i>Finance and insurance</i>	
53	<i>Real estate and rental and leasing</i>	
54	<i>Professional, scientific and technical services</i>	
55	<i>Management of companies and enterprises</i>	
56	<i>Administrative and support</i>	
71	<i>Arts, entertainment and recreation</i>	
72	<i>Accommodation and food services</i>	
81	<i>Other services (except public administration)</i>	
	<u>Institutional</u>	
61	<i>Educational services</i>	
62	<i>Health care and social assistance</i>	
91	<i>Public administration</i>	

Note: Employment is classified by North American Industry Classification System (NAICS) Code.

Source: Watson & Associates Economists Ltd.



Appendix B

Level of Service



Table B-1
Service Standard Calculation – Fire Protection Services – Facilities

Town of Midland
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Headquarters - 550 Bayshore Dr.	13,900	13,900	13,900	13,900	13,900	13,900	13,900	13,900	13,900	13,900	13,900	13,900	13,900	13,900	13,900	\$604	\$705
Total	13,900	13,900	13,900	13,900	13,900	13,900	13,900	13,900	13,900	13,900	13,900	13,900	13,900	13,900	13,900		

Population	16,117	16,090	16,091	16,115	16,131	16,166	16,350	16,645	16,798	16,994	17,264	17,390	17,535	17,642	17,641
Per Capita Standard	0.8624	0.8639	0.8638	0.8626	0.8617	0.8598	0.8502	0.8351	0.8275	0.8179	0.8051	0.7993	0.7927	0.7879	0.7879

15 Year Average	2010 to 2024
Quantity Standard	0.8319
Quality Standard	\$705
Service Standard	\$586

D.C. Amount (before deductions)	10 Year
Forecast Population	1,922
\$ per Capita	\$586
Eligible Amount	\$1,127,176



Table B-2
Service Standard Calculation – Fire Protection Services – Vehicles & Equipment

Town of Midland
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
(Pump 1) Pumper Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,350,000
(Pump 2) Pumper Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,300,000
(Rescue 1) Rescue Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,300,000
(Tanker 1) Tanker Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$900,000
(Command 1) SUV	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$80,000
(Command 2) 1/2 ton Utility/Training Pickup Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
(Command 3) 3/4 Ton Public Education/Fire Prevention Pickup Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$85,000
Fire Safety House ¹	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25								\$105,900
Total	7.25	7.25	7.25	7.25	7.25	7.25	7.25	7.25	7.00	7.00	7.00	7.00	7.00	7.00	7.00	

Population	16,117	16,090	16,091	16,115	16,131	16,166	16,350	16,645	16,798	16,994	17,264	17,390	17,535	17,642	17,641
Per Capita Standard	0.0004	0.0005	0.0005	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004

15 Year Average	2010 to 2024
Quantity Standard	0.0004
Quality Standard	\$763,725
Service Standard	\$305

Notes:

¹ Fire Safety House is shared by Midland, Penetanguishene, Tay and Tiny. A 25% share is allocated to Midland.

D.C. Amount (before deductions)	10 Year
Forecast Population	1,922
\$ per Capita	\$305
Eligible Amount	\$587,152



Table B-3
Service Standard Calculation – Fire Protection Services – Small Equipment & Gear

Town of Midland
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Personal Fire Fighter Equipment																
Protective Equipment Ensemble	33	33	66	66	66	66	66	66	66	66	66	66	68	70	78	\$3,800
Helmets	33	33	33	33	33	33	33	33	33	33	33	33	34	35	39	\$500
Hood	33	33	66	66	66	66	66	66	66	66	66	66	68	70	78	\$200
Gloves	33	33	66	66	66	66	66	66	66	66	66	66	68	70	78	\$300
Boots	33	33	33	33	33	33	33	33	33	33	33	33	34	35	39	\$800
Station Wear & Uniform	33	33	33	33	33	33	33	33	33	33	33	33	34	35	39	\$1,900
Station Wear Safety Boots	33	33	33	33	33	33	33	33	33	33	33	33	34	35	39	\$300
Communications Equipment																
Pagers	42	42	42	42	42	42	42	42	42	42	42	42	44	46	54	\$1,000
Mobile Radios	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	\$2,300
Portable Radios	21	21	41	41	41	41	41	41	41	41	41	41	43	45	53	\$2,300
Base Station	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$37,600
Motorola Repeater System Hanly Water Tower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$19,500
Breathing Apparatus																
Harness and Regulator Assembly w/Cylinder	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	\$15,000
Cylinders	28	35	35	35	35	35	35	35	35	35	35	35	35	35	35	\$2,300
Rapid Intervention Team Kit	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$11,300
Compressed Air Refill Centre	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$120,400
Fit Tester for SCBA	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$24,700
Face Piece & Bag	20	20	20	20	20	20	20	20	20	20	36	36	36	36	36	\$700



Table B-3 (cont'd)
Service Standard Calculation – Fire Protection Services – Small Equipment & Gear

Town of Midland
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Portable Equipment (per Truck)																
Pumper 811	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$66,700
Pumper 812	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$73,000
Aerial 814	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,500
Rescue 815	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$136,900
Tanker 817	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$25,800
Water Rescue Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$46,500
Other Equipment																
Extrication Equipment (Hydraulics)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$41,200
Extrication Equipment (Battery)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$1,400
Bunker Gear Washer Extractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$18,500
Bunker Gear Decon Equipment - on scene														2	2	\$2,600
Bunker Gear Dryer													1	1	1	\$10,300
Hose 45mm X 15m length	64	64	64	64	64	64	64	64	64	64	64	64	64	64	64	\$400
Hose 65mm X 15m length	46	46	46	46	46	46	46	46	46	46	46	46	46	46	46	\$500
Hose 100mm X 15m length	76	76	76	76	76	76	76	76	76	76	76	76	76	76	76	\$700
Thermal Imaging Cameras	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$3,900
Drone												1	1	1	1	\$21,000
Total	577	584	703	703	703	703	703	703	703	703	719	720	735	751	807	

Population	16,117	16,090	16,091	16,115	16,131	16,166	16,350	16,645	16,798	16,994	17,264	17,390	17,535	17,642	17,641
Per Capita Standard	0.0358	0.0363	0.0437	0.0436	0.0436	0.0435	0.0430	0.0422	0.0419	0.0414	0.0416	0.0414	0.0419	0.0426	0.0457

15 Year Average	2010 to 2024
Quantity Standard	0.0419
Quality Standard	\$2,526
Service Standard	\$106

D.C. Amount (before deductions)	10 Year
Forecast Population	1,922
\$ per Capita	\$106
Eligible Amount	\$203,444



Table B-4
Service Standard Calculation – Policing Services – Facilities

Town of Midland
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Police Headquarters - 250 Second St.	8,250	8,250	8,250	8,250	8,250	8,250	8,250	8,250	8,250	8,250	8,250	8,250	8,250	8,250	8,250	\$604	\$715
Police Garage - 262 Second Street	960	960	960	960	960	960	960	960	960	960	960	960	960	960	960	\$212	\$262
Total	9,210	9,210	9,210	9,210	9,210	9,210	9,210	9,210	9,210	9,210	9,210	9,210	9,210	9,210	9,210		

Population	16,117	16,090	16,091	16,115	16,131	16,166	16,350	16,645	16,798	16,994	17,264	17,390	17,535	17,642	17,641
Per Capita Standard	0.5714	0.5724	0.5724	0.5715	0.5710	0.5697	0.5633	0.5533	0.5483	0.5420	0.5335	0.5296	0.5252	0.5220	0.5221

15 Year Average	2010 to 2024
Quantity Standard	0.5512
Quality Standard	668
Service Standard	\$368

D.C. Amount (before deductions)	10 Year
Forecast Population	1,922
\$ per Capita	\$368
Eligible Amount	\$707,431



Table B-5
Service Standard Calculation – Policing Services – Vehicles

Town of Midland
Service Standard Calculation Sheet

Service: Policing Services - Vehicles
Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
Special Purpose/Utility/Prison Transport	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$87,600
Total	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	

Population	16,117	16,090	16,091	16,115	16,131	16,166	16,350	16,645	16,798	16,994	17,264	17,390	17,535	17,642	17,641
Per Capita Standard	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002

15 Year Average	2010 to 2024
Quantity Standard	0.0002
Quality Standard	\$78,650
Service Standard	\$16

D.C. Amount (before deductions)	10 Year
Forecast Population	1,922
\$ per Capita	\$16
Eligible Amount	\$30,233



Table B-6
Service Standard Calculation – Policing Services – Small Equipment and Gear

Town of Midland
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Number of Equipped Staff	35	35	42	42	42	42	42	42	42	42	42	42	42	42	42	\$6,200
Total	35	35	42	42	42	42	42	42	42	42	42	42	42	42	42	

Population	16,117	16,090	16,091	16,115	16,131	16,166	16,350	16,645	16,798	16,994	17,264	17,390	17,535	17,642	17,641
Per Capita Standard	0.0022	0.0022	0.0026	0.0026	0.0026	0.0026	0.0026	0.0025	0.0025	0.0025	0.0024	0.0024	0.0024	0.0024	0.0024

15 Year Average	2010 to 2024
Quantity Standard	0.0025
Quality Standard	\$6,088
Service Standard	\$15

D.C. Amount (before deductions)	10 Year
Forecast Population	1,922
\$ per Capita	\$15
Eligible Amount	\$29,253



Table B-7
Service Standard Calculation – Services Related to a Highway – Roads

Town of Midland
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/km)
Urban Arterials																
2 Lane	6.60	6.60	6.60	6.60	6.60	6.60	6.60	6.60	6.60	6.60	6.60	6.60	6.60	6.60	6.60	\$3,783,300
3 Lane	4.00	4.00	4.00	4.00	4.00	4.00	4.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	\$4,540,000
4 Lane	5.50	5.50	5.50	5.50	5.50	5.50	5.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	\$4,993,900
Urban Collector																
2 Lane	23.20	23.20	23.20	23.20	23.20	23.20	23.20	23.20	23.20	23.20	23.20	23.20	23.20	23.20	23.20	\$2,270,000
4 Lane	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$3,026,600
Trails																
Paved Trails	15	17	17	18	18	20	20	20	20	20	20	20	20	20	20	\$121,100
Unpaved Trail	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$40,900
Total	60.70	62.70	62.70	63.70	63.70	65.70	65.70	65.70	65.70	65.70	65.70	65.70	65.70	65.70	65.70	
Population	16,117	16,090	16,091	16,115	16,131	16,166	16,350	16,645	16,798	16,994	17,264	17,390	17,535	17,642	17,641	
Per Capita Standard	0.0038	0.0039	0.0039	0.0040	0.0039	0.0041	0.0040	0.0039	0.0039	0.0039	0.0038	0.0038	0.0037	0.0037	0.0037	

15 Year Average	2010 to 2024
Quantity Standard	0.0039
Quality Standard	\$1,941,864
Service Standard	\$7,573

D.C. Amount (before deductions)	Town-Wide 2051
Forecast Population	4,971
\$ per Capita	\$7,573
Eligible Amount	\$37,646,725



Table B-8
Service Standard Calculation – Services Related to a Highway – Sidewalks

Town of Midland
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/km)
Sidewalks	76.34	78.68	79.89	79.89	83.68	87.47	91.27	95.06	95.06	95.83	96.60	97.38	98.15	98.93	99.70	\$121,900
Total	76.34	78.68	79.89	79.89	83.68	87.47	91.27	95.06	95.06	95.83	96.60	97.38	98.15	98.93	99.70	

Population	16,117	16,090	16,091	16,115	16,131	16,166	16,350	16,645	16,798	16,994	17,264	17,390	17,535	17,642	17,641
Per Capita Standard	0.0047	0.0049	0.0050	0.0050	0.0052	0.0054	0.0056	0.0057	0.0057	0.0056	0.0056	0.0056	0.0056	0.0056	0.0057

15 Year Average	2010 to 2024
Quantity Standard	0.0054
Quality Standard	\$121,569
Service Standard	\$656

D.C. Amount (before deductions)	Town-Wide 2051
Forecast Population	4,971
\$ per Capita	\$656
Eligible Amount	\$3,263,312



Table B-9
Service Standard Calculation – Services Related to a Highway – Traffic Signals and Streetlights

Town of Midland
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Signalized Intersections	13	13	14	14	14	14	14	14	14	14	14	14	14	14	14	\$181,600
Pedestrian Crossing Signals	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$68,100
Total	16	16	17	17	17	17	17	17	17	17	17	17	17	17	17	

Population	16,117	16,090	16,091	16,115	16,131	16,166	16,350	16,645	16,798	16,994	17,264	17,390	17,535	17,642	17,641	
Per Capita Standard	0.0010	0.0010	0.0011	0.0011	0.0011	0.0011	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	

15 Year Average	2010 to 2024
Quantity Standard	0.0010
Quality Standard	\$162,930
Service Standard	\$163

D.C. Amount (before deductions)	Town-Wide 2051
Forecast Population	4,971
\$ per Capita	\$163
Eligible Amount	\$809,925



Table B-10
Service Standard Calculation – Services Related to a Highway – Trails

Town of Midland
Service Standard Calculation Sheet

Service: Trails
Unit Measure: Kilometres of Paths and Trails

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/km)
Paved Trails	15	17	17	18	18	20	20	20	20	20	20	20	20	20	20	\$121,100
Unpaved Trail	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$40,900
Total	21	23	23	24	24	26	26	26	26	26	26	26	26	26	26	

Population	16,117	16,090	16,091	16,115	16,131	16,166	16,350	16,645	16,798	16,994	17,264	17,390	17,535	17,642	17,641
Per Capita Standard	0.0013	0.0014	0.0014	0.0015	0.0015	0.0016	0.0016	0.0016	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015

15 Year Average	2010 to 2024
Quantity Standard	0.0015
Quality Standard	\$101,407
Service Standard	\$152

D.C. Amount (before deductions)	Town-Wide 2051
Forecast Population	1,922
\$ per Capita	\$152
Eligible Amount	\$292,355



Table B-11
Service Standard Calculation – Services Related to a Highway – Public Works – Facilities

Town of Midland
Service Standard Calculation Sheet

Class of Service: Public Works - Facilities
Unit Measure: sq.ft. of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Main Public Works Building	9,342	9,342	9,342	9,342	9,342	9,342	9,342									\$303	\$351
Salt Dome	10,691	10,691	10,691	10,691	10,691	10,691	10,691									\$76	\$101
Equipment Storage Building	5,024	5,024	5,024	5,024	5,024	5,024	5,024									\$136	\$167
Storage Building	1,519	1,519	1,519	1,519	1,519	1,519	1,519									\$136	\$167
Salt Storage Building	475	475	475	475	475	475	475									\$151	\$183
Main WWTC Building	7,518	7,518	7,518	7,518	7,518	7,518	7,518									\$348	\$401
Operations Centre (Main Building)								24,417	24,417	24,417	24,417	24,417	24,417	24,417	24,417	\$296	\$343
Operations Building - Cold Storage															2,880	\$106	\$134
Total	34,569	34,569	34,569	34,569	34,569	34,569	34,569	24,417	24,417	24,417	24,417	24,417	24,417	24,417	27,297		

Population	16,117	16,090	16,091	16,115	16,131	16,166	16,350	16,645	16,798	16,994	17,264	17,390	17,535	17,642	17,641
Per Capita Standard	2.1448	2.1485	2.1483	2.1451	2.1430	2.1384	2.1143	1.4669	1.4536	1.4368	1.4143	1.4041	1.3925	1.3840	1.5474

15 Year Average	2010 to 2024
Quantity Standard	1.7655
Quality Standard	\$288
Service Standard	\$508

D.C. Amount (before deductions)	Town-Wide 2051
Forecast Population	4,971
\$ per Capita	\$508
Eligible Amount	\$2,524,373



Table B-12
Service Standard Calculation – Services Related to a Highway – Public Works – Vehicles

Town of Midland
Service Standard Calculation Sheet

Class of Service: Public Works - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
Pickup Truck	6	6	6	6	6	6	7	7	7	8	8	8	8	9	9	\$80,000
F350 single axle dump truck	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$115,000
Trackless Sidewalk Tractor	2	2	2	2	2	3	3	4	4	4	4	4	4	4	4	\$223,000
Sidewalk Tractor	1	1	1	2	1	1	1	1	1	1	1	1	1	1	1	\$223,000
Sweeper + attachment	3	3	2	2	2	2	2	2	2	2	2	2	2	2	2	\$330,000
Loader	4	4	4	4	2	2	3	3	3	3	3	3	3	3	3	\$390,000
Backhoe	1	1	1	1	1	1	1	1	1	1	1	1	1			\$225,000
Sewer Machine Vactor	1	1	1	1	1	1	1	1	1	1	1	1	1			\$300,000
Tandem Truck Plow	3	3	3	3	1	3	3	3	3	6	6	6	6	6	6	\$430,000
Dump/plow/spreader		1	2	2	2	2	2	2	2							\$384,500
Tracked Plow and sander	1	1	1													\$178,000
Spreader/Dump Truck	1	1														\$283,700
4x4 Snow Plow	1	1	1	1	1	1	1	1	1							\$708,800
Single axle dump/plow								1	1	2	2	2	2	2	2	\$305,000
2x6 Grader Snowfighter	1	1	1	1	1	1	1	1	1							\$460,000
2x6 Dump/plow/sander	1	1														\$354,400
Tandem Trailer	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	\$18,200
Tri-axle Dump Truck		1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$293,600
Dump Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$253,200
SMI Snow Blower	2	1	1	1												\$839,300
Skid Steer Loader/Snow Plow	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,200
LaRue detachable snow blower		1	1	1	1	1	1	1	2	2	2	2	2	2	2	\$327,000
Leaf Loader	6	4	4	4	3	3	3	3	3	3	3	3	2	2	2	\$55,600



Table B-12 (cont'd)
Service Standard Calculation – Services Related to a Highway – Public Works – Vehicles

Town of Midland
Service Standard Calculation Sheet

Class of Service: Public Works - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
Asphalt Kettle	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$24,500
Portable Compressor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$37,500
Asphalt Roller Double Drum	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$44,600
Wood Chipper Gas Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$62,200
Asphalt Sealer & Melter Propane	2	2	2	2	1	1	1	1	1							\$49,300
Pavement Router	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$11,500
Hot Air Lance	1	1	1	1	1	1	1	1	1							\$5,300
Asphalt Hot Box on Trailer	1	1	1	1	1	1	1	1	1							\$53,400
Trackless boom flail mower			1	1	1	1	1	1	1	1	1	1	1	1	1	\$52,100
Mower	1	1	1	1	1	1	1	1	1							\$32,700
CCTV Equipment	2	2	2	2	1	1	1	1	1	1	1	1	1	1	1	\$18,600
Total	51	51	50	50	41	44	46	48	49	46	46	46	45	45	45	

Population	16,117	16,090	16,091	16,115	16,131	16,166	16,350	16,645	16,798	16,994	17,264	17,390	17,535	17,642	17,641
Per Capita Standard	0.0032	0.0032	0.0031	0.0031	0.0025	0.0027	0.0028	0.0029	0.0029	0.0027	0.0027	0.0026	0.0026	0.0026	0.0026

15 Year Average	2010 to 2024
Quantity Standard	0.0028
Quality Standard	\$197,668
Service Standard	\$553

D.C. Amount (before deductions)	Town-Wide 2051
Forecast Population	4,971
\$ per Capita	\$553
Eligible Amount	\$2,751,299



Table B-13
Service Standard Calculation – Parks and Recreation Services – Parkland Development

Town of Midland
Service Standard Calculation Sheet

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Acre)
District Parks																
Harbourside Park	6.75	6.75	6.75	6.75	6.75	6.75	6.75	6.75	6.75	6.75	6.75	6.75	6.75	6.75	6.75	\$45,400
Huron Park	10.33	10.33	10.33	10.33	10.33	10.33	10.33	10.33	10.33	10.33	10.33	10.33	10.33	10.33	10.33	\$45,400
Mac McAllen Park	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	4.99	\$45,400
McCullough Park	10.70	10.70	10.70	10.70	10.70	10.70	10.70	10.70	10.70	10.70	10.70	10.70	10.70	10.70	10.70	\$45,400
Pete Petterson	23.30	23.30	23.30	23.30	23.30	23.30	23.30	23.30	23.30	23.30	23.30	23.30	23.30	23.30	23.30	\$45,400
Galloway Park	-	-	8.65	8.65	8.65	8.65	8.65	8.65	8.65	8.65	8.65	8.65	8.65	8.65	8.65	\$45,400
Community Parks																
Little Lake Park	127.60	127.60	127.60	127.60	127.60	127.60	127.60	127.60	127.60	127.60	127.60	127.60	127.60	127.60	127.60	\$62,600
Tiffin Park	30.44	30.44	30.44	30.44	30.44	30.44	30.44	30.44	30.44	30.44	30.44	30.44	30.44	30.44	30.44	\$62,600
Total	214.12	214.12	222.76	222.76	222.76	222.76	222.76	222.76	222.76	222.76	222.76	222.76	222.76	222.76	222.76	

Population	16,117	16,090	16,091	16,115	16,131	16,166	16,350	16,645	16,798	16,994	17,264	17,390	17,535	17,642	17,641
Per Capita Standard	0.0133	0.0133	0.0138	0.0138	0.0138	0.0138	0.0136	0.0134	0.0133	0.0131	0.0129	0.0128	0.0127	0.0126	0.0126

15 Year Average	2010 to 2024
Quantity Standard	0.0133
Quality Standard	\$57,495
Service Standard	\$765

D.C. Amount (before deductions)	10 Year
Forecast Population	1,922
\$ per Capita	\$765
Eligible Amount	\$1,469,734



Table B-14
Service Standard Calculation – Parks and Recreation Services – Parkland Amenities

Town of Midland
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Baseball Diamonds																
Bayview Park	1	1														\$10,400
Little Lake Park	1															\$34,800
Little Lake Park - Upgraded		1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$196,000
Mac McAllen Park	1	1														\$36,300
Mac McAllen Park - Upgraded			1	1	1	1	1	1	1	1	1	1	1	1	1	\$146,900
Pete Pettersen Park																\$262,300
Pete Pettersen Park - Upgraded	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$408,300
Tiffin Park																\$528,100
Tiffin Park - Upgraded	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$571,600
Tennis Courts																
Little Lake Park	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$138,800
Tiffin Park	2	2	2	2	2	2	2	1	1	1	1	1	1	1	1	\$138,800
Basketball Courts																
Bayview Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$37,500
Mac McAllen Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$37,500
Volleyball Courts																
Little Lake Park	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	\$29,400
Skate/Bike Park																
Little Lake Park	1															\$97,300
Little Lake Park - Expanded		1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$196,000
Soccer Pitches																
Galloway Park			3	3	3	3	3	3	3	3	3	3	3	3	3	\$571,600
Washrooms																
Little Lake Park	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$236,800
Pete Peterson Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$236,800
Tiffin Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$236,800
Galloway Park			1	1	1	1	1	1	1	1	1	1	1	1	1	\$236,800



Table B-14 (cont'd)
Service Standard Calculation – Parks and Recreation Services – Parkland Amenities

Town of Midland
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Picnic Shelters																
Little Lake Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$204,100
Little Lake Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$40,900
Petterson Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$163,300
Playground Equipment																
Bayview Park	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	\$193,573
Gawley Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$193,573
Huron Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$193,573
Little Lake Park	2	2	2	2	2	2	2	2	2	2	2	3	3	3	3	\$193,573
Mac McAllen Park	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	\$193,573
Pete Petterson Park	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	\$193,573
Quota Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$193,573
Tiffin Park	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	\$193,573
Trillium Woods Park	1	1	1	1	1	1										\$193,573
Merkley Park			1	1	1	1	1	1	1	1	1	1	1	1	1	\$193,573
Regent Park			1	1	1	1	1	1	1	1	1	1	1	1	1	\$193,573
Harbourside Park			1	1	1	1	1	1	1	1	1	1	1	1	1	\$193,573
Edgehill Park													1	1	1	\$193,573
Total	45	45	51	51	51	50	50	49	49	49	49	52	55	55	55	

Population	16,117	16,090	16,091	16,115	16,131	16,166	16,350	16,645	16,798	16,994	17,264	17,390	17,535	17,642	17,641
Per Capita Standard	0.0028	0.0028	0.0032	0.0032	0.0032	0.0031	0.0031	0.0029	0.0029	0.0029	0.0028	0.0030	0.0031	0.0031	0.0031

15 Year Average	2010 to 2024
Quantity Standard	0.0030
Quality Standard	\$170,713
Service Standard	\$512

D.C. Amount (before deductions)	10 Year
Forecast Population	1,922
\$ per Capita	\$512
Eligible Amount	\$984,333



Table B-15
Service Standard Calculation – Parks and Recreation Services – Facilities

Town of Midland
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
North Simcoe Sports and Recreation Cent	127,000	127,000	127,000	127,000	127,000	127,000	127,000	127,000	127,000	127,000	127,000	127,000	127,000	127,000	127,000	\$318	\$369
Lawn Bowling & Shuffleboard	2,343	2,343	2,343	2,343	2,343	2,343	2,343	2,343	2,343	2,343	2,343	2,343	2,343	2,343	2,343	\$242	\$530
Rowing Club	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	\$121	\$151
Hurons Gymnastic Centre	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	7,200	\$227	\$269
Shared School Gymnasiums	21,450	21,450	21,450	21,450	21,450	21,450	-	-	-	-	-	-	-	-	-	\$227	\$266
William Street Building	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	\$136	\$195
Harbour Managers Office	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	\$288	\$454
Canopy #1	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	\$76	\$220
Canopy #2	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	1,792	\$76	\$220
Canopy #3	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	1,152	\$76	\$220
Parks Buildings																	
Parks Depot	11,648	11,648	11,648	11,648	11,648	11,648	11,648									\$303	\$350
Operations Centre								13,319	13,319	13,319	13,319	13,319	13,319	13,319	13,319	\$296	\$444
Operations Building - Cold Storage															2,880	\$106	\$144
Total	181,729	181,729	181,729	181,729	181,729	181,729	160,279	161,950	161,950	161,950	161,950	161,950	161,950	161,950	164,830		

Population	16,117	16,090	16,091	16,115	16,131	16,166	16,350	16,645	16,798	16,994	17,264	17,390	17,535	17,642	17,641
Per Capita Standard	11.2753	11.2945	11.2938	11.2770	11.2658	11.2414	9.8030	9.7296	9.6410	9.5298	9.3808	9.3128	9.2358	9.1798	9.3435

15 Year Average	2010 to 2024
Quantity Standard	10.1869
Quality Standard	\$353
Service Standard	\$3,596

D.C. Amount (before deductions)	10 Year
Forecast Population	1,922
\$ per Capita	\$3,596
Eligible Amount	\$6,912,185



Table B-16
Service Standard Calculation – Parks and Recreation Services – Vehicles and Equipment

Town of Midland
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
Pickup Truck	8	8	7	7	6	6	6	6	6	6	6	6	7	7	7	\$75,000
Kubota	3	3	3	4	4	4	4	4	5	5	5	5	6	6	6	\$46,000
Zero Turn Mower									1	1	1	1	2	2	2	\$49,000
Ice Resurfacer	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$150,000
1 Ton Truck			1	1	1	1	1	1	1	1	1	1	1	1	1	\$105,000
Tractor	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	\$90,000
Top Dresser	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	\$26,900
Overseeder	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	\$35,000
Haul-All	1	1	1	1												\$212,300
Haul-All - Smaller					1	1	1	1	1	1	1	1	1	1	1	\$47,400
Trailer	1	1	1	1	1	1	1	1	1	1	1	1	3	3	3	\$15,600
Loader	1	1	2	2	2	2	2	2	2	2	2	2	3	3	3	\$170,000
Groomer					1	1	1	1	1	1	1	1	1	1	1	\$13,000
Battery Powered Ice Edger			1	1	1	1	1	1	1	1	1	1	1	1	1	\$12,500
Scissor Lift	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$35,000
Total	20	20	22	23	23	23	23	23	25	25	25	25	34	34	34	

Population	16,117	16,090	16,091	16,115	16,131	16,166	16,350	16,645	16,798	16,994	17,264	17,390	17,535	17,642	17,641
Per Capita Standard	0.0012	0.0012	0.0014	0.0014	0.0014	0.0014	0.0014	0.0014	0.0015	0.0015	0.0014	0.0014	0.0019	0.0019	0.0019

15 Year Average	2010 to 2024
Quantity Standard	0.0015
Quality Standard	\$72,627
Service Standard	\$109

D.C. Amount (before deductions)	10 Year
Forecast Population	1,922
\$ per Capita	\$109
Eligible Amount	\$209,383



Table B-17
Service Standard Calculation – Library Services – Facilities

Town of Midland
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bid'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Main Branch - 320 King St.	26,802	26,802	26,802	26,802	26,802	26,802	26,802	26,802	26,802	26,802	26,802	26,802	26,802	26,802	26,802	\$561	\$682
Total	26,802	26,802	26,802	26,802	26,802	26,802	26,802	26,802	26,802	26,802	26,802	26,802	26,802	26,802	26,802		

Population	16,117	16,090	16,091	16,115	16,131	16,166	16,350	16,645	16,798	16,994	17,264	17,390	17,535	17,642	17,641
Per Capita Standard	1.6629	1.6658	1.6657	1.6632	1.6615	1.6579	1.6393	1.6102	1.5955	1.5771	1.5525	1.5412	1.5285	1.5192	1.5193

15 Year Average	2010 to 2024
Quantity Standard	1.6040
Quality Standard	\$682
Service Standard	\$1,094

D.C. Amount (before deductions)	10 Year
Forecast Population	1,922
\$ per Capita	\$1,094
Eligible Amount	\$2,102,514



Table B-18
Service Standard Calculation – Library Services – Materials

Town of Midland
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Books	47,163	49,246	51,328	53,410	44,202	34,994	25,786	30,815	36,777	37,237	37,697	38,157	38,617	39,077	39,077	\$35
Periodicals (Serial Titles)	125	125	124	123	85	48	10	19	54	113	171	230	288	347	347	\$7
CDs, Video Tapes	3,727	3,790	3,854	3,918	3,424	2,929	2,435	2,998	3,544	3,688	3,833	3,977	4,122	4,266	4,266	\$47
Audiocassettes/Talking Books	973	1,024	1,076	1,127	1,051	974	898	1,264	1,479	1,394	1,308	1,223	1,137	1,052	1,052	\$67
Microfilms	226	228	230	232	237	242	247	247	247	247	247	247	247	247	247	\$197
Video Games	-	-	-	-	-	-	95	120	152	152	152	152	152	152	152	\$91
Additional Inventory Items																
Type of collection - Loanable																
Adventure packs										5	5	5	7	7	7	\$151
Board Games										15	25	33	42	42	42	\$33
Book club sets														47	47	\$377
Cognitive Care kits														9	9	\$151
DAISY Reader													2	2	2	\$893
Hotspot									10	10	10	10	15	20	20	\$464
Maker Kits											15	15	15	15	15	\$108
Equipment (outdoor, cPens, etc.)											10	30	50	50	50	\$130
Park Pass										10	10	10	10	10	10	\$164
Playaways												150	306	306	306	\$73
Ukulele/Instruments									7	7	9	9	11	11	11	\$99
Wonderbooks												75	215	215	215	\$56



Table B-18 (cont'd)
Service Standard Calculation – Library Services – Materials

Town of Midland
Service Standard Calculation Sheet

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Type of collection - In-house															-	
Reference									150	165	189	210	135	246	246	\$25
Robots												10	15	26	26	\$300
Sensory bags														5	5	\$103
Maker tech									89,500	89,500	89,500	89,500	121,000	137,000	137,000	\$1
Visual Impairment machine														1	1	\$5,150
Laptops										9	9	9	9	9	9	\$381
Software and e-Databases															-	
e-Books + e-Audiobooks + some databases									1	1	1	1	1	1	1	\$7,416
e-Databases									1	2	2	4	5	5	5	\$1,371
Software (Filmora, Cricut, Adobe)									1	3	3	3	3	3	3	\$309
Total	52,214	54,413	56,612	58,810	48,999	39,187	29,471	35,463	131,923	132,558	133,196	134,060	166,404	183,171	183,171	

Population	16,117	16,090	16,091	16,115	16,131	16,166	16,350	16,645	16,798	16,994	17,264	17,390	17,535	17,642	17,641
Per Capita Standard	3.2396	3.3818	3.5182	3.6494	3.0376	2.4240	1.8025	2.1305	7.8535	7.8003	7.7153	7.7090	9.4898	10.3827	10.3833

15 Year Average	2010 to 2024
Quantity Standard	5.6345
Quality Standard	\$19
Service Standard	\$107

D.C. Amount (before deductions)	10 Year
Forecast Population	1,922
\$ per Capita	\$107
Eligible Amount	\$206,115



Appendix C

Long-Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

As a requirement of the D.C.A. under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e., sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Town's 2021 Financial Information Return.

CHEIn addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for lifecycle costing is the sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement.

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



Table C-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 D

Local Service Policy



Appendix D: Local Service Policy

The following guidelines set out in general terms the size and nature of engineered infrastructure that is included in the Town of Midland Development Charge Background Study, as a project to be eligible to be funded in part by development charges (D.C.s) the following will apply:

1. The project will be required to be listed in the most current Town of Midland Development Charges Background Study.
2. If any infrastructure does not add any additional capacity over and above the capacity requirement for that development, these projects are assumed to be the sole responsibility of the developer.
3. Infrastructure that provides servicing or capacity for more than one development is not necessarily fully or partially funded from D.C.s. If a project is considered fully or partially local in nature, the Town will require the benefiting landowners to fund the works directly.

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

These local service policy guidelines are subject to review and amendment by the Town which may be independent of an amendment or update to the Town's D.C. by-laws.

The detailed engineering requirements for all work and/or development are governed by the Town of Midland Official Plan, or if not specified in the Official Plan, by the approved Master Servicing Plans and other similar long-range capital planning documents, or in accordance with the Town's Design Criteria for sewers, watermains, and roads.



The issue of “local service” is being specifically considered for the services of:

- Roads
- Stormwater Management (SWM) Facilities
- Water and Sewer
- Parkland Development
- Street Tree Planting.

1. Roads

a. Local Roads:

All roads and share of roads identified as local are to be treated as a local service under the D.C.A. and the associated costs are not to be included in the D.C. calculation.

Generally, a local residential road is deemed to have a right-of-way of 20 metres and a non-residential road (collector or arterial) will have a right-of-way of 26 metres or greater.

Notwithstanding the previous, if it is shown, by way of a traffic management, or similar study, as is determined by the Town that a specific development requires, for its own local needs, a road of greater size than identified above, the road in its entirety will be considered a local service and a direct funding responsibility of the developer.

b. Road Oversizing:

If a local road is oversized to accommodate additional traffic needs external to the subject lands, the oversized share of the roads is to be included in the D.C. calculation.

c. Intersection Improvements and Traffic Signals:

Intersections improvements and traffic signals within specific developments and all works necessary to connect entrances (private and specific subdivision) to the roadway are a direct developer responsibility under section 59 of the D.C.A. (as a local service). Intersection improvements on other roads due to development growth increasing traffic are to be included in the D.C. calculation.



2. Stormwater Management (SWM) Facilities

The costs of stormwater management facilities internal to a subdivision and related to a plan of a subdivision or site plan approval are considered to be a local service under the D.C.A. and the associated costs are not included in the D.C. calculation. Local SWM facilities would typically include:

- Stormwater management facilities servicing local drainage areas;
- Storm sewer oversizing associated with local drainage areas; and
- Storm sewer works on existing roads.

A municipality may recover these costs as a direct developer contribution (or by way of service provision) or alternatively may fund these works directly and recoup the costs through the assessment of a local charge against each unit or land area (holding) within the defined befitting area, based on proportionate shares. This may be facilitated by the Municipal Draining Act or other applicable legislation.

3. Water

- Major external trunk watermains and major pumping stations are to be included within the D.C. calculation.
- Watermains within the development that are larger than 250 mm may be included in the D.C. calculation. The amount to be included in the D.C. study for watermains within a development shall be calculated using tendered unit prices and shall be the difference between the cost of the actual pipe diameter and the cost of a 250 mm pipe diameter including a 10% engineering fee. Only watermain and valves will be included in the calculation. All costs related to the depth of pipe are the responsibility of the developer.
- Water mains 250 mm and under are deemed to be a local service and are a direct funding responsibility of the developer.
- Trunk watermains, generally outside the development area, identified by a Class Environmental Assessment, Servicing Study, or by Town staff, will be included in the D.C. calculation. Such works would be listed in the Town's most current D.C. study.
- Notwithstanding the previous, if it is shown, by way of a servicing plan, or similar study, as is determined by the Town that a specific development requires, for its own local needs, a watermain of greater size than identified above, the



watermain in its entirety will be considered a local service and a direct funding responsibility of the developer.

- Connections to trunk mains and minor pumping stations to service specific areas are to be a direct developer responsibility as a local service provision (section 59 of D.C.A.). Minor pumping stations are those that service a single subdivision, or adjacent or adjoining subdivisions or developments.

4. Sewer

- All major sanitary sewers, sanitary sewage treatment facilities are to be included in the D.C. calculation.
- Major external sanitary trunk sewers may be included in the D.C. calculation. These services will be identified through a Class Environmental Assessment, Servicing Study or by Town staff.
- Sewer collectors 300 mm and under are deemed to be a local service and are a direct funding responsibility of the developer. Sanitary sewers larger than 300 mm that also service upstream properties will have cost sharing calculated on the tendered unit prices and shall be the difference between the cost of the actual pipe diameter and the cost of a 300 mm pipe including a 10% engineering fee. All other appurtenances with respect to oversizing and all costs related to the depth of pipe are the responsibility of the developer.
- Notwithstanding the previous, if it is shown, by way of a servicing plan, or similar study, as is determined by the Town that a specific development requires, for its own local needs, a sanitary sewer of greater size than identified above, the sanitary sewer in its entirety will be considered a local service and a direct funding responsibility of the developer.
- Major pumping stations shall be included in the D.C. Major pumping stations are those required by the Town and are identified through the Class Environmental Assessment process or a Master Servicing Study. Such works would be listed in the Town's most current D.C. study.
- Local pumping stations servicing a small, localized area (potentially one or more developments) are a local service and a direct developer responsibility under section 59 of the D.C.A. If a local pumping station serves multiple developments the costs are to be shared, as a local service, on a flow area or proportional basis.



- Connections to collectors and pumping stations to service specific areas are to be a direct developer responsibility.

5. Parkland Development

- For the purpose of parkland development, local services include the requirement for the owner to undertake preparation of the park plan, retaining necessary consultants to prepare design and grading plans for the park, prior to development. In addition, the owner is required to provide stripping and stockpiling, leveling, topsoiling, seeding and stormwater servicing including all appurtenances (consistent with the plan), fencing the property perimeter, and provide municipal water and wastewater services to the lot line. These requirements are part of the conditions of sections 51 and 53 *Planning Act* agreements. The municipality also requires the owner to dedicate parkland or provide cash-in-lieu, consistent with the *Planning Act* provisions. All these costs are deemed a direct responsibility of the developer and have not been included in the D.C. calculation.
- Consistent with the past and current practice of the Town, the full cost of developing neighbourhood parks, including all above base parkland amenities, is deemed to be a local service. The development of these parks is done as part of the subdivision or development agreement. The value of these parks has not been included in the Town's historical park inventory value and the future projects are not included in the development-related capital forecast.
- With respect to other non-neighbourhood parks, the municipal policy is to include all other components of parkland development in the D.C. calculation, including parking, park furniture, signage, landscaping and walkways and multipurpose trails, in addition to the necessary fields, diamonds, playground equipment, lighting, irrigation and field houses.

6. Street Tree Planting

- Street tree planting is considered a local area service and a direct responsibility of the developer.



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)

