



# Area-Specific Development Charges Background Study – Brock Business Park

City of Thorold

April 8, 2022

Watson & Associates Economists Ltd.  
905-272-3600  
[info@watsonecon.ca](mailto:info@watsonecon.ca)



# Table of Contents

	Page
<b>1. Introduction.....</b>	<b>1-1</b>
1.1 Background.....	1-1
1.2 Existing Policies (Rules) .....	1-3
1.3 Development Charge Requirements for an Area-Specific By-law.....	1-3
1.4 Development Charge Process .....	1-4
<b>2. Changes to the D.C.A. Legislation .....</b>	<b>2-1</b>
2.1 Bill 73 – <i>Smart Growth for our Communities Act, 2015</i> and O.Reg. 428/15.....	2-1
2.1.1 Area Rating.....	2-1
2.1.2 Asset Management Plan for New Infrastructure.....	2-2
2.1.3 60-Day Circulation of D.C. Background Study .....	2-2
2.1.4 Timing of Collections of D.C.s.....	2-2
2.2 Bill 108: More Homes, More Choice Act – An Act to Amend Various Statutes with Respect to Housing, Other Development, and Various Matters.....	2-3
2.3 Bill 138: Plan to Build Ontario Together Act, 2019.....	2-4
2.4 Bill 197: COVID-19 Economic Recovery Act.....	2-4
2.4.1 D.C. Related Changes .....	2-4
2.4.2 C.B.C. Related Changes.....	2-6
2.4.3 Combined D.C. and C.B.C. Impacts .....	2-6
2.5 Bill 213: Better for People, Smarter for Business Act, 2020.....	2-8
<b>3. Anticipated Development in the City of Thorold.....</b>	<b>3-1</b>
3.1 Description of Brock Business Park Plan Area .....	3-1
3.2 Residential and Non-residential Growth Forecast.....	3-2
<b>4. Calculation of the D.C. ....</b>	<b>4-1</b>
4.1 Local Services .....	4-1
4.2 Overview of Capital Costs to Service the Brock Business Park Area .....	4-1
4.3 Further Deductions .....	4-4



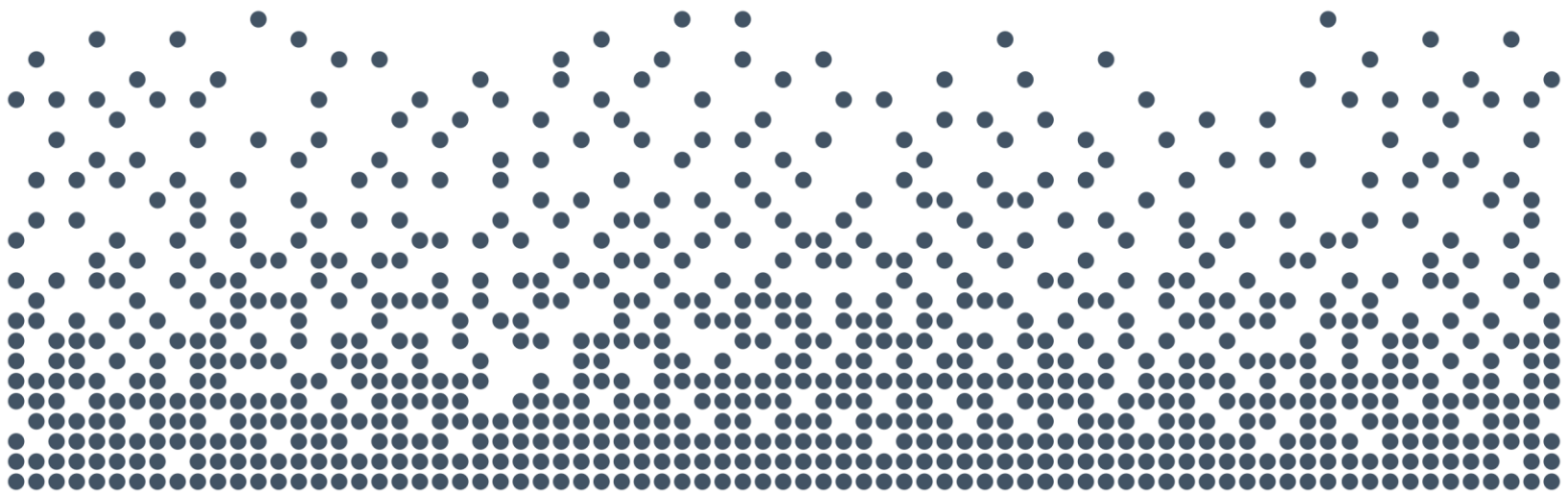
# Table of Contents (Cont'd)

	Page
4.3.1 Existing Reserve Funds .....	4-4
4.3.2 Canada Games Park .....	4-5
4.4 Calculation of the Area-Specific Development Charge .....	4-5
<b>5. Recommendations .....</b>	<b>5-1</b>
<b>Appendix A Proposed Area-Specific Development Charges By-law.....</b>	<b>A-1</b>
<b>Appendix B Existing Policies and Rules.....</b>	<b>B-1</b>
<b>Appendix C Asset Management.....</b>	<b>C-1</b>



## List of Acronyms and Abbreviations

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



# Report



# Chapter 1

# Introduction



# 1. Introduction

## 1.1 Background

---

This background study has been prepared pursuant to the requirements of the *Development Charges Act, 1997*, as amended, (D.C.A.) (section 10) and, accordingly, updates the area-specific development charges (D.C.s) for the City of Thorold – Brock Business Park area.

On June 7, 2017 the City passed By-law 64-2017 under the D.C.A. The by-law imposes area-specific D.C.s for the Brock Business Park area of the City. The identified area-specific D.C. addresses growth-related capital costs associated with wastewater collection infrastructure for this area in accordance with the City's local service policy guidelines, which are further discussed below in section 1.4. This by-law will expire on June 7, 2022. The City is undertaking a D.C. public process and anticipates passing a new by-law in advance of the expiry date. The mandatory public meeting has been set for May 3, 2022, with adoption of the by-law on June 7, 2022.

The current area-specific D.C. rates in effect for Brock Business Park are provided in Table 1-1.

Table 1-1  
City of Thorold  
Schedule of Development Charges  
(Effective June 4, 2021)

Service	Residential			Non-Residential	
	Single & Semi Detached	Rows/Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Wastewater Services	1,424	983	879	594	0.67

In addition to the area-specific calculations, the background study will also incorporate the recent changes to the D.C.A. that were introduced through four bills passed in the Ontario legislature: Bill 108, Bill 138, Bill 197, and Bill 213. The following provides a brief summary of the proposed changes.



## **Bill 108: More Homes, More Choice: Ontario's Housing Supply Action Plan**

In May 2019, the Province introduced Bill 108, More Homes, More Choice Act, 2019 which would make changes to the current D.C. legislation. The Bill was passed and given Royal Assent on June 6, 2019. While the legislation has been passed, much of the detailed changes were to be implemented by Regulation, however, these changes were not implemented (subject to Bill 197 discussed later). The following items are currently in effect:

- a. Effective January 1, 2020, rental housing and institutional developments shall pay D.C.s in six (6) equal annual payments commencing at first occupancy. Non-profit housing developments shall pay D.C.s in 21 equal annual payments. Interest may be charged on the instalments, and any unpaid amounts inclusive of interest payable shall be added to the property tax roll and collected in the same manner as taxes.
- b. Effective January 1, 2020, the D.C. amount for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval (for applications made after January 1, 2020), shall be determined based on the D.C. by-law in effect on the day of Site Plan or Zoning By-law Amendment application.

## **Bill 138: Plan to Build Ontario Together Act, 2019**

On November 6, 2019, the Province released Bill 138 which provided further amendments to the D.C.A. and the 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. With respect to the D.C.A., this Bill removed instalment payments for commercial and industrial developments that were originally identified in Bill 108.

## **Bill 197: COVID-19 Economic Recovery Act, 2020**

In March 2020, Canada was impacted by the COVID-19 global pandemic. As a result, the economy was put into a state of emergency in an effort to slow the spread of the virus. In response, the Province tabled legislation on July 8, 2020 which amended a number of Acts, including the D.C.A. and the Planning Act. With Bill 197, many changes proposed in Bill 108 have now been revised. With respect to the above noted changes from Bill 108, the following changes are provided in Bill 197:



- **Eligible Services:** The list of eligible services for the D.C. has now been expanded to include most services eligible under the D.C.A. prior to Bill 108.
- **Mandatory 10% Deduction:** The mandatory 10% deduction is removed (consistent with Bill 108). This applies to all D.C.-eligible services.
- **Community Benefits Charges (C.B.C.):** a municipality may, by by-law impose a C.B.C. to pay for the capital costs for formerly-eligible D.C. services in addition to parkland dedication and bonus zoning contributions.

### **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.

These changes to the D.C.A. are further discussed in section 2 of this report and will be incorporated into the City's D.C. By-law.

## **1.2 Existing Policies (Rules)**

---

Appendix B of this report sets out the rules governing the calculation, payment, and collection of D.C.s as provided in By-law 64-2017.

## **1.3 Development Charge Requirements for an Area-Specific By-law**

---

Section 10 of the D.C.A. provides the following provision in regard to preparing a development charge background study and by-law:

- “(1) Before passing a development charge by-law, the council shall complete a development charge background study.
- (2) The development charge background study shall include,
  - (a) the estimates under paragraph 1 of subsection 5 (1) of the anticipated amount, type and location of development;



- (b) the calculations under paragraphs 2 to 7 of subsection 5 (1) for each service to which the development charge by-law would relate;
- (c) an examination, for each service to which the development charge by-law would relate, of the long-term capital and operating costs for capital infrastructure required for the service;
  - (c.1) unless subsection 2 (9) or (11) applies, consideration of the use of more than one development charge by-law to reflect different needs for services in different areas;
  - (c.2) an asset management plan prepared in accordance with subsection (3); and
- (d) such other information as may be prescribed.”

Generally, the above provides for a review of the following:

- Review of growth forecast (provided in Chapter 3);
- Review of capital needs (provided in Chapter 4); and
- Proposed by-law (provided in Appendix A).

## 1.4 Development Charge Process

---

As previously discussed, the basis for this report is to update the area-specific by-law for the Brock Business Park Area which addresses the growth-related capital costs associated with wastewater collection infrastructure. In accordance with the local service policy guidelines set out in Appendix E of the March 21, 2019 Background Study, area-specific D.C. charges for wastewater collection apply to major external trunk sanitary sewers, being those with sizes over 300 mm in diameter. Sewer mains 300 mm and under in diameter are deemed to be a local service and a direct developer responsibility under s.59 of the D.C.A.

Subsequent to Council’s consideration of this report, the following process will be required in order to pass an area-specific by-law (provided in Appendix A):



- At least 60 days prior to passing the development charges (D.C.) by-law, and until the by-law expires or is repealed, make the background study available on the municipality's website (or in the municipal office if there is no such website);
- Public meeting ad is to be placed in a newspaper(s) at least twenty days prior to the public meeting;
- The background study is to be made available to the public at least two weeks prior to the public meeting; and
- Subsequent to the public meeting, Council may consider and adopt a by-law.



# Chapter 2

# Changes to the

# Legislation



## 2. Changes to the D.C.A. Legislation

The following section outlines the changes to the D.C.A. legislation

### **2.1 Bill 73 – *Smart Growth for our Communities Act, 2015* and O.Reg. 428/15**

---

On January 1, 2016, the D.C.A. was amended with Bill 73 – Smart Growth for our Communities Act, 2015. This introduced a number of areas that must be addressed to ensure that this report is in compliance with the D.C.A., as amended. The following provides an explanation of the changes to the Act that affect the area-specific background study for the Brock Business Park Area and how they have been dealt with to ensure compliance with the amended legislation.

#### **2.1.1 Area Rating**

Bill 73 has introduced two new sections where Council must consider the use of area-specific charges:

1. Section 2 (9) of the Act now requires a municipality to implement area-specific D.C.s for either specific services which are prescribed and/or for specific municipalities which are to be regulated. (Note that at this time, no municipalities or services are prescribed by the regulations.)
2. Section 10 (2) c.1 of the D.C.A. requires that, “the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas.”

In regard to the first item, there are no services or specific municipalities identified in the regulations which must be area rated. The second item requires Council to consider the use of area rating. At present, the City imposes urban area rated D.C.s for water and wastewater services and an area-specific wastewater D.C.s within the Rolling Meadows Development Area and the Brock Business Park Area. All other City services are recovered on a uniform, City-wide basis.



### **2.1.2 Asset Management Plan for New Infrastructure**

The legislation now requires that a D.C. background study must include an asset management plan (A.M.P.) (subsection 10 (2) (c.2)). The A.M.P. must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the A.M.P. related to transit services; however, they are silent with respect to how the asset management plan is to be provided for all other services. As part of any A.M.P., the examination should be consistent with the municipality's existing assumptions, approaches, and policies on asset management planning. This examination may include both qualitative and quantitative measures such as examining the annual future lifecycle contribution needs (discussed further in Appendix C of this report).

### **2.1.3 60-Day Circulation of D.C. Background Study**

Previously the legislation required that a D.C. background study be made available to the public at least two weeks prior to the public meeting. The amended legislation now provides that the D.C. background study must be made available to the public (including posting on the municipal website) at least 60 days prior to passage of the D.C. by-law. No other changes were made to timing requirements for such things as notice of the public meeting and notice of by-law passage.

This D.C. study is being provided to the public on April 8, 2022 to ensure the new requirements for release of the study are met.

### **2.1.4 Timing of Collections of D.C.s**

The D.C.A. has been refined by Bill 73 to require that D.C.s are collected at the time of the first building permit. For the majority of development, this will not impact the City's present process. There may be instances, however, where several building permits are to be issued and either the size of the development or the uses will not be definable at the time of the first building permit. In these instances, the City may enter into a delayed payment agreement in order to capture the full development.



## **2.2 Bill 108: More Homes, More Choice Act – An Act to Amend Various Statutes with Respect to Housing, Other Development, and Various Matters**

---

On May 2, 2019, the Province introduced Bill 108, which proposed changes to the D.C.A. The Bill was introduced as part of the Province's "More Homes, More Choice: Ontario's Housing Supply Action Plan." The Bill received Royal Assent on June 6, 2019.

While having received Royal Assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor (many of these changes were revised through Bill 197). At the time of writing, the following provisions have been proclaimed:

- Effective January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Interest may be charged on the instalments, and any unpaid amounts may be added to the property and collected as taxes.
- Effective January 1, 2020, the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for application submitted after this section is proclaimed), shall be determined based on the D.C. in effect on the day of Site Plan or Zoning By-law Amendment application. If the development is not proceeding via these planning approvals, then the amount is determined the earlier of the date of issuance of a building permit.

On February 28, 2020, the Province released updated draft regulations related to the D.C.A. and the Planning Act. A summary of these changes that were to take effect upon proclamation by the Lieutenant Governor is provided below:

- Changes to Eligible Services – Prior to Bill 108, the D.C.A. provided a list of ineligible services whereby municipalities could include growth related costs for any service that was not listed. With Bill 108, the changes to the D.C.A. would now specifically list the services that are eligible for inclusion in the by-law. Further, the initial list of eligible services under Bill 108 was limited to "hard services", with the "soft services" being removed from the D.C.A. These services



would be considered as part of a new community benefits charge (discussed below) imposed under the Planning Act. As noted in the next section this list of services has been amended through Bill 197.

- Mandatory 10% deduction – The amending legislation would have removed the mandatory 10% deduction for all services that remain eligible under the D.C.A.
- Remaining Services to be Included in a New Community Benefits Charge (C.B.C.) Under the Planning Act – It was proposed that a municipality may, by by-law, impose a C.B.C. against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. The C.B.C. was proposed to include formerly eligible D.C. services that are not included in the above listing, in addition to parkland dedication and bonus zoning contributions.

## **2.3 Bill 138: Plan to Build Ontario Together Act, 2019**

---

On November 6, 2019, the Province release Bill 138 which provided further amendments to the D.C.A. and the 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.

## **2.4 Bill 197: COVID-19 Economic Recovery Act**

---

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 the 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:

### **2.4.1 D.C. Related Changes**

#### **List of D.C. Eligible Services**

As noted above, under Bill 108 some services were to be included under the D.C.A. and some would be included under the C.B.C. authority. Bill 197, however, revised this

---



proposed change and has included all services (with some exceptions) under the D.C.A. These services are as follows:

- 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.
- Transit services.
- Waste diversion services.
- Policing services.
- Fire protection services.
- Ambulance services.
- Library services.
- Long-term Care services
- Parks and Recreation services, but not the acquisition of land for parks.
- Public Health services.
- Childcare and early years services.
- Housing services.
- Provincial Offences Act services.
- Services related to emergency preparedness.
- Services related to airports, but only in the Regional Municipality of Waterloo.
- Additional services as prescribed.

### **Classes of Services – D.C.**

Pre-Bill 108/197 legislation (i.e., D.C.A., 1997) 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 four 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 D.C. by-law may provide for a class consisting of studies in respect of any eligible service whose capital costs are described in paragraphs 5 and 6 of section 5 of the D.C.A.
- 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 under Bill 108 has been maintained.

Note: An initial consideration of “class” appears to mean any group of services.

## **2.4.2 C.B.C. Related Changes**

### **C.B.C. Eligibility**

The C.B.C. is limited to lower-tier and single tier municipalities; upper-tier municipalities will not be allowed to impose this charge. O. Reg. 509/20 was filed on September 18, 2020. This regulation provides for the following:

- A maximum rate will be set as a percentage of the market value of the land the day before building permit issuance. The maximum rate is set at 4%. The C.B.C. may only be imposed on developing or redeveloping buildings which have a minimum height of five stories and contain no less than 10 residential units.
- Bill 197 states that before passing a C.B.C. by-law, the municipality shall prepare a C.B.C. strategy that (a) identifies the facilities, services, and matters that will be funded with C.B.C.s; and (b) complies with any prescribed requirements.
- Only one C.B.C. by-law may be in effect in a local municipality at a time.

## **2.4.3 Combined D.C. and C.B.C. Impacts**

### **D.C. vs. C.B.C. Capital Cost**

A C.B.C. may be imposed with respect to the services listed in subsection 2 (4) of the D.C.A. (eligible services), “provided that the capital costs that are intended to be funded



by the community benefits charge are not capital costs that are intended to be funded under a development charge by-law.”

### **Transition – D.C. and C.B.C.**

The specified date for municipalities to transition to the D.C. and C.B.C. is two years after Schedules 3 and 17 of the COVID-19 Economic Recovery Act comes into force (i.e., September 18, 2022).

Generally, for existing reserve funds (related to D.C. services that will be ineligible):

- If a C.B.C. is passed, the funds are transferred to the C.B.C. special account;
- If no C.B.C. is passed, the funds are moved to a general reserve fund for the same purpose;
- If a C.B.C. is passed subsequent to moving funds to a general reserve fund, those monies are then moved again to the C.B.C. special account.

For reserve funds established under section 37 of the Planning Act (e.g., bonus zoning):

- If a C.B.C. is passed, the funds are transferred to the C.B.C. special account;
- If no C.B.C. is passed, the funds are moved to a general reserve fund for the same purpose;
- If a C.B.C. is passed subsequent to moving funds to a general reserve fund, those monies are then moved again to the C.B.C. special account.

If a municipality passes a C.B.C. by-law, any existing D.C. credits a landowner may retain may be used towards payment of that landowner’s C.B.C.

As a result of the passage of Bill 197, and subsequent proclamation on September 18, 2020, this report has provided the D.C. calculations without the 10% mandatory deduction.

This report does not provide for an examination of the C.B.C.s for the City.



## **2.5 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 D.C. by-law.



# Chapter 3

## Anticipated Development in the City of Thorold



### 3. Anticipated Development in the City of Thorold

#### 3.1 Description of Brock Business Park Plan Area

The Brock Business Park Area, hereafter referred to as the Brock Business Park, is bounded by St. David's Road to the north, Merrittville Highway to the west, Decew Road to the south and Highway 406 to the east (refer to Figure 2-1). The subject lands encompass the existing and formerly designated employment lands within the Brock Business Park (approximately 43 ha), as well as additional residential lands and an environmental conservation area/significant woodlands to the south (10.5 ha). The total land area of the Brock Business Park is approximately 56.7 gross ha. In addition, the 2017 Brock Business Park D.C. Study identified a total of 20 ha of land directly west of Merrittville Highway for the future south campus expansion of Brock University which has since been developed as the Canada Games Park.

Figure 3-1  
Brock Business Park Plan Area





## 3.2 Residential and Non-residential Growth Forecast

---

In developing the total housing and population yield by land use, the following assumptions were made:

### **Mixed-use Area – Total Land Area, 22.6 ha; Net Vacant Land Area, 5.52 ha**

#### Residential Development Assumptions

- A total of 40% of the land area is available for residential development; the remaining 60% of the land area is available for non-residential development.
- The proposed student housing residence (student development #3) is estimated to accommodate 1,086 students with an average person per unit (P.P.U.) of 1.543. This translates into a total of 704 student housing units.<sup>1</sup>
- Approximately 1.08 ha of land is currently identified as vacant for residential development with an assumed development yield of 75 units per net ha (u.p.n.h.). This generates a total of approximately 81 units.
- Overall, 15% of the mixed-used area will accommodate additional intensification over the long term. This translates into approximately an additional 108 units.
- The average new unit P.P.U. for apartments (permanent dwellings) is 1.702, which translates into 323 persons.

#### Non-residential Assumptions

- The net vacant developable industrial land available for commercial/institutional development is 3.31 ha.
- The average employment density on vacant developable employment lands is 125 employees per net ha.
- The total employment yield in the mixed-use area is 400, split evenly between commercial and institutional uses.
- An additional 32 commercial employees are also identified to be accommodated within the Foundry Lofts 3 student housing development.<sup>2</sup>

### **Residential Area, 4.4 ha**

---

<sup>1</sup> Based on the Foundry Lofts 3 approved site plan.

<sup>2</sup> Ibid



### Development Assumptions

- A four-storey apartment building is assumed for this site.
- The site area measures 2.9 ha (29,000 m<sup>2</sup>). At 20% lot coverage, the total residential gross floor area (G.F.A.) is calculated at 23,200 m<sup>2</sup> (29,000 X 20% X 4 storeys).
- The estimated useable space of the apartment building is 13,920 m<sup>2</sup> (60% of total G.F.A.).
- The average size per unit is 65 m<sup>2</sup>, which generates a total of 214 units.
- The average P.P.U. for the proposed apartment building is 1.702. This generates a yield of 364 additional persons within the residential area.

### **Employment Area, Total Land Area, 21.5 ha; Net Vacant Land Area, 5.77 ha**

#### Development Assumptions

- The vacant lands within the Employment Area will be accommodated as follows: 45% commercial; 45% institutional; and 10% industrial.
- The average employment density, measured in employees per net ha (e.p.n.h.), is 80 (commercial), 60 (institutional) and 30 (industrial). This generates a yield of 210 (commercial), 160 (institutional), 20 (industrial) and a total employment yield of 390 additional employment.
- The average floor space per worker (F.S.W.) for commercial, institutional and industrial employment is 400 sq.ft./employee, 550 sq.ft./employee and 1,200 sq.ft./employee, respectively. This generates a total of 257,400 sq.ft. of additional non-residential G.F.A. for the lands designated as Employment Area in the Brock Business Park.

### **Institutional Area (Brock University Expansion), 20 net ha**

#### Development Assumptions

The 2017 Brock Business Park D.C. Study identified a total of 20 ha of land directly west of Merrittville Highway for the future south campus expansion of Brock University. Based on site area, it was identified the Brock University expansion area could



ultimately accommodate just over 420,000 sq.ft. (G.F.A.) of additional institutional building space at full buildout.<sup>1</sup>

Since the 2017 Brock Business Park D.C. Study was released, the Brock University Expansion Lands have been developed as the Canada Games Park. No additional future growth for this area is identified.

A summary of the residential and non-residential growth potential for the subject lands is provided in Tables 3-1 and 3-2. It is noted that the growth forecast provided in Tables 3-1 and 3-2 represents incremental population and employment growth between 2022 and ultimate buildout of the Business Park.

**Table 3-1  
Brock Business Park  
Estimated Residential Development Yield**

Development Type/Location	Single/Semi-Detached	Townhomes	Apartments <sup>1</sup>	Total Residential Units	Total Student Housing <sup>2</sup>	Total Residential Units Including Student Housing	Gross Population in New Units
Mixed Use	-	-	190	190	704	894	1,409
Residential			214	214	-	214	364
<b>Total</b>	<b>-</b>	<b>-</b>	<b>404</b>	<b>404</b>	<b>704</b>	<b>1,108</b>	<b>1,774</b>

<sup>1</sup> Average PPU for Apartments is 1.702.

<sup>2</sup> Average PPU for Student Housing Units is 1.543. Based on Foundry Lofts III Site Plan which identifies 1,086 beds and 704 units.

Source: Watson & Associates Economists Ltd.

---

<sup>1</sup> City of Thorold Area-Specific Development Charges Background Study, Brock Business Park, March 1, 2017, Watson & Associates Economists Ltd.

---



Table 3-2  
Brock Business Park  
Estimated Non-Residential Development Yield

Development Location	Employment Growth				Gross Floor Area (GFA) <sup>1</sup>			
	Industrial	Commercial	Institutional	Total Employment	Industrial (GFA Sq.ft.)	Commercial (GFA Sq.ft.)	Institutional (GFA Sq.ft.)	Total (GFA Sq.ft.)
Mixed Use	-	232	200	432	-	92,800	110,000	202,800
Employment	20	210	160	390	24,000	84,000	88,000	196,000
Institutional							-	-
<b>Total</b>	<b>20</b>	<b>442</b>	<b>360</b>	<b>822</b>	<b>24,000</b>	<b>176,800</b>	<b>198,000</b>	<b>398,800</b>

<sup>1</sup> Square feet per employee assumptions:

Industrial 1,200

Commercial 400

Institutional 550

Source: Watson & Associates Economists Ltd.



# Chapter 4

## Calculation of the D.C.



## 4. Calculation of the D.C.

### 4.1 Local Services

---

The D.C.A. acknowledges that municipal infrastructure is constructed not only by the municipality but also by the developing landowner. For example, a residential developer may construct the water mains, sewer mains, storm works, roads, sidewalks and streetlights within their subdivision (and subsequently dedicate these works to the municipality), whereas the municipality would build the water treatment/major distribution system, wastewater treatment/collection system and major road system. The municipal cost is generally funded by development charges, whereas the developer pays directly for their internal works. These internal developer costs are referred to in the Act as “Local Services.”

In preparing a D.C. background study, municipalities need to establish a policy regarding what is to be considered a local service (i.e. what infrastructure costs are to be borne directly by the developing land owner) and what costs are to be included in the development charge. Section 59(2) provides 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*. These capital costs are further described in the next section.

As previously identified, the City of Thorold Development Charges (D.C.) Local Service Policy identifies what capital costs are to be included in the D.C. background study versus those costs which are deemed to be a direct developer responsibility. Local service policy guidelines are based on size and nature of engineered infrastructure (e.g. sanitary sewers greater than 300 mm are to be included in the City-wide D.C.). Accordingly, the City’s local service policy guidelines form a key document regarding the potential capital cost recovery options for the subject lands.

### 4.2 Overview of Capital Costs to Service the Brock Business Park Area

---

The capital works related to the Brock Business Park Area are mainly associated to wastewater. Capital costs associated with the wastewater collection are originally based on the 2014 memo prepared by BluePlan Engineering Consultants Limited,

---



which was documented in the 2017 Brock Business Park Area-Specific D.C. Study. These capital costs have been carried forward for this D.C. study and have been indexed to 2022 dollars.

The proposed wastewater capital works to service the Brock Business Park are a mix of new and replacement projects. Funding of these works needs to be considered within the context of the D.C.A., the City's D.C. background study, the *Municipal Act, 2001* and the City's development policies. The updated wastewater project costs are provided on Table 4-1.



Table 4-1  
City of Thorold  
Brock Business Park  
Wastewater Capital Costs and Funding

														Summary		
Sewer	Pipe ID	Peak Flow (L/s)	Existing Diameter (mm)	Proposed Diameter (mm)	Length (m)	Main Cost (\$/l.m)	Total Cost to Construct Main	Oversizing (D.C. Credit)	Allocated Costs	D.C. Recovery (for works Outside of Subdivision)	Benefit to Existing Cost (City)	Developer Costs (local)	DC Credit Recovery	City Replacement Costs	Developer Local Costs	
Merrittville Highway	SAL5897	25	200	250	70.8	\$ 1,050	\$ 74,340		\$ 74,340			\$ 74,340	\$ -	\$ -	\$ 74,340	
	SAL5898	26.3	200	250	144.9	\$ 1,050	\$ 152,145		\$ 152,145			\$ 152,145	\$ -	\$ -	\$ 152,145	
West-East Schmon Pkwy	SAL5900	37.3	200	250	79.6	\$ 1,050	\$ 83,580		\$ 83,580			\$ 83,580	\$ -	\$ -	\$ 83,580	
	SAL5350	37.4	200	250	65.9	\$ 1,050	\$ 69,195		\$ 69,195			\$ 69,195	\$ -	\$ -	\$ 69,195	
	SAL5209	39.5	200	250	75.4	\$ 1,050	\$ 79,170		\$ 79,170			\$ 79,170	\$ -	\$ -	\$ 79,170	
	SAL5352	40.8	200	250	102.3	\$ 1,050	\$ 107,415		\$ 107,415			\$ 107,415	\$ -	\$ -	\$ 107,415	
	SAL5355	41.9	200	250	28.7	\$ 1,050	\$ 30,135		\$ 30,135			\$ 30,135	\$ -	\$ -	\$ 30,135	
	SAL5354	43.3	200	250	39.9	\$ 1,050	\$ 41,895		\$ 41,895			\$ 41,895	\$ -	\$ -	\$ 41,895	
North-South Schmon Pkwy	SAL5221	32.6	250	300	67.1	\$ 1,115	\$ 74,817		\$ 74,817			\$ 74,817	\$ -	\$ -	\$ 74,817	
	SAL5218	38.7	250	375	84.3	\$ 1,400	\$ 118,020	\$ 29,505	\$ 88,515		\$ 24,784	\$ 63,731	\$ 29,505	\$ 24,784	\$ 63,731	
	SAL5215	42.4	250	375	85.7	\$ 1,400	\$ 119,980	\$ 29,995	\$ 89,985		\$ 25,196	\$ 64,789	\$ 29,995	\$ 25,196	\$ 64,789	
	SAL5212	45.8	250	375	73.6	\$ 1,400	\$ 103,040	\$ 25,760	\$ 77,280		\$ 21,638	\$ 55,642	\$ 25,760	\$ 21,638	\$ 55,642	
	SAL5353	47	250	375	56.6	\$ 1,400	\$ 79,240	\$ 19,810	\$ 59,430		\$ 16,640	\$ 42,790	\$ 19,810	\$ 16,640	\$ 42,790	
BBP Trunk Sewer (Outside of Subdivision - Include in DC)	SAL5210	90.8	300	375	150.9	\$ 1,400	\$ 211,260	\$ 43,007	\$ 168,254	\$ 121,143	\$ 47,111	\$ -	\$ 164,149	\$ 47,111	\$ -	
	SAL5206	90.8	300	375	93.9	\$ 1,400	\$ 131,460	\$ 26,762	\$ 104,699	\$ 75,383	\$ 29,316	\$ -	\$ 102,144	\$ 29,316	\$ -	
	SAL5205	90.8	300	375	56.5	\$ 1,400	\$ 79,100	\$ 16,103	\$ 62,998	\$ 45,358	\$ 17,639	\$ -	\$ 61,461	\$ 17,639	\$ -	
	SAL6324	90.8	300	375	19.6	\$ 1,400	\$ 27,440	\$ 5,586	\$ 21,854	\$ 15,735	\$ 6,119	\$ -	\$ 21,321	\$ 6,119	\$ -	
	SAL5204	90.8	300	375	66.5	\$ 1,400	\$ 93,100	\$ 18,953	\$ 74,148	\$ 53,386	\$ 20,761	\$ -	\$ 72,339	\$ 20,761	\$ -	
	SAL5344	93.8	300	375	71.4	\$ 1,400	\$ 99,960	\$ 20,349	\$ 79,611	\$ 57,320	\$ 22,291	\$ -	\$ 77,669	\$ 22,291	\$ -	
	SAL5343	104.5	300	450	63.8	\$ 1,400	\$ 89,320	\$ 18,183	\$ 71,137	\$ 51,219	\$ 19,918	\$ -	\$ 69,402	\$ 19,918	\$ -	
	SAL5341	105	300	450	60.2	\$ 1,400	\$ 84,280	\$ 17,157	\$ 67,123	\$ 48,329	\$ 18,794	\$ -	\$ 65,486	\$ 18,794	\$ -	
	SAL5203	108.4	300	450	38.6	\$ 1,400	\$ 54,040	\$ 11,001	\$ 43,039	\$ 30,988	\$ 12,051	\$ -	\$ 41,989	\$ 12,051	\$ -	
	SAL5342	117.2	300	525	101.3	\$ 1,400	\$ 141,820	\$ 28,871	\$ 112,950	\$ 81,324	\$ 31,626	\$ -	\$ 110,194	\$ 31,626	\$ -	
Hwy 406 Crossing	250-525mm*		250	525			\$ 703,174		\$ 703,174	\$ 592,434	\$ 110,740	\$ -	\$ 592,434	\$ 110,740	\$ -	
<b>Total</b>							<b>\$ 2,990,446</b>	<b>\$ 340,053</b>	<b>\$ 2,650,393</b>	<b>\$ 1,254,343</b>	<b>\$ 456,408</b>	<b>\$ 939,643</b>	<b>\$ 1,594,395</b>	<b>\$ 456,408</b>	<b>\$ 939,643</b>	

\* also includes 700mm casing



Based on the information provided in Table 4-1, Table 4-2 summarizes the growth-related capital costs to be included in the calculations.

Table 4-2  
City of Thorold  
Brock Business Park  
Summary of the Wastewater Costs for the D.C.

Capital Cost Item	Gross Capital Costs	Benefit to Existing	Other Contributions / Local Developer Costs	Growth-Related Capital Costs to be Funded through Development Charges
Wastewater – Sewers	\$2,990,446	\$456,408	\$939,643	\$1,594,395

Of the \$2.99 million in capital works, \$456,408 is considered a benefit to existing that the City will have to fund from other sources. \$939,463 would be funded from local developers which is in accordance with the City's local service policy guideline. Therefore, the growth-related capital costs associated with the wastewater sewers of \$1,594,395 would be funded through an area-specific D.C.

Based on the growth information in Chapter 3, the wastewater capital amount has been allocated 66% residential and 34% non-residential based on the incremental growth in population to employment for the build out period of the Brock Business Park Area.

## 4.3 Further Deductions

### 4.3.1 Existing Reserve Funds

Since the establishment of the Brock Business Park D.C. by-law in 2017, the City has collected D.C.s from non-residential development that has occurred. The City's D.C. reserve fund balance for the Brock Business Park area-specific D.C. as of December 31, 2021 is \$18,694. This amount will be deducted against the non-residential share of the capital costs identified in section 4.2.



### **4.3.2 Canada Games Park**

As discussed in Chapter 3, the Brock University Expansion Lands have been developed as the Canada Games Park. This area was included in the 2017 D.C. study and was assumed to contribute towards the growth-related costs. However, the development on these lands did not generate a D.C. as they were considered exempt under the City's D.C. by-law. Therefore, the foregone D.C. amount that would have been attributed to the Canada Games Park is being assumed to be a benefit to existing deduction on the non-residential share of the capital costs. This amount is estimated to be \$184,410.

## **4.4 Calculation of the Area-Specific Development Charge**

---

The following methodology provides an overview of the steps to calculate the D.C.s:

- Residential Calculations
  - The calculation for residential development is generated on a per capita basis and is based upon five forms of housing types (singles and semi-detached, multiples, apartments 2+ bedrooms, apartments bachelor and 1 bedroom, and special care/special dwellings).
  - The residential share of the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The cost per capita is then multiplied by the average occupancy of the new units.
- Non-Residential Calculations
  - The non-residential D.C. have been calculated on a per sq.ft. of gross floor area basis for all types of non-residential development.
  - The non-residential share of total costs allocated to non-residential development have been reduced to account for the deductions identified in section 4.3. This net amount is then divided by the anticipated development over the planning period to calculate a cost per sq.ft. of G.F.A.

The calculated per unit and per square foot area-specific D.C.s are presented on Tables 4-3 and 4-4.



Table 4-3  
City of Thorold  
Brock Business Park  
Area-Specific Development Charge Calculation

Description	2022 \$ D.C.-Eligible Cost		
	Total	Residential Share	Non-Residential Share
		66%	34%
Wastewater Sewers - Growth-Related Costs	\$ 1,594,395	\$ 1,052,301	\$ 542,094
<b>Less:</b>			
Reserve Fund Adjustment		\$ -	\$ 18,694
BTE from Canada Games Facility		\$ -	\$ 184,410
<b>Net D.C. Recoverable Costs</b>		<b>\$ 1,052,301</b>	<b>\$ 338,990</b>
Build Out Gross Population / G.F.A. (sq.ft.)		1,774	398,800
<b>Cost per Capita / Cost per G.F.A. (sq.ft.)</b>		<b>\$ 593</b>	<b>\$ 0.85</b>
<b><u>By Residential Unit Type</u></b>	<b><u>P.P.U.</u></b>		
Singles/Semis	3.08	\$ 1,825	
Multiples	2.04	\$ 1,207	
Apartments - 2+ Bedrooms	1.99	\$ 1,178	
Apartments - Bachelor & 1 Bedroom	1.22	\$ 721	
Special Care/Special Dwelling	1.10	\$ 652	



Table 4-4  
City of Thorold  
Brock Business Park  
Area-Specific Development Charge Schedule

Service	Residential					Non-Residential
	Single & Semi Detached	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling	(per sq.ft. of Gross Floor Area)
Wastewater Services	1,825	1,207	1,178	721	652	0.85



# Chapter 5

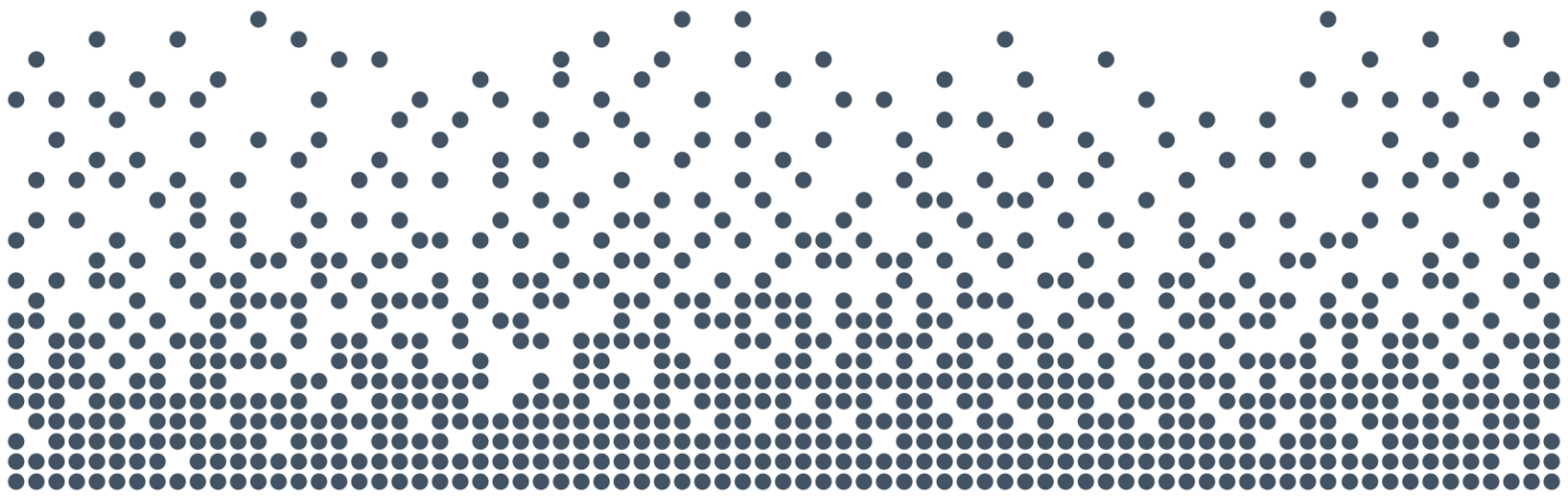
## Recommendations



## 5. Recommendations

Based on the foregoing, it is recommended that Council:

1. Approve the development charges background study dated April 8, 2022;
2. Approve the development charges by-law as set out in Appendix A;
3. Approve the capital costs in Chapter 4, subject to the annual review of the capital budget; and
4. Determine that no further public meeting is required.



# Appendices



# Appendix A

## Proposed Area-Specific Development Charges By-law



## THE CORPORATION OF THE CITY OF THOROLD

### BY-LAW NO. XXXX

#### BEING A BY-LAW TO ESTABLISH AN AREA-SPECIFIC DEVELOPMENT CHARGE FOR THE BROCK BUSINESS PARK

**WHEREAS** the Development Charges Act, 1997, S.O. 1997, c. 27 (the "Act") provides that the Council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services;

**AND WHEREAS** a development charge background study has been completed on April 8, 2022 in accordance with the section 10 of the Act;

**AND WHEREAS** the Council of the City of Thorold has given notice and held a public meeting on May 3, 2022 in accordance with the Act and the regulations thereto;

**AND WHEREAS** Council determined that no further public meetings were required under section 12 of the Act;

#### NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF THOROLD ENACTS AS FOLLOWS:

1. That in this By-law,

**"Act"** means the *Development Charges Act, 1997*, as amended, or any successor thereto;

**"Accessory use"** means where used to describe a use, building or structure, that the use, building, or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;

**"Agricultural use"** means the use of land, buildings or structures for farm purposes and without limiting the generality of the foregoing may include apiary; aviary, berry or bush crops; commercial greenhouses; breeding and raising or training of horses, cattle, pigs, sheep or goat dairying; egg production; fish farming; growing of field crops and flowers; market gardening, raising and



marketing of poultry or other fowl and livestock (as defined in the Agricultural Code of Practice), mushroom farm, tree or shrub nursery; orchard; sod farm; vineyard; forestry; but shall not include vermiculture, and retail sales activities (such as but not limited to restaurants, banquet facilities, hospitality facilities and gift shops);

**“Ancillary use”** will have the same definition as Accessory Use;

**“Air-supported structure”** means an air-supported structure as defined in the *Building Code Act*;

**“Apartment building”** means a building or part thereof containing at least five (5) or more separate dwelling units, all of which have a common entrance from grade and each of which has an independent entrance from a common corridor, but excluding any dwelling otherwise defined in this By-law;

**“Board of Education”** means a “Board” as set out in the *Education Act*, R.S.O. 1990, c. E.2, as amended, or any successor thereof, namely a French-language and/or English-language, public or separate school board;

**“Brownfields”** are lands and/or buildings upon which there has been previous industrial or commercial development (although such development may have been demolished), located within the boundaries of the designated Central Urban Areas as set out in Schedule D to this By-law, or within the boundaries of the urban areas as defined from time to time in the City’s Official Plan, and for which a Phase I Environmental Site Assessment and Record of Site Condition have been completed pursuant to the Guideline for Use at Contaminated Sites in Ontario (Ontario Ministry of the Environment);

**“Building”** means a structure, whether permanent or temporary, having a roof supported by columns or walls or supported directly on the foundation and used for accommodation, shelter or storage of people, animals or goods but shall not include a fence, trailer, truck camper, motor home, or tent;

**“Building Code Act”** means the *Building Code Act*, S.O. 1992, chapter 23, as amended by S.O. 1997, c.24 & S.O. 1997, c.30 Schedule B and any subsequent amendments thereto, to any successor legislation thereto;



**“City”** means The Corporation of the City of Thorold;

**“Commercial”** means any non-residential development that is not “industrial” or “institutional” as defined in this By-law;

**“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 total floor area, and includes redevelopment;

**“Development charge”** means a charge imposed with respect to growth-related net capital costs against land under this By-law;

**“Duplex dwelling”** means a room or suite of rooms, occupied or capable of being occupied as a single independent and separate housekeeping establishment;

**“Dwelling block townhouse”** means a building that is divided vertically into at least three (3) but not more than eight (8) separate dwelling units, each of which has independent front and rear entrances from outside;

**“Dwelling fourplex”** means a building divided into four (4) separate dwelling units each of which has an independent entrance from outside or from a common vestibule or vestibules;

**“Dwelling semi-detached”** means a building divided vertically into two (2) dwelling units by a common wall extending from the base of the foundation to the roof, a minimum height of one storey above grade and extending horizontally the entire depth of the building;

**“Dwelling single detached”** means a building containing not more than one (1) dwelling unit;

**“Dwelling triplex”** means a building divided into three (3) separate dwelling units, each of which has an independent entrance from outside or from a common vestibule or vestibules;

**“Dwelling unit”** means a room or suite of rooms, occupied or capable of being occupied as a single independent and separate housekeeping establishment;



**“Farm building”** means a farm building as defined in the Building Code Act, being a regulation currently in force from time to time under the provisions of the *Building Code Act*;

**“Floor”** includes a paved, concrete, wooden, gravel, or dirt floor;

**“Grade finished”** means the average elevation of the surface ground adjoining a building or structure at all exterior walls;

**“Industrial use”** means use or intended use or designed for or in connection with purposes:

(a) Including (but not limited to):

- i) manufacturing, producing or processing of raw goods or materials; and
- ii) warehousing or distribution in connection with manufacturing, producing or processing of raw goods or materials;
- iii) research or development in connection with manufacturing, producing or processing of raw goods or materials;
- iv) storage of anything used or produced in manufacturing producing or processing by the manufacturer, producer or processor at the site where the manufacturing, producing or processing takes place;
- v) office or administrative use accessory to the above mentioned activities; or
- vi) sale of commodities to the general public, accessory to the above-mentioned activities;

(b) but excluding:

- i) office or administrative use where a building or structure is used exclusively for such use, and is not attached to any building used for the purposes set out in paragraph (a) above;
- ii) retail sales activities;



**“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 of the following post-secondary institutions for the objects of the institution:
  - a) a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,
  - b) a college or university federated or affiliated with a university described in subclause (a), or
  - c) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes 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.

**“Interest”** means the annual rate of interest calculated in the City’s Development Charge Interest Policy.

**“Local board”** means a public utility commission, transportation commission, public library board, board of park management, local board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes of the City or the Region;

**“Mezzanine”** means a mezzanine as defined in the *Building Code Act*,

**“Multiple dwellings”** means a duplex, triplex, fourplex, townhouse or similar low-rise ground-oriented multiple dwelling;



**“Non-profit housing development”** means development of a building or structure intended for use as residential premises by,

- (i) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary object is to provide housing;
- (ii) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or
- (iii) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.

**“Non-residential use”** means land, buildings or structures or portions of any kind whatsoever, used, designed or intended to be used for other than a residential use, but includes short-stay rental use, and includes all commercial, industrial and institutional uses;

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

**“Place of worship”** means that part of a building or structure that is exempt from taxation as a place of worship under the Assessment Act, or any successor legislation;

**“Protracted”** means in relation to a temporary building or structure the persistence of its construction, erection, placement on land, alteration or of an addition to it for a continuous period exceeding eight months;

**“Redevelopment”** means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from residential to non-residential or from non-residential to residential;

**“Region”** means The Regional Municipality of Niagara;



**“Rental housing”** means the construction, erection or placing of one or more buildings or structures for, or the making of an addition or alteration to a building or structure for residential purposes with four or more self-contained units that are intended for use as rented residential premises;

**“Residential use”** means land, buildings or structures or portions thereof used, designed, or intended to be used as living accommodation for one or more individuals, but does not include such use related to short stay rental use;

**“Residential”** means one or more dwelling units designed, adapted or used as a home or residence of one or more individuals, and shall include a single detached dwelling, a semi-detached dwelling, a townhouse or similar low-rise ground-oriented multiple dwelling; a duplex, a triplex, fourplex and apartment, but not a short stay rental building;

**“Services”** means services designated in this By-law including Schedule A to this By-law or in agreement under section 44 of the Act, or both;

**“Short stay rental use”** means use or intended use for human habitation on a temporary basis for profit, including but not limited to hotels, motels, guest cabins, bed and breakfasts;

**“Special care/special need dwelling”** means:

- (i) a building containing two or more dwelling units, which units have a common entrance from street level:
  - (a) where the occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings;
  - (b) which may or may not have exclusive sanitary and/or culinary facilities;
  - (c) that is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements; and
  - (d) where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and



attendant services are provided at various levels, and includes, but is not limited to, retirement homes or lodges nursing homes, charitable dwellings, group homes (including correctional group homes) and hospices.

**“Temporary”** means for a fixed period of time with the intent to discontinue such use upon the expiration of the time period;

**“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, and:

- (a) includes the floor area of a mezzanine and air-supported structure and the space occupied by interior walls partitions; and
- (b) excludes any parts of the building or structure used for mechanical equipment related to the operation or maintenance of the building or structure, stairwells, elevators, washrooms, and the parking and loading of vehicles; and
- (c) where a building does not have any walls, the total floor area shall be the sum total of the area of land directly beneath the roof of the building and the total areas of the floors in the building or structure.

## Rules

- 2. That for the purpose of complying with section 6 of the Act:
  - (a) the area to which this By-law applies shall be the area described in section 3 of this By-law;
  - (b) the rules developed under paragraph 9 of subsection 5(1) of the Act for determining if a development charge is payable in any particular case and for determining the amount of the charge shall be as set forth in sections 4 through 19, inclusive and section 26 of this By-law;



- (c) the exemptions provided for by such rules shall be the exemptions set forth in sections 20 through 27, inclusive, of this By-law, the indexing of charges shall be in accordance with section 17 of this By-law;
- (d) the rules developed under paragraph 10 of subsection 5(1) of the Act for phasing in of development charges shall be as set forth in section 18 of this By-law; and
- (e) the redevelopment of land shall be in accordance with the rules set forth in section 27 of this By-law.

### Lands Affected

- 3. That this By-law applies all lands in the Brock Business Park as identified in Schedule C. In addition to charges under this By-law, this area shall also be required to pay the City-wide development charges established under By-law 46-2019.

### Designation of Services

- 4. That it is hereby declared by Council that all development of land within the area to which this By-law applies will increase the need for services.
- 5. That Development charges shall be imposed and reserve funds established for the following category of service to pay for the increased capital costs required because of increased needs for services arising from development, under this By-law:
  - (a) Wastewater Services.
- 6. That the development charge applicable to a development as determined under this By-law shall apply with regard to the services required or used by the individual development of the Brock Business Park, as determined under this By-law, for services noted in section 5(a).



## Approvals for Development

7. That development charges shall be imposed against all lands, buildings or structures within the area to which this By-law applies if the development of such lands, buildings or structures requires any of the following approvals:
  - (a) the passing of a zoning by-law or of an amendment thereto 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 50 of the *Condominium Act*; or
  - (g) the issuing of a permit under the *Building Code Act*, 1992 in relation to a building or structure.
8. That no than one development charge for each service designated in section 5 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in section 7 are required before the lands, buildings or structure can be developed.
9. That notwithstanding section 13, if two or more of the actions described in section 7 occur at different times, additional development charges shall be imposed in respect of any increased or additional development permitted by that action.
10. That where a development requires an approval described in section 7 after the issuance of a building permit and no development charge has been paid, then the development charge shall be paid prior to the granting of the approval required under section 7.
11. That if a development does not require a building permit but does require one or more of the approvals described in section 7, then the development charge shall



nonetheless be payable in respect of any increased or additional development permitted by such approval required for the increased or additional development being granted.

12. That nothing in this By-law prevents Council from requiring, as a condition of an agreement under sections 41, 51 or 53 of the Planning Act, that the owner, at his or her own expense, install such local services related to a plan of subdivision or within the area to which the plan relates, as council may require, or that the owner pay for local connections to storm drainage facilities, watermains and sewer mains, installed at the owner's expense, or administrative, processing, or inspection fees.

#### Calculation of Development Charges

13. That the development charge 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.

#### Amount of Charge - Residential

14. That the development charges described in Schedule B to this By-law shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed-use building or structure, on the residential component of the mixed-use building or structure, according to the type of residential use.
15. Subject to the provisions in this By-law, development charges imposed upon land to be developed for residential and non-residential use within the Brock Business Park shall be calculated in accordance with Schedule B to this By-law. The charges in Schedule B reflect the additional area-specific charges to be imposed on development in this area.



### Amount of Charge – Non-Residential

16. That the development charges described in Schedule B to this By-law shall be imposed on commercial/institutional/industrial uses of lands, buildings or structures and, in the case of a mixed-use building or structure, on the commercial/institutional components of the mixed-use building or structure, and calculated with respect to each of the services according to the total floor area of the commercial/institutional use.

### Indexing of Development Charges

17. The development charges set out in Schedule "B" to this by-law shall be adjusted annually as of January 1<sup>st</sup> of each year commencing January 1, 2023, without amendment to the by-law, in accordance with the prescribed index in the Act.

### Phasing, Timing of Calculation and Payment

18. That;

- (1) Except as set out in sub-paragraphs (4), (5), and (6) below, the development charges set out in this By-law are not subject to phasing in and are payable in full, subject to the exemptions and credits herein from the effective date of this By-law.
- (2) Subject to section 26 (with respect to redevelopment) and subsection (3), the development charge shall be calculated as of, and shall be payable on, the date the first building permit is issued in relation to a building or structure on land to which the development charge applies.
- (3) Notwithstanding subsection (2), the City may require an owner to enter into an agreement, including the provision of security for the owner's obligations under agreement, pursuant to section 27 of the Act providing for all or part of a development charge to be paid before or after it otherwise would be payable. The terms of such agreement shall then prevail over the provision of this By-law.
- (4) Notwithstanding subsection 18(2), 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 first



occupancy certificate issued, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.

- (5) Notwithstanding subsection 18(2), development charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of first occupancy certificate issued, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (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 2 years of building permit issuance, the development charges under subsection 18(2) shall be calculated on the rates set out in Schedule “B” on the date of the planning application, including interest. Where both planning applications apply, development charges under subsection 18(2), shall be calculated on the rates, including interest, set out in Schedule “B” on the date of the later planning application.

#### Payment by Money or the Provision of Services

19. That;

- (1) Development charges shall be paid to the City through an approved method of payment.
- (2) In the alternative to payment by the means provided in subsection (1), the City 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 City and the owner cannot agree as to the reasonable cost of doing the work under subsection (2), 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 City has so agreed in an agreement under Section 38 of the Act; and
  - (ii) in no event shall the City be required to make a cash payment to the credit holder.
- (3) 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 City's local services policies in effect at the time.

#### Rules with Respect to Exemptions for Intensification of Housing

20. That;

- (1) No development charges shall be imposed with respect to residential developments or portions of residential developments as follows:



<b>Name of Class of Residential Building</b>	<b>Description of Class of Residential Building</b>	<b>Maximum Number of Additional Dwelling Units</b>	<b>Restrictions</b>
Existing single detached dwellings	Existing residential buildings, each of which contains a single dwelling unit, that are not attached to other buildings.	Two	The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the building.
Existing semi-detached dwellings or row dwellings	Existing residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the building.
Existing rental residential buildings	Existing residential rental buildings, each of which contains four or more dwelling units.	Greater of one and 1% of the existing units in the building	None.
Other existing residential buildings	An existing residential building not in another class of residential building described in this table.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building.
Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new detached dwelling must only contain two dwelling units.	The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.	The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.	The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.

Source: O. Reg. 82/98, section 2

### Rules with Respect to an Industrial Expansion Exemption

21. That if a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with the following:

(1) Subject to subsection 21(3), if the gross floor area is enlarged by 50 per cent or less of the lesser of:

(a) the gross floor area of the existing industrial building, or



(b) the gross floor area of the existing industrial building before the first enlargement for which:

- (i) an exemption from the payment of development charges was granted, or
- (ii) a lesser development charge than would otherwise be payable under this By-law, or predecessor thereof, was paid,

pursuant to Section 4 of the Act and this subsection,

the amount of the development charge in respect of the enlargement is zero;

(2) Subject to subsection 21(3), if the gross floor area is enlarged by more than 50 per cent or less of the lesser of:

- (a) the gross floor area of the existing industrial building, or
- (b) the gross floor area of the existing industrial building before the first enlargement for which:
  - (i) an exemption from the payment of development charges was granted, or
  - (ii) a lesser development charge than would otherwise be payable under this By-law, or predecessor thereof, was paid,

pursuant to Section 4 of the Act and this subsection,

the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

- (a) determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the first enlargement, and
- (b) divide the amount determined under subsection (a) by the amount of the enlargement.



(3) For the purposes of calculating the extent to which the gross floor area of an existing industrial building is enlarged in subsections 21(1) and 21(2), the cumulative gross floor area of any previous enlargements for which:

- (a) An exemption from the payment of development charges was granted, or
- (b) A lesser development charge than would otherwise be payable under this By-law, or predecessor thereof, was paid,

pursuant to Section 4 of the Act and this subsection, shall be added to the calculation of the gross floor area of the proposed enlargement.

(4) For the purposes of this subsection, the enlargement must not be attached to the existing industrial building by means only of a tunnel, bridge, passageway, canopy, shared below-grade connection, such as a service tunnel, foundation, footing or parking facility.

#### Categories of Exempt Institutions

22. That;

- (1) The following categories of institutions are hereby designated as being exempt from the payment of development charges:
  - (a) buildings or structures used as hospitals governed by the Public Hospitals Act, R.S.O 1990, c. P. 40;
  - (b) buildings or structures owned by and used for the purposes of the City, the Region, or their local boards;
  - (c) buildings or structures used as a place of worship
  - (d) buildings or structures owned by a board of education, and used for school purposes;
  - (e) 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 is exempt from development charges imposed under the Act, if the development in respect of which



development charges would otherwise be payable is intended to be occupied and used by the university;

- (f) buildings or structures owned by a college of applied arts and technology established pursuant to the Ministry of Training, Colleges and Universities Act, R.S.O. 1990, c. M. 19, and used for teaching of programs of study leading to a post secondary certificate or diploma, a graduate certificate or a bachelor degree;
- (2) The exemption referred to in paragraph 22(1)(b) does not apply to the development for residential uses of lands owned by:
    - (a) the Region or any local board thereof;
    - (b) any corporation owned, controlled, or operated by the Region.
  - (3) The exemption referred to in 22(1)(f) does not apply to development by colleges for non-teaching purposes and/or for residential purposes.

### Agricultural Uses

23. That agricultural uses as well as farm buildings and other ancillary development to an agricultural use excluding any residential, commercial or industrial uses, shall be exempt from the provisions of this By-law.

### Whether Charge Payable

24. That despite the definition of residential use and non-residential use, and notwithstanding the other provisions of this By-law, a development charge shall be imposed in relation to agricultural, and eligible exempt uses as defined in section 22 of this By-law, unless:

- (1) such building or structure is owned in fee simple by the qualifying owner;
- (2) and is actually used and occupied by said owner for the qualifying purposes of said owner.

For the purposes of this section, “qualifying” means possessing the attributes necessary to qualify for an exemption from the development charge otherwise collectable under the provisions of this By-law.



## Temporary Buildings or Structures

25. That;

- (1) Temporary buildings or structures shall be exempt from the provisions of this By-law.
- (2) In the event that a temporary building or structure becomes protracted, it shall be deemed not to be nor ever to have been a temporary building or structure, and the development charges required to be paid under this By-law shall become payable on the date the temporary building or structure becomes protracted.
- (3) Prior to the City issuing a building permit for a temporary building or structure, the City may require an owner to enter into an agreement, including the provision of security for the owner's obligation under the agreement, pursuant to section 27 of the Act providing for all or part of the development charge required by section 18 of this By-law to be paid after it would otherwise be payable. The terms of such agreement shall then prevail over the provisions of this By-law.

## Rules with Respect to Redevelopment of Land

26. That;

- (1) Where there is a redevelopment of land on which there is a conversion of space proposed, or on which there was formerly erected a building or structure that has been demolished, a credit shall be allowed against the development charge otherwise payable by the owner pursuant to this By-law for the portion of the previous building or structure still in existence that is being converted or for the portion of the building or structure that has been demolished, as the case may be, calculated by multiplying the number and type of dwelling units being converted or demolished or the non-residential total floor area being converted or demolished by the relevant development charge in effect on the date when the development charge is payable in accordance with this By-law. If the development includes the conversion from one use (the first use) to another use, the credit shall be based on the development charges calculated pursuant to



this By-law at the current development charge rates, that would be payable as development charges in respect of the first use.

- (2) A credit in respect of any demolition under this section shall not be given unless a building permit has been issued or a subdivision agreement has been entered into with the City for the development within 5 years from the date the demolition permit was issued.
- (3) The amount of any credit hereunder shall not exceed, in total, the amount of the development charges otherwise payable with respect to the development.

#### Refunds

27. That the City shall pay interest on a refund under subsections 18(3) and 25(2) of the *Development Charges Act, 1997* at a rate equal to the Bank of Canada rate on the date this By-law comes into force.

#### Front-ending Agreements

28. That the City may enter into agreements under Section 44 of the Act.

#### Schedules

29. The following Schedules to this By-law form an integral part of this By-law:

Schedule A Designated Municipal Services under this By-law;

Schedule B Residential and Non-Residential Area-Specific Development Charges;

Schedule C Map denoting Brock Business Park Development Area.

#### By-law Registration

30. That a certified copy of this By-law may be registered in the By-law register in the Land Registry Office against all land in the City and may be registered against title to any land to which this By-law applies.



Date By-law Effective

31. That this By-law comes into force on XX, 2022.

Date By-law Expires

32. That this By-law expires five years after the date on which it comes into force.

Headings for Reference Only

33. That the headings inserted in this By-law are for convenience of reference only and shall not affect the construction or interpretation of this By-law.

Severability

34. That if, for any reason, any provision, section, subsection or paragraph of this By-law is held invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted or amended, in whole or in part or dealt with in any other way.

**Read a first, second and third time and finally passed by Council this XX day of June, 2022.**

---

MAYOR

---

CLERK



**Schedule A**  
**Development Charges By-law No. XXX**  
**DESIGNATED MUNICIPAL SERVICE UNDER THIS BY-LAW**

100% Eligible – Area Specific urban services – Brock Business Park

Wastewater Services



**Schedule B**  
**Development Charges By-law No. XXX**  
**AREA-SPECIFIC DEVELOPMENT CHARGES**

Service	Residential					Non-Residential
	Single & Semi Detached	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling	(per sq.ft. of Gross Floor Area)
Wastewater Services	1,825	1,207	1,178	721	652	0.85



**Schedule C  
Development Charges By-law No. XXX  
BROCK BUSINESS PARK DEVELOPMENT AREA MAP**





# Appendix B

## Existing Policies and Rules



The following subsections summarize the rules set out in By-law 64-2017 regarding the calculation, payment, and collection of development charges for Brock Business Park.

### **Payment in any Particular Case**

In accordance with the Development Charges Act, 1997 (D.C.A.), s.2(2), a development charge may 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 50 of the Condominium Act; or
- (g) the issuing of a building permit under the Building Code Act in relation to a building or structure.

### **Application for Redevelopment of Land (Demolition and Conversion)**

- 1) Where there is a redevelopment of land on which there is a conversion of space proposed, or on which there was formerly erected a building structure that has been demolished, a credit shall be allowed against the D.C. otherwise payable by the owner pursuant to the By-law for the portion of the previous building or structure still in existence that is being converted or for the portion of the building or structure that has been demolished, as the case may be, calculated by multiplying the number and type of dwelling units being converted or demolished or the non-residential total floor area being converted or demolished by the relevant D.C. in effect on the date when the D.C. is payable in accordance with the By-law. If the development includes the conversion from one use (the first use) to another use, the credit shall be



based on the D.C.s calculated pursuant to the By-law at the current D.C. rates, that would be payable as D.C.s in respect of the first use.

- 2) A credit in respect of any demolition under this section shall not be given unless a building permit has been issued or a subdivision agreement has been entered into with the City for the development within 5 years from the date the demolition permit was issued.

### **Exemptions (full or partial)**

The following non-statutory exemptions are provided under By-law 46-2017:

- (a) buildings or structures used as hospitals governed by the Public Hospitals Act, R.S.O 1990, c. P. 40;
- (b) buildings or structures owned by and used for the purposes of the City, the Region, or their local boards;
- (c) buildings or structures used as a place of worship;
- (d) buildings or structures owned by a board of education, and used for school purposes;
- (e) buildings or structures owned by a university established by an Act of the Legislative Assembly of Ontario, and used for teaching of programs of study leading to a bachelor, masters, or doctoral degree;
- (f) buildings or structures owned by a college of applied arts and technology established pursuant to the Ministry of Training, Colleges and Universities Act, R.S.O. 1990, c. M. 19, and used for teaching of programs of study leading to a post secondary certificate or diploma, a graduate certificate or a bachelor degree;
- (g) agricultural uses as well as farm buildings and other ancillary development to an agricultural use excluding any residential, commercial, or industrial uses; and
- (h) temporary buildings or structures.



## **Phasing-in**

No phase-ins of the D.C.s have been provided.

## **Timing of Collection of D.C.s**

A development charge that is applicable under Section 5 of the D.C.A. shall be calculated and payable:

- On the date the first building permit is issued in relation to a building or structure on land to which D.C. applies; and
- Despite the above, the City may require an owner to enter into an agreement, including the provision of security for the owner's obligations under agreement, pursuant to Section 27 of the Act providing for all or part of a D.C. to be paid before or after it otherwise would be payable. The terms of such agreement shall then prevail over the provision of the by-law.

## **Indexing**

Development charges shall be adjusted, without amendment to the by-law, on June 4 annually, in accordance with the Statistics Canada Quarterly, Non-Residential Building "Construction Price Statistics" (Table 18-10-0135-01)<sup>1</sup> for the most recent year-over-year.

It is proposed that the indexing be changed to January 1<sup>st</sup> of each year.

## **The Applicable Areas**

The charges developed herein apply to all lands in the Brock Business Park are, as identified in Schedule D of the by-law. In addition to these charges, this area shall also be required to pay City-wide D.C.s established under by-law 46-2019.

---

<sup>1</sup> 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 recent Table.



# Appendix C

## Asset Management



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

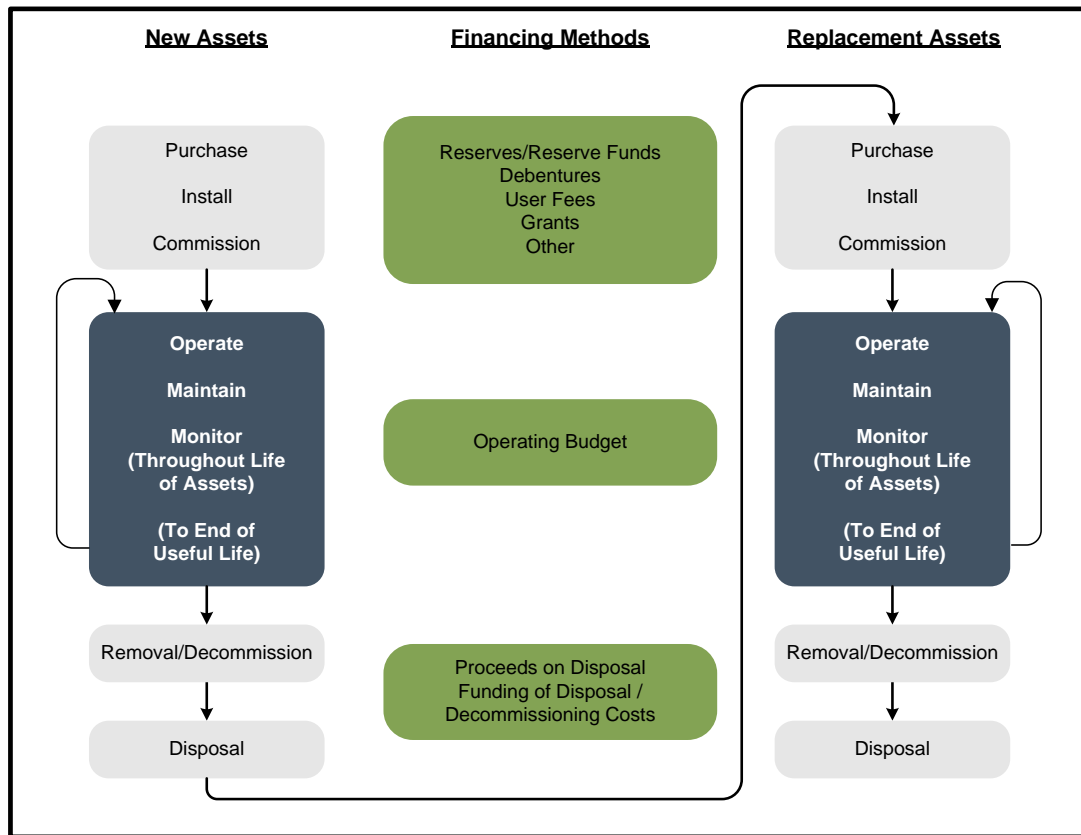
“The asset management plan shall,

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

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

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

It should be noted that with the recent passing of the *Infrastructure for Jobs and Prosperity Act* (I.J.P.A.) municipalities are now required to complete A.M.P.s, based on certain criteria, which are to be completed by 2023 for core municipal services and 2024 for all other services. The amendments to the D.C.A. do not require municipalities to complete these A.M.P.s (required under I.J.P.A.) for the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.



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

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

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

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

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



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

In accordance with the *Infrastructure for Jobs and Prosperity Act* (I.J.P.A.) the City completed an Asset Management Plan in 2021. The plan, however, does not detail the impacts of growth-related capital requirements. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information

In recognition to the schematic above, the following table 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:

1. The non-D.C. recoverable portion of the projects that will require financing from municipal 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 both the 2022 Area-specific D.C. and the 2019 City-wide D.C. for wastewater 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 both the area-specific D.C. and City-wide D.C. for wastewater services (only) have been included.
4. The resultant total annualized expenditures are \$276,238.
5. Consideration was given to the potential new wastewater rate 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 \$398,562. This amount, totalled with the existing wastewater rate revenues of \$5.35 million, provides annual revenues of \$5.75 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table C-1  
City of Thorold  
Asset Management – Future Expenditures and Associated Revenues  
2022\$

	2041 (Total)
<b>Expenditures (Annualized)</b>	
Annual Debt Payment on Non-Growth Related Capital <sup>1</sup>	44,127
<b>Lifecycle:</b>	
Annual Lifecycle - City-wide Wastewater Services	\$64,220
Annual Lifecycle - Area-specific Wastewater Services	\$66,828
<b>Sub-Total - Annual Lifecycle</b>	<b>\$131,049</b>
<b>Incremental Operating Costs (for D.C. Services)</b>	<b>\$101,063</b>
<b>Total Expenditures</b>	<b>\$ 276,238</b>
<b>Revenue (Annualized)</b>	
Total Existing Revenue <sup>2</sup>	\$5,350,711
Incremental Non-Tax Revenue (Wastewater Rates)	\$398,562
<b>Total Revenues</b>	<b>\$5,749,273</b>

<sup>1</sup> Non-Growth Related component of Projects

<sup>2</sup> As per Sch. 12 of FIR