



Addendum to 2024 Development Charges Background Study

Town of Orangeville

For Public Circulation and Comment

September 12, 2024

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1. Background

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

- August 8, 2024 – Release D.C.B.S. and draft by-law;
- September 16, 2024 – Public Meeting of Council;
- October 7, 2024 – Anticipated passage of the D.C. by-law; and
- October 8, 2024 – Anticipated date of by-law enactment.

The purpose of this addendum to the August 8, 2024 D.C.B.S. is to revise the calculation of the non-residential charges and to make minor housekeeping revisions.

2. Discussion

This section of the addendum report provides an explanation for the refinements noted above.

The August 8, 2024 D.C.B.S. noted that the non-residential gross floor area (G.F.A.) increase to buildout was 686,300 square feet however, some sections of the report incorrectly noted the increase as 868,300 square feet. The charge for Town-wide services over the buildout forecast period was inadvertently calculated based on 868,300 square feet instead of 686,300 square feet, which resulted in an understated non-residential charge. Table 1 presents the revised schedule of Town-Wide D.C.s.

The amended charges for Town-Wide services are \$16.56 per square foot of non-residential G.F.A. reflecting an increase of \$2.70 per square foot, or 19%, over those presented in the August 8, 2024 D.C.B.S. This comparison is presented in Table 2 below.



Table 1
Town of Orangeville
Amended Schedule of Town-Wide Development Charges

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Town-Wide Services/Class of Services:						
Services Related to a Highway	9,620	7,944	6,063	3,347	3,194	4.19
Transit Services	1,282	1,059	808	446	426	0.56
Fire Protection Services	1,498	1,237	944	521	497	0.65
Policing Services	298	246	188	104	99	0.13
Parks and Recreation Services	11,951	9,868	7,533	4,158	3,969	1.68
Library Services	1,571	1,297	990	547	522	0.22
Growth-Related Studies	3,253	2,686	2,050	1,132	1,080	1.24
Total Town-Wide Services/Class of Services	\$29,473	\$24,337	\$18,576	\$10,255	\$9,787	\$8.67
Town-Wide Urban Services						
Wastewater Services	8,688	7,174	5,476	3,022	2,885	3.13
Water Services	10,517	8,684	6,629	3,659	3,492	3.79
Stormwater Services	855	706	539	297	284	0.97
Total Urban Services	\$20,060	\$16,564	\$12,644	\$6,978	\$6,661	\$7.89
GRAND TOTAL RURAL AREA	\$29,473	\$24,337	\$18,576	\$10,255	\$9,787	\$8.67
GRAND TOTAL URBAN AREA	\$49,533	\$40,901	\$31,220	\$17,233	\$16,448	\$16.56

Table 2
Comparison of Current, Calculated (August 8, 2024 D.C.B.S.), and Amended D.C.s for Square Foot of Non-Residential Gross Floor Area

Services/Class of Services	Current	Calculated (as per August 8, 2024 D.C.B.S.)	Amended (as per Addendum Report)
Town-Wide Services/Class of Services:			
Services Related to a Highway	2.45	3.32	4.19
Transit Services	0.10	0.56	0.56
Fire Protection Services	0.43	0.52	0.65
Policing Services	0.33	0.10	0.13
Parks and Recreation Services	1.64	1.68	1.68
Library Services	0.19	0.22	0.22
Growth-Related Studies	-	1.24	1.24
Total Town-Wide Services/Class of Services	\$5.14	\$7.64	\$8.67
Town-Wide Urban Services			
Wastewater Services	3.27	2.47	3.13
Water Services	2.16	2.98	3.79
Stormwater Services	-	0.77	0.97
Grand Total - Rural Area	\$5.43	\$6.22	\$7.89
Grand Total - Urban Area	\$10.58	\$13.86	\$16.56



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

Based on the foregoing, the following revisions are made to the August 8, 2024, D.C.B.S. Accordingly, the amended pages are appended to this report.

Page Reference	Description of Revisions
Executive Summary (pages iii to ix)	Updated to reflect the correct forecast non-residential growth over the buildout period and the revised charges for non-residential developments.
1-2	Updated text and Figure 1-1 related to the D.C. process, including the release date of this addendum.
2-3	Updated to refer to the most recent Act related to long-term care homes.
6-1 to 6-5	Chapter 6 updated calculation for Town-Wide services over the buildout forecast period and page numbering.
Page 7-3	Updated data period for historical occupancy rates (housekeeping item related to labelling).
Page 7-10	Updated to reflect this addendum to the D.C. Background Study.
Appendix G	Draft D.C. by-law revised to reflect this addendum and to reflect the most recent Act related to long-term care homes. Updated Schedule B, to reflect the revised schedule of charges.



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

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

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

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



Appendix A

Amended Pages



- Maximum interest rate for installments and the determination of D.C.s for eligible site plan and zoning by-law amendment applications set at the average prime rate plus 1%;
 - Statutory D.C. exemptions for additional residential units (up to a third dwelling unit), affordable units, attainable units, affordable inclusionary zoning units, non-profit housing, and universities receiving ongoing funding from the Province;
 - Mandatory D.C. discount for rental housing, based on the number of bedrooms within a dwelling unit;
 - Term of a D.C. by-law extended from 5 years to 10 years;
 - Requirement for municipalities to spend or allocate at least 60% of their D.C. reserve fund at the beginning of the year for water, wastewater, and services related to a highway;
 - Requirements related to the annual D.C. reserve fund Treasurer's statement;
 - Provision to allow minor amendments to D.C. by-laws concerning by-law expiry dates; and
 - D.C. public notice requirements.
4. The growth forecast (provided in Chapter 3), summarized in Table ES-1, on which the D.C. is based, projects the following population, housing, and non-residential employment and associated gross floor area (G.F.A.) for the 10-year (mid-2024 to mid-2034) and buildout forecast periods.



Table ES-1
Town of Orangeville
Summary of Anticipated Town-Wide D.C. Residential and
Non-Residential Development

Measure	10 Year Mid-2024 to Mid-2033	Buildout Mid-2024 to Buildout
(Net) Population Increase	2,508	5,093
(Gross) Population Increase in New Households*	3,047	6,323
Residential Unit Increase	1,246	2,590
Non-Residential Employment Increase	421	772
Non-Residential Gross Floor Area Increase (sq.ft.)	360,700	686,300

* Growth includes population in both permanent, seasonal, and institutional households.

5. Table ES-2 includes a summary of the D.C.-eligible capital costs for each eligible service arising from the anticipated development. These capital costs are provided in detail in Chapter 5. The D.C.A. requires that the background study include a summary of the gross and net capital costs to be incurred over the term of the by-law (i.e., 10 years) for existing and future development. This summary is provided by service in Table 6-5 of the D.C. Background Study.

In total, gross capital costs of approximately \$205.29 million are forecast for the 10-year by-law term. These capital costs have been identified through discussion with Town staff. A portion of these capital costs, \$18.42 million, relate to the needs of growth beyond the forecast period. These costs are not included in the D.C. calculation, however, will be considered in future D.C. studies. Other deductions in the determination of the D.C.-recoverable costs include approximately \$84.68 million related to the portion of capital projects that will benefit the existing development, \$12.96 million related to anticipated grants, subsidies, and other contributions, and \$108,000 relates to the portion of capital costs that are related to D.C.-ineligible services.



The resultant net D.C.-recoverable costs included in the calculations for capital works anticipated over the 10-year forecast period totals approximately \$89.12 million, of which \$76.76 million is attributed to the forecast residential development and \$12.36 million allocated to the forecast non-residential development.

Table ES-2
Town of Orangeville
Summary of Costs Anticipated During the Term of the By-law

Description	Value (2024\$)
Total gross expenditures planned over the next 10 years	\$209,055,770
Less: benefit to existing development	\$88,669,649
Less: post planning period benefit	\$18,424,100
Less: costs associated with D.C.-ineligible services	\$123,000
Less: grants, subsidies, and other contributions	\$12,956,318
Net costs to be recovered from D.C.s. over the term of the by-law	\$91,882,703

- At present, the Town imposes D.C.s on both residential and non-residential developments on a Town-wide basis and area specific basis. The Town is undertaking a D.C. public process and anticipates passing a new D.C. by-law for the services identified in the D.C. Background Study. The statutory mandatory public meeting has been set for September 16, 2024.

This report provides the calculations of the residential and non-residential charges to recover the capital costs of the anticipated increase in need for services arising from the forecast development (summarized in Schedule ES-3). The following services/class of services are calculated based on a Town-wide 10-year forecast period:

- Transit Services;
- Parks and Recreation Services;
- Library Services; and



- Growth-related Studies (class of service).

The following services are calculated based on a Town-wide 2024 to buildout forecast period:

- Services Related to a Highway;
- Fire Protection Services;
- Policing Services;
- Water Services;
- Wastewater Services; and
- Stormwater Services.

The services listed below are calculated based on an area-specific basis for the 2024 to buildout forecast period:

- Services Related to a Highway;
- Water Services;
- Wastewater Services; and
- Stormwater Services.

7. The calculated Town-wide D.C. for a single detached unit is \$49,533. The calculated Town-wide non-residential development charge is \$16.56 per sq.ft. of gross floor area (G.F.A.) Table ES-3 provides the calculated D.C.s for residential and non-residential developments for each service/class of services.
8. The area-specific D.C.s are shown in Table ES-4, for the respective charges related to services related to a highway, stormwater services, water services, and wastewater services. These charges, where applicable, are in addition to the Town-wide charges.



Table ES-3
Town of Orangeville
Calculated Schedule of Town-wide Development Charges

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq. ft. of Gross Floor Area)
Town-Wide Services/Class of Services:						
Services Related to a Highway	9,620	7,944	6,063	3,347	3,194	4.19
Transit Services	1,282	1,059	808	446	426	0.56
Fire Protection Services	1,498	1,237	944	521	497	0.65
Policing Services	298	246	188	104	99	0.13
Parks and Recreation Services	11,951	9,868	7,533	4,158	3,969	1.68
Library Services	1,571	1,297	990	547	522	0.22
Growth-Related Studies	3,253	2,686	2,050	1,132	1,080	1.24
Total Town-Wide Services/Class of Services	\$29,473	\$24,337	\$18,576	\$10,255	\$9,787	\$8.67
Town-Wide Urban Services						
Wastewater Services	8,688	7,174	5,476	3,022	2,885	3.13
Water Services	10,517	8,684	6,629	3,659	3,492	3.79
Stormwater Services	855	706	539	297	284	0.97
Total Urban Services	\$20,060	\$16,564	\$12,644	\$6,978	\$6,661	\$7.89
GRAND TOTAL RURAL AREA	\$29,473	\$24,337	\$18,576	\$10,255	\$9,787	\$8.67
GRAND TOTAL URBAN AREA	\$49,533	\$40,901	\$31,220	\$17,233	\$16,448	\$16.56



Table ES-4
Town of Orangeville
Calculated Schedule of Area-Specific Development Charges

Services	\$/Net Developable Hectare
Roads and Related Services	
Roads - RSP1	\$14,803
Water Services	
Water - WD-1	\$23,903
Water - WD-2	\$5,176
Water - WD-3	\$7,216
Water - WD-4	\$7,847
Water - WD-5	\$26,738
Water - WD-6	\$12,058
Wastewater Services	
Wastewater - SS1	\$6,713
Wastewater - SS3	\$12,701
Wastewater - SS4	\$5,689
Stormwater Management Services	
Stormwater Management - SWM1	\$12,222
Stormwater Management - SWM2	\$19,166
Stormwater Management - SWM3	\$21,727
Stormwater Management - SWM4	\$0
Stormwater Management - SWM5	\$0
Stormwater Management - SWM6	\$5,037
Stormwater Management - SWM 3/4 Ext.1	\$9,529
Stormwater Management - SWM 3/4 Ext.2	\$8,252

9. Tables ES-5 and ES-6 provide a comparison of the Town-wide D.C.s currently imposed in the Town and the calculated charges herein. These comparisons are provided for a single detached residential dwelling unit and non-residential development, on a per sq.ft. of G.F.A., respectively. Further, Table ES-7 provides a comparison of the Area Specific Charges currently imposes, vs. the revised calculated rates contained herein.



Table ES-5
Town of Orangeville
Single Detached Residential Dwelling Unit Town-Wide D.C. Comparison

Services/Class of Services	Current	Calculated
Town-Wide Services/Class of Services:		
Services Related to a Highway	5,908	9,620
Transit Services	220	1,282
Fire Protection Services	1,032	1,498
Policing Services	806	298
Parks and Recreation Services	6,322	11,951
Library Services	731	1,571
Growth-Related Studies	-	3,253
Total Town-Wide Services/Class of Services	\$15,020	\$29,473
Town-wide Urban Services		
Wastewater Services	8,983	8,688
Water Services	5,945	10,517
Stormwater Services	-	855
Total Town-Wide Services	\$14,928	\$20,060
Grand Total - Urban Area	\$29,947	\$49,533

Table ES-6
Town of Orangeville
Non-Residential Town-Wide D.C. Comparison per sq.ft.
of Gross Floor Area

Services/Class of Services	Current	Calculated
Town-Wide Services/Class of Services:		
Services Related to a Highway	2.45	4.19
Transit Services	0.10	0.56
Fire Protection Services	0.43	0.65
Policing Services	0.33	0.13
Parks and Recreation Services	1.64	1.68
Library Services	0.19	0.22
Growth-Related Studies	-	1.24
Total Town-Wide Services/Class of Services	\$5.14	\$8.67
Town-Wide Urban Services		
Wastewater Services	3.27	3.13
Water Services	2.16	3.79
Stormwater Services	-	0.97
Grand Total - Rural Area	\$5.43	\$7.89
Grand Total - Urban Area	\$10.58	\$16.56



public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed D.C. by-law.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on August 8, 2024.

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

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

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

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

Process Steps	Dates
Data collection, growth forecast development, staff review, engineering work, D.C. calculations and policy work	Early 2024 to mid-2024
Public release of final D.C. Background study and proposed by-law	August 8, 2024
Public meeting advertisement placed in newspaper(s)	By 21 days prior to the Public Meeting
Public release of Addendum to the 2024 Development Charges Background Study	September 12, 2024
Public meeting of Council	September 16, 2024
Council considers adoption of background study and passage of by-law	October 7, 2024
Newspaper notice given of by-law passage	By 20 days after passage
Last day for by-law appeal	40 days after passage
Town makes pamphlet available (where by-law not appealed)	By 60 days after in force date



- Full exemption for a cemetery;
- Full exemption from non-residential D.C.s if the development of land is for the following purposes:
 - Manufacturing, producing, processing, storing or distributing something, which also includes the research of development in connection with these processes;
 - Retail sales by a manufacturer, producer or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production or processing takes place;
 - An office or administrative purpose, if they are:
 - Carried out with respect to manufacturing, producing, processing, storing or distributing something,
 - In or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution.
- Partial exemption (20%) for long-term care facilities licensed under the *Fixing Long-Term Care Act, 2021*.

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

2.8 Current Development Charges

The Town's current D.C.s for residential and non-residential development are shown in Table 2-1, which includes the Town-wide D.C.s, along with the area-specific charges.



6. Development Charge Calculation

Table 6-1 calculates the proposed D.C.s to be imposed for services over the Town-wide buildout forecast period. Table 6-2 calculates the proposed D.C.s to be imposed on anticipated development in the Town for the 10-year forecast period. Further, Table 6-3 provides the calculated Town-wide D.C.s for the respective services. Lastly, Table 6-4 provides the area-specific D.C.s to be charged over the buildout forecast.

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 dwellings, multiple dwellings, bachelor and 1-bedroom apartments, 2+ bedrooms apartments, and special care/special dwelling units). The non-residential D.C. has been calculated on a uniform per sq.ft. of G.F.A. basis for all types of non-residential development (industrial, commercial, and institutional).

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The residential D.C.-recoverable capital cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 7) to calculate the charges in Tables 6-1, and 6-2.

For area specific calculations, the cost of each project is divided by the total net developable hectares for the benefiting lands to provide a D.C. based on a per hectare basis.

Table 6-5 summarizes the gross capital expenditures and sources of revenue for works anticipated to be undertaken during the 10-year life of the by-law.



Table 6-1
Town of Orangeville
Town-Wide D.C. Calculation for the Buildout Forecast Period

SERVICES	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. <u>Wastewater Services</u>				
1.1 Treatment plants & Sewers	17,372,605	2,147,176	8,688	3.13
2. <u>Water Services</u>				
2.1 Treatment, storage and distribution systems	21,030,460	2,599,270	10,517	3.79
3. <u>Stormwater Services</u>				
3.1 Stormwater Drainage and Control	1,710,000	665,000	855	0.97
4. <u>Services Related to a Highway</u>				
4.1 Roads and Related	19,236,758	2,874,458	9,620	4.19
5. <u>Fire Protection Services</u>				
5.1 Fire facilities, vehicles & equipment	2,996,455	447,746	1,498	0.65
6. <u>Policing Services</u>				
6.1 Facilities, vehicles and equipment, small equipment and gear	595,160	88,932	298	0.13
TOTAL	\$62,941,438	\$8,822,582	\$31,476	\$12.86
D.C.-Eligible Capital Cost	\$62,941,438	\$8,822,582		
Buildout Gross Population/GFA Growth (sq.ft.)	6,323	686,300		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$9,954.36	\$12.86		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.162	\$31,476		
Other Multiples	2.611	\$25,991		
Apartments - 2 Bedrooms +	1.993	\$19,839		
Apartments - Bachelor and 1 Bedroom	1.100	\$10,950		
Special Care/Special Dwelling Units	1.050	\$10,452		

Table 6-2
Town of Orangeville
Town-Wide D.C. Calculation for the 10-year Forecast Period

SERVICES/CLASS OF SERVICES	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
7. <u>Transit Services</u>				
7.1 Transit facilities, vehicles and other infrastructure	1,235,825	201,181	1,282	0.56
8. <u>Parks and Recreation Services</u>				
8.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	11,515,837	606,097	11,951	1.68
9. <u>Library Services</u>				
9.1 Library facilities, materials and vehicles	1,514,108	79,690	1,571	0.22
10. Growth Studies	3,134,215	448,863	3,253	1.24
TOTAL	\$17,399,985	\$1,335,830	\$18,057	\$3.70
D.C.-Eligible Capital Cost	\$17,399,985	\$1,335,830		
10-Year Gross Population/GFA Growth (sq.ft.)	3,047	360,700		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$5,710.53	\$3.70		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.162	\$18,057		
Other Multiples	2.611	\$14,910		
Apartments - 2 Bedrooms +	1.993	\$11,381		
Apartments - Bachelor and 1 Bedroom	1.100	\$6,282		
Special Care/Special Dwelling Units	1.050	\$5,996		



Table 6-3
Town of Orangeville
Calculated Schedule of Town-wide Development Charges
by Service

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Town-Wide Services/Class of Services:						
Services Related to a Highway	9,620	7,944	6,063	3,347	3,194	4.19
Transit Services	1,282	1,059	808	446	426	0.56
Fire Protection Services	1,498	1,237	944	521	497	0.65
Policing Services	298	246	188	104	99	0.13
Parks and Recreation Services	11,951	9,868	7,533	4,158	3,969	1.68
Library Services	1,571	1,297	990	547	522	0.22
Growth-Related Studies	3,253	2,686	2,050	1,132	1,080	1.24
Total Town-Wide Services/Class of Services	\$29,473	\$24,337	\$18,576	\$10,255	\$9,787	\$8.67
Town-Wide Urban Services						
Wastewater Services	8,688	7,174	5,476	3,022	2,885	3.13
Water Services	10,517	8,684	6,629	3,659	3,492	3.79
Stormwater Services	855	706	539	297	284	0.97
Total Urban Services	\$20,060	\$16,564	\$12,644	\$6,978	\$6,661	\$7.89
GRAND TOTAL RURAL AREA	\$29,473	\$24,337	\$18,576	\$10,255	\$9,787	\$8.67
GRAND TOTAL URBAN AREA	\$49,533	\$40,901	\$31,220	\$17,233	\$16,448	\$16.56



Table 6-4
Town of Orangeville
Area-Specific D.C. Calculation for the Buildout Forecast Period

SERVICES	2024 \$ D.C. Eligible Cost	Benefitting Area (net developable ha.)	2024 \$ D.C. Cost per Hectare
Services Related to a Highway			
Roads - RSP1	\$1,521,000	102.75	\$14,803
Water Services			
Water - WD-1	\$699,400	29.26	\$23,903
Water - WD-2	\$339,422	65.57	\$5,176
Water - WD-3	\$126,130	17.48	\$7,216
Water - WD-4	\$965,000	122.98	\$7,847
Water - WD-5	\$100,000	3.74	\$26,738
Water - WD-6	\$150,600	12.49	\$12,058
Wastewater Services			
Wastewater - SS1	\$517,400	77.08	\$6,713
Wastewater - SS3	\$47,500	3.74	\$12,701
Wastewater - SS4	\$440,300	77.4	\$5,689
Stormwater Services			
Stormwater Management - SWM1	\$1,012,600	82.85	\$12,222
Stormwater Management - SWM2	\$1,587,931	82.85	\$19,166
Stormwater Management - SWM3	\$1,014,000	46.67	\$21,727
Stormwater Management - SWM4	\$0	46.67	\$0
Stormwater Management - SWM5	\$0	7.74	\$0
Stormwater Management - SWM6	\$136,000	27	\$5,037
Stormwater Management - SWM 3/4 Ext.1	\$444,700	46.67	\$9,529
Stormwater Management - SWM 3/4 Ext.2	\$385,100	46.67	\$8,252



Table 6-5
Town of Orangeville
Gross Expenditure and Sources of Revenue Summary for Costs
to be Incurred over the 10-Year Life of the By-law for all Services and Class of Services

Services/Class of Services	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Wastewater Services							
1.1 Treatment plants & Sewers	25,103,052	0	7,585,571	0	0	15,323,972	2,193,509
2. Water Services							
2.1 Treatment, storage and distribution systems	49,704,600	0	21,492,125	2,478,922	0	22,358,995	3,374,558
3. Stormwater Services							
3.1 Stormwater Drainage and Control	18,360,831	0	12,292,900	126,600	0	3,812,200	2,129,131
4. Services Related to a Highway							
4.1 Roads and Related	54,173,660	0	26,485,500	6,331,501	0	18,067,156	3,289,503
5. Fire Protection Services							
5.1 Fire facilities, vehicles & equipment	30,366,300	0	10,939,400	3,667,650	12,672,100	2,685,821	401,330
6. Policing Services							
6.1 Facilities, vehicles and equipment, small equipment and gear	154,071	0	81,600	0	3,900	59,657	8,914
7. Transit Services							
7.1 Transit facilities, vehicles and other infrastructure	2,421,706	0	984,700	0	0	1,235,825	201,181
8. Parks and Recreation Services							
8.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	22,755,886	0	4,635,853	250,000	5,748,100	11,515,837	606,097
9. Library Services							
9.1 Library facilities, materials and vehicles	1,459,565	0	98,400	18,365	0	1,275,660	67,140
10. Growth-Related Studies	4,556,100	123,000	1,073,600	83,280	0	2,865,798	410,422
Total Expenditures & Revenues	\$209,055,770	\$123,000	\$85,669,649	\$12,956,318	\$18,424,100	\$79,200,920	\$12,681,784



- (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
- (e) a consent under section 53 of the *Planning Act*;
- (f) the approval of a description under section 9 of the *Condominium Act, 1998*; or
- (g) the issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure.

7.3.2 Determination of the Amount of the Charge

The following conventions should be adopted:

1. Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous 25 years. Costs allocated to non-residential uses will be assigned based on the number of square feet of G.F.A. constructed for eligible uses (i.e., primary, industrial, commercial, and institutional).
2. Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, as follows:
 - For services related to a highway (Town-wide), fire protection services, and policing services, an 87% residential and 13% non-residential attribution has been made, to recognize the incremental residential population and non-residential employment uses projected over the Town-wide buildout forecast period for both services;
 - Parks and recreation services, and library services attributions for residential and non-residential splits have been determined based on an allocation of 95% to residential development and 5% to non-residential development as the predominant users of parks and recreation and library services tend to be residents of the Town;
 - Transit service attributions for residential and non-residential have been determined based on an 86% residential and 14% non-residential attribution has been made, to recognize the incremental residential population and non-residential employment uses projected over the Town's 10-year forecast period for the service;
 - Water and wastewater service attributions (Town-wide) for residential and non-residential have been determined based on an 89% residential and 11% non-residential attribution has been made, to recognize estimated



“Adopt the D.C. approach to calculate the charges related to localized works that only benefit specific developing lands, on an area-specific basis for services related to a highway, water services, wastewater services, and stormwater services;”

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated August 8, 2024, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated August 8, 2024, as amended;”

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

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



Appendix G

Proposed Development Charge By-law



THE CORPORATION OF THE TOWN OF ORANGEVILLE
BY-LAW NO. 2024-xx
BEING A BY-LAW OF TO ESTABLISH DEVELOPMENT CHARGES FOR TOWN
WIDE AND AREA-SPECIFIC SERVICES

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

AND WHEREAS a development charge background study has been completed in accordance with the ACT;

AND WHEREAS the Council of the Corporation of the Town of Orangeville (the "Council") has given notice of the proposed development charges by-law and development charge background study and held a public meeting on the 16th day of September, 2024 and has heard all persons who applied to be heard and considered all submissions in accordance with the ACT and the regulations thereto;

AND WHEREAS the Council has by Resolution determined in accordance with section 12 of the *Development Charges Act, 1997*, that no further public meetings were required;

AND WHEREAS the Council had before it a development charge background study entitled "The Town of Orangeville 2024 Development Charges Background Study" by Watson & associates Economists Ltd., dated August 8, 2024, and amended on September 12, 2024 (hereinafter referred to as the "Study"), wherein it is indicated that the development of certain lands within an area of the Town of Orangeville will increase the need for the services as defined herein;

AND WHEREAS the Council on August 8, 2024 received the Study, pursuant to the *Development Charges Act, 1997* and have thereafter indicated its intent by Resolution that it intends to ensure that the increase in the need for services attributable to the anticipated development will be met;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE Town of ORANGEVILLE ENACTS AS FOLLOWS:



1. DEFINITIONS

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

- 1) “Act” means the *Development Charges Act, 1997*, S.O. 1997, c. 27 as amended, or any successor thereof;
- 2) “Accessory Use” means a use of land, a building or a structure which is naturally and normally incidental and subordinate in purpose and/or floor area, and exclusively devoted to, the principal use of such land, building or structure;
- 3) "Affordable Residential Unit" means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;
- 4) “Apartment Unit” means any residential dwelling unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor, and includes Stacked Townhouses;
- 5) “Agricultural Use” means a bona fide farming operation, including barns, silos, and other ancillary buildings to such agricultural development for the purposes of the growing of field crops, flower gardening, truck gardening, berry crops, tree crops, nurseries, aviaries, apiaries, maple syrup production, mushroom cultivation or farms for the grazing, breeding, raising, boarding of livestock or any other similar uses carried on in the field of general agriculture and aquaculture. Agricultural use does not include the development of a single detached dwelling on agricultural land, nor does it include a building for the growing or processing of cannabis;
- 6) "Ancillary Residential Use" means a residential dwelling that would be ancillary to a single detached dwelling, semi-detached dwelling, or row dwelling;
- 7) "Assembly Plant" means a building to which parts for consumer goods are delivered, stores, and assembled into consumer goods and shipped;



- 8) "Attainable Residential Unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;
- 9) "Back-to-Back Townhouse Dwelling" means a building containing three or more dwelling units separated vertically by a common wall, including a rear common wall, which do not have rear yards;
- 10) "Bedroom" means a habitable room larger than seven square meters, including a den, study or other similar area, but does not include a living room, dining room or kitchen;
- 11) "Benefiting Area" means an area defined by a map, plan or legal description in a front-ending agreement as referred to under Section 44 of the Act as an area that will receive a benefit from the construction of a service;
- 12) "Board of Education" has the same meaning as set out in the *Education Act*, R.S.O. 1990, Chap. E.2, as amended, or any successor thereof;
- 13) "Bona Fide Farm Uses" means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation;
- 14) "Building Code Act" means the *Building Code Act, 1992* S.O. 1992, c.23, as amended, or any successor thereof.
- 15) "Capital Costs" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or under an agreement,
 - (a) to acquire land or an interest in land,
 - (b) to improve land,
 - (c) to acquire, construct or improve buildings and structures,
 - (d) to acquire, construct or improve facilities including:
 - (i) rolling stock, furniture, and equipment with an estimated useful life of seven years or more,



- (ii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, 1984*, S.O. 1984, c. 57,
 - (iii) furniture and equipment, other than computer equipment,
 - (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, included the development charge background study required for the provision of services designated in this By-law or within or outside the Town, including interest of borrowing for those expenditures under clauses (a) to (e).
- 16) “Cannabis Plant” means a plant that belongs to the genus “Cannabis.”
- 17) “Cannabis Production Facilities” means a Building, or part thereof, designed, used, or intended to be used for one or more of the following: cultivation, growing, propagation, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of Cannabis where a license, permit, or authorization has been issued under applicable federal law but does not include a building or part thereof solely designed, used, or intended to be used for retail sales of Cannabis;
- 18) “Cemetery” means lands, buildings, or structures used in connection to a churchyard, cemetery, burying ground or burial site that is exempt from taxation under section 3 of the *Assessment Act*;
- 19) “Charitable Dwelling” means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the *Charitable Institutions Act, R.S.O. 1990*, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children’s residence under the *Child and Family Services Act, R.S.O. 1990*, c. C.11, a home or a joint home under the *Homes for the Aged and Rest Homes Act, R.S.O. 1990*, c. H.13, an institution under the *Mental Hospitals Act, R.S.O. 1990*, c. M.8, a nursing home under the subsection 2 (1) of the *Fixing Long-Term Care Act, 2021*;



- 20) “Correctional Group Home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government, nor any correctional institution or secure custody and detention facility operated by the Province of Ontario;
- 21) “Commercial Use” means the use of land, structure or building for the purpose of buying and selling of commodities and supplying of services as distinguished from manufacturing or assembling of goods, also as distinguished from other purposes such as warehousing and/or an open storage yard;
- 22) “Council” means the Council of the Town of Orangeville;
- 23) “Development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment;
- 24) “Development Charge” means a charge imposed pursuant to this By-law;
- 25) “Duplex” means a building comprising, by horizontal division, two (2) dwelling units, each of which has a separate entrance to grade;
- 26) “Dwelling Unit” means any part of a building or structure used, designed, or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use;
- 27) “Existing Industrial Building” means a building used for or in connection with:



- (a) manufacturing, producing, processing, storing, or distributing something;
 - (b) research or development in connection with manufacturing, producing, or processing something;
 - (c) retail sales by a manufacturer, producer, or processor of something they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production or processing takes place;
 - (d) office or administrative purposes if they are:
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution;
- 28) “Farm Building” means that part of a bona fide farm operation encompassing barns, silos, and other ancillary development to an agricultural use, but excluding a residential use and an on-farm diversified use;
- 29) “Front-end Payment” means a payment made by an owner pursuant to a front-ending agreement, which may be in addition to a development charge that the owner is required to pay under this by-law, to cover the net capital costs of the services designated in the agreement that are required to enable the land to be developed;
- 30) “Front-ending Agreement” means an agreement made under Section 44 of the Act between the municipality and any or all owners within a benefitting area providing for front-end payments by an owner or owners or for the installation of services by an owner or owners or for the installation of services by an owner or owners or any combination thereof;
- 31) “Grade” means the average level of finished ground adjoining a building or structure at all exterior walls;



- 32) “Gross Floor Area” means the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from another dwelling unit or other portion of a building;
- a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and
 - b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use;
- 33) “Group Home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;
- 34) “Hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;
- 35) “Industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of



raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club, or any land, buildings or structures used for an agricultural use;

- 36) "Industrial Use" means all of the industrial uses permitted by Zoning By-law number 22-90 of the Town as amended or any successor thereof;
- 37) "Institutional" means development of a building or structure intended for use:
- a) as a long-term care home within the meaning of subsection 2 (1) of the *Fixing Long-Term Care Act, 2021*;
 - b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
 - c) by any institution of the following post-secondary institutions for the objects of the institution:
 - (i) a university in Ontario that receives direct, regular, and ongoing operation funding from the Government of Ontario;
 - (ii) a college or university federated or affiliated with a university described in subclause (i); or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
- 38) "Live-work Unit" means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both Residential Use and Non-residential Use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;
- 39) "Local Board" has the same meaning as in the Act;
- 40) "Local Services" means those services, facilities or things which are under the jurisdiction of the municipality and are related to an application for



consent or to a plan of subdivision or within the area to which the plan relates and are to be installed or paid for by the owner as a condition of approval under Sections 51 or 53 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, or any successor thereof;

- 41) "Long-term Care Home" means a residential building or the residential portion of a mixed-use building within the meaning of subsection 2 (1) of the *Fixing Long-Term Care Act, 2021*;
- 42) "Mixed Use" means land, buildings or structures used, or designed or intended for use, for a combination of residential and non-residential uses;
- 43) "Mobile Home" means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer;
- 44) "Municipality" means The Corporation of the Town of Orangeville;
- 45) "Net Developable Hectare" means a buildable hectare of land but shall not include public highways, private roads (other than driveways) which are designed for the circulation of traffic in the same manner as public highways, and lands defined as hazard lands;
- 46) "Non-profit housing development" means development of a building or structure intended for use as residential premises by:
 - a) a corporation without share capital to which the *Corporations Act* applies, that is in good standing under that Act and whose primary objective is to provide housing;
 - b) a corporation without share capital to which the *Canada Not-for-profit Corporation Act* applies, that is in good standing under that Act and whose primary objective is to provide housing; or
 - c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.
- 47) "Non-Residential Use" means a building or structure of any kind whatsoever used, designed, or intended to be used for other than a residential use;



- 48) "On-Farm Diversified Use" means a use occurring entirely and exclusively within a detached building that is secondary and subordinate to the active and principle agricultural use occurring on a property. Such uses shall be integrated within a farm cluster of buildings which must include a dwelling, and may include, but are not limited to, uses that produce value added agricultural products or provide a service that is supportive of agri-business;
- 49) "Other Multiples" means all dwellings other than single-detached, semi-detached, apartment, and special care/special dwelling units;
- 50) "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;
- 51) "Place of Worship" means land that is owned by and used for the purposes of worship within a place of worship, a churchyard, cemetery, or burial ground exempt from taxation under section 3 of the *Assessment Act*, R.S.O., 1990, c. A.31, as amended, and includes related administrative, assembly, and associated space, but does not include portions of such buildings or structures used for any commercial or institutional use, including but not limited to daycare facilities, private schools, or banquet facilities;
- 52) "Planning Act" means the *Planning Act*, 1990, as amended;
- 53) "Rate" means the interest rate established weekly by the Bank of Canada for treasury bills having a term of 30 days;
- 54) "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;
- 55) "Regulation" means any regulation made pursuant to the Act;
- 56) "Rental Housing" means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.



- 57) “Residential Use” means land or buildings, or structure of any kind whatsoever used, designed, or intended to be used as living accommodations for one or more individuals;
- 58) “Retirement Home or Lodge” means a residential building or the residential portion of a mixed-use building which provides accommodation primarily for retired persons or couples where each private bedroom or living accommodation has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided;
- 59) "Rowhouse Dwelling" means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;
- 60) “School Board” has the same meaning as that specified in the *Education Act*, R.S.O. 1990, c. E.2, as amended or any successor thereto;
- 61) "Semi-Detached Dwelling" means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but no other parts, attached or another dwelling unit where the residential units are not connected by an interior corridor;
- 62) “Services” (or “service”) means those services and class of services designated in Schedule “A” to this by-law or specified in an agreement made under Section 44 of the Act;
- 63) “Service Standards” means the prescribed level of services on which the schedule of charges in Schedule “B” are based;
- 64) “Servicing Agreement” means an agreement between a landowner and the municipality relative to the provision of municipal services to specified lands within the municipality;



- 65) "Single Detached Dwelling Unit" means a residential building consisting of one dwelling unit and not attached to another structure and includes a mobile home;
- 66) "Special Care/Special Need Dwelling" means a Building, or part of a Building:
- a) containing two or more Dwelling Units which units have a common entrance from street level;
 - b) where the occupants have the right to use, in common with other occupants, halls, stairs, yards, common rooms and accessory Buildings;
 - c) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements;
 - d) where support services, such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at any one or more various levels; and
 - e) the residential building or the residential portion of a mixed-use building maintained and operated as a Long-term Care Home under subsection 2 (1) of the *Fixing Long-Term Care Act, 2021*.
- and includes, but is not limited to, Retirement Home or Lodge, Charitable Dwelling, Group Home (including a Correctional Group Home), Hospice, and Long-term Care Home;
- 67) "Stacked Townhouse Dwelling" means a Building, or part of a building, containing two or more dwelling units where each Dwelling Unit is separated horizontally and/or vertically from another Dwelling Unit by a common wall and having direct separate access to an exterior ground level main entrance/exit;
- 68) "Town" means The Corporation of the Town of Orangeville;
- 69) "Townhouse Dwelling" means a dwelling unit in a building divided vertically into no less than three nor more than eight dwelling units attached by



common walls extended from the base of the foundation to the roof line, each dwelling unit having a separate entrance at grade, and includes a Back-to-Back Townhouse.

- 70) "Warehouse" means a building to which goods of every nature are delivered, stored and from which such goods are shipped when storage is no longer required;

2. DESIGNATION OF SERVICES

- 2.1 It is hereby declared by the Council of the Town that all development of land within the Town will increase the need for services.
- 2.2 Once this By-law is in force, the development charge applicable to a development as determined under this By-law shall apply without regard to the services required or used by any individual development.
- 2.3 Development charges shall be imposed for the following categories of Town-Wide and Area Specific services/class of services to pay for the increased capital costs required because of increased need for services arising from development.

Town-Wide Services:

- a) Services Related to a Highway
- b) Fire Protection Services
- c) Parks and Recreation Services
- d) Library Services
- e) Policing Services
- f) Transit Services
- g) Water Services
- h) Wastewater Services
- i) Stormwater Services

Area-Specific Services:

- a) Services Related to a Highway
- b) Water Services
- c) Wastewater Services



d) Stormwater Services

2.4 The services and class of services designated in section 2.3 are provided in Schedule A.

3. Application of By-law Rules

3.1 For the purpose of complying with section 6 of the ACT

- 1) 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 section 3.2 through 3.13 of this By-law;
- 2) The exemptions provided for by such rules shall be the exemptions set forth in section 3.8 and 3.9 of this By-law, and the indexing of charges shall be in accordance within section 3.7 of this By-law;
- 3) Determining the development charges payable on the redevelopment or conversion of land shall be in accordance with the rules set forth in section 3.10 of this By-law;
- 4) The area to which this By-law applies shall be the area described in section 3.2 of this By-law

Lands Affected

3.2 Subject to the conditions and limitation contained herein, this By-law applied to all lands located within the Town of Orangeville.

Application

3.3

- 1) Development charges shall apply to lands to be developed with:
 - a) residential units;
 - b) commercial buildings;
 - c) institutional buildings; and
 - d) industrial buildings.



- 2) In the case of a development containing more than one use as described in subsection 1), development charges payable shall be the total of the development charges for each use.
- 3) In the case of residential development, charges set out in Schedule B shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a residential use and, in the case of a mixed-use building or structure, on the residential uses in the mixed-use building or structure, and the residential portion for a Live-Work unit, according to the type of residential unit, and calculated with respect to the services according to the type of residential use;
- 4) In the case of non-residential development, charges described in Schedule B to this by-law shall be imposed on non-residential uses of lands, buildings, or structures, and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed-use building or structure, including the non-residential portion for a Live-Work unit, and calculated with respect to the services according to the total floor area of the non-residential use;

Approvals Subject to Development Charges

3.4

- 1) Subject to subsection 2) a development charge shall be calculated, paid and collected in accordance with the provisions of this by-law, where the development requires;
 - 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) a consent under section 53 of the Planning Act;



- g) the approval of a description under section 50 of the Condominium Act; or
 - h) the issuing of a permit under the Building Code Act, in relation to a building or structure.
- 2) Subsection (1) shall not apply in respect of local services to be installed or paid as a condition of approval under Section 51 and 53 of the Planning Act;
- 3) Nothing in this by-law prevents Council from requiring, as a condition of an agreement under Sections 51 or 53 of the Planning Act, that the owner, at his or her own expense, shall install or pay for such Local Services, as Council may require.

Imposition of Development Charges

- 3.5 Subject to section 3.7, 3.8, 3.9, and 3.10, the development charges set forth in Schedule "B" hereto shall be imposed, without phasing in, on all lands within the Town of Orangeville.
- 3.6 Subject to section 3.7, 3.8, 3.9, and 3.10, the area-specific development charges set forth in Schedule "C" hereto shall be imposed, without phasing in, on all lands within the respective benefitting areas provided in Schedules D, E, F, and G.

Indexing

- 3.7 Development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, commencing on the first anniversary date of this By-law and each anniversary date thereafter while this by-law is in force in accordance with the prescribed index in the ACT.

Exemptions for Intensification of Existing Housing

3.8

- 1) This by-law shall not apply to that category of exempt development described in the Development Charges Act, 1997, c.27 and O. Reg. 82/98, namely:



- a) an enlargement to an existing dwelling unit;
- b) A second residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
- c) A third residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
- d) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
- e) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;
- f) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;
- g) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units; or



- h) In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.

Other Exemptions

3.9

- 1) No land, except land owned by and used for the purposes of a Board of Education, a municipality or a local board thereof is exempt from a development charge by reason only that it is exempt from taxation under Section 3 of the Assessment Act.
- 2) Notwithstanding subsection 1), this By-law shall not apply to land that is used for the purposes of a Cemetery.
- 3) Notwithstanding subsection 1), a 50% exemption is applicable to a Place of Worship.
- 4) 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 will be determined as follows:
 - a) If the gross floor area is enlarged by 50% or less, the amount of the development charge in respect of the enlargement is zero; and
 - b) If the gross floor area is enlarged by more than 50%, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
 - (i) Determine the amount by which the enlargement in gross floor area exceeds 50% of the gross floor area in existence at the time of the building permit application; and
 - (ii) Divide the amount determined under paragraph (i) by the amount of the enlargement.
 - c) For greater certainty, where a proposed enlargement exceeds fifty percent (50%) of the Gross Floor Area of an Existing Industrial



Building, Development Charges are payable on the amount by which the proposed enlargement exceeds fifty percent (50%) of the Gross Floor Area before the enlargement; and

- d) The cumulative total of the Gross Floor Area previously exempted hereunder shall be included in the determination of the amount of the exemption applicable to any subsequent enlargement.
- 5) Notwithstanding the provisions of this By-law, development charges shall not be imposed on:
- a) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development is intended to be occupied and used by the university;
 - b) Non-profit Housing;
 - c) Affordable inclusionary residential units;
 - d) Affordable residential units; and
 - e) Attainable residential units.

Redevelopment

3.10

- 1) If an existing building is demolished and replaced with a new building(s), a credit shall be given against the development charge otherwise payable pursuant to this By-law for the demolished building, the credit to be an amount equal to the development charge that would be applied to the demolished building if it were being developed as a new building with the use of the demolished building determined as its most recent legal use before the demolition, and the credit being calculated based on the applicable development charge for that use as of the date on which the development charge is payable for the new building(s) in accordance with Schedule "B" to this By-law.
- 2) If an existing building or a portion of an existing building is converted to another use, a credit shall be given against the development charge otherwise payable pursuant to this By-law for the converted building or



portion of building, the credit to be an amount equal to the development charge that would be applied to the converted building of the converted portion of building if it were being developed as a new building with the use of the building or portion of building determined as its most recent legal use before the conversion took place, and the credit being calculated based on the applicable development charge for that use as of the date on which the development charge is payable for the conversion of the building in accordance with Schedule "B" to this By-law.

- 3) Notwithstanding subsection 1), the credit described therein shall apply provided that a building permit is issued within two years of the date of issue of a permit for demolition or change of use or conversion permit.
- 4) In no case shall the credit described in subsections 1) and 2) exceed the total development charges payable for the new or converted building(s).

Timing and Calculation of Payment

3.11 Subject to the provisions of this by-law, development charges shall be calculated, paid and collected at the rates as set out in Schedule "B" to this by-law.

- 1) Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted by the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies, or in a manner or at a time otherwise lawfully agreed upon.
- 2) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- 3) Development charges for rental housing and institutional developments are due and payable in 6 equal instalments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, including interest, payable on the anniversary date each year thereafter.



- 4) Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the approval of the application occurred within the period of building permit issuance as specific in section 26.2(5) of the Act, the development charges under subsection (1) shall be calculated based on the rates set out in Schedule "B" on the date the planning application was made. Where both planning applications apply, development charges under subsections (1) shall be calculated on the rates set out in Schedule "B", on the date of the latter planning application, including interest.
- 5) Interest for the purposes of rule (3) and (4) shall be determined as prescribed in the Development Charges Act, as amended from time to time.
- 6) Notwithstanding Subsections (1), (2), and (3), an owner may enter into an agreement with the municipality to provide for the payment in full of a development charge before building permit issuance or later than the issuing of a building permit.

Unpaid Charges

- 3.12 If a development charge of any part of it remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.
- 3.13 Where any unpaid Development Charges are collected as taxes, the monies so collected shall be credited to a Development Charge reserve fund.

4. Headings for Reference Only

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.

5. Severability

If, for any reason, any provision, section, subsection or paragraph of this By-law is held to be invalid, it is hereby declared to be the intention of Council that all of 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.



6. Date By-law in Force

This by-law shall come into force and effect at 12:01 a.m. on October 8, 2024.

7. Additional Development Charges

Additional development charges may be imposed pursuant to other By-laws.

8. Transfer of Credit

As provided for in subsection 41(2) of the Act, a credit under any other by-law enacted by the Council, pursuant to the Act, may be used, subject to the discretion of the Council, against any Development Charge imposed by this By-law.

9. By-Law Registration

A certified copy of this by-law may be registered on title to any land to which this by-law applies.

10. SCHEDULES TO THE BY-LAW

The following schedules to this by-law form an integral part of this by-law:

Schedule A – Schedule of Designated Town-wide and Area-Specific Services

Schedule B - Schedule of Residential and Non-residential Development Charge Services for Town-wide Services

Schedule C –Schedule of Residential and Non-Residential Development Charges for Area-Specific Services

Schedule D - Schedule of Lands to Which Area-Specific Charges Apply – Services Related to a Highway

Schedule E - Schedule of Lands to Which Area-Specific Charges Apply – Wastewater Services

Schedule F - Schedule of Lands to Which Area-Specific Charges Apply – Water Services

Schedule G - Schedule of Lands to Which Area-Specific Charges Apply – Stormwater Services



THIS By-law read a first time the 7th day of October, 2024.

THIS By-law read a second and third time and finally passed this 7th day of October, 2024.

Mayor

Clerk



Schedule A

Schedule of Designated Town-wide and Area-Specific Services/Class of Services

Town-wide Services

1. Services Related to a Highway
2. Transit Services
3. Fire Protection Services
4. Parks and Recreation Service
5. Library Services
6. Growth-related Studies (Class of Service)
7. Water Services
8. Wastewater Services
9. Stormwater Services

Area-Specific Services

1. Services Related to a Highway
2. Wastewater Services
3. Water Services
4. Stormwater Services



Schedule B
 Schedule of Residential and Non-residential Development Charge Services for Town-wide Services

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Town-Wide Services/Class of Services:						
Services Related to a Highway	9,620	7,944	6,063	3,347	3,194	4.19
Transit Services	1,282	1,059	808	446	426	0.56
Fire Protection Services	1,498	1,237	944	521	497	0.65
Policing Services	298	246	188	104	99	0.13
Parks and Recreation Services	11,951	9,868	7,533	4,158	3,969	1.68
Library Services	1,571	1,297	990	547	522	0.22
Growth-Related Studies	3,253	2,686	2,050	1,132	1,080	1.24
Total Town-Wide Services/Class of Services	\$29,473	\$24,337	\$18,576	\$10,255	\$9,787	\$8.67
Town-Wide Urban Services						
Wastewater Services	8,688	7,174	5,476	3,022	2,885	3.13
Water Services	10,517	8,684	6,629	3,659	3,492	3.79
Stormwater Services	855	706	539	297	284	0.97
Total Urban Services	\$20,060	\$16,564	\$12,644	\$6,978	\$6,661	\$7.89
GRAND TOTAL RURAL AREA	\$29,473	\$24,337	\$18,576	\$10,255	\$9,787	\$8.67
GRAND TOTAL URBAN AREA	\$49,533	\$40,901	\$31,220	\$17,233	\$16,448	\$16.56



Schedule C

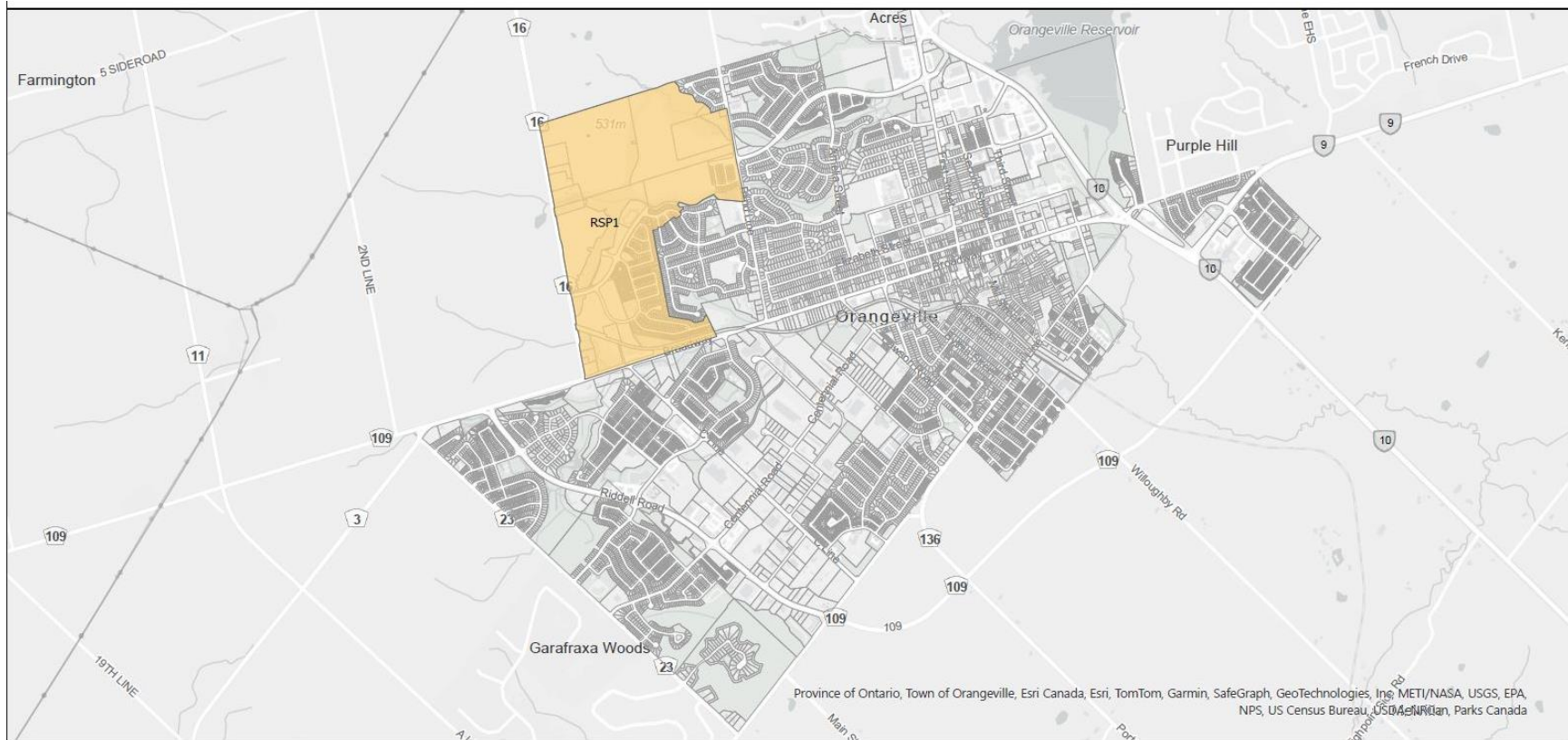
Schedule of Residential and Non-Residential Development Charges for Area-Specific Services

Services	\$/Net Developable Hectare
Roads and Related Services	
Roads - RSP1	\$14,803
Water Services	
Water - WD-1	\$23,903
Water - WD-2	\$5,176
Water - WD-3	\$7,216
Water - WD-4	\$7,847
Water - WD-5	\$26,738
Water - WD-6	\$12,058
Wastewater Services	
Wastewater - SS1	\$6,713
Wastewater - SS3	\$12,701
Wastewater - SS4	\$5,689
Stormwater Management Services	
Stormwater Management - SWM1	\$12,222
Stormwater Management - SWM2	\$19,166
Stormwater Management - SWM3	\$21,727
Stormwater Management - SWM4	\$0
Stormwater Management - SWM5	\$0
Stormwater Management - SWM6	\$5,037
Stormwater Management - SWM 3/4 Ext.1	\$9,529
Stormwater Management - SWM 3/4 Ext.2	\$8,252



Schedule D

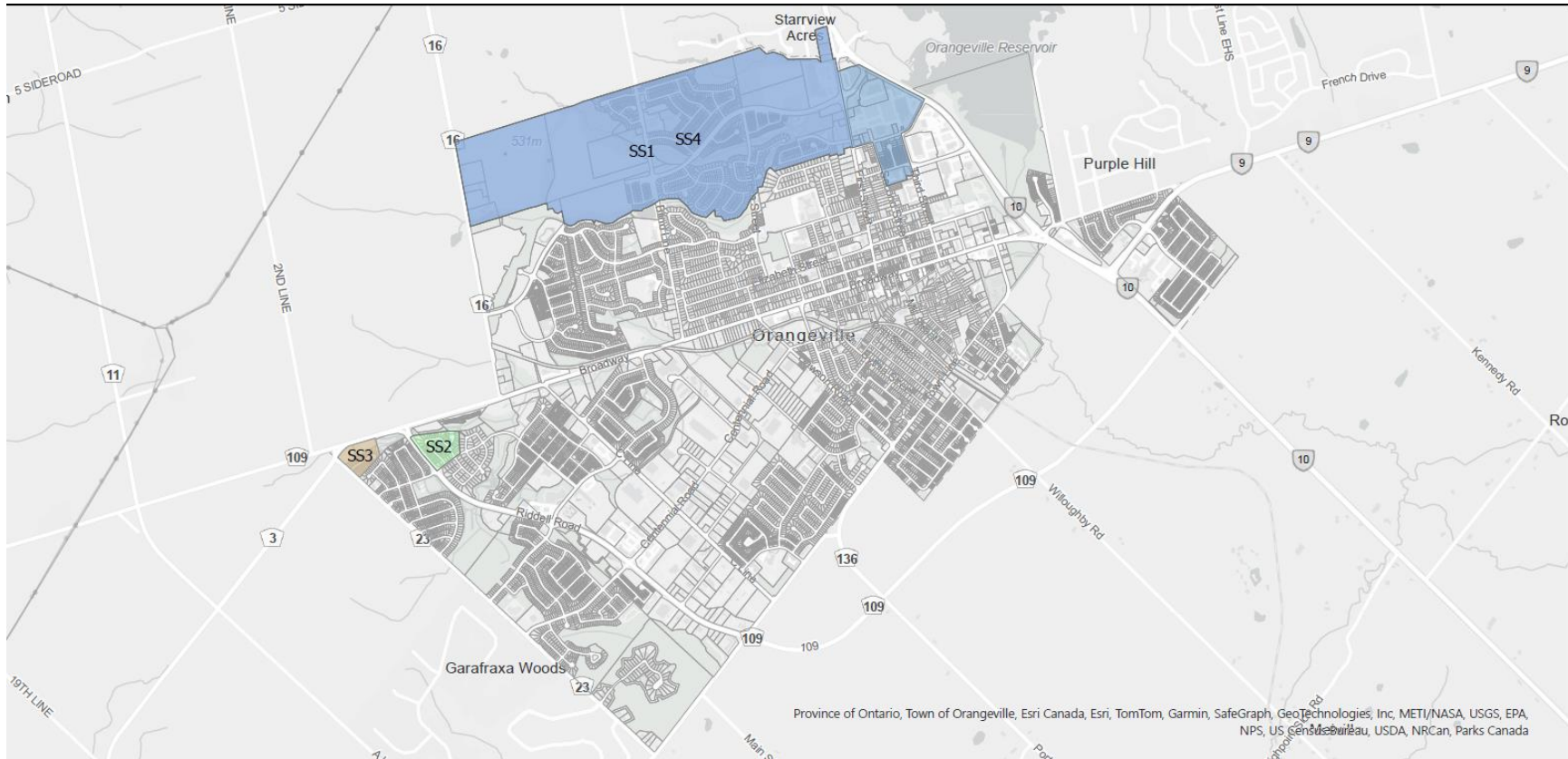
Schedule of Lands to Which Area-Specific Charges Apply – Services Related to a Highway





Schedule E

Schedule of Lands to Which Area-Specific Charges Apply – Wastewater Services





Schedule G

Schedule of Lands to Which Area-Specific Charges Apply – Stormwater Services

