



# Development Charges Background Study

Township of King

November 12, 2020

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## 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
L.P.A.T.	Local Planning Appeal Tribunal
N.F.P.O.W.	No Fixed Place of Work
O.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
O. Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
S.D.E.	Single detached equivalent
S.D.U.	Single detached unit
sq.ft.	square foot
sq.m	square metre







# Executive Summary





# Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Township of King required by the Development Charges Act, 1997 (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
  - Chapter 1 – Overview of the legislative requirements of the Act;
  - Chapter 2 – Review of present D.C. policies of the Township;
  - Chapter 3 – Summary of the residential and non-residential growth forecasts for the Township;
  - Chapter 4 – Approach to calculating the D.C.;
  - Chapter 5 – Review of historical service standards and identification of future capital requirements to service growth and related deductions and allocations;
  - Chapter 6 – Calculation of the D.C.s;
  - Chapter 7 – D.C. policy recommendations and rules; and
  - Chapter 8 – By-law implementation.
  
2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below:
  - 1) Identify amount, type and location of growth;
  - 2) Identify servicing needs to accommodate growth;
  - 3) Identify capital costs to provide services to meet the needs;
  - 4) Deduct:
    - Grants, subsidies and other contributions;
    - Benefit to existing development;
    - Amounts in excess of 10-year historical service calculation;
    - D.C. reserve funds (where applicable);
  - 5) Net costs are then allocated between residential and non-residential benefit; and



- 6) Net costs divided by growth to provide the D.C.
3. A number of changes to the D.C. process need to be addressed as a result of the Smart Growth for our Communities Act, 2015 (Bill 73). These changes have been incorporated throughout the report and in the updated draft by-law, as necessary. These items include:
    - a. Area-rating: Council must consider the use of area-specific charges.
    - b. Asset Management Plan for New Infrastructure: The D.C. background study must include an asset management plan that deals with all assets proposed to be funded, in whole or in part, by D.C.s. The asset management plan must show that the assets are financially sustainable over their full lifecycle.
    - c. 60-day Circulation Period: The D.C. background study must be released to the public at least 60-days prior to passage of the D.C. by-law.
    - d. Timing of Collection of Development Charges: The D.C.A. now requires D.C.s to be collected at the time of the first building permit.
  4. Further changes to the D.C.A. were introduced through three bills passed in the Ontario legislature: Bill 108, Bill 138, and Bill 197. 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 which were not yet passed. 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 installments, 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.

Other key elements of the changes that were not proclaimed and were dealt with subsequently through Bill 197 are provided below:

- The D.C. would be refined to only allow for the following services to remain within the D.C.: water, wastewater, storm water, roads, fire, policing, ambulance, waste diversion, parks development, recreation, public libraries, long-term care, public health;
- The mandatory 10% deduction would be removed for all services that remain eligible in the D.C.;
- A new community benefits charge (C.B.C.) would be introduced to include formerly eligible D.C. services that are not included in the above listing, parkland dedication and bonus zoning contributions;

#### 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 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 Act removed installment 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 this Bill, 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. For the Township of King this means that all services currently provided in the D.C. study remain eligible, other than municipal parking.
- **Mandatory 10% Deduction:** The mandatory 10% deduction is still removed (consistent with Bill 108). This applies to all D.C.-eligible services.
- **Community Benefits Charges:** a municipality may, 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. Based on the list of D.C.-eligible services under the new legislation, parking services will no longer be eligible under the D.C.A. The Township may consider a C.B.C. strategy for parking in order to collect for growth-related capital costs, as they will no longer be able to collect for this service under the D.C.A.

The above changes to the D.C.A. were proclaimed on September 18, 2020. These changes are described further in Section 1.4 of this report.

5. The growth forecast (Chapter 3) on which the Township-wide D.C. is based, projects the following population, housing and non-residential floor area for the 10-year (2020 to 2029), Buildout (2020-Buildout), and Urban Buildout (2020-Urban Buildout) periods. Furthermore, the Urban Buildout for King City and Nobleton have been identified for wastewater servicing purposes.

Measure	10 Year 2020-2029	Township 2020-Buildout	Township Urban Buildout	King City Buildout 2020-Buildout	Nobleton Buildout 2020-Buildout
(Net) Population Increase	6,957	9,613	10,104	6,708	3,131
Residential Unit Increase	3,054	4,051	3,856	2,552	1,207
Non-Residential Gross Floor Area Increase (ft <sup>2</sup> )	1,016,500	1,340,700	1,208,700	517,700	626,000

Source: Watson & Associates Economists Ltd. Forecast 2020

6. On September 14, 2015, the Township of King passed By-law 2015-100 under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses. This by-law would have expired on September 15, 2020, however, the *Coronavirus (COVID-19) Support and Protection Act, 2020* came into force on April 14, 2020 which allows the 2015 D.C. by-law to continue to be in effect for



six months after the provincial emergency declaration period. On July 24, 2020, the *Reopening Ontario (A Flexible Response to COVID-19) Act, 2020*, came into effect, bringing an end to the provincial state of emergency. Accordingly, the 2015 by-law is continued in force until January 24, 2021. The Township is undertaking a D.C. public process and anticipates passing a new by-law in advance of the date the existing by-law is no longer in force. The mandatory public meeting has been set for December 14, 2020 with adoption of the by-law on January 18, 2021.

7. The Township's D.C.s currently in effect are \$28,034 per single detached unit for municipal-wide services. The urban area specific charge for water services and water & wastewater studies is \$3,633 per single detached unit. Furthermore, the Township imposes additional area specific charges for wastewater services in King City and Nobleton at a total of \$6,375 and \$4,554 per single detached unit, respectively.

With respect to non-residential, the municipal-wide charge is \$8.57 per square foot (\$92.25 per square metre) of building area. The urban area specific non-residential D.C. for water services and water & wastewater studies is \$0.53 per square foot (\$5.70 per square metre). For the areas of King City and Nobleton, an additional area specific charge for wastewater services is imposed at a rate of \$0.80 per square foot (\$8.61 per square metre) and \$0.37 per square foot (\$3.98 per square metre), respectively.

This report has undertaken a recalculation of the charge based on future identified needs (presented in Schedule ES-1 for residential and non-residential). Charges have been provided on a Township-wide basis for all services other than water, stormwater, wastewater, and water & wastewater studies. The corresponding single detached unit charge for Township-wide charges is \$31,557. The urban services charge is an additional \$3,489 per single detached unit. Area specific charges have also been calculated for wastewater services at \$4,186 per single detached unit in King City and \$4,681 in Nobleton.

The non-residential charge for Township-wide services is \$11.28 per square foot (\$121.42 per square metre) of building area. The non-residential urban services charge is an additional \$1.76 per square foot (\$18.94 per square metre). Additionally, the area-specific wastewater charge for King City is \$1.48 per



square foot (\$15.93 per square metre) and \$0.43 per square foot (\$4.63 per square metre) in Nobleton. These rates are submitted to Council for its consideration.

8. The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-7. A summary of these costs is provided below:

Total gross expenditures planned over the next five years	\$ 196,532,331
Less:	
Benefit to existing development	\$ 28,300,471
Post planning period benefit	\$ 40,711,721
Ineligible re: Level of Service	\$ 67,530
Grants, subsidies and other contributions	\$ 22,619,545
<b>Net Costs to be recovered from development charges</b>	<b>\$ 104,833,064</b>

This suggests that for the non-D.C. costs over the five-year D.C. by-law (benefit to existing development, and the grants, subsidies and other contributions), \$50.99 million (or an annual amount of \$10.20 million) will need to be contributed from taxes and rates, or other sources.

Based on the above table, the Township plans to spend \$196.53 million over the next five years, of which \$104.83 million (53%) is recoverable from D.C.s. Of this net amount, \$94.02 million is recoverable from residential development and \$10.82 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

9. Considerations by Council – The background study represents the service needs arising from residential and non-residential growth over the forecast periods.

The following urban specific services are calculated based on an Urban Buildout forecast:

- Stormwater Drainage and Control Services; and
- Water Services.

The following area specific service is calculated on a King City Community Buildout forecast:





- Wastewater Services – King City.

The following area specific service is calculated on a Nobleton Community Buildout forecast:

- Wastewater Services – Nobleton.

The following services are calculated based on a Township-wide Buildout forecast:

- Fire Protection Services; and
- Services Related to a Highway.

The following services are calculated based on a 10-year forecast. These include:

- Parks and Recreation Services; and
- Library Services.

In addition, classes of services have been established for the following:

- Water & Wastewater Studies and Capital Improvements; and
- Growth Studies.

Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix G. These decisions may include:

- adopting the charges and policies recommended herein;
- considering additional exemptions to the by-law; and
- considering reductions in the charge by class of development (obtained by removing certain services on which the charge is based and/or by a general reduction in the charge).



Table ES-1  
Township of King  
Schedule of D.C.s

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Multiples	Large Apartments	Small Apartments	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)	(per sq.m. of Gross Floor Area)
<b>Township-Wide Services:</b>							
Services Related to a Highway	16,824	14,251	10,565	7,237	5,321	8.71	93.75
Fire Protection Services	973	824	611	419	308	0.50	5.38
Parks and Recreation Services	11,735	9,940	7,369	5,048	3,711	1.63	17.55
Library Services	1,566	1,326	983	674	495	0.21	2.26
Growth Studies	459	389	288	197	145	0.23	2.48
<b>Total Township-Wide Services (A)</b>	<b>31,557</b>	<b>26,730</b>	<b>19,816</b>	<b>13,575</b>	<b>9,980</b>	<b>11.28</b>	<b>121.42</b>
<b>Urban Services</b>							
Stormwater Services	388	329	244	167	123	0.20	2.15
Water Services	2,788	2,362	1,751	1,199	882	1.41	15.18
Water & Wastewater Studies and Capital Improvements	313	265	197	135	99	0.15	1.61
<b>Total Urban Services (B)</b>	<b>3,489</b>	<b>2,956</b>	<b>2,192</b>	<b>1,501</b>	<b>1,104</b>	<b>1.76</b>	<b>18.94</b>
<b>Area Specific Services</b>							
Wastewater Services - King City (C)	4,186	3,546	2,629	1,801	1,324	1.48	15.93
Wastewater Services - Nobleton (D)	4,681	3,965	2,939	2,013	1,480	0.43	4.63
<b>Total King City (A + B + C)</b>	<b>39,232</b>	<b>33,232</b>	<b>24,637</b>	<b>16,877</b>	<b>12,408</b>	<b>14.52</b>	<b>156.29</b>
<b>Total Nobleton (A + B + D)</b>	<b>39,727</b>	<b>33,651</b>	<b>24,947</b>	<b>17,089</b>	<b>12,564</b>	<b>13.47</b>	<b>144.99</b>
<b>Total Schomberg (A + B )</b>	<b>35,046</b>	<b>29,686</b>	<b>22,008</b>	<b>15,076</b>	<b>11,084</b>	<b>13.04</b>	<b>140.36</b>



# Report





# Chapter 1

## Introduction





# 1. Introduction

## 1.1 Purpose of this Document

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This background study has been prepared pursuant to the requirements of the D.C.A. (section 10) and, accordingly, recommends new development charges (D.C.s) and policies for the Township of King.

The Township retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C. study process throughout 2019 and 2020. Watson worked with Township staff preparing the D.C. analysis and policy recommendations.

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

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Township's D.C. background study, as summarized in Chapter 4. It also addresses the requirement for "rules" (contained in Chapter 7) and the proposed by-law to be made available as part of the approval process (included as Appendix G).

In addition, the report is designed to set out sufficient background on the legislation (Chapter 4), King's current D.C. policies (Chapter 2) and the policies underlying the proposed by-law, to make the exercise understandable to those who are involved.

Finally, it addresses post-adoption implementation requirements (Chapter 8) which are critical to the successful application of the new policy.

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



## 1.2 Summary of the Process

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The public meeting required under section 12 of the D.C.A., has been scheduled for December 14, 2020. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the Township's D.C.s.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on November 12, 2020.

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

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

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 for the Township of King

1. Data collection, staff review, engineering work, D.C. calculations and policy work	Winter 2019 to Fall 2020
2. Background study and proposed by-law available to public	November 12, 2020
3. Public meeting advertisement placed in newspaper(s)	At least 20 clear days before the public meeting
4. Public meeting of Council	December 14, 2020
5. Council considers adoption of background study and passage of by-law	January 18, 2021
6. Newspaper notice given of by-law passage	By 20 days after passage
7. Last day for by-law appeal	40 days after passage
8. Township makes pamphlet available (where by-law not appealed)	By 60 days after in force date





## **1.3 Changes to the D.C.A.: Bill 73 – Smart Growth for our Communities Act, 2015**

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With the amendment of the D.C.A. (as a result of Bill 73 and O. Reg. 428/15), there are a number of areas that must be addressed to ensure that the Township is in compliance with the D.C.A., as amended. The following provides an explanation of the changes to the Act that affect the Township's background study and how they have been dealt with to ensure compliance with the amended legislation.

### **1.3.1 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. This is discussed further in section 7.4.4.

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

The new legislation now requires that a D.C. background study must include an Asset Management Plan (subsection 10 (2) (c.2)). The asset management plan 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 asset management plan 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 asset management plan, 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 contributions needs (discussed further in Appendix F of this report).

### **1.3.3 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 November 12, 2020 to ensure the new requirements for release of the study is met.

### **1.3.4 Timing of Collection 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 Township'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 Township may enter into a delayed payment agreement in order to capture the full development.

### **1.3.5 Other Changes**

It is also noted that a number of other changes were made through Bill 73 and O. Reg. 428/15, including changes to the way in which transit D.C. service standards are calculated, the inclusion of waste diversion and the ability for collection of additional levies. At this time, the Township is not providing a D.C. with respect to transit services and waste diversion services. With respect to the ability for collection of additional levies, a detailed local service policy is provided in Appendix E.



## 1.4 Further Changes to the D.C.A.: Bill 108, 138 and 197

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### 1.4.1 **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 has been 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 or occupancy.

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 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 remove 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 is 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. is 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.

#### ***1.4.2 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 Planning Act. This Bill received Royal Assent on December 10, 2019 and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. The amendments to the D.C.A. included removal of instalment payments for commercial and industrial developments that were originally included in Bill 108.

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

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

##### ***1.4.3.1 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. However, Bill 197 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) allows for categories of services to be grouped together into a minimum of two categories (90% and 100% services).

The Act (as proclaimed) proposes to repeal that and replace 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 s. 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 10% deduction for soft services under Bill 108 has been maintained.

#### 10-Year Planning Horizon

- The “maximum” 10-year planning horizon has been removed for all services except transit.

#### *1.4.3.2 C.B.C. Related Changes*

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

- The C.B.C. is limited to lower-tier and single tier municipalities, whereas 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.



### 1.4.3.3 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 s. 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 s. 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.







# Chapter 2

## Current Township of King Policy





## 2. Current Township of King Policy

### 2.1 Schedule of Charges

On September 14, 2015, the Township of King passed By-law 2015-100 under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses. This by-law would have expired on October 6, 2020, however, the Coronavirus (COVID-19) Support and Protection Act, 2020 came into force on April 14, 2020 which allows the 2015 by-law to continue to be in effect for six months after the provincial emergency declaration period. On July 24, 2020, the Reopening Ontario (A Flexible Response to COVID-19) Act, 2020, came into effect, bringing an end to the provincial state of emergency. Accordingly, the 2015 by-law is continued in force until January 24, 2021. The Township is undertaking a D.C. public process and anticipates passing a new by-law in advance of the date the existing by-law is no longer in force.

This by-law imposes D.C.s for residential and non-residential uses. The table below provides the rates currently in effect, as at January 1, 2020.

Table 2-1  
Township of King  
Current D.C. Rates

Service	Residential				Non-Residential
	Single & Semi Detached	Multiples/ Townhouse Units	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	per sq.ft.
<b>Municipal Wide Services:</b>					
Roads and Related	15,935	13,773	9,312	6,620	6.93
Parking Services	8	7	5	3	-
Fire Protection Services	1,020	882	596	424	0.45
Outdoor Recreation Services	3,771	3,259	2,204	1,566	0.30
Indoor Recreation Services	5,119	4,424	2,992	2,126	0.43
Library Services	1,413	1,221	826	587	0.11
Administration	768	664	449	319	0.35
<b>Total Municipal Wide Services ( A )</b>	<b>28,034</b>	<b>24,230</b>	<b>16,384</b>	<b>11,645</b>	<b>8.57</b>
<b>Urban Services</b>					
Water & Wastewater Studies	398	343	232	165	0.05
Water Services	3,235	2,795	1,890	1,344	0.48
<b>Total Urban Services ( B )</b>	<b>3,633</b>	<b>3,138</b>	<b>2,122</b>	<b>1,509</b>	<b>0.53</b>
<b>Area Specific Services</b>					
Wastewater-King City ( C )	6,375	5,509	3,726	2,649	0.80
Wastewater-Nobleton ( D )	4,554	3,937	2,662	1,892	0.37
<b>Total King City ( A + B + C )</b>	<b>38,042</b>	<b>32,877</b>	<b>22,232</b>	<b>15,803</b>	<b>9.90</b>
<b>Total Nobleton ( A + B + D )</b>	<b>36,221</b>	<b>31,305</b>	<b>21,168</b>	<b>15,046</b>	<b>9.47</b>
<b>Total Schomberg ( A + B )</b>	<b>31,667</b>	<b>27,368</b>	<b>18,506</b>	<b>13,154</b>	<b>9.10</b>



## 2.2 Services Covered

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The following services are covered under By-laws 2015-100:

- Roads and Related;
- Parking Services;
- Fire Protection Services;
- Outdoor Recreation Services;
- Indoor Recreation Services;
- Library Services;
- Administration;
- Water & Wastewater Studies;
- Water Services;
- Wastewater Services – King City; and
- Wastewater Services – Nobleton.

## 2.3 Timing of D.C. Calculation and Payment

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D.C.s with respect to an approval of a plan of subdivision are calculated and payable at the time of execution of the subdivision agreement or an agreement entered into as a condition of consent. Otherwise, D.C.'s are payable at the time of building permit issuance.

Council may enter into a written agreement providing for all or any part of the D.C. to be paid before or after it would otherwise be payable.

## 2.4 Indexing

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Rates shall be indexed on January 1<sup>st</sup> of every year by the percentage change recorded in the average annual Non-Residential Building Construction Price Index produced by Statistics Canada.



## 2.5 Redevelopment Allowance

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As a result of the redevelopment of land, a building or structure existing on the same land within 60 months prior to the date of payment of D.C.s in regard to such redevelopment was or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land in order to facilitate the redevelopment, the D.C.s otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable D.C. by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable D.C.s under subsections by the gross floor area (G.F.A.) that has been or will be demolished or converted to another principal use;

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

## 2.6 Exemptions

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The following non-statutory exemptions are provided under By-law 2015-100:

- Lands, buildings or structures used or to be used for a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the *Assessment Act*; and
- The development of non-residential farm buildings constructed for bona fide farm uses.





# Chapter 3

## Anticipated Development in the Township of King







## 3. Anticipated Development in the Township of King

### 3.1 Requirement of the Act

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The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Township of King will be required to provide services, over a 10-year (Mid-2020 to Mid-2030) and to the buildout<sup>1</sup> time horizons.

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

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

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

- The 10-year residential forecast has been prepared in accordance with the Township’s current Official Plan (OP) which has been informed by the Township of King Population, Housing and Employment Forecast Update, 2016 to 2031 (August 28, 2019);
- The 10-year non-residential forecast has been prepared in accordance with the Town’s O.P, which has been informed by the 2020 Township of King Population,

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<sup>1</sup> The residential and non-residential urban buildout forecast represents the development yield of all designated lands within the Urban Serviced Areas of King City, Nobleton and Schomberg



Housing and Employment Forecast Update, 2016 to 2031, and adjusted for recent employment growth trends;

- The residential and non-residential urban buildout forecast represents the development yield of all designated lands within the Urban Serviced Areas of King City, Nobleton and Schomberg;
- 2006, 2011 and 2016 population, household, and employment Census data;
- Historical residential and non-residential building permit data over the 2011 to 2019 period; and
- Discussions with Township staff regarding anticipated residential and non-residential development in the Township of King.

### 3.3 Summary of Growth Forecast

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

As identified in Table 3-1 and Appendix A, *Schedule 1*, population in King is anticipated to reach approximately 33,190 by Mid-2030 and 35,840 by Buildout of the Community Plans for King City, Nobleton, and Schomberg, resulting in an increase of approximately 6,960 and 9,610 persons, respectively.<sup>1</sup>

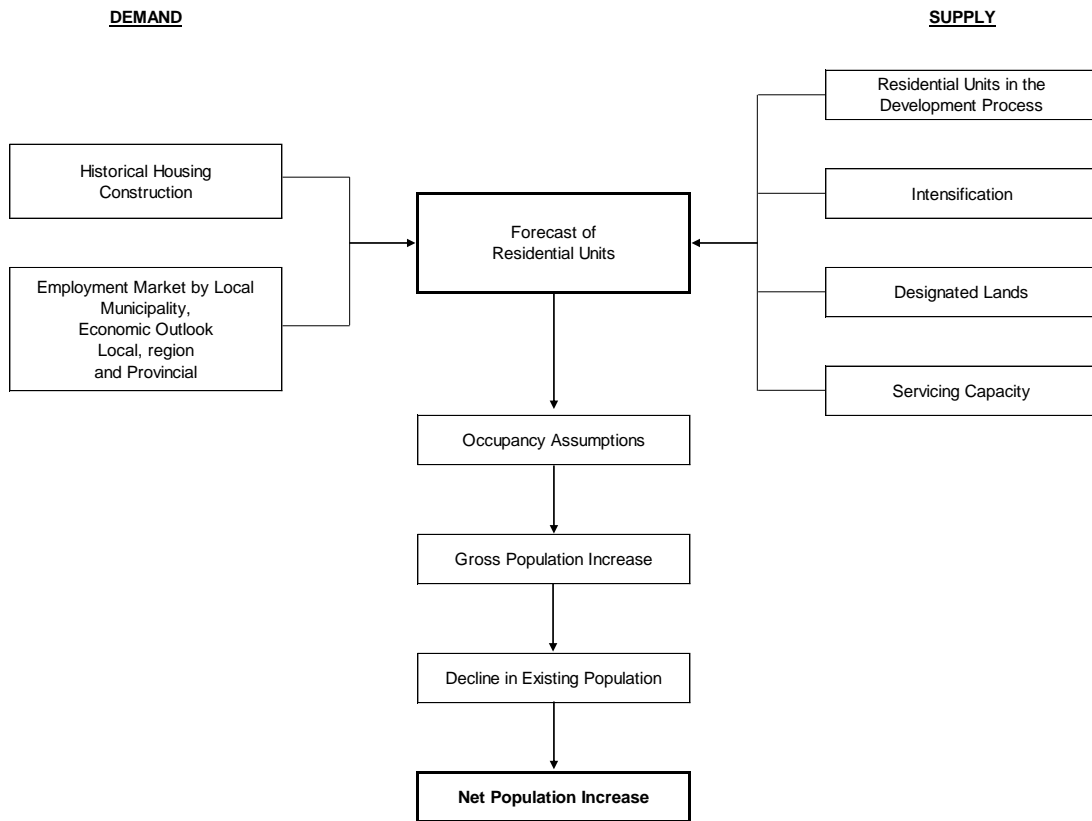
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<sup>1</sup> The population figures used in the calculation of the 2020 D.C. exclude the net Census undercount, which is estimated at approximately 4.1%.

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Figure 3-1  
Population and Household Forecast Model





**Table 3-1  
Township of King  
Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) <sup>1</sup>	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other	Total Households	
Historical	<i>Mid 2006</i>	20,290	19,487	127	19,360	6,070	115	180	25	6,390	3.050
	<i>Mid 2011</i>	20,710	19,899	149	19,750	6,245	155	225	20	6,645	2.995
	<i>Mid 2016</i>	25,520	24,512	147	24,365	7,185	435	500	15	8,135	3.013
Forecast	<i>Mid 2020</i>	27,310	26,230	159	26,071	7,819	439	500	15	8,773	2.990
	<i>Mid 2030</i>	34,550	33,187	202	32,985	9,791	869	1,113	15	11,788	2.815
	<i>Buildout<sup>4</sup></i>	37,313	35,843	215	35,628	10,664	966	1,128	15	12,773	2.806
Incremental	<b>Mid 2006 - Mid 2011</b>	<b>420</b>	<b>412</b>	<b>22</b>	<b>390</b>	<b>175</b>	<b>40</b>	<b>45</b>	<b>-5</b>	<b>255</b>	
	<b>Mid 2011 - Mid 2016</b>	<b>4,810</b>	<b>4,613</b>	<b>-2</b>	<b>4,615</b>	<b>940</b>	<b>280</b>	<b>275</b>	<b>-5</b>	<b>1,490</b>	
	<b>Mid 2016 - Mid 2020</b>	<b>1,790</b>	<b>1,718</b>	<b>12</b>	<b>1,706</b>	<b>634</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>638</b>	
	<b>Mid 2020 - Mid 2030</b>	<b>7,240</b>	<b>6,957</b>	<b>43</b>	<b>6,914</b>	<b>1,972</b>	<b>430</b>	<b>613</b>	<b>0</b>	<b>3,015</b>	
	<b>Mid 2020 - Buildout<sup>4</sup></b>	<b>10,003</b>	<b>9,613</b>	<b>56</b>	<b>9,557</b>	<b>2,845</b>	<b>527</b>	<b>628</b>	<b>0</b>	<b>4,000</b>	

Derived from the Township of King Population, Housing and Employment Forecast Update, 2016 to 2031 by Watson & Associates Economists Ltd., 2020

<sup>1</sup> Census undercount estimated at approximately 4.1%. Note: Population including the undercount has been rounded.

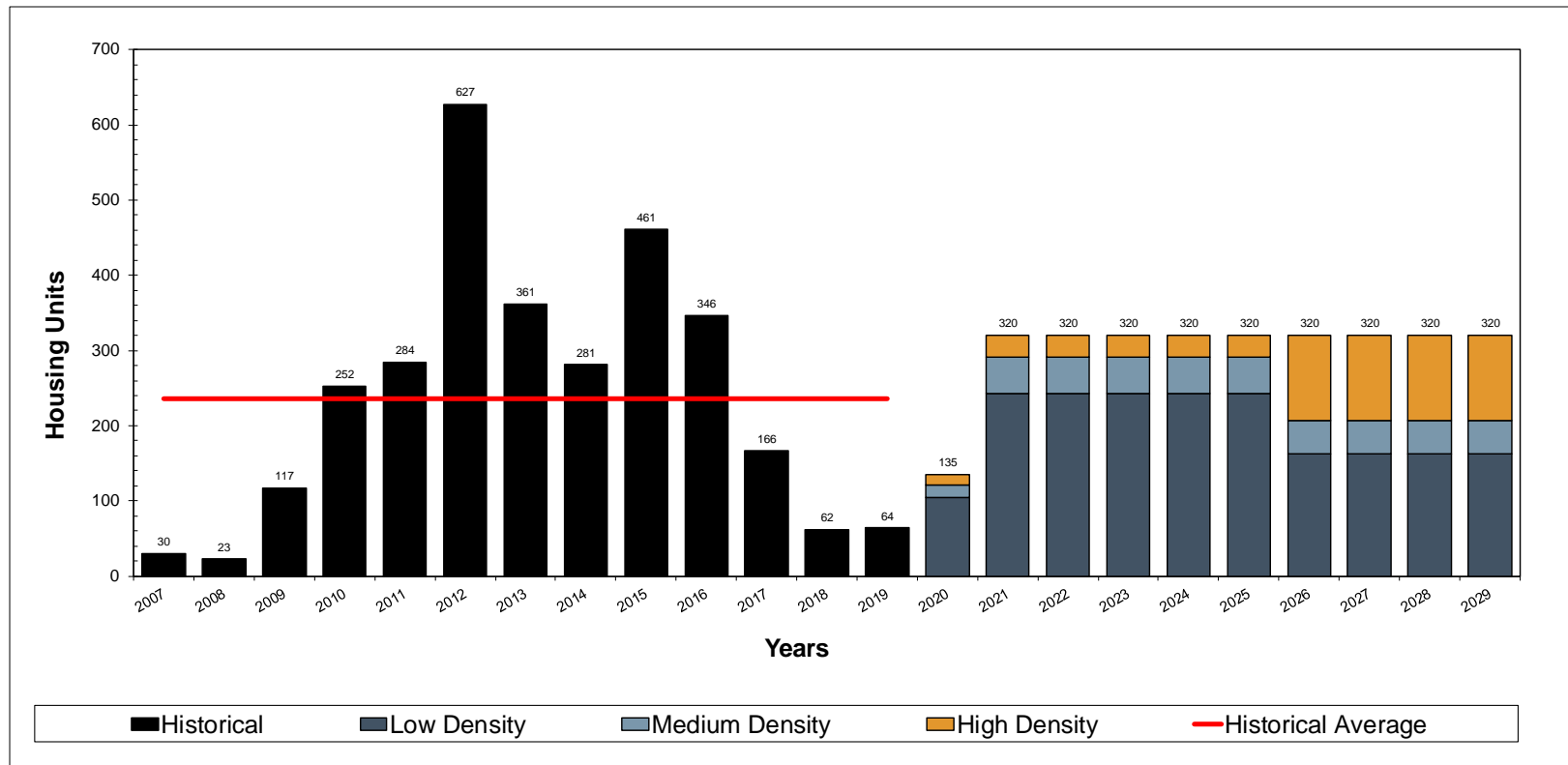
<sup>2</sup> Includes townhouses and apartments in duplexes.

<sup>3</sup> Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

<sup>4</sup> Buildout refers to the buildout in accordance to the Township's Community Plans.



Figure 3-2  
Township of King  
Annual Housing Forecast



Source: Historical housing activity derived from Statistics Canada building permit data for the Township of King (2007-2011), King Township building permit data (2011-2016) and King Township Building Permit Reports (2017-2019).

<sup>1</sup> Growth forecast represents calendar year.



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

1. Housing Unit Mix (Appendix A – Schedules 1)

- The housing unit mix for the Township was derived from a detailed review of residential development yields of all designated lands within the Urban Serviced Areas of King City, Nobleton and Schomberg.
- Based on the above indicators, the 10-year household growth forecast for the Township is comprised of a unit mix of 65% low density units (single detached and semi-detached), 14% medium density (multiples except apartments) and 20% high density (large apartments (700 sq.ft. and larger) and small apartments (less than 700 sq.ft.)).

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

- Schedule 2 summarizes the anticipated amount, type, and location of development by servicing area for the Township of King.
- In accordance with forecast demand and available designated land supply, the amount and percentage of forecast housing growth between 2020 and Buildout by development location is summarized below.

Development Location	Approximate Amount of Housing Growth, 2020 to Buildout	Percentage of Housing Growth, 2020 to Buildout
Urban	3,805	95%
<i>King City</i>	2,529	63%
<i>Nobleton</i>	1,189	30%
<i>Schomberg</i>	87	2%
Rural	195	5%
<b><i>Township Total</i></b>	<b>4,000</b>	<b>100%</b>



### 3. Planning Period

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

### 4. Population in New Housing Units (Appendix A - Schedules 3, 4 and 5)

- The number of housing units to be constructed by Buildout in the Township of King over the forecast period is presented in Figure 3-2. Over the 2020 to Buildout forecast period, the Township is anticipated to average approximately 300 new housing units per year.
- Institutional population<sup>1</sup> is anticipated to increase by approximately 56 people between 2020 to buildout.
- Population in new units is derived from Schedules 3, 4, and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 7a (low density) and 7b (medium and high density) summarizes the average P.P.U. assumed for the new housing units by age and type of dwelling based on a 2016 custom Census data for the Township of King. Due to data limitations, medium and high density P.P.U.'s were derived from York Region, which includes the Township of King as per Statistics Canada, and is outlined in Schedule 7b. The total calculated 20-year average P.P.U.s by dwelling type are as follows:
  - Low density: 3.478
  - Medium density: 2.946
  - High density<sup>2</sup>: 1.860

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<sup>1</sup> Institutional includes special care facilities such as nursing home or residences for senior citizens. A P.P.U. of 1.100 depicts 1-bedroom and 2- or more bedroom units in these special care facilities.

<sup>2</sup> Includes bachelor, 1-bedroom and 2- or more bedroom apartments.



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

- Existing households for Mid-2020 are based on the 2016 Census households, plus estimated residential units constructed between Mid-2016 and 2019 year end, assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2020 to 2030 forecast period is approximately 2,350.

## 6. Employment (Appendix A, Schedules 9a, 9b, 9c)

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the Township divided by the number of residents. Key employment sectors include primary, industrial, commercial/ population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data<sup>1</sup> (place of work) for the Township of King is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
  - 379 primary (4%);
  - 1,765 work at home employment (19%);
  - 2,360 industrial (26%);
  - 3,167 commercial/population related (35%); and
  - 1,469 institutional (16%).
- The 2016 employment by usual place of work, including work at home, is 9,140. An additional 820 employees have been identified for the Township in 2016 that have no fixed place of work (N.F.P.O.W.).<sup>2</sup>
- Total employment, including work at home and N.F.P.O.W. for the Township is anticipated to reach approximately 12,590 by Mid-2030 and 13,360 by Buildout.

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<sup>1</sup> 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.

<sup>2</sup> No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.





This represents an employment increase of approximately 2,020 for the 10-year forecast period, and 2,780 for the 2020 to buildout forecast.

- Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e. employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation.
- Total employment for the Township of King (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 9,160 by Mid-2030 and 9,650 by Buildout. This represents an employment increase of approximately 1,350 for the 10-year forecast period and 1,840 for the 2020 to Buildout forecast period.

#### 7. Non-Residential Sq.ft. Estimates (G.F.A., Appendix A, Schedule 9b)

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
  - 1,100 sq.ft. per employee for industrial;
  - 500 sq.ft. per employee for commercial/population-related;
  - 700 sq.ft. per employee for institutional employment; and
  - 3,000 sq.ft. per employee for primary employment.
- The Township-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by 1,016,500 sq.ft. over the 10-year forecast period and 1,340,700 sq.ft. over the 2020 to Buildout forecast period.
- In terms of percentage growth, the 2020 to buildout incremental G.F.A. forecast by sector is broken down as follows:
  - primary – 10%
  - industrial – 34.5%;
  - commercial/population-related – 40.5%; and
  - institutional – 15%.



## 8. Geography of Non-Residential Development (Appendix A, Schedule 9c)

- Schedule 9c summarizes the anticipated amount, type and location of non-residential development by servicing area for the Township of King by area.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast total non-residential growth between 2020 and Buildout by development location is summarized below.

<b>Development Location</b>	<b>Amount of Non-Residential G.F.A., 2020 to 2031</b>	<b>Percentage of Non-Residential G.F.A., 2020 to 2031</b>
Urban	1,208,700	90%
<i>King City</i>	<i>517,700</i>	<i>38.6%</i>
<i>Nobleton</i>	<i>626,000</i>	<i>46.7%</i>
<i>Schomberg</i>	<i>64,900</i>	<i>4.8%</i>
Rural	132,000	9.8%
<b><i>Township Total</i></b>	<b><i>1,340,700</i></b>	<b><i>100%</i></b>

*Note: numbers may not add due to rounding.*



# Chapter 4

## The Approach to the Calculation of the Charge





## 4. The Approach to the Calculation of the Charge

### 4.1 Introduction

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

### 4.2 Potentially Involved

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Table 4-1 lists the full range of municipal service categories which are provided within the Township.

A number of these services are not defined in subsection 2 (4) of the D.C.A. as being eligible for inclusion in D.C.s. These are shown as “ineligible” on Table 4-1. Two ineligible costs defined in subsection 5 (3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years...” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services which are potentially eligible for inclusion in the Township’s D.C. are indicated with a “Yes.”

### 4.3 Increase in the Need for Service

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



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

The Process of Calculating a Development Charge under the Act that must be followed

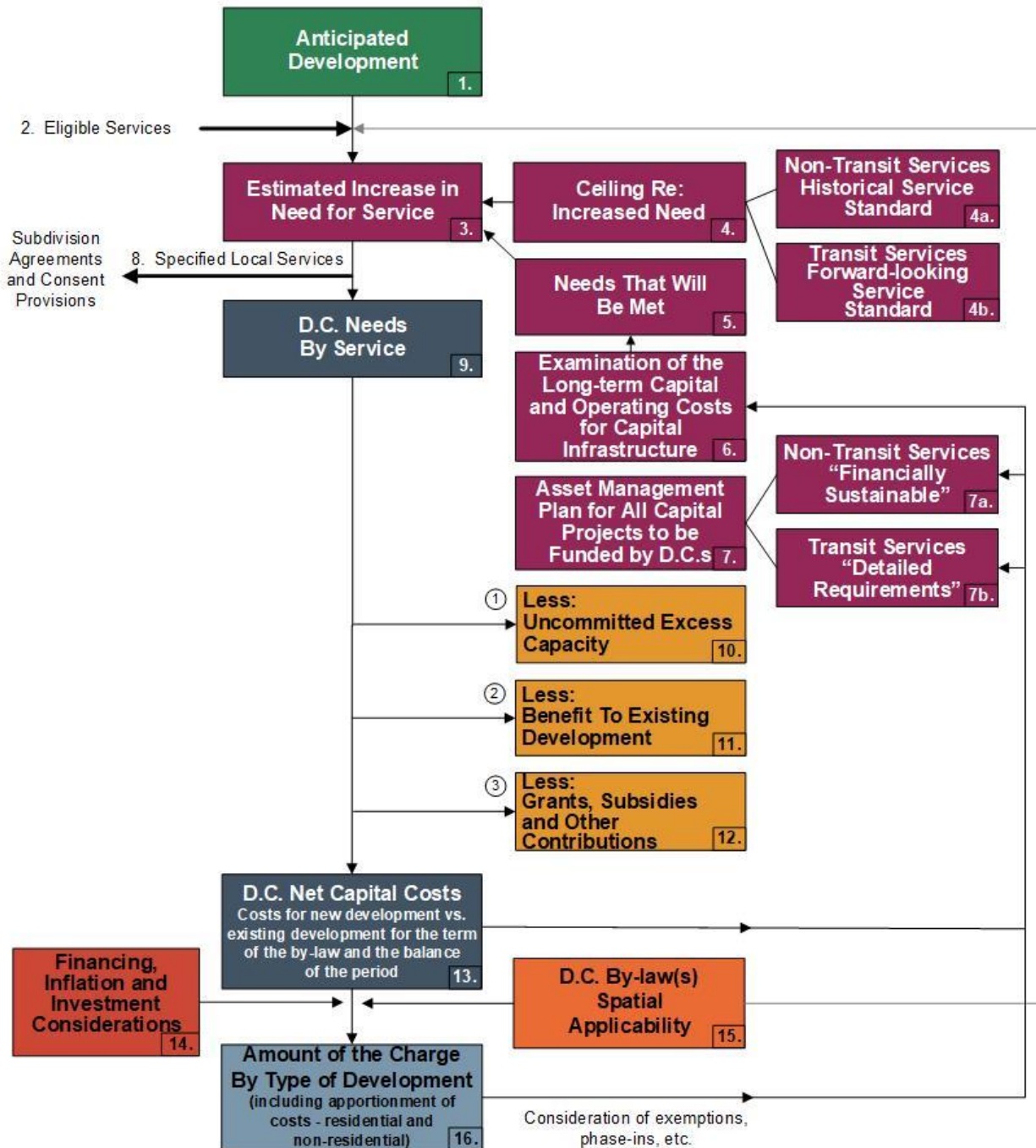




Table 4-1  
Categories of Municipal Services to be Addressed as Part of the Calculation

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

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	Yes	1.3 Bridges, Culverts and Roundabouts	100
	No	1.4 Local municipal roads	0
	Yes	1.5 Traffic signals	100
	Yes	1.6 Sidewalks and streetlights	100
	Yes	1.7 Active Transportation	100
2. Other Transportation Services	n/a	2.1 Transit vehicles <sup>2</sup> & facilities	100
	n/a	2.2 Other transit infrastructure	100
	Ineligible	2.3 Municipal parking spaces - indoor	0
	Ineligible	2.4 Municipal parking spaces - outdoor	0
	Yes	2.5 Works Yards	100
	Yes	2.6 Rolling stock <sup>1</sup>	100
	n/a	2.7 Ferries	100
	n/a	2.8 Airport	100**

<sup>1</sup>with 7+ year life time

\*same percentage as service component to which it pertains  
computer equipment excluded throughout

\*\*Airports only eligible for the Region of Waterloo



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
3. Stormwater Drainage and Control Services	Yes	3.1 Main channels and drainage trunks	100
	Yes	3.2 Channel connections	100
	Yes	3.3 Retention/detention ponds	100
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, aerials and rescue vehicles <sup>1</sup>	100
	Yes	4.3 Small equipment and gear	100
5. Parks Services (i.e. Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots and E.S.A.s	0
	Yes	5.2 Development of area municipal parks	100
	Yes	5.3 Development of district parks	100
	Yes	5.4 Development of municipal-wide parks	100
	Yes	5.5 Development of special purpose parks	100
	Yes	5.6 Parks rolling stock <sup>1</sup> and yards	100
6. Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	100
	Yes	6.2 Recreation vehicles and equipment <sup>1</sup>	100
7. Library Services	Yes	7.1 Public library space (incl. furniture and equipment)	100
	n/a	7.2 Library vehicles <sup>1</sup>	100
	Yes	7.3 Library materials	100
8. Electrical Power Services	Ineligible	8.1 Electrical substations	0
	Ineligible	8.2 Electrical distribution system	0
	Ineligible	8.3 Electrical system rolling stock	0

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<sup>1</sup>with 7+ year lifetime





Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
9. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	9.1 Cultural space (e.g. art galleries, museums and theatres)	0
	Ineligible	9.2 Tourism facilities and convention centres	0
10. Wastewater Services	n/a	10.1 Treatment plants	100
	Yes	10.2 Sewage trunks	100
	No	10.3 Local systems	0
	No	10.4 Vehicles and equipment <sup>1</sup>	100
11. Water Supply Services	n/a	11.1 Treatment plants	100
	Yes	11.2 Distribution systems	100
	No	11.3 Local systems	0
	No	11.4 Vehicles and equipment <sup>1</sup>	100
12. Waste Management Services	Ineligible	12.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	12.2 Landfills and other disposal facilities	0
	n/a	12.3 Waste diversion facilities	100
	No	12.4 Waste diversion vehicles and equipment <sup>1</sup>	100
13. Policing Services	n/a	13.1 Police detachments	100
	n/a	13.2 Police rolling stock <sup>1</sup>	100
	n/a	13.3 Small equipment and gear	100
14. Long-term Care	n/a	14.1 Long-term Care space	100
	n/a	14.2 Vehicles <sup>1</sup>	100
15. Child Care and Early Years	n/a	15.1 Child care space	100
	n/a	15.2 Vehicles <sup>1</sup>	100
16. Public Health	n/a	16.1 Health department space	100
	n/a	16.2 Health department vehicles <sup>2</sup>	100
17. Housing	n/a	17.1 Social Housing space	100
18. Provincial Offences Act (P.O.A.)	n/a	18.1 P.O.A. space	100
	n/a	18.2 Vehicles and equipment <sup>1</sup>	100

<sup>1</sup>with a 7+ year lifetime



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
19. Social Services	n/a	19.1 Social service space	0
20. Ambulance	n/a n/a	20.1 Ambulance station space 20.2 Vehicles <sup>1</sup>	100 100
21. Hospital Provision	Ineligible	21.1 Hospital capital contributions	0
22. Emergency Preparedness Services	No	22.1 Emergency Preparedness space	100
	No	22.2 Vehicles and equipment <sup>1</sup>	100
23. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible	23.1 Office space	0
	Ineligible	23.2 Office furniture	0
	Ineligible	23.3 Computer equipment	0
24. Other Services	Yes	24.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land <sup>2</sup> and facilities, including the D.C. background study cost	0-100
	Yes	24.2 Interest on money borrowed to pay for growth-related capital	0-100

<sup>1</sup>with a 7+ year lifetime

<sup>2</sup>same percentage as service component to which it pertains

## 4.4 Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions. The Township's detailed Local Service Policy is provided in Appendix E.



## 4.5 Capital Forecast

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

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

The capital costs include:

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

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

## 4.6 Treatment of Credits

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Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Subsection 17, paragraph 4, of the same Regulation indicates that “...the

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value of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. Outstanding credit obligations have been included in the D.C. calculations.

## 4.7 Classes of Services

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Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C. eligible service or the capital costs with respect to those services. Further, a class may be composed of any number or combination of services and may include parts or portions of each D.C. eligible services. With respect to growth-related studies, Section 7(3) of the D.C.A. states that:

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

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and by-law provided herein include the following classes: growth studies, and water & wastewater studies and capital improvements. These classes are comprised of the following services:

- Growth Studies
  - Stormwater Drainage and Control Services;
  - Wastewater Services – King City;
  - Wastewater Services – Nobleton;
  - Services Related to a Highway;
  - Water Services;
  - Fire Protection Services;
  - Parks and Recreation Services; and
  - Library Services.
- Water & Wastewater Studies and Capital Improvements
  - Water Services; and
  - Wastewater Services.



## 4.8 Existing Reserve Funds

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

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 7 of subsection 5 (1).”

There is no explicit requirement under the D.C.A. calculation method set out in subsection 5 (1) to net the outstanding reserve fund balance as part of making the D.C. calculation; however, section 35 does restrict the way in which the funds are used in future.

For services which are subject to a per capita based, service level “cap,” the reserve fund balance should be applied against the development-related costs for which the charge was imposed once the project is constructed (i.e. the needs of recent growth). This cost component is distinct from the development-related costs for the next 10-year period, which underlie the D.C. calculation herein.

The alternative would involve the Township spending all reserve fund monies prior to renewing each by-law, which would not be a sound basis for capital budgeting. Thus, the Township will use these reserve funds for the Township’s cost share of applicable development-related projects, which are required but have not yet been undertaken, as a way of directing the funds to the benefit of the development which contributed them (rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).

The Township’s D.C. reserve fund balances by service (net of any adjustments or commitments) as of December 31, 2019 are shown below:



Service	Balance as of December 31, 2019	Adjustments/ Commitments	Adjusted Balance
Services Related to a Highway	\$5,014,095		\$5,014,095
Parking Services*	\$7,791		\$7,791
Fire Protection Services	\$1,198,427		\$1,198,427
Outdoor Recreation Services	\$317,351		\$317,351
Indoor Recreation Services	\$5,825,207	(\$1,424,921)	\$4,400,286
Library Services	(\$170,545)	(\$905,479)	(\$1,076,024)
Growth Studies	\$292,144		\$292,144
Water and Wastewater Studies	\$107,202		\$107,202
Wastewater - Nobleton	\$791,867	(\$1,111,000)	(\$319,133)
Wastewater - King	\$2,060,903		\$2,060,903
Water Services	\$652,867		\$652,867
<b>Total</b>	<b>\$16,097,309</b>	<b>(\$3,441,400)</b>	<b>\$12,655,909</b>

\*Parking is no longer a D.C. Eligible Service. The funds must be transferred to a Special Account (CBC) or into the Township's General Reserve

## 4.9 Deductions

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

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development; and
- anticipated grants, subsidies and other contributions.

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

### 4.9.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in section 4.3 does "...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the municipality over the 10-year period immediately preceding the preparation of the background study..." O. Reg. 82.98 (section 4) goes further to indicate that "...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service."



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

With respect to transit services, the changes to the Act as a result of Bill 73 have provided for an alternative method for calculating the services standard ceiling. Transit services must now utilize a forward-looking service standard analysis, described later in this section.

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

#### ***4.9.2 Reduction for Uncommitted Excess Capacity***

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

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

#### ***4.9.3 Reduction for Benefit to Existing Development***

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



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

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of services cap discussed in section 4.4 of this report is related but is not the identical requirement. Sanitary, storm and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

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

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a Township-wide system basis. For example, facilities of the same type may provide different services (i.e. leisure pool vs. competitive pool), different programs (i.e. hockey vs. figure skating) and different time availability for the same service (i.e. leisure skating available on Wednesday in one arena and Thursday in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.





#### **4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions**

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

#### **4.10 Municipal-wide vs. Area Rating**

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This step involves determining whether all of the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the amended D.C.A., it is now mandatory to “consider” area-rating of services (providing charges for specific areas and services), however, it is not mandatory to implement area-rating. Further discussion is provided in section 7.4.4.

#### **4.11 Allocation of Development**

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

#### **4.12 Asset Management**

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The new legislation now requires that a D.C. background study must include an asset management plan (subsection 10 (2) c. 2). The asset management plan (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 (as noted in the subsequent subsection); however, they are silent with respect to how the A.M.P. 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 the asset management planning. This examination has been included in Appendix F.

## 4.13 Transit

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The most significant changes to the Act relate to the transit service. These changes relate to four areas of the calculations, as follows:

- A. Transit no longer requires the statutory 10% mandatory deduction from the net capital cost (subsection 5.2 (i) of the D.C.A.).
- B. The background study requires the following in regard to transit costs (as per subsection 8 (2) of the Regulations):
  1. The calculations that were used to prepare the estimate for the planned level of service for the transit services, as mentioned in subsection 5.2 (3) of the Act.
  2. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
    - i. the anticipated development over the 10-year period immediately following the preparation of the background study, or
    - ii. the anticipated development after the 10-year period immediately following the preparation of the background study.
  3. An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.
  4. An assessment of ridership forecasts for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecasted ridership will be from existing or planned development.



5. An assessment of the ridership capacity for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study.
- C. A new forward-looking service standard (as per subsection 6.1 (2) of the Regulations):
1. The service is a discrete service.
  2. No portion of the service that is intended to benefit anticipated development after the 10-year period immediately following the preparation of the background study may be included in the estimate.
  3. No portion of the service that is anticipated to exist as excess capacity at the end of the 10-year period immediately following the preparation of the background study may be included in the estimate.
- D. A very detailed asset management strategy and reporting requirements (subsection 6.1 (3) of the Regulation) that includes lifecycle costs, action plans that will enable the assets to be sustainable, summary of how to achieve the proposed level of service, discussion on procurement measures and risk.

The Township does not currently provide transit services. Therefore, the above calculations and reporting requirements are not required.





# Chapter 5

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





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

### 5.1 Introduction

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This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform basis. In each case, the required calculation process set out in subsection 5 (1) paragraphs 2 to 8 in the D.C.A. and described in Chapter 4, was followed in determining D.C.-eligible costs.

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

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

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



### **5.2.1 Growth Studies**

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the Township's capital works program. As discussed in Section 4.7, these studies have been allocated as a class of services based on each service to which the study relates.

For planning related studies, a deduction of 10% has been applied to recognize the extent to which the studies relate to non-D.C.-eligible services. All planning studies have been allocated to each service within the class in the following manner:

- Stormwater Drainage and Control Services – 10%
- Wastewater Services – 25%
- Water Services – 25%
- Services Related to a Highway – 25%
- Fire Protection Services – 5%
- Parks and Recreation – 5%
- Library Services – 5%

In addition, the capital cost of D.C. background studies has been allocated across the different services based on the proportion of the total net growth-related capital costs. The following provides a breakdown of the allocation of D.C. background studies to each service:

- Stormwater Drainage and Control Services – 1%
- Wastewater Services – King City – 7%
- Wastewater Services – Nobleton – 4%
- Water Services – 8%
- Services Related to a Highway – 51%
- Fire Protection Services – 3%
- Parks and Recreation – 23%
- Library Services – 3%

The remainder of the growth studies identified are as follows:

- Services Related to a Highway:
  - Active Transportation Strategies;
  - Paving Strategies;





- Traffic Calming Strategies;
- Road Culvert Condition Assessments;
- Bridge Structure Assessments;
- Transportation Master Plan Updates;
- Development Guidelines and Engineering Design Criteria Manual Updates;
- Highway 11 Corridor Study;
- Major Transit Study Area; and
- Asset Management & Needs Study.
- Parks and Recreation Services:
  - Community Services Master Plan Update;
- Library Services:
  - Collection Development Studies;
  - Strategic Plans;
  - Service Delivery Assessment/Master Plan; and
  - Library Expansion/Feasibility Studies.
- Fire Protection Services:
  - Community Risk Assessment Study;
  - Fire Master Plan Update; and
  - Full Fire Master Plan.

The gross capital cost of these studies is \$3,443,300 of which \$1,616,400 is attributable to existing benefit. A deduction of \$72,330 has been made to recognize the portion of planning studies related to D.C.-ineligible services, as mentioned above. The existing reserve fund balance of \$292,144 has been deducted as well, resulting in a net D.C.-eligible cost of \$1,462,426 to be included in the calculations.

These costs have been allocated 84% residential and 16% non-residential based on the incremental growth in population to employment for the 10-year forecast period.



**Infrastructure Costs Included in the Development Charges Calculation**

Township of King  
Class of Service: Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Category	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (To Recognize Benefit to Non-D.C. Services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
1A	Development Charge Study	Stormwater Drainage and Control Services	2020	750	-		750	-		750	630	120
1B	Development Charge Study	Wastewater Services	2020	8,250	-		8,250	-		8,250	6,930	1,320
1D	Development Charge Study	Water Services	2020	6,000	-		6,000	-		6,000	5,040	960
1E	Development Charge Study	Services Related to a Highway	2020	38,250	-		38,250	-		38,250	32,130	6,120
1F	Development Charge Study	Fire Protection Services	2020	2,250	-		2,250	-		2,250	1,890	360
1G	Development Charge Study	Parks and Recreation Services	2020	17,250	-		17,250	-		17,250	14,490	2,760
1H	Development Charge Study	Library Services	2020	2,250	-		2,250	-		2,250	1,890	360
2A	Development Charge Study	Stormwater Drainage and Control Services	2025	750	-		750	-		750	630	120
2B	Development Charge Study	Wastewater Services	2025	8,250	-		8,250	-		8,250	6,930	1,320
2D	Development Charge Study	Water Services	2025	6,000	-		6,000	-		6,000	5,040	960
2E	Development Charge Study	Services Related to a Highway	2025	38,250	-		38,250	-		38,250	32,130	6,120
2F	Development Charge Study	Fire Protection Services	2025	2,250	-		2,250	-		2,250	1,890	360
2G	Development Charge Study	Parks and Recreation Services	2025	17,250	-		17,250	-		17,250	14,490	2,760
2H	Development Charge Study	Library Services	2025	2,250	-		2,250	-		2,250	1,890	360
		<b>Services Related to a Highway</b>										
3	10 YR AT Strategy (active transportation)	Services Related to a Highway	2020	75,000	-		75,000	15,000		60,000	50,400	9,600
4	10 YR Paving Strategy	Services Related to a Highway	2020	100,000	-		100,000	80,000		20,000	16,800	3,200
5	Traffic Calming Strategy	Services Related to a Highway	2020	60,000	-		60,000	30,000		30,000	25,200	4,800
6	Road Culvert Condition Assessment (over 3.0m dia.) Every 2 years.	Services Related to a Highway	2021	75,000	-		75,000	60,000		15,000	12,600	2,400
7	Road Culvert Condition Assessment (over 3.0m dia.) Every 2 years.	Services Related to a Highway	2023	75,000	-		75,000	60,000		15,000	12,600	2,400
8	Road Culvert Condition Assessment (over 3.0m dia.) Every 2 years.	Services Related to a Highway	2025	75,000	-		75,000	60,000		15,000	12,600	2,400
9	Road Culvert Condition Assessment (over 3.0m dia.) Every 2 years.	Services Related to a Highway	2027	75,000	-		75,000	60,000		15,000	12,600	2,400
10	Bridge Structure Assessment (every 2 years)	Services Related to a Highway	2021	60,000	-		60,000	48,000		12,000	10,080	1,920
11	Bridge Structure Assessment (every 2 years)	Services Related to a Highway	2023	60,000	-		60,000	48,000		12,000	10,080	1,920
12	Bridge Structure Assessment (every 2 years)	Services Related to a Highway	2025	60,000	-		60,000	48,000		12,000	10,080	1,920
13	Bridge Structure Assessment (every 2 years)	Services Related to a Highway	2027	60,000	-		60,000	48,000		12,000	10,080	1,920



**Infrastructure Costs Included in the Development Charges Calculation**

Township of King  
Class of Service: Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Category	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (To Recognize Benefit to Non-D.C. Services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2020-2029										84%	16%
14	Bridge Structure Assessment (every 2 years)	Services Related to a Highway	2029	60,000	-		60,000	48,000		12,000	10,080	1,920
15	Transportation Master Plan Update ( 5 year cycle )	Services Related to a Highway	2024	100,000	-		100,000	50,000		50,000	42,000	8,000
16	10 YR AT Strategy	Services Related to a Highway	2024	75,000	-		75,000	15,000		60,000	50,400	9,600
17	10 YR Paving Strategy	Services Related to a Highway	2024	100,000	-		100,000	80,000		20,000	16,800	3,200
18	Traffic Calming Strategy	Services Related to a Highway	2024	60,000	-		60,000	30,000		30,000	25,200	4,800
19	Transportation Master Plan Update ( 5 year cycle )	Services Related to a Highway	2029	100,000	-		100,000	50,000		50,000	42,000	8,000
20	10 YR AT Strategy	Services Related to a Highway	2028	75,000	-		75,000	15,000		60,000	50,400	9,600
21	10 YR Paving Strategy	Services Related to a Highway	2028	100,000	-		100,000	80,000		20,000	16,800	3,200
22	Traffic Calming Strategy	Services Related to a Highway	2028	60,000	-		60,000	30,000		30,000	25,200	4,800
23	Development Guidelines and Engineering Design Criteria Manual Update	Services Related to a Highway	2021	50,000	-		50,000	-		50,000	42,000	8,000
24	Development Guidelines and Engineering Design Criteria Manual Update - Every 2 Years	Services Related to a Highway	2023-2029	200,000	-		200,000	-		200,000	168,000	32,000
25	Highway 11 Corridor Study	Services Related to a Highway	2021	35,000	-		35,000	17,500		17,500	14,700	2,800
26	Major Transit Study Area	Services Related to a Highway	2023	25,000	-		25,000	12,500		12,500	10,500	2,000
27	Asset Management & Needs Study	Services Related to a Highway	2020	119,000	-		119,000	47,600		71,400	59,976	11,424
	<b>Parks and Recreation</b>											
28	Community Services Master Plan Update	Parks and Recreation Services	2024	125,000	-		125,000	62,500		62,500	52,500	10,000
	<b>Library</b>											
29	Collection Development Study	Library Services	2022	20,000	-		20,000	12,000		8,000	6,720	1,280
30	Strategic Plan 2021-2025 (Library)	Library Services	2020	48,000	-		48,000	28,800		19,200	16,128	3,072
31	Service Delivery Assessment / Master Plan	Library Services	2026	75,000	-		75,000	37,500		37,500	31,500	6,000
32	Schomberg Library Expansion Feasibility / Architectural Renderings	Library Services	2024	70,000	-		70,000	35,000		35,000	29,400	5,600
33	Nobleton Library Expansion Feasibility / Architectural Renderings	Library Services	2021	70,000	-		70,000	35,000		35,000	29,400	5,600
34	Strategic Plan 2026-2030 (Library)	Library Services	2025	50,000	-		50,000	30,000		20,000	16,800	3,200
35	Collection Development Study	Library Services	2027	20,000	-		20,000	12,000		8,000	6,720	1,280



**Infrastructure Costs Included in the Development Charges Calculation**

Township of King  
Class of Service: Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Category	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (To Recognize Benefit to Non-D.C. Services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2020-2029										84%	16%
	<b>Fire</b>											
36	Community Risk Assessment re growth	Fire Protection Services	2023	42,000	-		42,000	21,000		21,000	17,640	3,360
37	Fire Master Plan update	Fire Protection Services	2023	45,000	-		45,000	22,500		22,500	18,900	3,600
38	Fire Master Plan full	Fire Protection Services	2026	71,000	-		71,000	35,500		35,500	29,820	5,680
	<b>Planning Related Studies</b>											
39A	Official Plan Update Conformity including Natural Heritage Study for Village and Hamlets	Stormwater Drainage and Control Services	2022	20,000	-	2,000	18,000	9,000		9,000	7,560	1,440
39B	Official Plan Update Conformity including Natural Heritage Study for Village and Hamlets	Wastewater Services	2022	50,000	-	5,000	45,000	22,500		22,500	18,900	3,600
39C	Official Plan Update Conformity including Natural Heritage Study for Village and Hamlets	Water Services	2022	50,000	-	5,000	45,000	22,500		22,500	18,900	3,600
39D	Official Plan Update Conformity including Natural Heritage Study for Village and Hamlets	Services Related to a Highway	2022	50,000	-	5,000	45,000	22,500		22,500	18,900	3,600
39E	Official Plan Update Conformity including Natural Heritage Study for Village and Hamlets	Fire Protection Services	2022	10,000	-	1,000	9,000	4,500		4,500	3,780	720
39F	Official Plan Update Conformity including Natural Heritage Study for Village and Hamlets	Parks and Recreation Services	2022	10,000	-	1,000	9,000	4,500		4,500	3,780	720
39G	Official Plan Update Conformity including Natural Heritage Study for Village and Hamlets	Library Services	2022	10,000	-	1,000	9,000	4,500		4,500	3,780	720
40A	Zoning By-law Consolidation/Update	Stormwater Drainage and Control Services	2023	10,000	-	1,000	9,000	4,500		4,500	3,780	720
40B	Zoning By-law Consolidation/Update	Wastewater Services	2023	25,000	-	2,500	22,500	11,300		11,200	9,408	1,792
40C	Zoning By-law Consolidation/Update	Water Services	2023	25,000	-	2,500	22,500	11,300		11,200	9,408	1,792
40D	Zoning By-law Consolidation/Update	Services Related to a Highway	2023	25,000	-	2,500	22,500	11,300		11,200	9,408	1,792
40E	Zoning By-law Consolidation/Update	Fire Protection Services	2023	5,000	-	500	4,500	2,300		2,200	1,848	352
40F	Zoning By-law Consolidation/Update	Parks and Recreation Services	2023	5,000	-	500	4,500	2,300		2,200	1,848	352
40G	Zoning By-law Consolidation/Update	Library Services	2023	5,000	-	500	4,500	2,300		2,200	1,848	352
41A	Community Planning Permit System Study	Stormwater Drainage and Control Services	2024	5,000	-	500	4,500	2,300		2,200	1,848	352
41B	Community Planning Permit System Study	Wastewater Services	2024	12,500	-	1,250	11,250	5,600		5,650	4,746	904
41C	Community Planning Permit System Study	Water Services	2024	12,500	-	1,250	11,250	5,600		5,650	4,746	904



**Infrastructure Costs Included in the Development Charges Calculation**

Township of King  
Class of Service: Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development  2020-2029	Category	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (To Recognize Benefit to Non-D.C. Services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
41D	Community Planning Permit System Study	Services Related to a Highway	2024	12,500	-	1,250	11,250	5,600		5,650	4,746	904
41E	Community Planning Permit System Study	Fire Protection Services	2024	2,500	-	250	2,250	1,100		1,150	966	184
41F	Community Planning Permit System Study	Parks and Recreation Services	2024	2,500	-	250	2,250	1,100		1,150	966	184
41G	Community Planning Permit System Study	Library Services	2024	2,500	-	250	2,250	1,100		1,150	966	184
42A	Population and Employment Land Needs	Stormwater Drainage and Control Services	2021	7,500	-	750	6,750	-		6,750	5,670	1,080
42B	Population and Employment Land Needs	Wastewater Services	2021	18,800	-	1,880	16,920	-		16,920	14,213	2,707
42C	Population and Employment Land Needs	Water Services	2021	18,800	-	1,880	16,920	-		16,920	14,213	2,707
42D	Population and Employment Land Needs	Services Related to a Highway	2021	18,800	-	1,880	16,920	-		16,920	14,213	2,707
42E	Population and Employment Land Needs	Fire Protection Services	2021	3,800	-	380	3,420	-		3,420	2,873	547
42F	Population and Employment Land Needs	Parks and Recreation Services	2021	3,800	-	380	3,420	-		3,420	2,873	547
42G	Population and Employment Land Needs	Library Services	2021	3,800	-	380	3,420	-		3,420	2,873	547
43A	Rural Zoning By-law	Stormwater Drainage and Control Services	2020	10,000	-	1,000	9,000	4,500		4,500	3,780	720
43B	Rural Zoning By-law	Wastewater Services	2020	25,000	-	2,500	22,500	11,300		11,200	9,408	1,792
43C	Rural Zoning By-law	Water Services	2020	25,000	-	2,500	22,500	11,300		11,200	9,408	1,792
43D	Rural Zoning By-law	Services Related to a Highway	2020	25,000	-	2,500	22,500	11,300		11,200	9,408	1,792
43E	Rural Zoning By-law	Fire Protection Services	2020	5,000	-	500	4,500	2,300		2,200	1,848	352
43F	Rural Zoning By-law	Parks and Recreation Services	2020	5,000	-	500	4,500	2,300		2,200	1,848	352
43G	Rural Zoning By-law	Library Services	2020	5,000	-	500	4,500	2,300		2,200	1,848	352
44A	Urban Design Guidelines Update-Villages	Stormwater Drainage and Control Services	2021	10,000	-	1,000	9,000	1,800		7,200	6,048	1,152
44B	Urban Design Guidelines Update-Villages	Wastewater Services	2021	25,000	-	2,500	22,500	4,500		18,000	15,120	2,880
44C	Urban Design Guidelines Update-Villages	Water Services	2021	25,000	-	2,500	22,500	4,500		18,000	15,120	2,880
44D	Urban Design Guidelines Update-Villages	Services Related to a Highway	2021	25,000	-	2,500	22,500	4,500		18,000	15,120	2,880
44E	Urban Design Guidelines Update-Villages	Fire Protection Services	2021	5,000	-	500	4,500	900		3,600	3,024	576
44F	Urban Design Guidelines Update-Villages	Parks and Recreation Services	2021	5,000	-	500	4,500	900		3,600	3,024	576
44G	Urban Design Guidelines Update-Villages	Library Services	2021	5,000	-	500	4,500	900		3,600	3,024	576



**Infrastructure Costs Included in the Development Charges Calculation**

Township of King  
Class of Service: Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Category	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (To Recognize Benefit to Non-D.C. Services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2020-2029										84%	16%
42B	Zoning By-law Consolidation/Update	Wastewater Services - King City	2023	12,500	-	1,250	11,250	5,600		5,650	4,746	904
42C	Zoning By-law Consolidation/Update	Wastewater Services - Nobleton	2023	12,500	-	1,250	11,250	5,600		5,650	4,746	904
42D	Zoning By-law Consolidation/Update	Water Services	2023	25,000	-	2,500	22,500	11,300		11,200	9,408	1,792
42E	Zoning By-law Consolidation/Update	Services Related to a Highway	2023	25,000	-	2,500	22,500	11,300		11,200	9,408	1,792
42F	Zoning By-law Consolidation/Update	Fire Protection Services	2023	5,000	-	500	4,500	2,300		2,200	1,848	352
42G	Zoning By-law Consolidation/Update	Parks and Recreation Services	2023	5,000	-	500	4,500	2,300		2,200	1,848	352
42H	Zoning By-law Consolidation/Update	Library Services	2023	5,000	-	500	4,500	2,300		2,200	1,848	352
43A	Community Planning Permit System Study	Stormwater Drainage and Control Services	2024	5,000	-	500	4,500	2,300		2,200	1,848	352
43B	Community Planning Permit System Study	Wastewater Services - King City	2024	6,300	-	630	5,670	2,800		2,870	2,411	459
43C	Community Planning Permit System Study	Wastewater Services - Nobleton	2024	6,300	-	630	5,670	2,800		2,870	2,411	459
43D	Community Planning Permit System Study	Water Services	2024	12,500	-	1,250	11,250	5,600		5,650	4,746	904
43E	Community Planning Permit System Study	Services Related to a Highway	2024	12,500	-	1,250	11,250	5,600		5,650	4,746	904
43F	Community Planning Permit System Study	Fire Protection Services	2024	2,500	-	250	2,250	1,100		1,150	966	184
43G	Community Planning Permit System Study	Parks and Recreation Services	2024	2,500	-	250	2,250	1,100		1,150	966	184
43H	Community Planning Permit System Study	Library Services	2024	2,500	-	250	2,250	1,100		1,150	966	184
44A	Major Transit Study Area	Stormwater Drainage and Control Services	2023	2,500	-	250	2,250	1,100		1,150	966	184
44B	Major Transit Study Area	Wastewater Services - King City	2023	3,100	-	310	2,790	1,400		1,390	1,168	222
44C	Major Transit Study Area	Wastewater Services - Nobleton	2023	3,100	-	310	2,790	1,400		1,390	1,168	222
44D	Major Transit Study Area	Water Services	2023	6,300	-	630	5,670	2,800		2,870	2,411	459
44E	Major Transit Study Area	Services Related to a Highway	2023	6,300	-	630	5,670	2,800		2,870	2,411	459
44F	Major Transit Study Area	Fire Protection Services	2023	1,300	-	130	1,170	600		570	479	91
44G	Major Transit Study Area	Parks and Recreation Services	2023	1,300	-	130	1,170	600		570	479	91
44H	Major Transit Study Area	Library Services	2023	1,300	-	130	1,170	600		570	479	91
45A	Core Areas Parking Study (PW/GMS-PD lead)	Stormwater Drainage and Control Services	2022	8,500	-	850	7,650	3,800		3,850	3,234	616
45B	Core Areas Parking Study (PW/GMS-PD lead)	Wastewater Services - King City	2022	10,600	-	1,060	9,540	4,800		4,740	3,982	758
45C	Core Areas Parking Study (PW/GMS-PD lead)	Wastewater Services - Nobleton	2022	10,600	-	1,060	9,540	4,800		4,740	3,982	758
45D	Core Areas Parking Study (PW/GMS-PD lead)	Water Services	2022	21,300	-	2,130	19,170	9,600		9,570	8,039	1,531



**Infrastructure Costs Included in the Development Charges Calculation**

Township of King  
Class of Service: Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Category	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (To Recognize Benefit to Non-D.C. Services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
45A	Employment Area Lands Need Study (PD/ED)	Stormwater Drainage and Control Services	2021	5,000	-	500	4,500	900		3,600	3,024	576
45B	Employment Area Lands Need Study (PD/ED)	Wastewater Services	2021	12,500	-	1,250	11,250	2,300		8,950	7,518	1,432
45C	Employment Area Lands Need Study (PD/ED)	Water Services	2021	12,500	-	1,250	11,250	2,300		8,950	7,518	1,432
45D	Employment Area Lands Need Study (PD/ED)	Services Related to a Highway	2021	12,500	-	1,250	11,250	2,300		8,950	7,518	1,432
45E	Employment Area Lands Need Study (PD/ED)	Fire Protection Services	2021	2,500	-	250	2,250	500		1,750	1,470	280
45F	Employment Area Lands Need Study (PD/ED)	Parks and Recreation Services	2021	2,500	-	250	2,250	500		1,750	1,470	280
45G	Employment Area Lands Need Study (PD/ED)	Library Services	2021	2,500	-	250	2,250	500		1,750	1,470	280
46A	Community Improvement Plan Review (PD/ED)	Stormwater Drainage and Control Services	2025	4,800	-	480	4,320	2,200		2,120	1,781	339
46B	Community Improvement Plan Review (PD/ED)	Wastewater Services	2025	12,000	-	1,200	10,800	5,400		5,400	4,536	864
46C	Community Improvement Plan Review (PD/ED)	Water Services	2025	12,000	-	1,200	10,800	5,400		5,400	4,536	864
46D	Community Improvement Plan Review (PD/ED)	Services Related to a Highway	2025	12,000	-	1,200	10,800	5,400		5,400	4,536	864
46E	Community Improvement Plan Review (PD/ED)	Fire Protection Services	2025	2,400	-	240	2,160	1,100		1,060	890	170
46F	Community Improvement Plan Review (PD/ED)	Parks and Recreation Services	2025	2,400	-	240	2,160	1,100		1,060	890	170
46G	Community Improvement Plan Review (PD/ED)	Library Services	2025	2,400	-	240	2,160	1,100		1,060	890	170
47	Reserve Fund Adjustment		Reserve	-	-		-	292,144		(292,144)	(245,401)	(46,743)
	<b>Total</b>			<b>3,443,300</b>	<b>-</b>	<b>72,330</b>	<b>3,370,970</b>	<b>1,908,544</b>	<b>-</b>	<b>1,462,426</b>	<b>1,228,438</b>	<b>233,988</b>



## **5.2.2 Library Services**

The Township currently operates its library services from four facilities which total 17,372 sq.ft. in space. Based on the space provided over the past 10 years, the historical average level of service provided by the Township equates to an investment of \$544 per capita. This level of service provides the Township with a maximum D.C.-eligible amount for recovery over the forecast period of \$3,787,321 for facilities.

The Township has identified the need for expansions to the Schomberg and Nobleton libraries as well as an Integrated Library System, as a result of growth. The gross capital cost of these projects is \$5,678,000, with a deduction of \$727,300 to recognize the benefit to existing development. A further deduction of \$2,266,480 has been made in order to recognize the benefit to growth beyond the forecast period. A recovery of \$1,076,024 has been included in order to recognize the existing reserve fund deficit. Based on the above, the net-D.C. eligible amount of \$3,760,244 is being included in the calculations.

The Township also has an inventory of 150,233 library collection items, which comprises of items such as books, periodicals, CDs, DVDs, E-books, etc. Over the past ten years, the average level of service was \$99 per capita. Based on this growth forecast, the Township would be eligible to collect \$686,725 from D.C.s for library collection items over the next ten-year forecast period.

To complement the proposed facility expansions, the Township has identified the need for additional collection materials as a result of growth. A provision in the amount of \$650,000 has been identified and included in the D.C. calculations.

While library services are predominantly residential based, there is some use of the facilities by non-residential users, for the purpose of research. To acknowledge this use, the capital costs would be allocated 95% residential and 5% non-residential.





### Infrastructure Costs Included in the Development Charges Calculation

Township of King  
Service: Library Facilities

Prj.No	Increased Service Needs Attributable to Anticipated Development  2020-2029	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	Integrated Library System	2020-2023	150,000	-		150,000	75,000		75,000	71,250	3,750
2	Schomberg and Nobleton Library Expansion - including furniture & shelving	2023-2028	5,528,000	2,266,480		3,261,520	652,300		2,609,220	2,478,759	130,461
3	Reserve Fund Adjustment	Reserve	1,076,024	-		1,076,024	-		1,076,024	1,022,223	53,801
	<b>Total</b>		<b>6,754,024</b>	<b>2,266,480</b>	<b>-</b>	<b>4,487,544</b>	<b>727,300</b>	<b>-</b>	<b>3,760,244</b>	<b>3,572,232</b>	<b>188,012</b>



### Infrastructure Costs Included in the Development Charges Calculation

Township of King  
Service Library Collection Materials

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2020-2029									95%	5%
1	Provision for Additional Collection Material	2020-2029	650,000	-		650,000	-		650,000	617,500	32,500
	<b>Total</b>		<b>650,000</b>	<b>-</b>	<b>-</b>	<b>650,000</b>	<b>-</b>	<b>-</b>	<b>650,000</b>	<b>617,500</b>	<b>32,500</b>



### **5.2.3 Parks and Recreation Services**

The Township Parks and Recreation department currently maintains the following inventory:

- 896 acres of parkland (various sized parks, parkettes, active parks, and passive parks);
- 139 parkland amenities (playgrounds, shade structures, washrooms, splash pads, basketball courts, etc.);
- 45 kilometres of trails;
- 52 Parks and Recreation vehicles (totalling \$2.89 million in value); and
- 231,769 sq.ft. of Indoor Recreation space.

Based on the assets provided above, the Township has provided a parks and recreation historical 10-year level of service of \$4,755 per capita. This level of service, when applied to the 10-year growth forecast population of 6,957, results in a total D.C.-eligible amount of \$33,078,865.

Due to the projected growth over the forecast period, the Township has identified \$93,983,515 in future growth capital costs for Parks and Recreation Services. These projects include:

- the development of additional parks and park upgrades (neighbourhood parks, community parks, tennis courts, sports park, artificial turf, etc.)
- additional parks vehicles and equipment (trailers, pick up trucks, wood chippers, mowers, etc.); and
- new recreation facilities (tennis clubhouse, washrooms, community centre, etc.).

Additionally, D.C. credits for works to be constructed by developers are also included. Deductions in the amount of \$13,229,360 has been made to account for the benefit to existing development, \$26,908,500 to recognize the benefit to growth beyond the forecast period, and \$4,717,637 to recognize the existing reserve fund balance. Additionally, the Township has identified \$16,065,000 of contributions from other sources to be used towards the new community centre. Therefore, the net growth capital cost of \$33,063,018 has been included in the D.C. calculations.



As the predominant users of parks and recreation tend to be residents of the Township, the forecast growth-related costs have been allocated 95% to residential and 5% to non-residential.



### Infrastructure Costs Included in the Development Charges Calculation

Township of King  
Service Parks & Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2020-2029								95%	5%	
	<b><u>Parkland Development</u></b>										
1	Cold Creek Phase 2 (challenge course and rock wall expansion, gate)	2020	43,000	-		43,000	-		43,000	40,850	2,150
2	Community Park - Metrus	2020	1,564,400	-		1,564,400	-		1,564,400	1,486,180	78,220
3	Neighbourhood Park - Genview	2020	163,200	-		163,200	-		163,200	155,040	8,160
4	Neighbourhood Park - King Valley	2020	235,200	-		235,200	-		235,200	223,440	11,760
5	Neighbourhood Park - Osmington	2020	197,200	-		197,200	-		197,200	187,340	9,860
6	Community Park - Nobleton Sports Park (Phase 2)	2020	370,800	-		370,800	-		370,800	352,260	18,540
7	Neighbourhood Park - Maidenstone	2020	235,200	-		235,200	-		235,200	223,440	11,760
8	Neighbourhood Park - Centennial	2020	164,000	-		164,000	-		164,000	155,800	8,200
9	Int. soccer fields (3) upgrade (proper draining and grading)	2020	202,800	-		202,800	-		202,800	192,660	10,140
10	Neighbourhood Park - Tomlinson Gardens	2020	235,200	-		235,200	-		235,200	223,440	11,760
11	Rising Star Lands - Bridge, Trail & Development	2024	119,000	119,000		-	-		-	-	-
12	Community Park - Osin Park Phase 2	2025	596,000	596,000		-	-		-	-	-
13	Schomberg Tennis Courts (lighting)	2025	119,000	119,000		-	-		-	-	-
14	Neighbourhood Park - King Dufferin North	2022	900,000	-		900,000	-		900,000	855,000	45,000
15	King City Tennis Courts (lighting)	2024	119,000	119,000		-	-		-	-	-
16	Retrofit sport field to include lighting	2022	400,000	-		400,000	80,000		320,000	304,000	16,000
17	Skatepark - Schomberg	2021	297,400	-		297,400	118,960		178,440	169,518	8,922



### Infrastructure Costs Included in the Development Charges Calculation

Township of King  
Service Parks & Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2020-2029								95%	5%	
18	New Sports Park (incl. parking) - 2 full size / lit soccer fields - 2 intermediate soccer fields - 1 hardball diamond	2023	4,620,500	4,620,500		-	-		-	-	-
19	Community Park - King North	2022	4,653,000	-		4,653,000	-		4,653,000	4,420,350	232,650
20	Artificial Turf (with lights)	2022	2,500,000	-		2,500,000	500,000		2,000,000	1,900,000	100,000
21	Recreational/Nature Trail - 7.0 km	2020-2021	600,000	-		600,000	-		600,000	570,000	30,000
22	Recreational/Nature Trail - 1.5 km	2020-2021	129,000	-		129,000	-		129,000	122,550	6,450
23	King NW - Neighbourhood Park	2022	900,000	-		900,000	-		900,000	855,000	45,000
24	King NE - Neighbourhood Park 2	2022	900,000	-		900,000	-		900,000	855,000	45,000
25	King SW - Neighbourhood Park	2023	900,000	900,000		-	-		-	-	-
26	Nobleton NE - Neighbourhood Park	2024	900,000	900,000		-	-		-	-	-
27	Nobleton NW - Neighbourhood Park	2023	900,000	900,000		-	-		-	-	-
28	Nobleton NW - Neighbourhood Park	2022	600,000	-		600,000	-		600,000	570,000	30,000
29	Nobleton NW - Neighbourhood Park	2022	600,000	-		600,000	-		600,000	570,000	30,000
30	Schomberg - Intensification Site	2023	300,000	300,000		-	-		-	-	-
31	King City Intensification Site - North	2023	400,000	400,000		-	-		-	-	-
32	King City Intensification Site - Central	2023	600,000	600,000		-	-		-	-	-
33	King City Intensification Site - South	2023	400,000	400,000		-	-		-	-	-
34	King City Intensification Site - East	2023-2025	600,000	600,000		-	-		-	-	-
	<b>Outstanding DC Credits</b>										
35	19T-05K01 - 1808629 Ontario Limited (Fandor - Nobleton)	Credit	25,315	-		25,315	-		25,315	24,049	1,266



### Infrastructure Costs Included in the Development Charges Calculation

Township of King  
Service Parks & Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2020-2029									95%	5%
36	19T-07K01 - Pedestrian Bridge - King Station	Credit	30,000	-		30,000	-		30,000	28,500	1,500
				-		-	-		-	-	-
	<b>Parks Vehicles and Equipment</b>			-		-	-		-	-	-
37	Portable Event Trailer BBQ	2022	17,800	-		17,800	-		17,800	16,910	890
38	Trailer	2022	17,800	-		17,800	-		17,800	16,910	890
39	3/4 Ton Pick Up (4x4) Parks	2021	80,000	-		80,000	-		80,000	76,000	4,000
40	Forestry Mower Attachment	2022	125,000	-		125,000	-		125,000	118,750	6,250
41	Wood Chipper	2022	120,000	-		120,000	-		120,000	114,000	6,000
42	Utility Van	2021	45,000	-		45,000	-		45,000	42,750	2,250
43	Chipper Collection Truck	2024	175,000	175,000		-	-		-	-	-
44	Wide Area Mower	2024	100,000	100,000		-	-		-	-	-
45	1/2 Ton Truck	2025	60,000	60,000		-	-		-	-	-
							-		-		
	<b>Recreation Facilities</b>						-		-		
46	New Sports Park - Clubhouse, change / washrooms	2021-2022	863,700	-		863,700	-	-	863,700	820,515	43,185
47	Cold Creek Conservation Area - Visitors Centre (expansion)	2021-2022	1,500,000	-		1,500,000	-	-	1,500,000	1,425,000	75,000
48	DESIGN/ENGINEERING - Community Centre (incl. arena, pool, gym, fitness, track, multi-use space) - Seneca	2020	6,500,000	1,625,000		4,875,000	1,272,619	-	3,602,381	3,422,262	180,119



### Infrastructure Costs Included in the Development Charges Calculation

Township of King  
Service Parks & Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2020-2029									95%	5%
49	Community Centre (incl. arena, pool, gym, fitness, track, multi-use space) - Seneca	2021-2023	57,500,000	14,375,000		43,125,000	11,257,781	16,065,000	15,802,219	15,012,108	790,111
50	Tennis Clubhouse and storage space (Nobleton)	2021	360,000	-		360,000	-	-	360,000	342,000	18,000
51	Reserve Fund Adjustment	Reserve	-	-		-	4,717,637		(4,717,637)	(4,481,755)	(235,882)
	<b>Total</b>		<b>93,983,515</b>	<b>26,908,500</b>	<b>-</b>	<b>67,075,015</b>	<b>17,946,997</b>	<b>16,065,000</b>	<b>33,063,018</b>	<b>31,409,867</b>	<b>1,653,151</b>





## 5.3 Service Levels and Buildout Capital Costs for King's D.C. Calculation

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This section evaluates the development-related capital requirements for those services with Buildout capital costs.

### 5.3.1 Services Related to a Highway

#### 5.3.1.1 Roads and Related

King owns and maintains 109 km of rural and urban roads (both arterial and collector). Over the historical 10-year period, the Township has provided an average level of investment of \$19,253 per capita. Based on this service standard, the Township would be eligible to collect \$185,078,128 from D.C.s over the forecast period.

With respect to future growth-related needs, the Township's capital program are based on the forecasted budgets and works identified through the 2020 Transportation Master Plan, as prepared by the engineers from WSP. The capital program includes various works related to adding capacity to the highway system which consists of road improvements, urbanization, paving program, expansions, as well as new roadways. Additionally, projects related to traffic calming, sidewalks/walkways, active transportation, capital from developer agreements, outstanding D.C. credits, and purchases for right of way allowances have been included. These works provide a gross capital cost of \$160,271,762.

To recognize the benefit of these works to the existing community, a deduction of \$17,123,000. In addition, a deduction of \$59,192,300 has been applied to recognize the benefit of these works to the growth beyond the forecast period. Furthermore, a deduction of \$18,025,000 has been made to recognize dedications with respect to the right of way purchases. Finally, a deduction of \$5,014,095 has been made to account for the existing reserve fund balance. After all the deductions have been applied, the net D.C.-eligible amount of \$60,917,367 has been included for recovery in the calculations.

#### 5.3.1.2 Depots and Domes

The Township operates their Public Works service out of a number of facilities, totalling 28,343 sq.ft. of facility space. Over the previous 10-year period, the average level of

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service provided by the Township is 1.24 sq.ft. per capita or \$1,452 per capita. This level of service provides the Township with a maximum D.C.-eligible amount for recovery over the buildout forecast period of \$13,961,729 related to Public Works Facilities.

Based on the growth identified, the Township has included the need for three facility-related projects: expansions to the operations facility, works yard, and a new Southern works yard. The total cost of the projects identified is \$23,738,000. The scope of the new southern works yard has been assumed to service both growth and existing communities with the Township; therefore, an existing benefit deduction of \$2,200,000 has been made. In addition, a deduction to account for the benefit to growth beyond the forecast period of \$11,000,000 has been applied. Therefore, the net D.C.-eligible amount to be included in the calculations is \$10,538,000.

### *5.3.1.3 Vehicles and Equipment*

The public works department has a variety of vehicles and major equipment totalling approximately \$7.61 million. The inventory provides for a per capita standard of \$268. Over the forecast period, the D.C.-eligible amount for vehicles and equipment is \$2,580,033.

Additional vehicle and equipment items have been identified for the forecast period, amounting to \$1,520,000 of growth-related capital which has been included in the D.C. calculation.

The residential/non-residential capital cost allocation for services related to a highway is 84% residential and 16% non-residential based on the incremental growth in population to employment for the buildout forecast period.



### Infrastructure Costs Included in the Development Charges Calculation

Township of King  
Service: Services Related to a Highway - Roads

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:	Potential D.C. Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
	<b>2020-Buildout</b>										
	<b>Schomberg Area:</b>										
1	Main Street Schomberg Reconstruction with Main Street Typology, incl. Bridges	2023	5,079,700	-		5,079,700	4,063,800		1,015,900	853,356	162,544
2	Dr. Kay	2021	169,500	-		169,500	152,600		16,900	14,196	2,704
3	Centre St. - Rebellion Way to Church St. and Queen St. - Rebellion Way to 10th Conc. (Design + Construction)	2021	1,100,000	-		1,100,000	110,000		990,000	831,600	158,400
4	8th Conc - 15th S.R. to King Road	2025-2028	3,729,500	-		3,729,500	1,864,800		1,864,700	1,566,348	298,352
	<b>King City and Rural Areas:</b>		-								
5	King Boulevard	2022	1,249,100	-		1,249,100	624,600		624,500	524,580	99,920
6	William St	2025	666,200	-		666,200	333,100		333,100	279,804	53,296
	<b>Nobleton:</b>										
7	Culvert Improvements	2024-2026	2,037,000	-		2,037,000	509,300		1,527,700	1,283,268	244,432
8	Sheardown	2020	327,100	-		327,100	261,700		65,400	54,936	10,464
9	Holden Dr. - MacTaggart Dr. to turning circle	2022	32,700	-		32,700	26,200		6,500	5,460	1,040
10	MacTaggart - Witherspoon Way to YR #27	2022	232,000	-		232,000	185,600		46,400	38,976	7,424
11	10th Conc - King Road to 15th S.R.	2022	3,836,500	-		3,836,500	1,918,300		1,918,200	1,611,288	306,912
12	15th S.R. - 10th Conc. to Y.R. #27	2022	3,568,900	-		3,568,900	1,784,500		1,784,400	1,498,896	285,504
13	Gilbert Fuller	2024	59,500	-		59,500	47,600		11,900	9,996	1,904
14	Woodhill	2024	119,000	-		119,000	95,200		23,800	19,992	3,808
	<b>New Road Construction (From WSP)</b>						-				
15	15th Sideroad Extension Interchange (from 15th SR to Hwy 400) - Township's Portion	2028-2031	16,933,000	12,699,800		4,233,200	423,300	-	3,809,900	3,200,316	609,584
16	10th Concession Extension (from Queen St to 19th SR)	2026-2030	1,480,000	1,110,000		370,000	-		370,000	310,800	59,200
17	15th Sideroad Extension (from 15th SR N of Chelsea Ln to Jane St)	2027	3,052,000	2,289,000		763,000	-		763,000	640,920	122,080



### Infrastructure Costs Included in the Development Charges Calculation

Township of King

Service: Services Related to a Highway - Roads

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:	Potential D.C. Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
	<b>2020-Buildout</b>										
	<b>Active Transportation &amp; Lighting on Regional &amp; Township Roads (Urbanization)</b>										
	<b>King City and Rural Areas:</b>										
18	King City, Patton St, Kingslyn to South End	2026	45,200	-		45,200	22,600		22,600	18,984	3,616
19	King City, Warren Road	2026	216,500	-		216,500	108,300		108,200	90,888	17,312
20	Dufferin St. - Nicort to 550 metres south - West Side Only	2022	130,900	-		130,900	-		130,900	109,956	20,944
21	Jane St. - King Road - 1000 metres south	2023	535,300	-		535,300	-		535,300	449,652	85,648
22	King City - Main Street Typology	2023	5,000,000	-		5,000,000	1,000,000		4,000,000	3,360,000	640,000
23	Jane St. - 1000 M north of King Road (YR #11)	2023	535,300	-		535,300	-		535,300	449,652	85,648
24	King City GO Station Signed Bike Routes and Sharrows	2021	65,000	-		65,000	-		65,000	54,600	10,400
25	Sidewalk/Pedestrian Walkway on Burton Grove	2026-2030	52,000	26,000		26,000	-		26,000	21,840	4,160
26	Sidewalk/Pedestrian Walkway on Patricia Dr	2026-2030	78,000	39,000		39,000	-		39,000	32,760	6,240
27	Sidewalk/Pedestrian Walkway on Warren Rd	2026-2030	130,000	65,000		65,000	-		65,000	54,600	10,400
28	King City Trails (N9, N10, N11)	2026-2030	325,000	162,500		162,500	26,800		135,700	113,988	21,712
	<b>Schomberg Area:</b>										
29	Highway #27 (York Road #27) - Dr.Kay Drive to Maynard Drive	2023	750,000	-		750,000	375,000		375,000	315,000	60,000
30	Sidewalk/Pedestrian Walkway on Main Street and Hwy 9 & gateway feature	2023	26,000	-		26,000	-		26,000	21,840	4,160
31	Sidewalk/Pedestrian Walkway on Dr Kay Dr / Dillane Dr, west of Hwy 27 to Sproule St, south side	2023	32,500	-		32,500	-		32,500	27,300	5,200



### Infrastructure Costs Included in the Development Charges Calculation

Township of King

Service: Services Related to a Highway - Roads

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:	Potential D.C. Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
2020-Buildout									84%	16%	
32	Sidewalk/Pedestrian Walkway on Western Ave	2026-2030	325,000	162,500		162,500	-		162,500	136,500	26,000
33	Sidewalk/Pedestrian Walkway on Hwy 27 from Dr Kay Dr to Hwy 9	2026-2030	130,000	65,000		65,000	-		65,000	54,600	10,400
34	Schomberg Trails (Connections to Foxtrail Park)	2023	50,000	-		50,000	-		50,000	42,000	8,000
	<b>Nobleton Area:</b>										
35	Nobleton Area - Main Street Typology	2024-2025	6,500,000	-		6,500,000	1,300,000		5,200,000	4,368,000	832,000
36	Nobleton Pedestrian Connectivity	2028	900,000	-		900,000	450,000		450,000	378,000	72,000
37	Pedestrian Connection from 225 Church St to 14 Church St	2022	175,000	-		175,000	-		175,000	147,000	28,000
38	Multi-use Path on King Road from Old King Road to Greenside, south side	2021-2024	259,400	-		259,400	-		259,400	217,896	41,504
39	Midblock Crossing at Ellis Avenue and Parkview Avenue	2021-2024	29,300	-		29,300	-		29,300	24,612	4,688
40	Midblock Crossing at King Road and Henry Gate / Tomlinson Gate	2021-2024	29,300	-		29,300	-		29,300	24,612	4,688
41	Multi-use Path on King Road from Henry Gate to Wellington St, south side	2026-2030	259,400	129,700		129,700	-		129,700	108,948	20,752
42	Nobleton Trails (N2, N5, N6)	2026-2030	325,000	162,500		162,500	26,800		135,700	113,988	21,712
	<b>Roadway Paving (from WSP)</b>										
43	89-18th Sideroad from Weston Road to End	2021	172,200	-		172,200	17,200		155,000	130,200	24,800
44	235-Concession Road 7 from 15th Sideroad to 16th Sideroad	2021	654,000	-		654,000	65,400		588,600	494,424	94,176
45	229-Concession Road 7 from King Road to 15th Sideroad	2021	135,000	-		135,000	13,500		121,500	102,060	19,440
46	39—16th Sideroad from Concession 11 to Concession 12	2022	627,000	-		627,000	62,700		564,300	474,012	90,288
47	285- Davis Road from 2nd Concession to Schomberg River	2022	231,240	-		231,240	23,100		208,140	174,838	33,302



### Infrastructure Costs Included in the Development Charges Calculation

Township of King  
Service: Services Related to a Highway - Roads

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:	Potential D.C. Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
	<b>2020-Buildout</b>										
48	209-Concession Road 8 from King Road to South End	2022	167,280	-		167,280	16,700		150,580	126,487	24,093
49	283- Davis Road from South Canal Bank Road to 2nd Concession Road	2023	231,240	-		231,240	23,100		208,140	174,838	33,302
50	37- 16th Sideroad from Concession Road 10 to Concession Road 11	2023	504,300	-		504,300	50,400		453,900	381,276	72,624
51	85-18th Sideroad from Jane Street to End	2023	222,015	-		222,015	22,200		199,815	167,845	31,970
52	87- 18th Sideroad from Weston Road to End	2023	231,240	-		231,240	23,100		208,140	174,838	33,302
53	345-Toll Road from Bathurst Street to Highway 11	2024	332,920	-		332,920	33,300		299,620	251,681	47,939
54	31-16th Sideroad from Concession 7 to Concession 8	2024	519,060	-		519,060	51,900		467,160	392,414	74,746
55	269-Dufferin Street from 19th Sideroad to Davis Drive	2024	477,660	-		477,660	47,800		429,860	361,082	68,778
56	227-Elmpine Trail from Mill Road to West End	2025	143,424	-		143,424	14,300		129,124	108,464	20,660
57	233-Concession Road 7 from King Road to 15th Sideroad	2026	708,960	354,500		354,460	35,400		319,060	268,010	51,050
58	337-Dufferin Street from Graham Sideroad to North End	2026	165,984	83,000		82,984	8,300		74,684	62,735	11,949
59	225-Mill Road from Elmpine Trail to King Road	2026	430,080	215,000		215,080	21,500		193,580	162,607	30,973
60	113-19th Sideroad from Dufferin Street to Keele Street	2027	754,992	377,500		377,492	37,700		339,792	285,425	54,367
61	331-Wilhelmina Road from Dufferin Street to West End	2027	219,300	109,700		109,600	11,000		98,600	82,824	15,776
62	151-Caledon/King Townline North from 19th Sideroad to Highway 9	2027	781,550	390,800		390,750	39,100		351,650	295,386	56,264
63	239- Concession Road 7 from 18th Sideroad to South End	2028	506,400	253,200		253,200	25,300		227,900	191,436	36,464



### Infrastructure Costs Included in the Development Charges Calculation

Township of King  
Service: Services Related to a Highway - Roads

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:	Potential D.C. Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
<b>2020-Buildout</b>											
64	9-15th Sideroad from Weston Road to Hwy 400	2028	232,050	116,000		116,050	11,600		104,450	87,738	16,712
65	139-19th Sideroad from Concession Road 11 to Concession Road 12	2028	624,000	312,000		312,000	31,200		280,800	235,872	44,928
66	237-Concession Road 7 from 16th Sideroad to North End	2028	267,750	133,900		133,850	13,400		120,450	101,178	19,272
67	19- 15th Sideroad from Concession 11 to West End	2028	231,336	115,700		115,636	11,600		104,036	87,390	16,646
68	275-Bernhardt Road from Hwy 9 to Schomberg River	2029	446,880	223,400		223,480	22,300		201,180	168,991	32,189
69	19-15th Sideroad from Concession Road 11 to West End	2029	231,336	115,700		115,636	11,600		104,036	87,390	16,646
70	45-Burrows Road from Weston Road to Weston Road	2029	69,003	34,500		34,503	3,500		31,003	26,043	4,960
71	67-17th Sideroad from Concession 8 to RR 27	2030	651,168	325,600		325,568	32,600		292,968	246,093	46,875
72	67-17th Sideroad from Weston to Hwy 400	2030	267,900	134,000		133,900	13,400		120,500	101,220	19,280
73	141-19th Sideroad from Concession Road 12 to Caledon/King Townline	2030	617,288	308,600		308,688	30,900		277,788	233,342	44,446
74	239-Concession Road 7 from 18th Sideroad to South End	2026	506,400	253,200		253,200	25,300		227,900	191,436	36,464
	<b>Right of Way Purchases (from WSP)</b>										
75	Right of Way Purchase of Land (Arterial Roads)	2021-2031	66,100,000	33,050,000		33,050,000	-	16,525,000	16,525,000	13,881,000	2,644,000
76	Right of Way Purchase of Land (Collector Roads)	2021-2031	10,000,000	5,000,000		5,000,000	-	1,500,000	3,500,000	2,940,000	560,000
							-				
	<b>Other</b>						-				
77	Growth-Related Traffic Calming Implementation	2021-2031	1,500,000	375,000		1,125,000	562,500		562,500	472,500	90,000



### Infrastructure Costs Included in the Development Charges Calculation

Township of King

Service: Services Related to a Highway - Roads

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:	Potential D.C. Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
	<b>2020-Buildout</b>										
	<b>Capital From Agreements (Net Growth Amount)</b>						-				
78	Eaton Hall Creek Bridge	2021-2022	6,480,100	-		6,480,100	-		6,480,100	5,443,284	1,036,816
79	Multi-use Path (MUP) Dufferin St.- Tatton Crt to 15th Sideroad	2021-2022	412,979	-		412,979	-		412,979	346,902	66,077
80	Multi-use Path (MUP) 15th Sideroad, SS Dufferin to St. A	2021-2022	869,512	-		869,512	-		869,512	730,390	139,122
81	Ped connection to Tawes Trail from KCE	2021-2022	1,225,000	-		1,225,000	-		1,225,000	1,029,000	196,000
82	King Trails (N12) from KCE	2023-2024	500,000	-		500,000	-		500,000	420,000	80,000
	<b>Outstanding D.C. Credits</b>										
83	19T-05K02 - Road and concurrent works - Noblewood Drive & Hollywood Crescent	2020	29,560	-		29,560	-		29,560	24,830	4,730
84	19T-98K01 - Road and concurrent works on Dillane Dr. - north limit to Proctor Road	2020	80,855	-		80,855	-		80,855	67,918	12,937
84	19T-06K07 - Sidewalk - East side of Keele Street, from entrance to the plan, north connecting to existing sidewalk at Elizabeth Grove	2020	137,000	-		137,000	-		137,000	115,080	21,920
85	Reserve Fund Adjustment	Reserve	-	-		-	5,014,095		(5,014,095)	(4,211,840)	(802,255)
	<b>Total</b>		<b>160,271,762</b>	<b>59,192,300</b>	<b>-</b>	<b>101,079,462</b>	<b>22,137,095</b>	<b>18,025,000</b>	<b>60,917,367</b>	<b>51,170,588</b>	<b>9,746,779</b>





### Infrastructure Costs Included in the Development Charges Calculation

Township of King

Service: Services Related to a Highway - Depots and Domes

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
	<b>2020-Buildout</b>										
1	Provision for Miscellaneous Equipment - Expansion of Operations facility	2021-2031	238,000	-		238,000	-		238,000	199,920	38,080
2	Works Yard Expansion	2021-2026	1,500,000	-		1,500,000	-		1,500,000	1,260,000	240,000
3	New Southern Works Yard	2026-2031	22,000,000	11,000,000		11,000,000	2,200,000		8,800,000	7,392,000	1,408,000
	<b>Total</b>		<b>23,738,000</b>	<b>11,000,000</b>	<b>-</b>	<b>12,738,000</b>	<b>2,200,000</b>	<b>-</b>	<b>10,538,000</b>	<b>8,851,920</b>	<b>1,686,080</b>



### Infrastructure Costs Included in the Development Charges Calculation

Township of King

Service: Services Related to a Highway - Roads and Related Vehicles

Prj .No	Increased Service Needs Attributable to Anticipated Development  2020-Buildout	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
1	Tandem Axle and Plow	2021-2024	375,000	-		375,000	-		375,000	315,000	60,000
2	Tandem Axle and Plow	2024-2028	375,000	-		375,000	-		375,000	315,000	60,000
3	Provision for (2) Additional Vehicles	2021-2031	150,000	-		150,000	-		150,000	126,000	24,000
4	Provision for Contracted Vehicles*	2021-2031	200,000	-		200,000	-		200,000	168,000	32,000
5	3/4 Ton Pick Up (4x4)	2023	80,000	-		80,000	-		80,000	67,200	12,800
6	3/4 Ton Pick Up (4x4)	2023	80,000	-		80,000	-		80,000	67,200	12,800
7	Aerial Bucket Truck	2025	260,000	-		260,000	-		260,000	218,400	41,600
	<b>Total</b>		<b>1,520,000</b>	<b>-</b>	<b>-</b>	<b>1,520,000</b>	<b>-</b>	<b>-</b>	<b>1,520,000</b>	<b>1,276,800</b>	<b>243,200</b>

\*Note: contracted vehicles include street sweeping, plowing, sidewalk plowing, etc.



### **5.3.2 Fire Protection Services**

The Township currently operates its fire services from three stations with a combined square footage of 28,404 sq.ft.. Over the historical 10-year period, the per capita average level of service was 1.25 sq.ft. or \$581 per capita. This level of service provides the Township with a maximum D.C.-eligible amount for recovery over the forecast period of \$5,589,863.

The Fire Department has a current inventory of 24 vehicles. The historical 10-year level of service equates to a level of investment of \$411 per capita which translates into a D.C.-eligible amount of \$3,949,886.

In addition to the vehicles, the Township also provides 734 items of equipment and gear for use in the fire services. This results in a calculated average level of service for the historical 10-year period of \$81 per capita, providing for a D.C.-eligible amount over the forecast period of \$777,596 for small equipment and gear.

Based on the above, the maximum D.C.-eligible amount for recovery over the buildout forecast period for fire services is \$10,317,345.

In order to service the forecast population, the Township has identified several projects for inclusion into the D.C. These include expansions to current fire facilities, new vehicles and equipment, additional turnout gear and breathing apparatus for new fire fighters, and other provisions for fire prevention. The gross capital cost for these projects is \$6,418,000. A benefit to existing deduction of \$250,000 has been made to recognize the upgrades to existing vehicles. A \$750,000 deduction to recognize the benefit of these works for future growth has also been applied. Finally, the existing reserve fund balance of \$1,198,427 has been considered as well. Therefore, the net growth-related capital cost of \$4,219,573 has been included in the calculations.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 84% being allocated to residential development and 16% being allocated to non-residential development.



### Infrastructure Costs Included in the Development Charges Calculation

Township of King  
Service: Fire Services

Prj .No	Increased Service Needs Attributable to Anticipated Development  2020-Buildout	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share  84%	Non- Residential Share  16%
1	Provision for Fire Facilities Expansions - King City	2021-2031	1,500,000	-		1,500,000	-		1,500,000	1,260,000	240,000
2	Provision for Fire Facilities Expansions - Nobleton	2021-2031	750,000	-		750,000	-		750,000	630,000	120,000
3	Provision for an Additional Fire Facility	2027-2031	1,500,000	750,000		750,000	-		750,000	630,000	120,000
4	Rescue Pumper	2021	850,000	-		850,000	-		850,000	714,000	136,000
5	Single to Tandem Tanker Upgrade	2022	375,000	-		375,000	250,000		125,000	105,000	20,000
6	Fire Prevention Vehicle	2022	35,000	-		35,000	-		35,000	29,400	5,600
7	Provision for an Additional Fire Vehicle	2026-2031	850,000	-		850,000	-		850,000	714,000	136,000
8	Training Aids - Additional Equipment	2021-2022	30,000	-		30,000	-		30,000	25,200	4,800
9	Mobile Data Terminals (3)	2021-2022	60,000	-		60,000	-		60,000	50,400	9,600
10	Emergency Call Box Phones	2021-2022	18,000	-		18,000	-		18,000	15,120	2,880
11	FPO Investigation equipment	2021-2022	12,000	-		12,000	-		12,000	10,080	1,920
12	Public Education Aids	2021-2022	12,000	-		12,000	-		12,000	10,080	1,920
13	Training Simulator - Live Fire	2021-2022	18,000	-		18,000	-		18,000	15,120	2,880
14	Training Facility	2021-2022	59,000	-		59,000	-		59,000	49,560	9,440
15	Software / Apps - Firehouse	2021	25,000	-		25,000	-		25,000	21,000	4,000
16	Power Saws (2) - Provision FD expansion	2027-2031	6,000	-		6,000	-		6,000	5,040	960
17	Turnout Gear (30) - Provision FD expansion	2027-2031	177,000	-		177,000	-		177,000	148,680	28,320
18	SCBA (15) - Provision FD expansion	2027-2031	141,000	-		141,000	-		141,000	118,440	22,560
19	Reserve Fund Adjustment	Reserve	-	-		-	1,198,427		(1,198,427)	(1,006,679)	(191,748)
	<b>Total</b>		<b>6,418,000</b>	<b>750,000</b>	<b>0</b>	<b>5,668,000</b>	<b>1,448,427</b>	<b>0</b>	<b>4,219,573</b>	<b>3,544,441</b>	<b>675,132</b>



## 5.4 Service Levels and Urban Specific Buildout Capital Costs for King's D.C. Calculation

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This section evaluates the development-related capital requirements for those services and classes of services with urban Buildout capital costs.

### 5.4.1 Stormwater Services

Historically, the Township has not included a D.C. for stormwater as the works undertaken by developers provided the requirements of this service. However, due to the growth experienced within the Township, the stormwater infrastructure needs to be upgraded in order to meet the increasing capacity requirements.

Therefore, the Township has identified several growth-related capital projects related to its stormwater. These projects include intensification upgrades for the areas of King City, Nobleton, and Schomberg. Additionally, Stormwater Master Plans have also been identified in order to determine the stormwater needs into the future. The total gross capital cost related to these projects is approximately \$1,650,000.

Deductions in the amount of \$75,000 to recognize the master plan's benefit to the existing community have been made. This provides for a net D.C.-eligible amount of \$1,575,000 to be recovered from D.C.s.

These costs are shared between residential and non-residential based on the population to employment ratio over the urban buildout forecast period, resulting in 85% being allocated to residential development and 15% being allocated to non-residential development.





#### **5.4.2 Water & Wastewater Studies and Capital Improvements**

The Township has separated the studies related to water & wastewater works and other capital improvements to ensure that the corresponding D.C. for these types of studies is only recovered from future serviced development areas. The studies included in the D.C. calculations are for the water and wastewater master plan (both full and updates) that the Township undertakes every few years, as well as a DMA Implementation study and growth capacity modelling. The total cost identified at this time is \$1,350,000. Additionally, capital improvements related to the wastewater system has also been included at a total cost of \$250,000. Therefore, the total gross costs for the above is \$1,600,000.

Deductions in the amounts of \$225,000 for existing benefit and \$107,202 for the existing reserve fund balance has been made. This provides for a net D.C.-eligible amount of \$1,267,798 to be recovered from D.C.s.

These costs are shared between residential and non-residential based on the population to employment ratio over the urban buildout forecast period, resulting in 85% being allocated to residential development and 15% being allocated to non-residential development.



### Infrastructure Costs Included in the Development Charges Calculation

Township of King

Class of Service: Water & Wastewater Studies & Capital Improvements

Prj.No	Increased Service Needs Attributable to Anticipated Development	Category	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 85%	Non- Residential Share 15%
	<b>Urban Buildout</b>											
1A	Water and Wastewater Master Plan	Water Services	2020	225,000	-		225,000	-		225,000	191,250	33,750
1B	Water and Wastewater Master Plan	Wastewater Services	2020	225,000	-		225,000	-		225,000	191,250	33,750
2A	Water and Wastewater Master Plan Update	Water Services	2024	50,000	-		50,000	-		50,000	42,500	7,500
2B	Water and Wastewater Master Plan Update	Wastewater Services	2024	50,000	-		50,000	-		50,000	42,500	7,500
3A	Water and Wastewater Master Plan	Water Services	2028	225,000	-		225,000	-		225,000	191,250	33,750
3B	Water and Wastewater Master Plan	Wastewater Services	2028	225,000	-		225,000	-		225,000	191,250	33,750
4A	DMA Implementation Study	Water Services	2022	62,500	-		62,500	37,500		25,000	21,250	3,750
4B	DMA Implementation Study	Wastewater Services	2022	62,500	-		62,500	37,500		25,000	21,250	3,750
5	Pumping Station Communciations and Base Station Equipment and SCADA system	Wastewater Services	2026-2028	250,000	-		250,000	150,000		100,000	85,000	15,000
6A	Water-Wastewater Master Plan and Growth Capacity Modelling	Water Services	2021	112,500	-		112,500	-		112,500	95,625	16,875
6B	Water-Wastewater Master Plan and Growth Capacity Modelling	Wastewater Services	2021	112,500	-		112,500	-		112,500	95,625	16,875
7	Reserve Fund Adjustment		Reserve	-	-		-	107,202		(107,202)	(91,122)	(16,080)
	<b>Total</b>			<b>1,600,000</b>	<b>-</b>	<b>-</b>	<b>1,600,000</b>	<b>332,202</b>	<b>-</b>	<b>1,267,798</b>	<b>1,077,628</b>	<b>190,170</b>





### **5.4.3 Water Services**

The Township has identified several growth-related capital projects related to its water services. These projects include new watermains and replacement of existing mains with upsized mains in order to service growth for the areas of King City, Nobleton, and Schomberg. Additionally, projects related to the Township's Spine Servicing Agreements have also been included, along with and outstanding D.C. credits for works to be constructed by developers. The total gross capital cost related to these projects is approximately \$13.47 million.

Deductions in the amounts of \$1.51 million to recognize the benefit to the existing community and \$652,867 for the existing reserve fund balance have been made. This provides for a net D.C.-eligible amount of \$11,312,450 to be recovered from D.C.s.

These costs are shared between residential and non-residential based on the population to employment ratio over the urban buildout forecast period, resulting in 85% being allocated to residential development and 15% being allocated to non-residential development.



### Infrastructure Costs Included in the Development Charges Calculation

Township of King  
Service: Water Distribution

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 85%	Non-Residential Share 15%
	<b>Urban Buildout</b>										
	<b>Nobleton:</b>										
1	Highway #27 - Well #4 - Oliver Emmerson (Tribute) 300mm	2024	252,300	-		252,300	25,230		227,070	193,010	34,061
	<b>King City:</b>						-				
2	Keele Street - Norman Drive to 15th SR (increase existing 250mm to 300mm+)	2027	1,868,500	-		1,868,500	934,250		934,250	794,113	140,138
3	Jane Street - King Road 1,000 meters North	2028	1,681,700	-		1,681,700	-		1,681,700	1,429,445	252,255
4	Jane Street - King Road 1,000 meters South	2028	1,681,700	-		1,681,700	-		1,681,700	1,429,445	252,255
	<b>Schomberg:</b>						-				
5	Highway #27, Main St to Dr. Kay (upsizing 250mm to 300mm)	2028	1,093,100	-		1,093,100	546,550		546,550	464,568	81,983
	<b>Spine Servicing</b>										
6	15th SR Keele to Dufferin - (Seneca and KEG) 300mm	2021-2022	3,084,433	-		3,084,433	-		3,084,433	2,621,768	462,665
7	Dufferin St - Railway Crossing to 15th SR (Seneca and KEG, CDS) 300mm	2021-2022	2,382,037	-		2,382,037	-		2,382,037	2,024,731	357,306
8	Tawes Trail Ext. - Keele to End (KEG) 300mm	2021-2022	374,102	-		374,102	-		374,102	317,987	56,115
9	Watermain – Keele St w/s - 15th to existing termination	2021-2022	117,800	-		117,800	-		117,800	100,130	17,670



### Infrastructure Costs Included in the Development Charges Calculation

Township of King  
Service: Water Distribution

Prj.No	Increased Service Needs Attributable to Anticipated Development  Urban Buildout	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 85%	Non-Residential Share 15%
	<b>Outstanding DC Credits</b>										
11	19T-08K02 - King Road - Charles to Jane	Credit	935,675	-		935,675	-		935,675	795,324	140,351
12	Reserve Fund Adjustment	Reserve	-	-		-	652,867		(652,867)	(554,937)	(97,930)
	<b>Total</b>		<b>13,471,347</b>	<b>-</b>	<b>-</b>	<b>13,471,347</b>	<b>2,158,897</b>	<b>-</b>	<b>11,312,450</b>	<b>9,615,583</b>	<b>1,696,868</b>



## **5.5 Service Levels and Area-Specific Buildout Capital Costs for King's D.C. Calculation**

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This section evaluates the development-related capital requirements for area specific D.C.s for wastewater services over the urban community plan buildout forecast for the areas of Nobleton and King City.

### **5.5.1 Wastewater Services – Nobleton**

Currently, the Township of King is collecting an area-specific development charge for wastewater in the Nobleton Area. The Township intends to continue with the area-specific charge in the Nobleton Area.

The Township has identified growth-related wastewater capital projects related to Nobleton. These projects include new sewer mains along several streets and sewer upgrades as identified in the Township's 2020 Water and Wastewater Master Plan. Additionally, D.C. credits for works to be constructed by developers and the reserve fund deficit have also been included. The total gross capital cost related to these projects is approximately \$6.93 million.

Deductions in the amount of \$1.16 million to recognize the benefit to the existing community have been made. This provides for a net D.C.-eligible amount of \$5,773,383 to be recovered from D.C.s.

The allocation between residential and non-residential growth is calculated based on the anticipated flows as identified in the Nobleton Servicing Study, resulting in 95.3% of the costs to be borne by residential development and 4.7% to be borne by non-residential development.



### Infrastructure Costs Included in the Development Charges Calculation

Township of King

Service: Wastewater - Nobleton

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95.3%	Non-Residential Share 4.7%
<b>2020-Buildout - Nobleton</b>											
1	Holden Drive 115 m North of MacTaggart Drive to Sheardown Drive	2022	1,042,100	-		1,042,100	708,628		333,472	317,799	15,673
2	Chamberlain Court - Sheardown Drive Cul-de-Sac	2021	246,300	-		246,300	167,484		78,816	75,112	3,704
3	Easement Chamberlain Court to Hwy #27	2021	215,300	-		215,300	146,404		68,896	65,658	3,238
4	Gilbert Fuller Drive Cul-de-Sac Road bend	2024	95,200	-		95,200	-		95,200	90,726	4,474
5	Woodhill Avenue Cul-de-Sac to Gilbert Fuller Dr	2024	155,800	-		155,800	15,580		140,220	133,630	6,590
6	Gilbert Fuller Drive to Woodhill Avenue Road bend	2024	286,700	-		286,700	28,670		258,030	245,903	12,127
7	Easement Gilbert Fuller Drive to Pumping Station	2024	295,000	-		295,000	9,440		285,560	272,139	13,421
8	Hawthorne Valley Rd Cul-de-Sac to Woodhill Avenue	2024	792,300	-		792,300	79,230		713,070	679,556	33,514
<b>From Master Plan</b>											
9	King Road and Hwy 27 Sewer Upgrade (WW-N-1)	2022	1,701,000	-		1,701,000	-		1,701,000	1,621,053	79,947
10	Wellar Avenue Sewer Upgrade (WW-N-2)	2022	1,691,000	-		1,691,000	-		1,691,000	1,611,523	79,477
<b>Outstanding DC Credits</b>											
11	19T-05K03 - Road and concurrent works - Noblewood Drive & Hollywood Cres	Credit	88,986	-		88,986	-		88,986	84,804	4,182
12	Reserve Fund Adjustment	Reserve	319,133	-		319,133	-		319,133	304,134	14,999
<b>Total</b>			<b>6,928,819</b>	<b>-</b>	<b>-</b>	<b>6,928,819</b>	<b>1,155,436</b>	<b>-</b>	<b>5,773,383</b>	<b>5,502,034</b>	<b>271,349</b>



### **5.5.2 Wastewater Services – King City**

Similar to Nobleton, the Township of King also collects an area-specific development charge for wastewater in the King City Area and intends to continue this practice.

The Township has identified growth-related wastewater capital projects related to King City. These projects include new pumping station and a sewer upgrade (as described in the Township's 2020 Water and Wastewater Master Plan). Additionally, a pumping station related to the Township's Spine Servicing Agreements have also been included. The total gross capital cost related to these projects is approximately \$12.23 million.

Deductions in the amounts of \$245,000 to recognize the benefit to the existing community and \$2,060,903 for the existing reserve fund balance have been made. This provides for a net D.C.-eligible amount of \$9,924,007 to be recovered from D.C.s.

The allocation between residential and non-residential growth is calculated based on the results of the "King City Sanitary Sewer Financial Analysis" Report, resulting in 92.3% of the costs to be borne by residential development and 7.7% to be borne by non-residential development.



### Infrastructure Costs Included in the Development Charges Calculation

Township of King  
Service: Wastewater - King City

Prj.No	Increased Service Needs Attributable to Anticipated Development  2020-Buildout - King City	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 92.3%	Non-Residential Share 7.7%
1	Pumping Station A - West - Genview	2022	4,900,000	-		4,900,000	245,000		4,655,000	4,296,565	358,435
2	King Road and Keele Street Sewer Upgrade (WW-K-1)	2021	1,701,000	-		1,701,000	-		1,701,000	1,570,023	130,977
	<b>Spine Services</b>										
3	Pumping Station B (East) - King East Group	2022	5,628,910	-		5,628,910	-		5,628,910	5,195,484	433,426
4	Reserve Fund Adjustment	Reserve	-	-		-	2,060,903		(2,060,903)	(1,902,213)	(158,690)
	<b>Total</b>		<b>12,229,910</b>	<b>-</b>	<b>-</b>	<b>12,229,910</b>	<b>2,305,903</b>	<b>-</b>	<b>9,924,007</b>	<b>9,159,858</b>	<b>764,149</b>







# Chapter 6

## D.C. Calculation





## 6. D.C. Calculation

Table 6-1 calculates the proposed urban service area to be imposed for water services, stormwater drainage and control services, and water & wastewater studies/capital improvements in the urban services areas over the urban buildout forecast period. Table 6-2 calculates the proposed area-specific D.C. forecast for wastewater services in the King City area (over the King City urban buildout forecast period). Table 6-3 calculates the proposed area-specific D.C. forecast for wastewater services in the Nobleton area (over the Nobleton urban buildout forecast period). Table 6-4 calculates the uniform D.C. to be imposed on anticipated development in the Township for Township-wide services over the buildout planning horizon. Table 6-5 calculates the proposed uniform D.C. to be imposed on anticipated development in the Township for Township-wide services and classes over a 10-year planning horizon

The calculation for residential development is generated on a per capita basis and is based upon four forms of housing types (singles and semi-detached, multiples, large apartments (700 sq.ft. and larger), small apartments (less than 700 sq.ft.), and special care/special dwellings). The non-residential D.C. has been calculated on a per sq.ft. of gross floor area basis for all types of non-residential development (industrial, commercial, and institutional).

The D.C.-eligible costs for each service component were developed in Chapter 5 for all Township services, based on their proposed capital programs.

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible D.C. 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 5) to calculate the charge in Tables 6-1, 6-2, 6-3, 6-4 and 6-5.

With respect to non-residential development, the total costs in the uniform charge allocated to non-residential development (based on need for service) have been divided by the anticipated development over the planning period to calculate a cost per sq.ft. of gross floor area.



Table 6-6 summarizes the total D.C. that is applicable for the Township and Table 6-7 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 5-year life of the by-law.



Table 6-1  
Township of King  
D.C. Calculation  
Township-wide Services  
2020-Urban Buildout

SERVICE/CLASS OF SERVICE	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. <u>Water &amp; Wastewater Studies and Capital Improvements</u>				
1.1 Water Services	499,628	88,170	145	0.07
1.2 Wastewater Services	578,001	102,000	168	0.08
	1,077,628	190,170	313	0.15
2. <u>Stormwater Services</u>				
2.1 Channels, drainage and ponds	1,338,750	236,250	388	0.20
3. <u>Water Services</u>				
3.1 Distribution systems	9,615,583	1,696,868	2,788	1.41
<b>TOTAL</b>	<b>12,031,961</b>	<b>2,123,287</b>	<b>3,489</b>	<b>1.76</b>
D.C.-Eligible Capital Cost	\$12,031,961	\$2,123,287		
Urban Buildout Gross Population/GFA Growth (sq.ft.)	11,994	1,208,700		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$1,003</b>	<b>\$1.76</b>		
<b><u>By Residential Unit Type</u></b>				
	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	3.478	\$3,489		
Large Apartments	2.184	\$2,191		
Small Apartments	1.496	\$1,501		
Multiples	2.946	\$2,955		
Special Care/Special Dwelling Units	1.100	\$1,103		



Table 6-2  
Township of King  
D.C. Calculation  
Area-Specific Services (Wastewater Services – King City)  
2020-Urban Buildout (King City)

SERVICE	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
4. <u>Wastewater Services - King City</u>				
4.1 Sewers	9,159,858	764,149	4,186	1.48
<b>TOTAL</b>	<b>\$9,159,858</b>	<b>\$764,149</b>	<b>\$4,186</b>	<b>1.48</b>
D.C.-Eligible Capital Cost	9,159,858	\$764,149		
King City Buildout Gross Population/GFA Growth (sq.ft.)	7,611	517,700		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$1,204</b>	<b>\$1.48</b>		
<b><u>By Residential Unit Type</u></b>				
	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	3.478	\$4,186		
Large Apartments	2.184	\$2,628		
Small Apartments	1.496	\$1,800		
Multiples	2.946	\$3,546		
Special Care/Special Dwelling Units	1.100	\$1,324		



Table 6-3  
Township of King  
D.C. Calculation  
Area-Specific Services (Wastewater Services – Nobleton)  
2020-Urban Buildout (Nobleton)

SERVICE	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
5. <u>Wastewater Services - Nobleton</u>				
5.1 Sewers	5,502,034	271,349	4,681	0.43
<b>TOTAL</b>	<b>\$5,502,034</b>	<b>\$271,349</b>	<b>\$4,681</b>	<b>0.43</b>
D.C.-Eligible Capital Cost	5,502,034	\$271,349		
Nobleton Buildout Gross Population/GFA Growth (sq.ft.)	4,088	626,000		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$1,346</b>	<b>\$0.43</b>		
<b><u>By Residential Unit Type</u></b>				
	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	3.478	\$4,681		
Large Apartments	2.184	\$2,939		
Small Apartments	1.496	\$2,013		
Multiples	2.946	\$3,965		
Special Care/Special Dwelling Units	1.100	\$1,480		



Table 6-4  
Township of King  
D.C. Calculation  
Township-wide Services  
2020-Buildout

SERVICE	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
6. <u>Services Related to a Highway</u>				
6.1 Roads	51,170,588	9,746,779	14,045	7.27
6.2 Depots and Domes	8,851,920	1,686,080	2,429	1.26
6.3 PW Rolling Stock	1,276,800	243,200	350	0.18
	61,299,308	11,676,059	16,824	8.71
7. <u>Fire Protection Services</u>				
7.1 Fire facilities, vehicles & equipment	3,544,441	675,132	973	0.50
	3,544,441	675,132	973	0.50
<b>TOTAL</b>	<b>\$64,843,750</b>	<b>\$12,351,190</b>	<b>\$17,797</b>	<b>\$9.21</b>
D.C.-Eligible Capital Cost	\$64,843,750	\$12,351,190		
Buildout Gross Population/GFA Growth (sq.ft.)	12,672	1,340,700		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$5,117</b>	<b>\$9.21</b>		
<b>By Residential Unit Type</b>				
	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.478	\$17,797		
Large Apartments	2.184	\$11,176		
Small Apartments	1.496	\$7,655		
Multiples	2.946	\$15,075		
Special Care/Special Dwelling Units	1.100	\$5,629		





Table 6-5  
Township of King  
D.C. Calculation  
Township-wide Services  
2020-2029

SERVICE/CLASS OF SERVICE	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
8. <u>Parks and Recreation Services</u>				
8.1 Parkland development, amenities, trails, recreation facilities, vehicles & equipment	31,409,867	1,653,151	11,735	1.63
	31,409,867	1,653,151	11,735	1.63
9. <u>Library Services</u>				
9.1 Library facilities	3,572,232	188,012	1,335	0.18
9.2 Library materials	617,500	32,500	231	0.03
	4,189,732	220,512	1,566	0.21
10. <u>Growth Studies</u>				
10.1 Stormwater Drainage and Control Services	28,965	5,517	11	0.01
10.2 Wastewater Services	81,440	15,512	30	0.02
10.3 Water Services	78,289	14,912	29	0.01
10.4 Services Related to a Highway	754,551	143,724	282	0.14
10.5 Fire Protection Services	72,380	13,787	27	0.01
10.6 Parks and Recreation Services	81,832	15,587	31	0.02
10.7 Library Services	130,981	24,949	49	0.02
	1,228,438	233,988	459	0.23
<b>TOTAL</b>	<b>36,828,037</b>	<b>\$2,107,651</b>	<b>13,760</b>	<b>\$2.07</b>
D.C.-Eligible Capital Cost	\$36,828,037	\$2,107,651		
10-Year Gross Population/GFA Growth (sq.ft.)	9,309	1,016,500		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$3,956</b>	<b>\$2.07</b>		
<b>By Residential Unit Type</b>				
	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.478	\$13,760		
Large Apartments	2.184	\$8,640		
Small Apartments	1.496	\$5,918		
Multiples	2.946	\$11,655		
Special Care/Special Dwelling Units	1.100	\$4,352		



Table 6-6  
Township of King  
D.C. Calculation  
Total All Services

	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
Urban-wide Services/Class of Services Buildout	12,031,961	2,123,287	3,489	1.76
Area Specific Services Buildout (King City)	9,159,858	764,149	4,186	1.48
Area Specific Services Buildout (Nobleton)	5,502,034	271,349	4,681	0.43
Township-wide Services Buildout	64,843,750	12,351,190	17,797	9.21
Township-wide Services/Class of Services 10 Year	36,828,037	2,107,651	13,760	2.07
<b>TOTAL TOWNSHIP-WIDE</b>	<b>101,671,786</b>	<b>14,458,842</b>	<b>31,557</b>	<b>11.28</b>
<b>TOTAL KING CITY</b>	<b>122,863,606</b>	<b>17,346,277</b>	<b>39,232</b>	<b>14.52</b>
<b>TOTAL NOBLETON</b>	<b>119,205,781</b>	<b>16,853,478</b>	<b>39,727</b>	<b>13.47</b>



**Table 6-7**  
**Township of King**  
**Gross Expenditure and Sources of Revenue Summary for Costs to be Incurred over the Life of the By-law**

Service/Class of Service	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. Water & Wastewater Studies and Capital Improvements								
1.1 Water Services	450,000	0	37,500	0	0	350,625	61,875	
1.2 Wastewater Services	450,000	0	37,500	0	0	350,625	61,875	
2. Stormwater Services								
2.1 Channels, drainage and ponds	620,455	0	37,500	0	0	495,511	87,443	
3. Water Services								
3.1 Distribution systems	6,210,672	0	25,230	0	0	5,257,626	927,816	
4. Wastewater Services - King City								
4.1 Sewers	12,229,910	0	245,000	0	0	11,062,072	922,838	
5. Wastewater Services - Nobleton								
5.1 Sewers	6,520,700	0	1,155,436	0	0	5,113,097	252,167	
6. Services Related to a Highway								
6.1 Roads	69,531,928	0	12,119,812	6,554,545	13,972,727	30,983,268	5,901,575	
6.2 Depots and Domes	1,086,545	0	0	0	0	912,698	173,847	
6.3 PW Rolling Stock	509,773	0	0	0	0	428,209	81,564	
7. Fire Protection Services								
7.1 Fire facilities, vehicles & equipment	2,312,182	0	250,000	0	0	1,732,233	329,949	
8. Parks and Recreation Services								
8.1 Parkland development, amenities, trails, recreation facilities, vehicles & equipment	93,003,200	0	13,229,360	16,065,000	25,983,500	35,839,073	1,886,267	
9. Library Services								
9.1 Library facilities	1,992,667	0	292,433	0	755,493	897,503	47,237	
9.2 Library materials	325,000	0	0	0	0	308,750	16,250	
10. Growth Studies								
10.1 Stormwater Drainage and Control Services	69,000	6,750	23,000	0	0	32,970	6,280	
10.2 Wastewater Services	185,300	16,880	57,500	0	0	93,173	17,747	
10.3 Water Services	180,800	16,880	57,500	0	0	89,393	17,027	
10.4 Services Related to a Highway	1,189,300	16,880	556,100	0	0	517,709	98,611	
10.5 Fire Protection Services	125,300	3,380	55,100	0	0	56,129	10,691	
10.6 Parks and Recreation Services	193,300	3,380	74,100	0	0	97,289	18,531	
10.7 Library Services	246,300	3,380	122,400	0	0	101,237	19,283	
<b>Total Expenditures &amp; Revenues</b>	<b>\$196,532,331</b>	<b>\$67,530</b>	<b>\$28,300,471</b>	<b>\$22,619,545</b>	<b>\$40,711,721</b>	<b>\$94,017,938</b>	<b>\$10,815,125</b>	





# Chapter 7

## D.C. Policy Recommendations and D.C. By-law Rules





## 7. D.C. Policy Recommendations and D.C. By-law Rules

### 7.1 Introduction

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Subsection 5 (1) 9 states that rules must be developed:

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

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

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

- the total of all D.C.s that would be imposed on anticipated development must not exceed the capital costs determined under 5(1) 2-8 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay D.C.s that exceed the capital costs that arise from the increase in the need for service for that type of development; however, this requirement does not relate to any particular development; and
- if the rules provide for a type of development to have a lower D.C. than is allowed, the rules for determining D.C.s may not provide for any resulting shortfall to be made up via other development.

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

The rules provided are based on the Township’s existing policies; with consideration for the updates from Bill 108 and Bill 197.



## 7.2 D.C. By-law Structure

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### It is recommended that:

- classes of services be established for growth studies and water & wastewater studies/capital improvements;
- the Township uses a uniform Township-wide D.C. calculation for all municipal services, other than water services, wastewater services, stormwater services and water & wastewater studies/capital improvements;
- water services, stormwater services, and water & wastewater studies/capital improvements be imposed on the urban service areas of the Township;
- wastewater services – King City be imposed on the urban service areas of King City;
- wastewater services – Nobleton be imposed on the urban service areas of Nobleton; and
- one municipal D.C. by-law be used for all services.

## 7.3 D.C. By-law Rules

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

### It is recommended that the following sections provide the basis for the D.C.s.:

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

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

- “(a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Planning Act;
- (b) the approval of a minor variance under section 45 of the Planning Act;
- (c) a conveyance of land to which a by-law passed under subsection 50 (7) of the Planning Act applies;





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

### **7.3.2 Determination of the Amount of the Charge**

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of gross floor area constructed for eligible uses (i.e. 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, e.g.
  - for parks and recreation services, and library services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
  - for growth studies, an 84% residential/16% non-residential allocation has been made based on the anticipated population and employment growth over the 10-year forecast period;
  - for services related to a highway and fire protection services, an 87% residential/13% non-residential attribution has been made based on a population vs. employment growth ratio over the buildout forecast period;
  - for water services, stormwater services, and water & wastewater studies/capital improvements, an 85% residential/15% non-residential attribution has been made based on a population vs. employment growth ratio over the urban buildout forecast period;
  - for King City area specific - wastewater services, a 92.3% residential/7.7% non-residential attribution has been made based on the findings in the King City Sanitary Sewer Financial Analysis Report; and



- For Nobleton area specific - wastewater services, a 95.3% residential/4.7% non-residential allocation has been made based on flows identified in the Nobleton Servicing Study.

### **7.3.3 Application to Redevelopment of Land (Demolition and Conversion)**

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

- 1) the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or
- 2) the gross floor area of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.

The following table provides the criteria for D.C. credits:

<b>Number of Months from Date of Demolition Permit to Date of Building Permit Issuance</b>	<b>Credit Provided</b>
<b>Up to and including 48 months</b>	<b>100%</b>
<b>Greater than 48 months up to and including 72 months</b>	<b>75%</b>
<b>Greater than 72 months up to and including 96 months</b>	<b>50%</b>
<b>Greater than 96 months up to and including 120 months</b>	<b>25%</b>
<b>Greater than 120 months</b>	<b>0%</b>

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

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

- a) Statutory exemptions:
  - industrial building additions of up to and including 50% of the existing gross floor area (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions which exceed 50% of the existing gross floor



area, only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);

- buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (section 3);
- residential development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98);
- residential development in new dwellings: development that includes the creation of an additional unit within the dwelling unit (detached, semi-detached, or row dwelling and based on prescribed limits set out in section 2 of O. Reg. 82/98); and
- residential development of a new dwelling unit (detached, semi-detached, or row dwelling) would allow for an additional ancillary dwelling unit (based on prescribed limits set out in section 2 of O. Reg. 82/98)

b) Non-statutory exemptions to be considered by Council:

- Lands or buildings used or to be used for a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the *Assessment Act*; and
- The development of non-residential agricultural use buildings constructed for bona fide farm uses.

### **7.3.5 Phasing in**

No provisions for phasing in the D.C. are provided in the D.C. by-law.

### **7.3.6 Timing of Collection**

The D.C.s for all services are payable upon issuance of the first building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered into by the Township and an owner under s.27 of the D.C.A., 1997.

Commencing 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. Moreover, the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law



Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the D.C. in effect on the day of the Site Plan or Zoning By-law Amendment application.

Installment payments and payments determined at the time of Site Plan or Zoning Bylaw Amendment application may be subject to annual interest charges. The applicable interest rate is provided in the D.C. by-law at a rate of 5% per year. Subsequent to the passing of the D.C. by-law, staff will conduct a review of appropriate interest rates and will present a staff report to Council for their consideration.

For the purposes of administering the By-law, the following definitions are provided as per O. Reg. 454-19:

“Rental Housing” means a Building with four or more Dwelling Units all of which are intended for use as rented Residential premises;

“Institutional” means lands or Buildings used or designed or intended for use by an organized body, society or religious group for promoting a public or non-profit purpose and shall include, but without limiting the generality of the foregoing, places of worship, and Special Care Facilities;

“Non-profit Housing” means a Building intended for uses as Residential premises by,

- a. corporation without share capital to which the Business Corporations Act or 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
- b. a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act

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

- where a permit is required under the Building Code Act in relation to a building or structure, the owner shall pay the D.C. prior to the issuance of a permit of prior to the commencement of development or redevelopment as the case may be; and
- despite the above, Council, from time to time and at any time, may enter into agreements providing for all or any part of a D.C. to be paid before or after it would otherwise be payable.



### **7.3.7 Indexing**

Indexing of the D.C.s shall be implemented on a mandatory basis and adjusted semi-annually, without amendment to this By-law, on the first day of January and July of each year, commencing on July 1, 2021, in accordance with the index prescribed in the Act, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)<sup>1</sup> for the most recent year-over-year period.

### **7.3.8 The Applicable Areas**

The charges developed herein provide for varying charges within the Township, as follows:

- Municipal-wide services – the full residential and non-residential charge will be imposed on all lands within the Township.
- Urban Area Services – Water Services, Stormwater Drainage and Control Services, and Water & Wastewater Studies/Capital Improvements – the full residential and non-residential charges will be imposed within the urban areas of the Township.
- Area Specific services – Nobleton Wastewater Services – the full residential and non-residential charge will be imposed on the urban service areas of Nobleton; and
- Area Specific services – King City Wastewater Services – the full residential and non-residential charge will be imposed on the urban service areas of King City.

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<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 current. The draft by-law provided herein refers to O. Reg. 82/98 to ensure traceability should this index continue to be modified over time.



## 7.4 Other D.C. By-law Provisions

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It is recommended that:

### **7.4.1 Categories of Services for Reserve Fund and Credit Purposes**

The Township's D.C. collections are currently reserved in eleven separate reserve funds: services related to a highway, parking, fire protection services, parks services, recreation services, library services, growth studies, water and wastewater studies, wastewater services – Nobleton, wastewater services – King City, and water services. It is recommended that the Township establish a reserve fund for stormwater services. In addition, parks and recreation reserve funds should be combined into one reserve. Also, with the changes from Bill 108 and Bill 197, the parking reserve fund must be transferred into a special account (i.e. a Parking Services C.B.C. reserve) or into the Township's General Reserve as it is no longer a D.C. eligible service.

Appendix F outlines the reserve fund policies that the Township is required to follow as per the D.C.A.

### **7.4.2 By-law In-force Date**

A by-law under the D.C.A. comes into force on the day after which the by-law is passed by Council.

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

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

### **7.4.4 Area Rating**

As noted earlier, 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, all Township services other than water, wastewater, and water & wastewater studies are recovered based on a uniform, Township-wide basis. There have been several reasons why area-rating has not been imposed on these services including:

1. All Township services, with the exception of water, wastewater and stormwater, require that the average 10-year service standard be calculated. This average service standard multiplied by growth in the Township, establishes an upper ceiling on the amount of funds which can be collected from all developing landowners. Section 4 (4) of O. Reg. 82/98 provides that “...if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality.” Put in layman terms, the average service standard multiplied by the growth within the specific area, would establish an area specific ceiling which would significantly reduce the total revenue recoverable for the Township hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.
2. Extending on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a Township-wide approach to an area specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The development charges would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to Areas B and C due to reduced revenue.



3. Many services which are provided (roads, parks, recreation facilities, library) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Township will be used by residents from all areas depending on the programming of the facility (i.e. a public skate is available each night, but at a different arena; hence usage of any one facility at any given time is based on programming availability).

For the reasons noted above, it is recommended that Council continue the D.C. approach to calculate the charges on a uniform Township-wide basis for all services other than water, wastewater, stormwater, and water & wastewater studies.

## 7.5 Other Recommendations

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### **It is recommended that Council:**

“Whenever appropriate, request that grants, subsidies and other contributions be clearly designated by the donor as being to the benefit of existing development or new development, as applicable;”

“Adopt the assumptions contained herein as an ‘anticipation’ with respect to capital grants, subsidies and other contributions;”

“Growth Studies be established as a Class of service;

“Continue the D.C. approach to calculate the charges on a uniform Township-wide basis for all services other than water, wastewater, stormwater, and water and wastewater studies/capital improvements;”

“Continue the D.C. approach to calculate the charges for water and water and wastewater studies/capital improvements on an urban area basis, with the addition of stormwater;”

“Continue the D.C. approach to calculate the charges for wastewater in King City and Nobleton on an area specific basis;”

“Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated November 12, 2020, subject to further annual review during the capital budget process;”





“Approve the D.C.s Background Study dated November 12 ,2020, as amended (if applicable);”

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

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





# Chapter 8

## By-law Implementation





## 8. By-law Implementation

### 8.1 Public Consultation Process

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#### **8.1.1 Introduction**

This chapter addresses the mandatory, formal public consultation process (section 8.1.2), as well as the optional, informal consultation process (section 8.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 8.1.4 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

#### **8.1.2 Public Meeting of Council**

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

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

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

#### **8.1.3 Other Consultation Activity**

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

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



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

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

## **8.2 Anticipated Impact of the Charge on Development**

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

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



## 8.3 Implementation Requirements

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### 8.3.1 Introduction

Once the Township has calculated the charge, prepared the complete background study, carried out the public process and passed a new by-law, the emphasis shifts to implementation matters.

These include notices, potential appeals and complaints, credits, front-ending agreements, subdivision agreement conditions and finally the collection of revenues and funding of projects.

The sections which follow overview the requirements in each case.

### 8.3.2 Notice of Passage

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

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

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

### 8.3.3 By-law Pamphlet

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

- a description of the general purpose of the D.C.s;



- the “rules” for determining if a charge is payable in a particular case and for determining the amount of the charge;
- the services to which the D.C.s relate; and
- a description of the general purpose of the Treasurer’s statement and where it may be received by the public.

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

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

### **8.3.4 Appeals**

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

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

### **8.3.5 Complaints**

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

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

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





### **8.3.6 Credits**

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

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

### **8.3.7 Front-Ending Agreements**

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

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

### **8.3.8 Severance and Subdivision Agreement Conditions**

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

- “local services, related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under section 51 of the Planning Act;” and
- “local services to be installed or paid for by the owner as a condition of approval under section 53 of the Planning Act.”



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

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

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

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



# Appendices





# Appendix A

## Background Information on Residential and Non- Residential Growth Forecast





## Schedule 1 Township of King Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) <sup>1</sup>	Excluding Census Undercount			Housing Units				Person Per Unit (P.P.U.): Total Population/ Total Households	
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other		Total Households
Historical	<i>Mid 2006</i>	20,290	19,487	127	19,360	6,070	115	180	25	6,390	3.050
	<i>Mid 2011</i>	20,710	19,899	149	19,750	6,245	155	225	20	6,645	2.995
	<i>Mid 2016</i>	25,520	24,512	147	24,365	7,185	435	500	15	8,135	3.013
Forecast	<i>Mid 2020</i>	27,310	26,230	159	26,071	7,819	439	500	15	8,773	2.990
	<i>Mid 2030</i>	34,550	33,187	202	32,985	9,791	869	1,113	15	11,788	2.815
	<i>Buildout<sup>4</sup></i>	37,313	35,843	215	35,628	10,664	966	1,128	15	12,773	2.806
Incremental	<b>Mid 2006 - Mid 2011</b>	<b>420</b>	<b>412</b>	<b>22</b>	<b>390</b>	<b>175</b>	<b>40</b>	<b>45</b>	<b>-5</b>	<b>255</b>	
	<b>Mid 2011 - Mid 2016</b>	<b>4,810</b>	<b>4,613</b>	<b>-2</b>	<b>4,615</b>	<b>940</b>	<b>280</b>	<b>275</b>	<b>-5</b>	<b>1,490</b>	
	<b>Mid 2016 - Mid 2020</b>	<b>1,790</b>	<b>1,718</b>	<b>12</b>	<b>1,706</b>	<b>634</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>638</b>	
	<b>Mid 2020 - Mid 2030</b>	<b>7,240</b>	<b>6,957</b>	<b>43</b>	<b>6,914</b>	<b>1,972</b>	<b>430</b>	<b>613</b>	<b>0</b>	<b>3,015</b>	
	<b>Mid 2020 - Buildout<sup>4</sup></b>	<b>10,003</b>	<b>9,613</b>	<b>56</b>	<b>9,557</b>	<b>2,845</b>	<b>527</b>	<b>628</b>	<b>0</b>	<b>4,000</b>	

Derived from the Township of King Population, Housing and Employment Forecast Update, 2016 to 2031 by Watson & Associates Economists Ltd., 2020

<sup>1</sup> Census undercount estimated at approximately 4.1%. Note: Population including the undercount has been rounded.

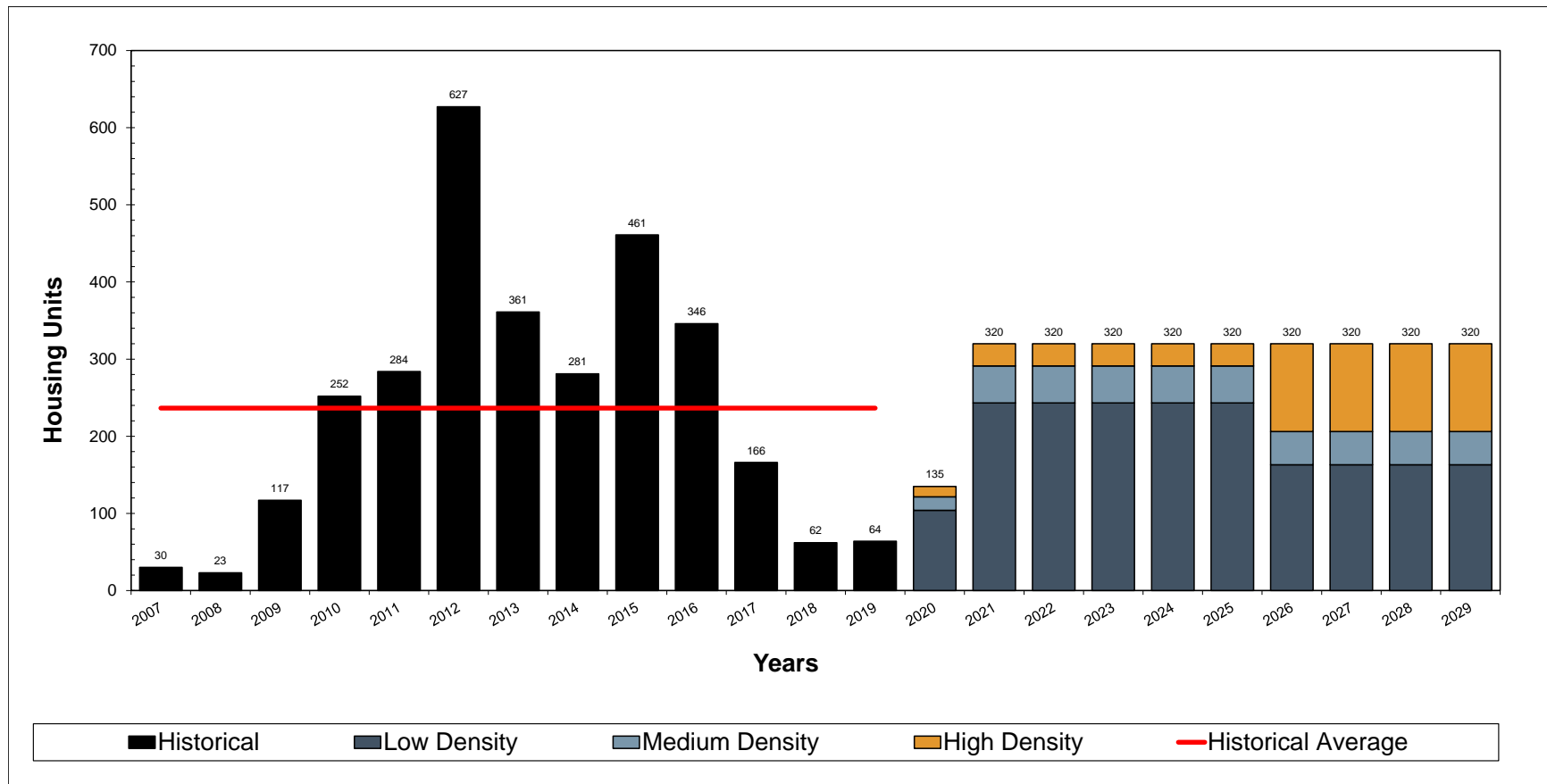
<sup>2</sup> Includes townhouses and apartments in duplexes.

<sup>3</sup> Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

<sup>4</sup> Buildout refers to the buildout in accordance to the Township's Community Plans.



Figure A-1  
Township of King  
Annual Housing Forecast







**Schedule 2**  
**Township of King**  
**Estimate of the Anticipated Amount, Type and Location of**  
**Residential Development for Which Development Charges can be Imposed**

Development Location	Timing	Single & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Urban	2020 - 2030	1,822	430	613	2,865	8,745	-1,453	7,292	43	7,335
	2020 - Buildout <sup>3</sup>	2,650	527	628	3,805	11,939	-1,889	10,050	56	10,105
King City	2020 - 2030	1,467	368	580	2,415	7,266	-694	6,572	19	6,591
	2020 - Buildout <sup>3</sup>	1,469	465	595	2,529	7,586	-902	6,684	25	6,708
Nobleton	2020 - 2030	304	26	33	363	1,195	-736	458	16	474
	2020 - Buildout <sup>3</sup>	1,130	26	33	1,189	4,068	-957	3,111	20	3,131
Schomberg	2020 - 2030	51	36	0	87	284	-22	262	8	270
	2020 - Buildout <sup>3</sup>	51	36	0	87	284	-29	255	10	266
Rural	2020 - 2030	150	0	0	150	522	-899	-377	0	-377
	2020 - Buildout <sup>3</sup>	195	0	0	195	678	-1,169	-490	0	-490
Township of King	2020 - 2030	1,972	430	613	3,015	9,266	-2,352	6,914	43	6,957
	2020 - Buildout <sup>3</sup>	2,845	527	628	4,000	12,617	-3,059	9,558	56	9,614

Derived from the Township of King Population, Housing and Employment Forecast Update, 2016 to 2031 by Watson & Associates Economists Ltd., 2020

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes accessory apartments, bachelor, 1-bedroom and 2-bedroom+ apartments.

<sup>3</sup> Buildout refers to the buildout in accordance to the Township's Community Plans.

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



Schedule 3  
Township of King  
Current Year Growth Forecast  
Mid 2016 to Mid 2020

		Population
Mid 2016 Population		24,512
Occupants of New Housing Units, Mid 2016 to Mid 2020	<i>Units (2)</i>	638
	<i>multiplied by P.P.U. (3)</i>	3,617
	<i>gross population increase</i>	2,307
Occupants of New Equivalent Institutional Units, Mid 2016 to Mid 2020	<i>Units</i>	11
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	12
Decline in Housing Unit Occupancy, Mid 2016 to Mid 2020	<i>Units (4)</i>	8,135
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.074
	<i>total decline in population</i>	-601
Population Estimate to Mid 2020		26,230
<i>Net Population Increase, Mid 2016 to Mid 2020</i>		<i>1,718</i>

(1) 2016 population based on Statistics Canada Census unadjusted for Census undercount.

(2) Estimated residential units constructed, Mid-2016 to the beginning of the growth period assuming a six-month lag between construction and occupancy.

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

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.622	99%	3.599
<i>Multiples (6)</i>	2.775	1%	0.017
<i>Apartments (7)</i>	1.764	0%	0.000
<b>Total</b>		100%	3.617

<sup>1</sup> Based on 2016 Census custom database

<sup>2</sup> Based on Building permit/completion activity

(4) 2016 households taken from Statistics Canada Census.

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

(6) Includes townhouses and apartments in duplexes.

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

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



**Schedule 4  
Township of King  
Ten Year Growth Forecast  
Mid 2020 to Mid 2030**

		Population
<b>Mid 2020 Population</b>		<b>26,230</b>
Occupants of New Housing Units, Mid 2020 to Mid 2030	<i>Units (2)</i>	3,015
	<i>multiplied by P.P.U. (3)</i>	3.073
	<i>gross population increase</i>	9,266
Occupants of New Equivalent Institutional Units, Mid 2020 to Mid 2030	<i>Units</i>	39
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	43
Decline in Housing Unit Occupancy, Mid 2020 to Mid 2030	<i>Units (4)</i>	8,773
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.268
	<i>total decline in population</i>	-2,352
<b>Population Estimate to Mid 2030</b>		<b>33,187</b>
<b>Net Population Increase, Mid 2020 to Mid 2030</b>		<b>6,957</b>

(1) Mid 2020 Population based on:

2016 Population (24,512) + Mid 2016 to Mid 2020 estimated housing units to beginning of forecast period (638 x 3.617 = 2,307) + (11 x 1.1 = 12) + (8,135 x -0.074 = -601) = 26,230

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

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

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.478	65%	2.275
<i>Multiples (6)</i>	2.946	14%	0.421
<i>Apartments (7)</i>	1.860	20%	0.378
<i>one bedroom or less</i>	1.496		
<i>two bedrooms or more</i>	2.184		
<b>Total</b>		100%	3.073

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

<sup>2</sup> Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2020 households based upon 2016 Census (8,135 units) + Mid 2016 to Mid 2020 unit estimate (638 units) = 8,773 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



## Schedule 5 Township of King Mid 2020 to Buildout

		Population
<b>Mid 2020 Population</b>		<b>26,230</b>
Occupants of New Housing Units, Mid 2020 to Buildout	<i>Units (2)</i>	4,000
	<i>multiplied by P.P.U. (3)</i>	3,154
	<i>gross population increase</i>	12,616
Occupants of New Equivalent Institutional Units, Mid 2020 to Buildout	<i>Units</i>	50
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	56
Decline in Housing Unit Occupancy, Mid 2020 to Buildout	<i>Units (4)</i>	8,773
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.349
	<i>total decline in population</i>	-3,059
<b>Population Estimate to Buildout</b>		<b>35,843</b>
<i>Net Population Increase, Mid 2020 to Buildout</i>		<i>9,613</i>

(1) Mid 2020 Population based on:

2016 Population (24,512) + Mid 2016 to Mid 2020 estimated housing units to beginning of forecast period (638 x = 2,307) + (8,135 x - 0.0724 = -589) = 26,230

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

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

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.478	71%	2.474
<i>Multiples (6)</i>	2.946	13%	0.388
<i>Apartments (7)</i>	1.860	16%	0.292
<i>one bedroom or less</i>	1.496		
<i>two bedrooms or more</i>	2.184		
<b>Total</b>		100%	3.154

<sup>1</sup> Persons per unit based on Statistics Canada Custom 2016 Census database.

<sup>2</sup> Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2020 households based upon 8,135 (2016 Census) + 638 (Mid 2016 to Mid 2020 unit estimate) = 8,773

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

(6) Includes townhouses and apartments in duplexes.

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

(8) Buildout refers to the buildout in accordance to the Township's Community Plans.

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



Schedule 6  
Township of King  
Historical Residential Building Permits  
Years 2007 to 2019

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
2007	30	0	0	30
2008	23	0	0	23
2009	117	0	0	117
2010	222	30	0	252
2011	99	48	137	284
<b>Average (2007 - 2011)</b>	<b>98</b>	<b>16</b>	<b>27</b>	<b>141</b>
% Breakdown	69.5%	11.0%	19.4%	100.0%
2012	406	95	126	627
2013	305	56	0	361
2014	208	73	0	281
2015	423	38	0	461
2016	342	4	0	346
Sub-total	1,684	266	126	2,076
<b>Average (2012 - 2016)</b>	<b>337</b>	<b>53</b>	<b>25</b>	<b>415</b>
% Breakdown	81.1%	12.8%	6.1%	100.0%
2017	166	0	0	166
2018	62	0	0	62
2019	64	0	0	64
Sub-total	292	0	0	292
% Breakdown	100.0%	0.0%	0.0%	100.0%
2007 - 2019				
Total	2,467	344	263	3,074
<b>Average</b>	<b>213</b>	<b>31</b>	<b>24</b>	<b>278</b>
% Breakdown	80.3%	11.2%	8.6%	100.0%

Source: Township of King Monthly Building Reports

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 7a  
Township of King  
Person Per Unit by Age and Type of Dwelling  
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	-	3.463	4.452	<b>3.622</b>	
6-10	-	-	-	3.451	3.588	<b>3.425</b>	
11-15	-	-	-	3.206	3.647	<b>3.221</b>	
16-20	-	-	-	3.457	4.833	<b>3.645</b>	3.478
20-25	-	-	-	3.345	-	<b>3.316</b>	
25-35	-	-	-	3.129	4.077	<b>3.282</b>	
35+	-	1.286	2.049	2.800	3.671	<b>2.761</b>	
<b>Total</b>	-	<b>1.167</b>	<b>2.179</b>	<b>3.075</b>	<b>3.940</b>	<b>3.113</b>	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.222	1.804	3.364	4.442	<b>3.187</b>
6-10	-	-	2.063	3.404	3.444	<b>3.140</b>
11-15	-	-	-	3.145	3.588	<b>3.125</b>
16-20	-	-	-	3.533	4.833	<b>3.578</b>
20-25	-	-	-	3.345	-	<b>2.933</b>
25-35	-	-	-	3.175	4.073	<b>3.262</b>
35+	-	1.438	1.989	2.777	3.683	<b>2.711</b>
<b>Total</b>	-	<b>1.313</b>	<b>1.966</b>	<b>3.066</b>	<b>3.923</b>	<b>2.992</b>

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

<sup>3</sup> Adjusted based on 2001-2016 historical trends.

*Note: Does not include Statistics Canada data classified as 'Other'*

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



Schedule 7b  
York Region  
Person Per Unit by Age and Type of Dwelling  
(2016 Census)

Age of Dwelling	Multiples <sup>1</sup>						20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	1.659	2.090	2.858	4.452	<b>2.775</b>	
6-10	-	1.875	2.235	3.099	4.216	<b>2.999</b>	
11-15	-	1.717	2.188	3.106	4.568	<b>3.038</b>	
16-20	-	1.877	1.990	3.056	4.639	<b>2.974</b>	2.946
20-25	-	1.672	2.259	3.020	3.939	<b>2.893</b>	
25-35	-	1.645	2.103	3.286	4.235	<b>3.180</b>	
35+	-	1.363	2.033	2.837	3.507	<b>2.629</b>	
<b>Total</b>	<b>2.261</b>	<b>1.604</b>	<b>2.115</b>	<b>3.038</b>	<b>4.142</b>	<b>2.931</b>	

Age of Dwelling	Apartments <sup>2</sup>						20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	1.200	1.511	2.073	2.734	-	<b>1.764</b>	
6-10	0.909	1.469	2.066	3.037	-	<b>1.847</b>	
11-15	-	1.445	2.035	3.203	-	<b>1.901</b>	
16-20	-	1.366	1.922	3.167	-	<b>1.927</b>	1.860
20-25	-	1.274	1.921	3.014	-	<b>1.858</b>	
25-35	-	1.308	1.874	2.761	-	<b>1.827</b>	
35+	1.192	1.311	2.008	2.528	3.040	<b>1.835</b>	
<b>Total</b>	<b>1.125</b>	<b>1.418</b>	<b>1.990</b>	<b>2.779</b>	<b>3.667</b>	<b>1.834</b>	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	1.913	1.521	2.104	3.281	4.513	<b>2.915</b>
6-10	2.091	1.520	2.128	3.449	4.543	<b>3.253</b>
11-15	-	1.572	2.103	3.437	4.522	<b>3.376</b>
16-20	1.727	1.506	2.005	3.336	4.473	<b>3.303</b>
20-25	-	1.417	1.999	3.263	4.141	<b>3.138</b>
25-35	1.647	1.458	1.974	3.138	4.042	<b>3.120</b>
35+	1.556	1.375	1.969	2.817	3.713	<b>2.646</b>
<b>Total</b>	<b>1.767</b>	<b>1.476</b>	<b>2.032</b>	<b>3.217</b>	<b>4.222</b>	<b>3.083</b>

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

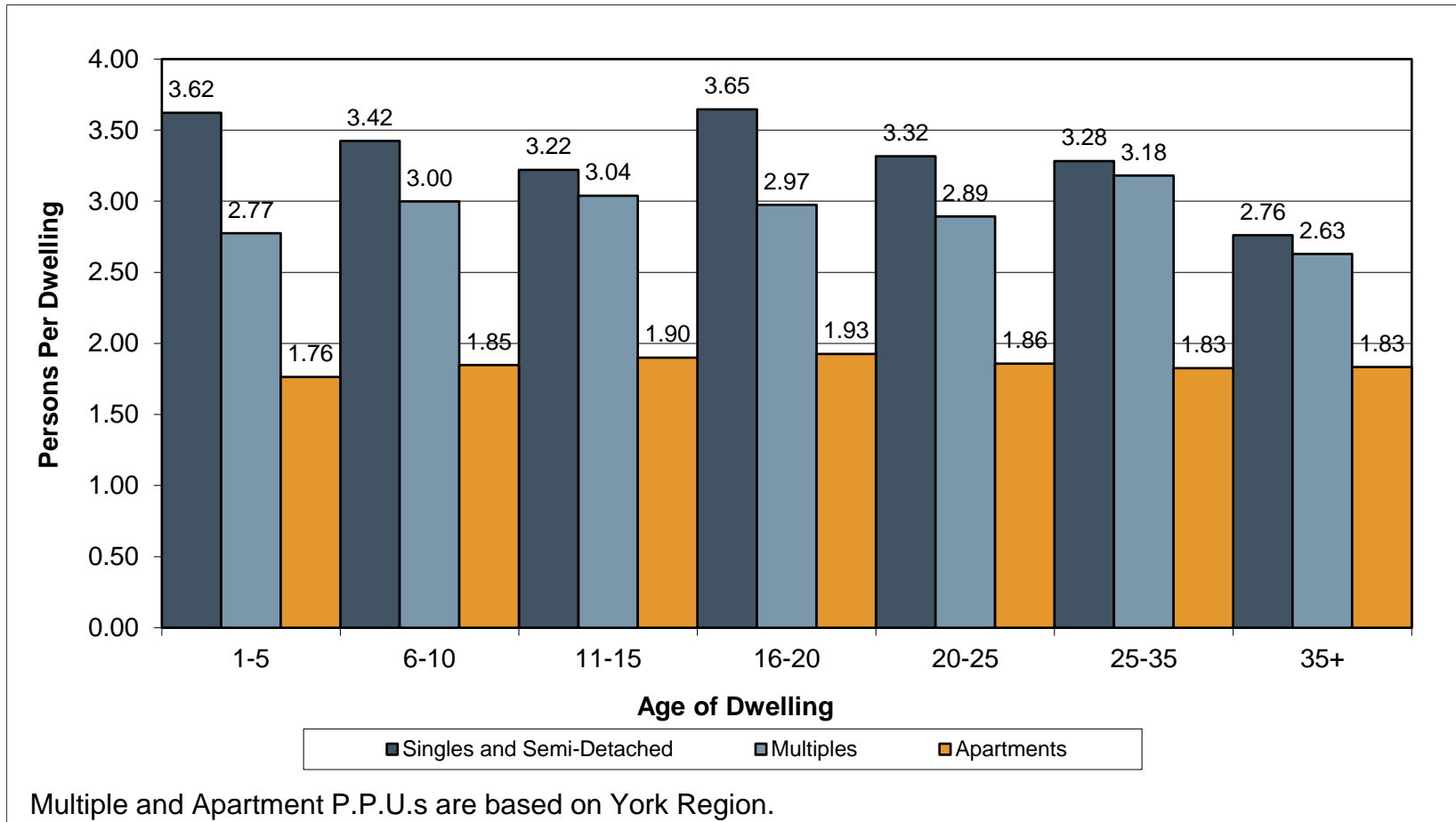
<sup>3</sup> Adjusted based on 2001-2016 historical trends.

*Note: Does not include Statistics Canada data classified as 'Other'*

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



Schedule 8  
Township of King  
Person Per Unit Structural Type and Age of Dwelling  
(2016 Census)







Schedule 9a – A: Activity Rate  
Township of King  
Employment Forecast, 2020 to Buildout

Period	Population	Activity Rate							
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>1</sup>	Total Including NFPWO
Mid 2006	19,487	0.017	0.075	0.078	0.106	0.057	0.333	0.031	0.364
Mid 2011	19,899	0.015	0.070	0.077	0.112	0.069	0.343	0.032	0.375
Mid 2016 <sup>2</sup>	24,512	0.015	0.072	0.096	0.129	0.060	0.373	0.033	0.406
Mid 2020	26,230	0.015	0.072	0.095	0.129	0.059	0.371	0.033	0.404
Mid 2030	33,187	0.012	0.070	0.088	0.125	0.051	0.346	0.033	0.379
Buildout <sup>4</sup>	35,843	0.012	0.070	0.081	0.125	0.051	0.339	0.033	0.373
<b>Incremental Change</b>									
Mid 2006 - Mid 2011	412	-0.002	-0.005	-0.002	0.006	0.012	0.010	0.001	0.011
Mid 2011 - Mid 2016	4,613	0.0006	0.0017	0.0196	0.0169	-0.0092	0.0296	0.0014	0.0311
Mid 2016 - Mid 2020	1,718	0.0000	0.0000	-0.0013	0.0000	-0.0009	-0.0022	0.0000	-0.0022
Mid 2020 - Mid 2030	6,957	-0.0033	-0.0020	-0.0072	-0.0043	-0.0078	-0.0247	0.0000	-0.0247
Mid 2020 - Buildout <sup>4</sup>	9,613	-0.0037	-0.0020	-0.0137	-0.0043	-0.0078	-0.0315	0.0000	-0.0315

Derived from the Township of King Population, Housing and Employment Forecast Update, 2016 to 2031 and adjusted by Watson & Associates Economists Ltd., 2020

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

<sup>2</sup> 2016 Data derived from 2016 York Region Employment Survey

<sup>4</sup> Buildout refers to the buildout in accordance to the Township's Community Plans.



## Schedule 9a – B: Employment Township of King Employment Forecast, 2020 to Buildout

Period	Population	Employment								Total Employment (Including N.F.P.O.W.)	Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. <sup>1</sup>			
Mid 2006	19,487	325	1,470	1,525	2,070	1,105	6,495	605	7,100	5,025	
Mid 2011	19,899	295	1,400	1,525	2,235	1,375	6,830	637	7,467	5,430	
Mid 2016 <sup>2</sup>	24,512	379	1,765	2,360	3,167	1,469	9,140	820	9,960	7,375	
Mid 2020	26,230	379	1,889	2,492	3,389	1,548	9,697	877	10,574	7,808	
Mid 2030	33,187	402	2,323	2,913	4,145	1,700	11,483	1,110	12,593	9,160	
Buildout <sup>4</sup>	35,843	423	2,509	2,913	4,477	1,836	12,158	1,199	13,357	9,649	
<b>Incremental Change</b>											
Mid 2006 - Mid 2011	412	-30	-70	0	165	270	335	32	367	405	
Mid 2011 - Mid 2016	4,613	84	365	835	932	94	2,310	183	2,493	1,945	
Mid 2016 - Mid 2020	1,718	0	124	132	222	79	557	57	614	433	
Mid 2020 - Mid 2030	6,957	23	434	421	756	152	1,786	233	2,019	1,352	
Mid 2020 - Buildout <sup>4</sup>	9,613	44	620	421	1,088	288	2,461	322	2,783	1,841	

Derived from the Township of King Population, Housing and Employment Forecast Update, 2016 to 2031 and adjusted by Watson & Associates Economists Ltd., 2020

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

<sup>2</sup> 2016 Data derived from 2016 York Region Employment Survey

<sup>4</sup> Buildout refers to the buildout in accordance to the Township's Community Plans.



Schedule 9b  
Township of King  
Employment and Gross Floor Area (G.F.A.) Forecast, 2020 to Buildout

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) <sup>1</sup>				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Primary	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	19,487	325	1,525	2,070	1,105	5,025					
Mid 2011	19,899	295	1,525	2,235	1,375	5,430					
Mid 2016	24,512	379	2,360	3,167	1,469	7,375					
Mid 2020	26,230	379	2,492	3,389	1,548	7,808					
Mid 2030	33,187	402	2,913	4,145	1,700	9,160					
Buildout <sup>2</sup>	35,843	423	2,913	4,477	1,836	9,649					
<b>Incremental Change</b>											
Mid 2006 - Mid 2011	412	-30	0	165	270	405					
Mid 2011 - Mid 2016	4,613	84	835	932	94	1,945					
Mid 2016 - Mid 2020	1,718	0	132	222	79	433	0	145,200	111,000	55,300	311,500
Mid 2020 - Mid 2030	6,957	23	421	756	152	1,352	69,000	463,100	378,000	106,400	1,016,500
Mid 2020 - Buildout <sup>4</sup>	9,613	44	421	1,088	288	1,841	132,000	463,100	544,000	201,600	1,340,700

Derived from the Township of King Population, Housing and Employment Forecast Update, 2016 to 2031 and adjusted by Watson & Associates Economists Ltd., 2020

<sup>1</sup> Square Foot Per Employee Assumptions

Industrial	1,100
Commercial/ Population Related	500
Institutional	700
Primary	3,000

<sup>2</sup> Buildout refers to the buildout in accordance to the Township's Community Plans.

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



Schedule 9c  
Township of King  
Estimate of the Anticipated Amount, Type and Location of  
Non-Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Primary G.F.A. S.F. <sup>1</sup>	Industrial G.F.A. S.F. <sup>1</sup>	Commercial G.F.A. S.F. <sup>1</sup>	Institutional G.F.A. S.F. <sup>1</sup>	Total Non-Residential G.F.A. S.F.	Employment Increase <sup>2</sup>
Urban	2020 - 2030	-	463,100	378,000	106,400	947,500	1,329
	2020 - Buildout <sup>3</sup>	-	463,100	544,000	201,600	1,208,700	1,797
King City	2020 - 2030	-	250,300	133,700	39,600	423,600	551
	2020 - Buildout <sup>3</sup>	-	250,300	192,400	75,000	517,700	719
Nobleton	2020 - 2030	-	194,700	220,700	60,000	475,400	704
	2020 - Buildout <sup>3</sup>	-	194,700	317,600	113,700	626,000	975
Schomberg	2020 - 2030	-	18,000	23,600	6,800	48,400	73
	2020 - Buildout <sup>3</sup>	-	18,000	34,000	12,900	64,900	103
Rural	2020 - 2030	69,000	-	-	-	69,000	23
	2020 - Buildout <sup>3</sup>	132,000	-	-	-	132,000	44
Township of King	2020 - 2030	69,000	463,100	378,000	106,400	1,016,500	1,352
	2020 - Buildout <sup>3</sup>	132,000	463,100	544,000	201,600	1,340,700	1,841

Derived from the Township of King Population, Housing and Employment Forecast Update, 2016 to 2031 and adjusted by Watson & Associates Economists Ltd., 2020

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

Industrial	1,100
Commercial	500
Institutional	700
Primary	3,000

<sup>2</sup> Employment Increase does not include No Fixed Place of Work.

<sup>3</sup> Buildout refers to the buildout in accordance to the Township's Community Plans.



Schedule 10  
Township of King  
Non-Residential Construction Value  
Years 2007 to 2016  
(000's 2018 \$)

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2007	21,883	579	0	22,462	218	1,653	0	1,871	0	54	5,820	5,874	22,101	2,285	5,820	30,206
2008	4,494	147	0	4,641	2,579	456	0	3,035	7,533	285	0	7,818	14,606	888	0	15,494
2009	1,792	59	0	1,851	9,481	254	0	9,735	1,695	390	0	2,085	12,968	703	0	13,671
2010	5,572	1,074	0	6,645	22	379	0	401	613	185	1,117	1,916	6,207	1,638	1,117	8,962
2012	4,204	214	0	4,419	4,717	477	0	5,194	0	213	5,038	5,252	8,921	905	5,038	14,864
2013	3,930	63	263	4,256	2,914	798	0	3,713	0	757	0	757	6,844	1,619	263	8,726
2014	5,496	1,022	0	6,518	6,866	1,077	0	7,943	222	248	0	470	12,584	2,347	0	14,931
2015	2,332	2,222	0	4,554	4,245	1,142	2,698	8,085	271	633	0	904	6,847	3,997	2,698	13,542
2016	7,428	147	2,600	10,176	4,887	2,315	0	7,202	47,918	320	0	48,238	60,232	2,782	2,600	65,615
Subtotal	7,230,633	6,370	2,863	7,239,867	14,905,129	8,793	2,698	14,916,621	#####	3,340	21,224	21,766,747	43,877,946	18,503	26,785	43,923,234
Percent of Total	100%	0%	0%	100%	100%	0%	0%	100%	100%	0%	0%	100%	100%	0%	0%	100%
Average	602,553	637	1,432	603,322	1,355,012	879	2,698	1,243,052	2,415,798	334	5,306	1,813,896	3,656,495	1,850	3,826	3,660,269
2007 - 2011 Period Total				40,122				15,282				36,172				91,576
2007 - 2011 Average				8,024				3,056				7,234				18,315
% Breakdown				43.8%				16.7%				39.5%				100.0%
2012 - 2016 Period Total				29,923				32,136				55,620				117,679
2012 - 2016 Average				5,985				6,427				11,124				23,536
% Breakdown				25.4%				27.3%				47.3%				100.0%
2007 - 2016 Period Total				70,045				47,419				91,792				209,255
2007 - 2016 Average				7,004				4,742				9,179				20,925
% Breakdown				33.5%				22.7%				43.9%				100.0%

Source: Statistics Canada Publication, 64-001-XIB

Note: Inflated to year-end 2017 (January, 2018) dollars using Reed Construction Cost Index



Schedule 11  
Township of King  
Employment to Population Ratio by Major Employment Sector, 2006 to 2016

NAICS		Year			Change		Comments
		2006	2011	2016	06-11	11-16	
<b>Employment by industry</b>							
<b>Primary Industry Employment</b>							
11	<i>Agriculture, forestry, fishing and hunting</i>	600	745	495	145	-250	Categories which relate to local land-based resources
21	<i>Mining and oil and gas extraction</i>	20	0	15	-20	15	
<b>Sub-total</b>		<b>620</b>	<b>745</b>	<b>510</b>	<b>125</b>	<b>-235</b>	
<b>Industrial and Other Employment</b>							
22	<i>Utilities</i>	15	0	15	-15	15	Categories which relate primarily to industrial land supply and demand
23	<i>Construction</i>	590	845	855	255	10	
31-33	<i>Manufacturing</i>	625	515	605	-110	90	
41	<i>Wholesale trade</i>	190	260	240	70	-20	
48-49	<i>Transportation and warehousing</i>	285	95	175	-190	80	
56	<i>Administrative and support</i>	150	98	170	-53	73	
<b>Sub-total</b>		<b>1,855</b>	<b>1,813</b>	<b>2,060</b>	<b>-43</b>	<b>248</b>	
<b>Population Related Employment</b>							
44-45	<i>Retail trade</i>	510	485	575	-25	90	Categories which relate primarily to population growth within the municipality
51	<i>Information and cultural industries</i>	90	110	155	20	45	
52	<i>Finance and insurance</i>	120	205	260	85	55	
53	<i>Real estate and rental and leasing</i>	205	105	205	-100	100	
54	<i>Professional, scientific and technical services</i>	535	505	630	-30	125	
55	<i>Management of companies and enterprises</i>	35	0	15	-35	15	
56	<i>Administrative and support</i>	150	98	170	-53	73	
71	<i>Arts, entertainment and recreation</i>	515	490	595	-25	105	
72	<i>Accommodation and food services</i>	420	490	550	70	60	
81	<i>Other services (except public administration)</i>	280	310	370	30	60	
<b>Sub-total</b>		<b>2,860</b>	<b>2,798</b>	<b>3,525</b>	<b>-63</b>	<b>728</b>	
<b>Institutional</b>							
61	<i>Educational services</i>	855	965	935	110	-30	
62	<i>Health care and social assistance</i>	260	295	435	35	140	
91	<i>Public administration</i>	45	215	175	170	-40	
<b>Sub-total</b>		<b>1,160</b>	<b>1,475</b>	<b>1,545</b>	<b>315</b>	<b>70</b>	
<b>Total Employment</b>		<b>6,495</b>	<b>6,830</b>	<b>7,640</b>	<b>335</b>	<b>810</b>	
<b>Population</b>		<b>19,487</b>	<b>19,899</b>	<b>24,512</b>	<b>412</b>	<b>4,613</b>	
<b>Employment to Population Ratio</b>							
<b>Industrial and Other Employment</b>		<b>0.10</b>	<b>0.09</b>	<b>0.08</b>	<b>0.00</b>	<b>-0.01</b>	
<b>Population Related Employment</b>		<b>0.15</b>	<b>0.14</b>	<b>0.14</b>	<b>-0.01</b>	<b>0.00</b>	
<b>Institutional Employment</b>		<b>0.06</b>	<b>0.07</b>	<b>0.06</b>	<b>0.01</b>	<b>-0.01</b>	
<b>Primary Industry Employment</b>		<b>0.03</b>	<b>0.04</b>	<b>0.02</b>	<b>0.01</b>	<b>-0.02</b>	
<b>Total</b>		<b>0.33</b>	<b>0.34</b>	<b>0.31</b>	<b>0.01</b>	<b>-0.03</b>	

Source: Statistics Canada Employment by Place of Work

Note: 2006-2016 employment figures are classified by North American Industry Classification System (NAICS) Code



# Appendix B

## Level of Service







## Appendix B: Level of Service

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	10 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)	Quantity (per capita)		Quality (per capita)		
Services Related to a Highway	Services Related to a Highway - Roads	\$19,252.90	0.0048	km of roadways	4,011,021	per lane km	185,078,128
	Depots and Domes	\$1,452.38	1.2389	sq.ft. of building area	1,172	per sq.ft.	13,961,729
	Roads and Related Vehicles	\$268.39	0.0018	No. of vehicles and equipment	149,106	per vehicle	2,580,033
Fire Protection Services	Fire Facilities	\$581.49	1.2472	sq.ft. of building area	466	per sq.ft.	5,589,863
	Fire Vehicles	\$410.89	0.0010	No. of vehicles	410,890	per vehicle	3,949,886
	Fire Small Equipment and Gear	\$80.89	0.0310	No. of equipment and gear	2,609	per Firefighter	777,596
Parks and Recreation Services	Parks & Recreation - Parkland Development	\$841.53	0.0347	Acres of Parkland	24,252	per acre	5,854,524
	Parks & Recreation - Parkland Amenities	\$845.81	0.0053	No. of parkland amenities	159,587	per amenity	5,884,300
	Parks & Recreation - Parkland Trails	\$66.03	0.0017	Linear Kilometres of Paths and Trails	38,841	per lin km.	459,371
	Parks & Recreation - Parks Vehicles and Equipment	\$95.10	0.0017	No. of vehicles and equipment	55,941	per vehicle	661,611
	Parks & Recreation - Recreation Facilities	\$2,906.29	8.4184	sq.ft. of building area	345	per sq.ft.	20,219,060
Library Services	Library Facilities	\$544.39	0.7761	sq.ft. of building area	701	per sq.ft.	3,787,321
	Library Collection Materials	\$98.71	5.1319	No. of library collection items	19	per collection item	686,725



**Township of King  
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/km)
Collectors - Rural kilometers											
2 lane	34	33	32	31	31	31	31	31	31	31	\$1,940,000
Collectors - Urban kilometers											
2 lane	27	26	25	24	24	24	24	24	24	24	\$7,738,000
Arterial - Rural Kilometers											
2 Lane	42	43	44	45	45	45	45	45	45	45	\$2,618,000
Arterial - Urban Kilometers											
2 Lane	6	7	8	9	9	9	9	9	9	9	\$8,285,000
<b>Total</b>	<b>109</b>	<b>109</b>	<b>109</b>	<b>109</b>	<b>109</b>	<b>109</b>	<b>109</b>	<b>109</b>	<b>109</b>	<b>109</b>	

Population	19,249	19,899	20,390	21,877	22,736	23,363	24,511	25,614	26,068	26,146
Per Capita Standard	0.0057	0.0055	0.0053	0.0050	0.0048	0.0047	0.0044	0.0043	0.0042	0.0042

10 Year Average	2010-2019
Quantity Standard	0.0048
Quality Standard	\$4,011,021
Service Standard	\$19,253

D.C. Amount (before deductions)	Buildout
Forecast Population	9,613
\$ per Capita	\$19,253
Eligible Amount	\$185,078,128



**Township of King  
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Depots and Domes  
Unit Measure: sq.ft. of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Equipment Garage - S/S REg. Rd. #16 @ Con. #8	10,238	10,238	10,238	10,238	10,238	10,238	10,238	10,238	10,238	10,238	\$173	\$1,482
Storage Depot - S/S Reg. Rd. # 16 @ Con. #8	3,226	3,226	3,226	3,226	3,226	3,226	3,226	3,226	3,226	3,226	\$75	\$1,374
Sand/Salt Storage Bldg. -#16 @ Con. #8	9,311	9,311	9,311	9,311	9,311	9,311	9,311	9,311	9,311	9,311	\$58	\$1,355
Storage Depot Addition 40x120	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	\$75	\$155
Office Trailer (new) 8x24	-	-	-	192	192	192	192	192	192	192	\$60	\$60
Waterworks Containers (new) 2@8x24	-	-	192	384	384	384	384	384	384	384	\$40	\$40
Storage Trailer (Parks)	-	192	192	192	192	192	192	192	192	192	\$60	\$60
<b>Total</b>	<b>27,575</b>	<b>27,767</b>	<b>27,959</b>	<b>28,343</b>	<b>28,343</b>	<b>28,343</b>	<b>28,343</b>	<b>28,343</b>	<b>28,343</b>	<b>28,343</b>		

Population	19,249	19,899	20,390	21,877	22,736	23,363	24,511	25,614	26,068	26,146
Per Capita Standard	1.4325	1.3954	1.3712	1.2956	1.2466	1.2132	1.1563	1.1065	1.0873	1.0840

10 Year Average	2010-2019
Quantity Standard	1.2389
Quality Standard	\$1,172
Service Standard	\$1,452

D.C. Amount (before deductions)	Buildout
Forecast Population	9,613
\$ per Capita	\$1,452
Eligible Amount	\$13,961,729



**Township of King  
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Roads and Related Vehicles  
Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
<b>Public Works Vehicles</b>											
Half Ton Pick-up Truck	5	5	5	5	5	5	5	5	5	5	\$50,100
Half Ton Pick-up Truck 4x4	1	1	1	1	1	1	1	1	2	3	\$56,300
Three-Quarter Ton Pick-up Truck	2	2	2	2	2	2	2	2	3	3	\$63,100
Three-Quarter Ton Pick-up Truck 4x4	3	3	3	3	3	3	3	3	5	7	\$68,000
One Ton Dump Truck	1	1	1	1	1	1	1	1	1	-	\$72,000
Single Axle (33,000 lb GVW) Dump Truck & Plow	6	6	6	6	6	6	6	6	6	6	\$249,100
Tandem Axle (54,000 lb GVW) Dump Truck & Plow	2	2	2	2	2	4	4	4	5	6	\$304,200
Cube Van	1	-	-	-	-	-	-	-	-	-	\$135,300
Grader	2	2	2	2	2	2	2	2	2	2	\$563,300
Front End Loader - 3.0 Cu. Yard	1	1	1	1	1	1	1	1	1	1	\$192,000
Loader/Back-hoe	1	1	1	1	1	1	1	1	1	1	\$227,700
Ditch Mower	1	1	1	1	1	1	1	1	1	1	\$26,500
2000 Gallon Water Tank and Pump	-	-	-	-	-	-	-	-	-	-	\$13,400
Heavy Duty Equipment Float Trailer (20 ton)	1	1	1	1	1	1	1	1	1	1	\$67,600
Bulldozer (D6) (Still exists 2008 not replace as of 2004)	1	1	1	1	1	1	1	1	1	1	\$404,900
Wood Chipper	1	1	1	1	1	-	-	-	-	-	\$105,100
Culvert Steamer	1	1	1	1	1	1	1	1	1	1	\$26,500
Communication Receiving and Transmitting Equipment	-	-	-	-	-	-	-	-	-	-	\$118,400
Three Ton Dump Truck (Roads)	1	1	1	1	1	1	1	1	1	1	\$99,100
Woods 6-ft Roadside Mower	1	1	1	1	1	1	1	1	1	1	\$24,300
Municipal Tractor (MTS Trackless)	1	1	1	1	1	1	1	1	1	1	\$158,200
Cargo Van	1	1	1	2	2	2	2	2	2	2	\$68,500



**Township of King  
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Roads and Related Vehicles  
Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Street Sweeper	-	-	-	-	-	-	1	1	1	1	\$300,000
SUV					1	1	1	1	1	1	\$45,000
<b>Building Department</b>											
Half Ton Pick up truck	1	1	1	1	1	1	1	1	1	1	\$50,100
SUV	-	-	-	-	-	-	4	4	4	4	\$45,000
<b>By-Law Department</b>											
Passenger Mini Van	1	1	1	1	1	1	1	1	1	1	\$48,700
SUV						2	2	2	2	2	\$45,000
<b>Total</b>	<b>36</b>	<b>35</b>	<b>35</b>	<b>36</b>	<b>37</b>	<b>40</b>	<b>45</b>	<b>45</b>	<b>50</b>	<b>53</b>	

Population	19,249	19,899	20,390	21,877	22,736	23,363	24,511	25,614	26,068	26,146
Per Capita Standard	0.0019	0.0018	0.0017	0.0016	0.0016	0.0017	0.0018	0.0018	0.0019	0.0020

10 Year Average	2010-2019
Quantity Standard	0.0018
Quality Standard	\$149,106
Service Standard	\$268

D.C. Amount (before deductions)	Buildout
Forecast Population	9,613
\$ per Capita	\$268
Eligible Amount	\$2,580,033



**Township of King  
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
91 Proctor Rd., Schomberg P.Lot 6	10,920	11,528	11,528	11,528	11,528	11,528	11,528	11,528	11,528	11,528	\$275	\$389
2045 King Rd, King City	7,084	7,084	7,084	7,084	7,084	7,084	7,084	7,084	7,084	7,084	\$404	\$539
5926 King Rd. Nobleton	9,792	9,792	9,792	9,792	9,792	9,792	9,792	9,792	9,792	9,792	\$374	\$504
<b>Total</b>	<b>27,796</b>	<b>28,404</b>	<b>28,404</b>	<b>28,404</b>	<b>28,404</b>	<b>28,404</b>	<b>28,404</b>	<b>28,404</b>	<b>28,404</b>	<b>28,404</b>		

Population	19,249	19,899	20,390	21,877	22,736	23,363	24,511	25,614	26,068	26,146
Per Capita Standard	1.4440	1.4274	1.3930	1.2983	1.2493	1.2158	1.1588	1.1089	1.0896	1.0864

10 Year Average	2010-2019
Quantity Standard	1.2472
Quality Standard	\$466
Service Standard	\$581

D.C. Amount (before deductions)	Buildout
Forecast Population	9,613
\$ per Capita	\$581
Eligible Amount	\$5,589,863



**Township of King  
Service Standard Calculation Sheet**

Service: Fire Vehicles  
Unit Measure: No. of vehicles

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Pumpers	3	3	3	3	3	3	3	3	3	3	\$650,000
Rescue Pumpers	3	3	3	3	3	3	3	3	3	3	\$850,000
Telesquirts	2	2	2	2	1	1	1	1	1	1	\$1,000,000
Tankers (Singles)	5	5	5	5	5	5	3	3	3	3	\$250,000
Tankers (Tandems)	-	-	-	-	-	-	2	2	2	2	\$375,000
Rescues	1	1	1	1	1	1	1	1	1	1	\$650,000
Rehab/Command	1	1	1	1	1	1	1	1	1	1	\$200,000
Utility Vehicles	3	3	3	3	3	3	3	3	3	3	\$50,000
Fire Prevention Vehicle	1	1	1	1	1	1	2	2	2	2	\$35,000
Chief Vehicles	2	2	2	2	2	2	2	2	2	2	\$55,000
Fire Safety Trailer	1	1	1	1	1	1	1	1	1	1	\$95,000
100' Ladder Truck	-	-	-	1	1	1	1	1	1	1	\$1,200,000
20' Float Trailer	-	-	-	1	1	1	1	1	1	1	\$12,000
<b>Total</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>24</b>	<b>23</b>	<b>23</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	

Population	19,249	19,899	20,390	21,877	22,736	23,363	24,511	25,614	26,068	26,146
Per Capita Standard	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001	0.001

10 Year Average	2010-2019
Quantity Standard	0.0010
Quality Standard	\$410,890
Service Standard	\$411

D.C. Amount (before deductions)	Buildout
Forecast Population	9,613
\$ per Capita	\$411
Eligible Amount	\$3,949,886



**Township of King  
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Fire Fighter Equipment	125	125	125	125	125	125	125	125	150	150	\$5,900
Air Compressor (Breathing App)	3	3	3	3	3	3	3	3	3	3	\$70,400
SCBA	54	54	54	54	75	75	75	75	75	75	\$9,400
Resource Material	3	3	3	3	3	3	3	3	3	3	\$14,000
Mechanical Tools	3	3	3	3	3	3	3	3	3	3	\$8,200
Fire Hose	500	500	500	500	500	500	500	500	500	500	\$360
<b>Total</b>	<b>688</b>	<b>688</b>	<b>688</b>	<b>688</b>	<b>709</b>	<b>709</b>	<b>709</b>	<b>709</b>	<b>734</b>	<b>734</b>	

Population	19,249	19,899	20,390	21,877	22,736	23,363	24,511	25,614	26,068	26,146
Per Capita Standard	0.036	0.035	0.034	0.031	0.031	0.030	0.029	0.028	0.028	0.028

10 Year Average	2010-2019
Quantity Standard	0.0310
Quality Standard	\$2,609
Service Standard	\$81

D.C. Amount (before deductions)	Buildout
Forecast Population	9,613
\$ per Capita	\$81
Eligible Amount	\$777,596





**Township of King  
Service Standard Calculation Sheet**

Service: Parks & Recreation - Parkland Development  
Unit Measure: Acres of Parkland

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Acre)
Laskay Park	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	\$74,400
St. Andrews Park	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	\$165,200
Cherry Park	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$74,400
Davis Park	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	18.0	\$74,400
Centennial Park	43.6	43.6	43.6	43.6	43.6	43.6	43.6	43.6	43.6	43.6	\$11,500
Osin/Lions Park	25.9	25.9	25.9	25.9	25.9	25.9	25.9	25.9	25.9	25.9	\$74,400
Ansnnrveldt Park	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	\$74,400
Pottageville Park	17.8	17.8	17.8	17.8	17.8	17.8	17.8	17.8	17.8	17.8	\$74,400
Nobleton Lions Community Park	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	21.1	\$74,400
Wellsley Park	7.9	7.9	7.9	7.9	7.9	7.9	7.9	7.9	7.9	7.9	\$74,400
Memorial Park	14.5	14.5	14.5	14.5	14.5	14.5	14.5	14.5	14.5	14.5	\$74,400
King City Trails East & West	56.3	56.3	56.3	56.3	56.3	56.3	56.3	56.3	56.3	56.3	\$11,500
Dufferin Marsh	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	6.9	\$74,400
Nieuwland Park	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	\$165,200
Fox Trail Park (Passive)	18.6	18.6	18.6	18.6	18.6	18.6	18.6	18.6	18.6	18.6	\$11,500
Fox Trail Park	6.4	6.4	6.4	6.4	6.4	6.4	6.4	6.4	6.4	6.4	\$74,400
Lions Parkette	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$165,200
Hill Farm Meadow	9.3	9.3	9.3	9.3	9.3	9.3	9.3	9.3	9.3	9.3	\$11,500
Cold Creek Wildlife and Forest Area - Active Parkland	44.0	44.0	44.0	44.0	44.0	44.0	44.0	44.0	44.0	44.0	\$72,700
Cold Creek Wildlife and Forest Area - Open Space	425.5	425.5	425.5	425.5	425.5	425.5	425.5	425.5	425.5	425.5	\$6,400
Clifton Graham Parkette	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$74,400
Tyrwhitt Park	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	\$74,400
Jesse Lloyd Park	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	\$74,400
Hickstead Memorial Park	-	-	-	3.0	3.0	3.0	3.0	3.0	3.0	3.0	\$74,400
Rafferty's Corners Park	-	-	-	6.0	6.0	6.0	6.0	6.0	6.0	6.0	\$74,400
Dean Plummer Park	-	-	-	3.5	3.5	3.5	3.5	3.5	3.5	3.5	\$74,400
NEW - Metrus Trail System	-	-	-	-	-	-	72.5	72.5	72.5	72.5	\$11,500
NEW - King Valley Open Space/ Trails	-	-	-	-	-	-	13.0	13.0	13.0	13.0	\$11,500
NEW - King SE Trail System	-	-	-	-	-	-	29.0	29.0	29.0	29.0	\$11,500
NEW - Kettle Lake Park	-	-	-	-	-	-	2.9	2.9	2.9	2.9	\$74,400



**Township of King  
Service Standard Calculation Sheet**

Service: Parks & Recreation - Parkland Development  
Unit Measure: Acres of Parkland

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Acre)
NEW - Salamander Park	-	-	-	-	-	-	2.6	2.6	2.6	2.6	\$74,400
NEW - Blue Heron Park	-	-	-	-	-	-	1.2	1.2	1.2	1.2	\$74,400
NEW - Mary Lake Park	-	-	-	-	-	-	-	-	-	0.8	\$74,400
NEW - King Valley Passive	-	-	-	-	-	-	-	-	4.1	4.1	\$11,500
NEW - Tasca Park Passive	-	-	-	-	-	2.6	2.6	2.6	2.6	2.6	\$11,500
NEW - Tasca Park Active	-	-	-	-	-	21.4	21.4	21.4	21.4	21.4	\$74,400
<b>Total</b>	<b>723.3</b>	<b>723.3</b>	<b>723.3</b>	<b>735.8</b>	<b>735.8</b>	<b>759.8</b>	<b>881.0</b>	<b>881.0</b>	<b>885.1</b>	<b>896.0</b>	

Population	19,249	19,899	20,390	21,877	22,736	23,363	24,511	25,614	26,068	26,146
Per Capita Standard	0.04	0.04	0.04	0.03	0.03	0.03	0.04	0.03	0.03	0.03

10 Year Average	2010-2019
Quantity Standard	0.0347
Quality Standard	\$24,252
Service Standard	\$842

D.C. Amount (before deductions)	10 Year
Forecast Population	6,957
\$ per Capita	\$842
Eligible Amount	\$5,854,524



**Township of King  
Service Standard Calculation Sheet**

Service: Parks & Recreation - Parkland Amenities  
Unit Measure: No. of parkland amenities

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Bleachers - All Locations	9	11	12	12	12	12	12	12	12	12	\$5,900
Outdoor Basketball Courts	1	1	1	1	1	1	2	4	4	4	\$66,100
Lit intermediate	1	1	1	1	1	1	1	1	1	1	\$416,400
Lit Major Ball Diamond, Non Municipality Owned	1	1	1	1	1	1	1	1	1	1	\$416,400
Lit Major Ball Diamond	2	2	2	2	2	2	2	2	2	2	\$565,100
Lit Major Ball Diamond, irrigated	1	1	1	1	1	1	1	1	1	1	\$654,300
Unlit/Intermediate Diamonds	1	1	1	1	1	1	1	1	1	1	\$237,900
T-Ball/Junior Diamonds	2	2	2	2	2	2	2	2	2	2	\$178,400
T-Ball/Junior Diamonds - Non Municipality owned	5	5	5	5	5	5	5	5	5	5	\$82,700
Unlit Full Size Soccer/Football	2	2	2	2	2	2	3	3	3	3	\$267,700
Unlit Full Size Soccer/Football - Non Municipality owned	8	9	10	10	10	10	10	10	10	10	\$267,700
Lit Full Size Soccer/Football, Artificial Turf - Non Municipality Owned	1	1	1	1	1	1	1	1	1	1	\$1,903,400
Unlit Intermediate Soccer	1	1	1	1	1	1	1	1	1	2	\$184,400
Unlit Intermediate Soccer- Non Municipality Owned	5	5	5	5	5	5	5	5	5	4	\$184,400
Junior Soccer	10	10	10	10	10	10	10	10	10	10	\$122,500
Junior Soccer - Non Municipality Owned	4	4	4	4	4	4	4	4	4	4	\$122,500
Mini Soccer	8	8	8	8	8	8	8	8	8	8	\$49,600
Running Track - Non Municipality Owned	3	3	3	3	3	3	3	3	3	3	\$36,400
Lit Tennis Courts	8	8	8	8	8	8	8	8	8	8	\$124,000
Unlit Tennis Courts	4	4	4	4	4	4	4	4	4	4	\$72,300
Outdoor Beach Volleyball Courts	1	1	1	1	1	1	1	1	1	1	\$41,300
Playgrounds - Small	9	9	10	12	12	12	12	12	12	12	\$142,800
Playgrounds - Large	2	2	2	2	2	2	2	2	2	2	\$200,000



**Township of King  
Service Standard Calculation Sheet**

Service: Parks & Recreation - Parkland Amenities  
Unit Measure: No. of parkland amenities

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Playgrounds at Schools - Small	7	7	7	7	7	7	7	7	7	7	\$142,800
Playgrounds at Schools - Large	2	1	1	1	1	1	1	1	1	1	\$200,000
Shade Structures	-	-	-	3	3	3	3	6	7	8	\$71,400
Pavilions/Picnic Shelters	1	2	2	2	3	3	4	4	6	7	\$178,400
Permanent Washrooms	2	2	2	2	2	2	2	2	2	4	\$178,400
Skateboard Park			1	1	1	1	2	2	2	2	\$594,800
Multi-purpose Outdoor Rink/Basketball	1	1	2	2	2	2	2	2	2	2	\$237,900
Challenge Course	1	1	1	1	1	1	1	2	2	2	\$29,700
Rock Climbing Wall	1	1	1	1	1	1	1	1	1	1	\$47,600
Dog Park	-	-	-	-	-	-	-	-	-	1	\$60,000
Splash pads	-	-	-	1	1	1	2	2	3	3	\$237,900
<b>Total</b>	<b>104</b>	<b>107</b>	<b>112</b>	<b>118</b>	<b>119</b>	<b>119</b>	<b>124</b>	<b>130</b>	<b>134</b>	<b>139</b>	

Population	19,249	19,899	20,390	21,877	22,736	23,363	24,511	25,614	26,068	26,146
Per Capita Standard	0.0054	0.0054	0.0055	0.0054	0.0052	0.0051	0.0051	0.0051	0.0051	0.0053

10 Year Average	2010-2019
Quantity Standard	0.0053
Quality Standard	\$159,587
Service Standard	\$846

D.C. Amount (before deductions)	10 Year
Forecast Population	6,957
\$ per Capita	\$846
Eligible Amount	\$5,884,300



**Township of King  
Service Standard Calculation Sheet**

Service: Parks & Recreation - Parkland Trails  
Unit Measure: Linear Kilometres of Paths and Trails

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/ Linear Kilometre)
Trails King City East	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	\$36,400
Trails King City West	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	\$36,400
Centennial Park	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	\$36,400
Davis Park Nobleton	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	\$36,400
Fox Trail	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	\$36,400
Fox Trail asphalt	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$74,400
Pottageville Trail	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	\$36,400
Cold Creek	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	12.5	\$36,400
Rising Star	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	\$36,400
Dufferin Marsh Path - Asphalt	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$74,400
Laurier	-	-	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	\$36,400
Metrus Subdivision	-	-	-	3.0	3.0	3.0	3.0	3.0	3.0	3.0	\$36,400
NEW - Jane Underhill Trail	-	-	-	-	-	-	1.8	1.8	1.8	1.8	\$36,400
NEW - King Valley	-	-	-	-	-	-	1.3	1.3	1.3	1.3	\$36,400
NEW - King SE	-	-	-	-	-	-	3.5	3.5	3.5	3.5	\$36,400
<b>Total</b>	<b>33.9</b>	<b>33.9</b>	<b>35.4</b>	<b>38.4</b>	<b>38.4</b>	<b>38.4</b>	<b>45.0</b>	<b>45.0</b>	<b>45.0</b>	<b>45.0</b>	

Population	19,249	19,899	20,390	21,877	22,736	23,363	24,511	25,614	26,068	26,146
Per Capita Standard	0.0018	0.0017	0.0017	0.0018	0.0017	0.0016	0.0018	0.0018	0.0017	0.0017

10 Year Average	2010-2019
Quantity Standard	0.0017
Quality Standard	\$38,841
Service Standard	\$66

D.C. Amount (before deductions)	10 Year
Forecast Population	6,957
\$ per Capita	\$66
Eligible Amount	\$459,371



**Township of King  
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
<b>Parks and Recreation Vehicles</b>											
Half Ton pick up truck 4x4	-	-	-	-	-	-	1	2	2	2	\$60,000
Three Quarter ton pick up truck 4 x 4	3	3	3	5	5	5	5	5	5	3	\$80,000
Three Ton 4x4 Dump Truck	1	1	1	1	1	1	1	1	1	2	\$100,000
One ton dump truck	2	2	2	3	3	3	3	3	3	2	\$81,700
Utility Van	1	1	2	3	3	3	3	3	3	3	\$46,700
SUV								1	1	1	\$52,600
Light Duty Equipment Float Trailer	7	7	6	6	6	6	6	6	6	9	\$15,200
Enclosed Trailer	2	2	2	3	3	3	3	3	3	2	\$18,600
40hp tractor loader/blade/sander	2	2	2	3	3	3	3	3	3	4	\$75,900
7ft Riding Mower	4	4	4	5	5	5	5	5	5	7	\$32,700
60hp Tractor with loader	1	1	1	1	1	1	1	1	1	2	\$64,200
Wide area Mower	1	1	1	2	2	2	2	2	2	2	\$93,400
Backhoe	-	-	-	-	-	-	-	-	1	1	\$128,500
All Terrain Vehicle	1	1	1	1	1	1	1	1	1	2	\$35,000
250-Gallon Water Tank and Watering Nozzles	2	2	2	2	2	2	2	2	2	2	\$4,100
Toro Pro Core Aerator	-	-	1	1	1	1	1	1	1	1	\$35,000
Wood Chipper	-	-	-	-	-	1	1	1	1	1	\$105,100
Water Truck Pumper	-	-	-	-	-	-	-	-	-	1	\$58,400
Sikd steer	-	-	-	-	-	-	-	-	1	1	\$87,600
Trisan Center Arena - Ice Surfacing Machine	1	2	2	2	2	2	2	2	2	2	\$114,900
King City Arena - Ice Surfacing Machine	1	1	1	1	1	1	1	1	1	1	\$114,900
Nobleton Arena - Ice Surfacing Machine	1	1	1	1	1	1	1	1	1	1	\$114,900
<b>Total</b>	<b>30</b>	<b>31</b>	<b>32</b>	<b>40</b>	<b>40</b>	<b>41</b>	<b>42</b>	<b>44</b>	<b>46</b>	<b>52</b>	

Population	19,249	19,899	20,390	21,877	22,736	23,363	24,511	25,614	26,068	26,146
Per Capita Standard	0.0016	0.0016	0.0016	0.0018	0.0018	0.0018	0.0017	0.0017	0.0018	0.0020

10 Year Average	2010-2019
Quantity Standard	0.0017
Quality Standard	\$55,941
Service Standard	\$95

D.C. Amount (before deductions)	10 Year
Forecast Population	6,957
\$ per Capita	\$95
Eligible Amount	\$661,611



**Township of King  
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bid'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Arena/Community Centre - E/S Doctors Lane, King City	36,547	36,547	36,547	36,547	36,547	36,547	36,547	36,547	36,547	36,547	\$263	\$362
Storage Bldg. - E/S Doctors Lane, King City	3,040	3,040	3,040	3,040	3,040	3,040	3,040	3,040	3,040	3,040	\$57	\$135
Senior Citizens Centre - W/S Fisher St., King City	3,390	3,390	3,390	3,390	3,390	3,390	3,390	3,390	3,390	3,390	\$217	\$312
Arena/Community Centre - 15 Old King Rd., Nobleton	41,160	41,160	41,160	41,160	41,160	41,160	41,160	41,160	41,160	41,160	\$264	\$363
Community Hall - S/S Old King Rd., Nobleton	4,776	4,776	4,776	4,776	4,776	4,776	4,776	4,776	4,776	4,776	\$207	\$301
Swimming Pool - Old King Rd., Nobleton Park	945	945	945	945	945	945	945	945	945	945	\$546	\$674
Parks Depot Ops - 251 Weston Rd., Schomberg	-	-	-	-	-	-	33,875	33,875	33,875	33,875	\$263	\$362
Community Hall - 325 Main St., Schomberg	8,868	8,868	8,868	8,868	8,868	8,868	8,868	8,868	8,868	8,868	\$191	\$283
Community Hall - W/S Reg. Rd. #56, Laskey	2,068	2,068	2,068	2,068	2,068	2,068	2,068	2,068	2,068	2,068	\$249	\$347
Community Centre - Pottageville	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	\$245	\$342
Cold Creek Barn**	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	\$57	\$135
Cold Creek Visitor Centre**	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	\$171	\$261
Cold Creek Education Centre**	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	\$218	\$313
Pottageville Pavilion*	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	\$181	\$272
Trisan Centre	-	68,000	68,000	68,000	68,000	68,000	68,000	68,000	68,000	68,000	\$253	\$351
Holy Name	-	-	-	7,000	7,000	7,000	7,000	7,000	-	-	\$253	\$351
Ansnorveldt Former School	-	-	-	-	-	-	-	-	11,000	11,000	\$191	\$283
King Township Municipal Centre	-	-	-	-	-	-	-	-	6,000	6,000	\$500	\$500
<b>Total</b>	<b>112,894</b>	<b>180,894</b>	<b>180,894</b>	<b>187,894</b>	<b>187,894</b>	<b>187,894</b>	<b>221,769</b>	<b>221,769</b>	<b>231,769</b>	<b>231,769</b>		

Population	19,249	19,899	20,390	21,877	22,736	23,363	24,511	25,614	26,068	26,146
Per Capita Standard	5.8649	9.0906	8.8717	8.5887	8.2642	8.0424	9.0477	8.6581	8.8909	8.8644

10 Year Average	2010-2019
Quantity Standard	8.4184
Quality Standard	\$345
Service Standard	\$2,906

D.C. Amount (before deductions)	10 Year
Forecast Population	6,957
\$ per Capita	\$2,906
Eligible Amount	\$20,219,060

\*\* all located in Cold Creek 570 acre site

\* located in Pottageville Park 17.78 acre site



**Township of King  
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
King Rd., King City	7,553	7,553	7,553	7,553	7,553	7,553	7,553	7,553	7,553	7,553	\$367	\$619
Main St., Schomberg	3,700	3,700	3,700	3,700	3,121	3,121	3,121	3,121	3,121	3,121	\$367	\$749
Sheardown Dr., Nobleton	5,162	5,162	5,162	5,162	5,162	5,162	5,162	5,162	5,162	5,162	\$405	\$880
Ansnoeveldt Library	1,536	1,536	1,536	1,536	1,536	1,536	1,536	1,536	1,536	1,536	\$192	\$402
<b>Total</b>	<b>17,951</b>	<b>17,951</b>	<b>17,951</b>	<b>17,951</b>	<b>17,372</b>	<b>17,372</b>	<b>17,372</b>	<b>17,372</b>	<b>17,372</b>	<b>17,372</b>		

Population	19,249	19,899	20,390	21,877	22,736	23,363	24,511	25,614	26,068	26,146
Per Capita Standard	0.9326	0.9021	0.8804	0.8205	0.7641	0.7436	0.7087	0.6782	0.6664	0.6644

10 Year Average	2010-2019
Quantity Standard	0.7761
Quality Standard	\$701
Service Standard	\$544

D.C. Amount (before deductions)	10 Year
Forecast Population	6,957
\$ per Capita	\$544
Eligible Amount	\$3,787,321





**Township of King  
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Books - Adult	32,170	34,789	37,809	32,705	42,258	36,588	30,471	30,417	28,649	27,354	\$36
Books - Junior	26,321	28,463	30,934	26,758	34,574	29,936	24,930	24,886	23,440	22,380	\$19
CDs	1,743	1,917	1,996	1,972	1,000	750	500	250	100	40	\$27
Talking Books	1,523	1,819	1,997	1,978	1,920	1,920	1,920	1,920	1,920	1,861	\$58
Videos/DVDs	3,239	4,219	5,000	5,905	4,958	6,560	6,203	6,367	6,828	7,282	\$40
CD ROMS	39	39	39	53	40	33	25	21	21	21	\$36
Video Games	13	16	26	56	65	74	79	95	174	174	\$70
Periodical (Print subscriptions)	156	155	157	156	156	156	152	152	150	148	\$451
Electronic databases (pre 2014 - all econtent)	9	10	12	15	-	-	-	-	-	-	\$1,432
Databases	-	-	-	-	22	24	36	38	40	37	\$1,432
Owned econtent	-	-	-	-	75	123	182	442	1,150	1,335	\$79
ebooks consortium (Overdrive)	-	-	-	3,022	76,397	78,689	81,050	83,481	85,985	87,677	\$0
eaudio consortium (RBI)	-	-	-	-	-	1,742	1,742	1,742	1,742	1,742	\$1
e-periodicals	-	-	-	90	90	90	90	90	90	90	\$92
Loaning Laptops	-	-	-	-	-	-	7	7	7	7	\$918
Loaning Tablets	-	-	-	-	-	-	7	7	7	7	\$270
Curated Music I-pods	-	-	-	-	-	-	-	-	19	19	\$439
3D Printers - Public Use	-	-	-	-	-	-	-	-	1	3	\$4,522
STEAM/DIY Devices	-	-	-	-	-	-	-	22	29	47	\$165
E-Readers (Kobo) see Technology	-	-	-	6	6	4	4	4	2	2	\$204
Early Literacy Stations	-	-	-	-	-	-	-	7	7	7	\$3,943
<b>Total</b>	<b>65,212</b>	<b>71,427</b>	<b>77,970</b>	<b>72,716</b>	<b>161,560</b>	<b>156,688</b>	<b>147,397</b>	<b>149,947</b>	<b>150,360</b>	<b>150,233</b>	

Population	19,249	19,899	20,390	21,877	22,736	23,363	24,511	25,614	26,068	26,146
Per Capita Standard	3.39	3.59	3.82	3.32	7.11	6.71	6.01	5.85	5.77	5.75

10 Year Average	2010-2019
Quantity Standard	5.1319
Quality Standard	\$19
Service Standard	\$99

D.C. Amount (before deductions)	10 Year
Forecast Population	6,957
\$ per Capita	\$99
Eligible Amount	\$686,725





# Appendix C

## Long-Term Capital and Operating Cost Examination





# Appendix C: Long-Term Capital and Operating Cost Examination

## **Township of King Annual Capital and Operating Cost Impact**

As a requirement of the D.C.A. under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost saving attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Township's approved 2019 Financial Information Return (F.I.R.).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as life cycle cost. By definition, life cycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for life cycle costing is the sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement. The following factors were utilized to calculate the annual replacement cost of the capital projects (annual contribution = factor X capital asset cost) and are based on an annual growth rate of 2% (net of inflation) over the average useful life of the asset:



Asset	Lifecycle Cost Factors	
	Average Useful Life	Factor
Water Distribution	75	0.00585508
Wastewater Sewers	75	0.00585508
Stormwater Management	75	0.00585508
Public Works Vehicles & Equipment	12	0.07455960
Parkland Development	30	0.02464992
Parks and Recreation Vehicles & Equipment	10	0.09132653
Facilities	40	0.01655575
Library Collection Materials	7	0.13451196
Roads	35	0.02000221
Sidewalks	35	0.02000221
Fire Vehicles	10	0.09132653
Fire Equipment and Gear	10	0.09132653

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



**Table C-1**  
**Township of King**  
**Operating and Capital Expenditure Impacts for Future Capital Expenditures**

SERVICE/CLASS OF SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
<b>1. Water &amp; Wastewater Studies and Capital Improvements</b>				
1.1 Water Services	637,500	-	-	-
1.2 Wastewater Services	737,500	3,183	96,571	96,571
<b>2. Stormwater Services</b>				
2.1 Channels, drainage and ponds	1,575,000	38,775	-	38,775
<b>3. Water Services</b>				
3.1 Distribution systems	11,312,450	286,526	1,584,201	1,870,727
<b>4. Wastewater Services - King City</b>				
4.1 Sewers	9,924,007	371,246	862,724	1,233,970
<b>5. Wastewater Services - Nobleton</b>				
5.1 Sewers	5,773,383	138,717	234,264	372,981
<b>6. Services Related to a Highway</b>				
6.1 Roads	138,134,667	2,634,693	3,183,587	5,818,280
6.2 Depots and Domes	21,538,000	1,317,189	496,386	1,813,575
6.3 PW Rolling Stock	1,520,000	144,088	35,031	179,119
<b>7. Fire Protection Services</b>				
7.1 Fire facilities, vehicles & equipment	4,969,573	347,562	1,392,143	1,739,705
<b>8. Parks and Recreation Services</b>				
8.1 Parkland development, amenities, trails, recreation facilities, vehicles & equipment	76,036,518	3,419,442	1,820,247	5,239,689
<b>9. Library Services</b>				
9.1 Library facilities	6,026,724	385,288	449,172	834,460
9.2 Library materials	650,000	100,430	48,445	148,875
<b>10. Growth Studies</b>				
10.1 Stormwater Drainage and Control Services	48,600	-	-	-
10.2 Wastewater Services	134,400	-	-	-
10.3 Water Services	129,900	-	-	-
10.4 Services Related to a Highway	1,095,800	-	-	-
10.5 Fire Protection Services	107,000	-	-	-
10.6 Parks and Recreation Services	120,500	-	-	-
10.7 Library Services	190,700	-	-	-
<b>Total</b>	<b>280,662,222</b>	<b>9,187,139</b>	<b>10,202,771</b>	<b>19,386,727</b>







# Appendix D

## D.C. Reserve Fund Policy





# Appendix D: D.C. Reserve Fund Policy

## D.1 Legislative Requirements

The Development Charges Act, 1997 (D.C.A.) requires development charge collections (and associated interest) to be placed in separate reserve funds. Sections 33 through 36 of the Act provide the following regarding reserve fund establishment and use:

- A municipality shall establish a reserve fund for each service to which the D.C. by-law relates; section 7, however, allows services to be grouped into categories of services for reserve fund (and credit) purposes and for classes of services to be established.
- The municipality shall pay each development charge it collects into a reserve fund or funds to which the charge relates.
- The money in a reserve fund shall be spent only for the “capital costs” determined through the legislated calculation process (as per subsection 5 (1) 2-8).
- Money may be borrowed from the fund but must be paid back with interest (O. Reg. 82/98, subsection 11 (1) defines this as Bank of Canada rate either on the day the by-law comes into force or, if specified in the by-law, the first business day of each quarter).
- D.C. reserve funds may not be consolidated with other municipal reserve funds for investment purposes and may only be as an interim financing source for capital undertakings for which development charges may be spent (section 37).

Annually, the Treasurer of the municipality is required to provide Council with a financial statement related to the D.C. by-law(s) and reserve funds. This statement must be made available to the public and may be requested to be forwarded to the Minister of Municipal Affairs and Housing. The D.C.A. does not prescribe how the statement is to be made available to the public. We would recommend that a resolution of Council make the statement available on the municipality’s website or upon request.

Subsection 43 (2) and O. Reg. 82/98 prescribes the information that must be included in the Treasurer’s statement, as follows:

- opening balance;
- closing balance;



- description of each service and/or service category for which the reserve fund was established (including a list of services within a service category);
- transactions for the year (e.g. collections, draws) including each assets capital costs to be funded from the D.C. reserve fund and the manner for funding the capital costs not funded under the D.C. by-law (i.e. non-D.C. recoverable cost share and post-period D.C. recoverable cost share);
- for projects financed by development charges, the amount spent on the project from the D.C. reserve fund and the amount and source of any other monies spent on the project.
- amounts borrowed, purpose of the borrowing and interest accrued during previous year;
- amount and source of money used by the municipality to repay municipal obligations to the D.C. reserve fund;
- list of credits by service or service category (outstanding at beginning of the year, given in the year and outstanding at the end of the year by holder);
- for credits granted under section 14 of the previous D.C.A., a schedule identifying the value of credits recognized by the municipality, the service to which it applies and the source of funding used to finance the credit; and
- a statement as to compliance with subsection 59 (1) of the D.C.A., whereby the municipality shall not impose, directly or indirectly, a charge related to a development or a requirement to construct a service related to development, except as permitted by the D.C.A. or another Act.

Based upon the above, Figure 1, and Attachments 1 and 2, set out the format for which annual reporting to Council should be provided.

## **D.2 D.C. Reserve Fund Application**

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

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

This provision clearly establishes that reserve funds collected for a specific service are only to be used for that service, or to be used as a source of interim financing of capital undertakings for which a development charge may be spent.



Figure D-1  
Township of King  
Annual Treasurer's Statement of D.C. Reserve Funds

Description	Services to which the Development Charge Relates										Total
	Services Related to a Highway	Water Services	Wastewater Services - King City	Wastewater Services - Nobleton	Water and Wastewater Studies	Stormwater Drainage and Control Services	Fire Protection Services	Parks and Recreation Services	Library Services	Growth Studies	
<b>Opening Balance, January 1, _____</b>											<b>0</b>
<b>Plus:</b>											
Development Charge Collections											0
Accrued Interest											0
Repayment of Monies Borrowed from Fund and Associated Interest <sup>1</sup>											0
<b>Sub-Total</b>	<b>0</b>	<b>0</b>	<b>0</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Less:</b>											
Amount Transferred to Capital (or Other) Funds <sup>2</sup>											0
Amounts Refunded											0
Amounts Loaned to Other D.C. Service Category for Interim Financing											0
Credits <sup>3</sup>											0
<b>Sub-Total</b>	<b>0</b>	<b>0</b>	<b>0</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Closing Balance, December 31, _____</b>	<b>0</b>	<b>0</b>	<b>0</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<sup>1</sup> Source of funds used to repay the D.C. reserve fund

<sup>2</sup> See Attachment 1 for details

<sup>3</sup> See Attachment 2 for details

The Municipality is compliant with s.s. 59.1 (1) of the *Development Charges Act*, whereby charges are not directly or indirectly imposed on development nor has a requirement to construct a service related to development been imposed, except as permitted by the *Development Charges Act* or another Act.



Attachment D-1  
Township of King  
Amount Transferred to Capital (or Other) Funds – Capital Fund Transaction

Capital Fund Transactions	Gross Capital Cost	D.C. Recoverable Cost Share					Non-D.C. Recoverable Cost Share				
		D.C. Forecast Period			Post D.C. Forecast Period		Other Reserve/Reserve Fund Draws	Tax Supported Operating Fund Contributions	Rate Supported Operating Fund Contributions	Debt Financing	Grants, Subsidies Other
		D.C. Reserve Fund Draw	D.C. Debt Financing	Grants, Subsidies Other Contributions	Post-Period Benefit/Capacity Interim Financing	Grants, Subsidies Other Contributions					
<b>Services Related to a Highway</b>											
Capital Cost A											
Capital Cost B											
Capital Cost C											
<b>Sub-Total - Services Related to Highways</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Parks and Recreation</b>											
Capital Cost D											
Capital Cost E											
Capital Cost F											
<b>Sub-Total - Parks and Recreation</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Library Services</b>											
Capital Cost G											
Capital Cost H											
Capital Cost I											
<b>Sub-Total - Library Services</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



Attachment D-2  
Township of King  
Statement of Credit Holder Transactions

<b>Credit Holder</b>	<b>Applicable D.C. Reserve Fund</b>	<b>Credit Balance Outstanding Beginning of Year _____</b>	<b>Additional Credits Granted During Year</b>	<b>Credits Used by Holder During Year</b>	<b>Credit Balance Outstanding End of Year _____</b>
Credit Holder A					
Credit Holder B					
Credit Holder C					
Credit Holder D					
Credit Holder E					
Credit Holder F					







# Appendix E

## Local Service Policy





# Appendix E: Local Service Policy

This Appendix sets out the Township of King's General Policy Guidelines on Development Charges (D.C.) and local service funding for Services Related to a Highway, Stormwater Management, Parkland Development, and Underground Linear Services. The guidelines outline, in general terms, the nature of engineered infrastructure that is included in the study as a development charge project, versus infrastructure that is considered as a local service, to be emplaced separately by landowners, pursuant to a development agreement.

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

## E.1 Services Related to a Highway

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A highway and services related to a highway are intended for the transportation of people and goods via many different modes including, but not limited to passenger automobiles, commercial vehicles, transit vehicles, bicycles, and pedestrians. The highway shall consist of all land and associated infrastructure built to support (or service) this movement of people and goods regardless of the mode of transportation employed, thereby achieving a complete street. A complete street is the concept whereby a highway is planned, designed, operated and maintained to enable pedestrians, cyclists, public transit users and motorists to safely and comfortably be moved, thereby allowing for the efficient movement of persons and goods.

The associated infrastructure to achieve this concept shall include, but is not limited to: road pavement structure and curbs; grade separation/bridge structures (for any vehicles, railways and/or pedestrians); traffic calming and control, grading, drainage and retaining wall features; culvert structures; storm water drainage systems; utilities; traffic control systems; signage; gateway features; street furniture; active transportation

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facilities (e.g. sidewalks, bike lanes, multi-use trails which interconnect the transportation network, etc.); roadway illumination systems; boulevard and median surfaces (e.g. sod & topsoil, paving, etc.); street trees and landscaping; parking lanes & lay-bys; and driveway entrances; noise attenuation systems; railings and safety barriers.

### ***E.1.1 Local and Collector Roads (including land)***

- a. Collector Roads Internal to Development, inclusive of all land and associated infrastructure – direct developer responsibility under s.59 of the D.C.A. as a local service.
- b. Collector Roads External to Development, inclusive of all land and associated infrastructure – if needed to support a specific development or required to link with the area to which the plan relates, direct developer responsibility under s.59 of the D.C.A.; otherwise, included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).
- c. All local roads are considered to be the developer's responsibility.

### ***E.1.2 Arterial Roads***

- a. New, widened, extended or upgraded arterial roads, inclusive of all associated infrastructure: Included as part of road costing funded through D.C.A., s.5(1).
- b. Land acquisition for arterial roads on existing rights-of-way to achieve a complete street: dedication under the Planning Act provisions (s. 41, 51 and s. 53) through development lands; in area with limited development: included in D.C.'s.
- c. Land acquisition for arterial roads on new rights-of-way to achieve a complete street: dedication, where possible, under the Planning Act provisions (s. 51 and s. 53) through development lands up to the R.O.W. specified in the Official Plan.
- d. Land acquisition beyond normal dedication requirements to achieve transportation corridors as services related to highways including grade separation infrastructure for the movement of pedestrians, cyclists, public transit and/or railway vehicles:



### ***E.1.3 Traffic Control Systems, Signals and Intersection Improvements***

- a. On new arterial roads and arterial road improvements unrelated to a specific development: included as part of road costing funded through D.C.'s.
- b. On non-arterial roads, or for any private site entrances or entrances to specific development: direct developer responsibility under s.59 of D.C.A. (as a local service).
- c. On arterial or collector road intersections with Regional/County roads: In certain circumstances, may be a direct developer responsibility.
- d. Intersection improvements, new or modified signalization, signal timing & optimization plans, area traffic studies for highways attributed to growth and unrelated to a specific development: included in D.C. calculation as permitted under s.5(1) of the D.C.A.

### ***E.1.4 Streetlights***

- a. Streetlights on new arterial roads and arterial road improvements: considered part of the complete street and included as part of the road costing funded through D.C.'s or in exceptional circumstances, may be direct developer responsibility through local service provisions (s.59 of D.C.A.).
- b. Streetlights on non-arterial roads internal to development: considered part of the complete street and included as a direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- c. Streetlights on non-arterial roads external to development, needed to support a specific development or required to link with the area to which the plan relates: considered part of the complete street and included as a direct developer responsibility under s. 59 of the D.C.A. (as a local service).

### ***E.1.5 Transportation Related Pedestrian and Cycling Facilities***

- a. Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within arterial roads, Regional roads and provincial highway corridors: considered part of the complete street and included in D.C.'s, or, in



exceptional circumstances, may be direct developer responsibility through local service provisions (s.59 of D.C.A.).

- b. Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within or linking to non-arterial road corridors internal to development: considered part of the complete street; direct developer responsibility under s.59 of D.C.A. (as a local service).
- c. Other sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within non-arterial road corridors external to development and needed to support a specific development or required to link with the area to which the plan relates: direct developer responsibility under s.59 of D.C.A. (as a local service).
- d. Multi-use trails (not associated with a road), inclusive of all land and required infrastructure, that go beyond the function of a (parkland) recreational trail and form part of the municipality's active transportation network for cycling and/or walking: included in D.C.'s

### ***E.1.6 Noise Abatement Measures***

- a. a. Noise abatement measures external and internal to development where it is related to, or a requirement of a specific development: direct developer responsibility under s.59 of D.C.A. (as a local service).
- b. Noise abatement measures on new arterial roads and arterial road improvements abutting an existing community and unrelated to a specific development: included as part of road costing funded through D.C.'s.

## **E.2 Stormwater Management**

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- a. Stormwater facilities for quality and/or quantity management, including downstream erosion works, inclusive of land and all associated infrastructure, such as landscaping and perimeter fencing: direct developer responsibility under s.59 of D.C.A. (as a local service).
  - b. Over-sizing cost of stormwater facilities capacity, excluding land, to accommodate runoff from new, widened, extended or upgraded municipal arterial roads that are
-



funded as a development charges project: included as part of road costing funded through D.C.'s.

- c. Erosion works, inclusive of all restoration requirements, related to a development application: direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- d. Monitoring works: included in D.C.'s consistent with the D.C.A., s.5(1).
- e. Storm sewer systems and drainage works that are required for a specific development, either internal or external to the area to which the plan relates: direct developer responsibility under s. 59 of the D.C.A. (as a local service).
- f. Capacity upsizing or improvements to storm sewer systems and drainage works that are required as a result of recent, planned or anticipated intensification or development: in some circumstances, these costs may be included in the D.C.
- g. Note: for stormwater minimum pipe sizes, refer to section E.5.

## **E.3 Parkland Development**

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### ***E.3.1 Parkland***

- a. Parkland Development for Community Parks, District Parks, Neighbourhood Parks and Village Squares: direct developer responsibility to provide at base condition, as follows:
  - Clearing and grubbing. Tree removals as per the subdivision's tree preservation and removals plan.
  - Topsoil Stripping, screening, and stockpiling.
  - Rough grading (pre-grading) to allow for positive drainage of the Park, with minimum slopes of 2%. If necessary, this may include some minor drainage tile work and grading as per the overall subdivision grading design complete with any required swales or catch basins. Runoff from the development property shall not drain into the park unless approved by the Director of Community Services.
  - Spreading of topsoil up to 300 mm with a minimum depth of 150mm (screened imported topsoil if existing on-site is insufficient to reach required depth).



- Sodding of site, maintenance of sod until acceptance by the Township. If park is to be constructed by the Township, a financial contribution will be required.
- Parks shall be free of any contaminated soil or subsoil.
- Parks shall not be mined for fill.
- Parks shall be conveyed free and clear of all encumbrances.
- 100% of 1.5m chain link perimeter fencing to the Township standards to separate the development lands from Township lands or lands to be dedicated to the Township, unless the perimeter fencing is on land that will be dedicated to the Township to fulfil the requirement of parkland dedication under the Planning Act, in which case the cost shall be shared 50/50.
- When Park parcels cannot be developed in a timely manner, they shall be graded to ensure positive drainage and seeded to minimize erosion and dust. These shall be maintained by the developer until construction commences thereon.
- The Park block shall not be used for the storage of topsoil or other construction material, equipment storage, or sales pavilions.
- Required heritage features within the Park as set out within the Planning approval conditions.

b. Program facilities, amenities, and furniture, within parkland: are included in D.C.'s.

***E.3.2. Landscape Buffer Blocks, Features, Cul-de-sac Islands, Berms, Grade Transition Areas, Walkway Connections to Adjacent Arterial Roads, Open Space, Etc.***

a. The cost of developing all landscape buffer blocks, landscape features, cul-de- sac islands, berms, grade transition areas, walkway connections to adjacent arterial roads, open space and other remnant pieces of land conveyed to the Township shall be a direct developer responsibility as a local service. Such costs include but are not limited to:

- pre-grading, sodding or seeding, supply and installation of amended topsoil, (to the Township's 150mm required depth), landscape features, perimeter fencing and amenities and all planting.
- Perimeter fencing to the Township standard located on the public property side of the property line adjacent land uses (such as but limited to arterial roads) as directed by the Township.





## **E.4 Natural Heritage System (N.H.S.)**

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N.H.S. includes engineered and in situ stream corridors, natural buffers for woodlots, wetland remnants, etc. as well as subwatersheds within the boundaries of the Township.

Direct developer responsibility as a local service provision including but not limited to the following:

- a. Riparian planting and landscaping requirements (as required by the Township, Conservation Authority or other authorities having jurisdiction) as a result of creation of, or construction within in the N.H.S. and associated buffers.
- b. Perimeter fencing of the N.H.S. to the Township standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Township.

### ***E.4.1 Infrastructure Assets Constructed by Developers***

- c. All infrastructure assets constructed by Developers must be designed in accordance with the Township's Engineering and Parks Standards Manual as revised
- d. All infrastructure assets shall be conveyed in accordance with the Township's Engineering and Parks Standards Manual as revised
- e. Any Parks and Open Space infrastructure assets approved to be built by the developer on behalf of the Township shall be in accordance with the Township's Park Development Standards Policy.

## **E.5 Underground Services (Stormwater, Water and Sanitary Sewers)**

---

Underground services (linear infrastructure for stormwater, water, and sanitary services) within the road allowance are not included in the cost of road infrastructure and are treated separately. The responsibility for such services as well as stormwater management ponds and pumping stations, which are undertaken as part of new developments or redevelopments, will be determined by the following principles:



The costs of the following items shall be direct developer responsibilities as a local service:

- a. providing all underground services internal to the development, including storm, water and sanitary services;
- b. providing service connections from existing underground services to the development;
- c. providing new underground services or upgrading existing underground services external to the development if the services are required to service the development, and if the pipe sizes do not exceed 300mm for water and sanitary services and 900 mm for stormwater services. If external services are required by two or more developments, the developer for the first development will be responsible for the cost of the external services and may enter into front-ending/cost-sharing agreements with other developers independent of the Township;
- d. providing stormwater management ponds and other facilities required by the development including all associated features such as landscaping and fencing; and
- e. water booster pumping stations, reservoir pumping stations and/or sanitary pumping stations serving individual developments.

The costs of the following items shall be paid through development charges:

- f. Sampling stations associated with municipal service areas to be included within the D.C.;
- g. Water and wastewater transmission mains associated with municipal service areas shall be included in the D.C.;
- h. external underground services involving trunk infrastructure; and
- i. water, and/or sanitary pumping stations not required for the individual development.



# Appendix F

## Asset Management Plan





## Appendix F: Asset Management Plan

The recent changes to the 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:

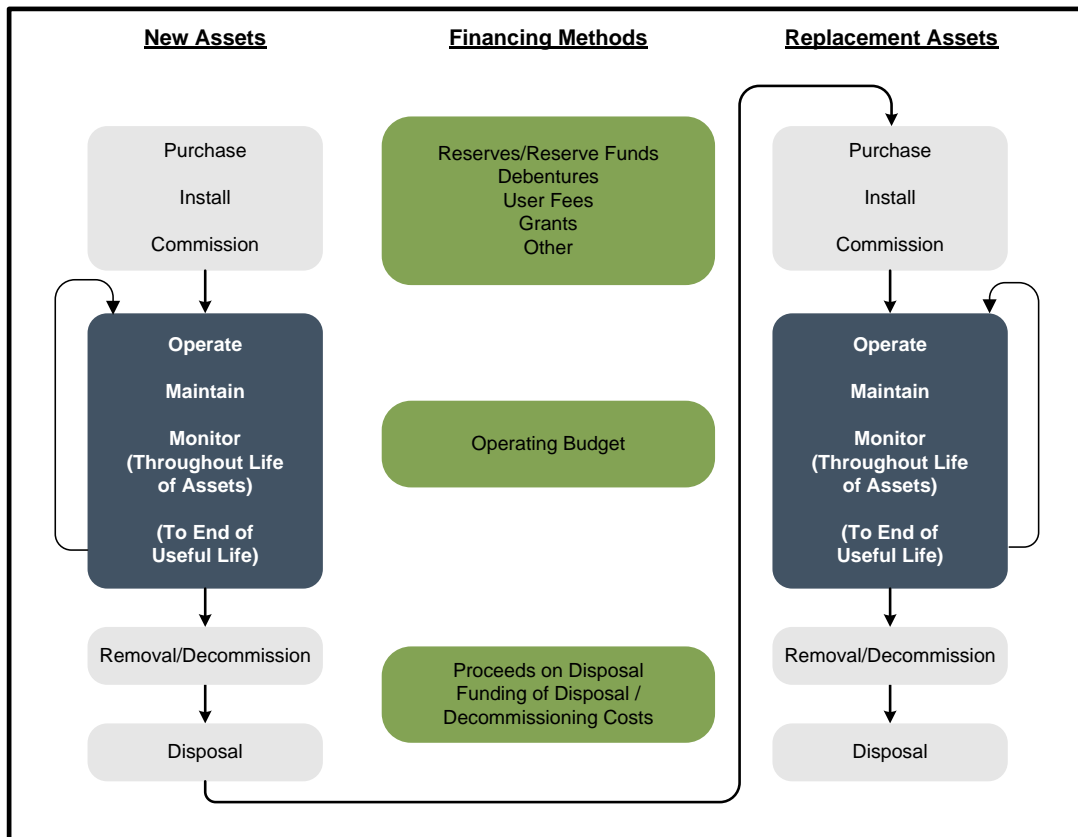
“The asset management plan shall,

- (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 for 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 within 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 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 2021 for core municipal services and 2023 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.

Commensurate with the above, the Township prepared an A.M.P. in 2016 for its existing assets however, did not take into account future growth-related assets. 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 (presented in 2020 \$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C.-eligible capital costs are not included in the Township's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from 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 the 2020 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$23 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$16.3 million. This amount, totalled with the existing operating revenues of \$77.9 million, provide annual revenues of \$94.2 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Township of King  
Asset Management – Future Expenditures and Associated Revenues  
2020\$

	2039 (Total)
<b>Expenditures (Annualized)</b>	
Annual Debt Payment on Non-Growth Related Capital <sup>1</sup>	2,557,040
Annual Debt Payment on Post Period Capital <sup>2</sup>	4,419,856
<b>Lifecycle:</b>	
<b>Sub-Total - Annual Lifecycle</b>	<b>\$10,240,643</b>
<b>Incremental Operating Costs (for D.C. Services)</b>	<b>\$10,202,771</b>
<b>Total Expenditures</b>	<b>\$23,000,454</b>
<b>Revenue (Annualized)</b>	
Total Existing Revenue <sup>3</sup>	\$77,909,908
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$16,327,606
<b>Total Revenues</b>	<b>\$94,237,514</b>

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

<sup>2</sup> Interim Debt Financing for Post Period Benefit

<sup>3</sup> As per Sch. 10 of FIR





# Appendix G

## Proposed D.C. By-law





**THE CORPORATION OF THE TOWNSHIP OF KING**

**BY-LAW NUMBER 2021-XXX**

**A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES**

**WHEREAS** the Corporation of the Township of King will experience growth through Development and redevelopment;

**AND WHEREAS** Development and redevelopment requires the provision of physical and social services by the Township of King;

**AND WHEREAS** Council desires to ensure that the capital cost of meeting growth-related demands for or burden on municipal services does not place an excessive financial burden on the Township of King or its existing taxpayers while at the same time ensuring new taxpayers contribute no more than the net capital cost attributable to providing the current level of municipal services;

**AND WHEREAS** the *Development Charge 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 Township of King has given notice of and held a public meeting on the 14<sup>th</sup> day of December, 2020 in accordance with the Act and the regulations thereto;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF KING ENACTS AS FOLLOWS:**

**1. DEFINITIONS**

- 1.1 In this By-law the following items shall have the corresponding meanings:
- 1.1.1 “Act” means the *Development Charge Act, 1997* as amended, or any successor thereof;
- 1.1.2 “Accessory” use means that the use, Building or Structure is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, Building or Structure
- 1.1.3 “Agricultural Use” means lands or Buildings, excluding any portion thereof used as a Dwelling Unit, used or designed or intended for use for the purpose of a bona fide farming operation operated by a Bona Fide Farmer, including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping, equestrian facilities and any other activities customarily carried on in agriculture, but does not include a Building, Structure or greenhouse or part thereof solely designed, used or intended to be used for the growing, cultivation, harvesting, drying, processing, testing, trimming, storage, or sale of Cannabis;
- 1.1.4 “Apartment Building” means a Residential Building or the Residential portion of a mixed use Building, other than a townhouse or stacked townhouse, consisting of more than three (3) Dwelling Units, which Dwelling Units have a common access or entrance to Grade;
- 1.1.5 “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;
- 1.1.6 “Bona Fide Farmer” means an individual currently actively engaged in a farm operation with a valid Province of Ontario Farm Business Registration number within the Township of King;
- 1.1.7 “Building” means a building or structure occupying an area greater than 10 square meters consisting of a wall, roof, and floor or any of them or a structural system serving the function thereof, including an air supported Structure or mezzanine.
- 1.1.8 “Cannabis” means”:
- 1.1.8.1 A plant that belongs to the genus cannabis;

- 1.1.8.2 Any part of such a plant, including the phytocannabinoids produced by , or found in, such a plant, regardless of whether that part has been processed or not;
  - 1.1.8.3 Any substance or mixture of substances that contains or has on it any part of such a plant; and
  - 1.1.8.4 Any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained or produced
- 1.1.9 “Class” means a grouping of services combined to create a single service for the purposes of this by-law and as provided in section 7 of the Development Charges Act;
- 1.1.10 “Commercial” means any Non-Residential Development other than “Institutional” or “Industrial”;
- 1.1.11 “Council” means the Council of the Corporation of the Township of King;
- 1.1.12 “Development” means the construction, erection or placing of one or more Buildings on land or the making of an addition or alteration to a Building that has the effect of increasing the size of usability thereof, and includes redevelopment;
- 1.1.13 “Development Charge” means a charge imposed with respect to this By-law;
- 1.1.14 “Dwelling Unit” means a room or suite of rooms used, or designed or intended for use by one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons;
- 1.1.15 “Existing” means the number, use and size that existed as of the date this by-law was passed;
- 1.1.16 “Grade” means the average level of finished ground adjoining a Building at all exterior walls;
- 1.1.17 “Gross Floor Area” means:
- 1.1.17.1 in the case of a Residential Building, 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

- 1.1.17.2 in the case of a Non-Residential Building, or the Non-Residential portion of a mixed-use Building, the aggregate of the areas of each floor, whether above or below Grade, measured between the exterior faces of the exterior walls of the Building or from the centre line of a common wall separating a Non-Residential and a Residential use, excluding, in the case of a Building containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium, and excluding, in the case of a Building containing parking spaces, the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles unless the Building is a parking Structure, and, for the purposes of this definition, notwithstanding any other section of this by-law, the Non-Residential portion of a mixed-use Building is deemed to include one-half of any area common to the Residential and Non-Residential portions of such mixed-use Building. Notwithstanding any other section of this by-law, Gross Floor Area shall not include the surface area of swimming pools or the playing surfaces of indoor sport fields including hockey arenas and basketball courts, or, in the case of Industrial, office or Institutional Buildings, a part of such Building above or below Grade or a stand-alone Building above or below Grade that is used for the parking of motor vehicles which is associated with but Accessory to such Industrial, office or Institutional Building;
- 1.1.17.3 The measures determined in subsection (b) above shall be expressed or converted to metric square meters and rounded to two decimal places for application to the non-residential development charge rates set out in Schedule "B". For clarity, the conversion rate to be used is 1 sq. ft. = 0.09290304 m<sup>2</sup>.
- 1.1.18 "Group Home" means a Residential Building or the Residential portion of a mixed use Building containing a single housekeeping unit supervised on a 24 hours a day basis on site by agency staff on a shift rotation basis, funded wholly or in part by any government and licensed, approved or supervised by the Province of Ontario under any general or

special act, for the accommodation of not fewer than 3 and not more than 8 residents, exclusive of staff;

- 1.1.19 “Industrial” means lands or Buildings 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 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 a self storage building;
- 1.1.20 “Institutional” means lands or Buildings used or designed or intended for use by an organized body, society or religious group for promoting a public or non-profit purpose and shall include, but without limiting the generality of the foregoing, places of worship, and Special Care Facilities;
- 1.1.21 “Interest Rate” means five percent (5%) per annum in respect of deferred payment of Development Charge under any provision of this By-law;
- 1.1.22 “Large Apartment” means a Dwelling Unit in an Apartment Building that is 700 square feet or larger in size;
- 1.1.23 “Local Board” means a local board as defined in the *Development Charge Act*;
- 1.1.24 “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;
- 1.1.25 “Multiple Dwellings” includes townhouses, stacked and back to back townhouses, Mobile Homes, and all other Residential uses that are not included in the definition of Small Apartment, Large Apartment, Single Detached Dwelling Unit, or Semi-Detached Dwelling Unit;
- 1.1.26 “Municipality” means the Corporation of the Township of King;
- 1.1.27 “Non-profit Housing” means a Building intended for uses as Residential premises by,

- 1.1.27.1 a corporation without share capital to which the *Business Corporations Act* or 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
- 1.1.27.2 a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*
- 1.1.28 “Non-Residential” use means a Building of any kind whatsoever used, designed or intended to be used for other than a Residential use and includes all Commercial, Industrial and Institutional uses;
- 1.1.29 “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’
- 1.1.30 “Place of Worship” means a Building that is used primarily for worship and religious practices and purposes, including related administrative, teaching, assembly and associated spaces including a gymnasium, but does not include portions of such Building used for any continuous Commercial uses, including but not limited to daycare facilities or office spaces for the administration of a regional district of such places of worship;
- 1.1.31 “Rental Housing” means a Building with four or more Dwelling Units all of which are intended for use as rented Residential premises;
- 1.1.32 “Residential” use means lands or Buildings used, or designed or intended for use as a residence for one or more individuals, and shall include, but is not limited to, a Single Detached Dwelling, a Semi-detached Dwelling Unit, a Multiple Unit Dwelling, a Small Apartment, a Large Apartment, a Group Home, a Mobile Home and a Residential Dwelling Unit Accessory to a Non-Residential use but shall not include a motel or hotel or lodging house;
- 1.1.33 “Semi-detached Dwelling Unit” means a Dwelling Unit in a Residential Building consisting of two Dwelling Units having one vertical wall or one horizontal wall, but not other parts, attached or another Dwelling Unit where the Residential unit are not connected by an interior corridor;
- 1.1.34 “Service” (or “Services”) means a service designated in Schedule “A” to this By-law;



- 1.1.35 “Single Detached Dwelling Unit” means a Residential Building consisting of one Dwelling Unit and not attached to another Structure and includes Mobile Homes. For greater certainty, a Residential Building consisting of one Dwelling Unit that is attached to another Structure by footings only shall be considered a single family dwelling for purposes of this by-law.
- 1.1.36 “Small Apartment” means a Dwelling Unit in an Apartment Building that is less than 700 square feet in size;
- 1.1.37 “Special Care Facilities” means lands or Buildings without dwelling units, which are used or designed or intended for use for the purpose of providing supervision, nursing care or medical treatment, that are licensed, approved or supervised under any special or general Act.
- 1.1.38 “Special Care/Special Dwelling” means the residential portion of Special Care Facilities, including Group Homes, containing rooms or suites of rooms designed or intended to be used for sleeping and living accommodations that have a common entrance from street level:
- 1.1.38.1 Where the occupants have the right to use in common, halls, stairs, yards, common rooms, and accessory buildings;
  - 1.1.38.2 Which may or may not have exclusive sanitary and/or culinary facilities;
  - 1.1.38.3 That is designed to accommodate persons with specific needs. Including, but not limited to, independent permanent living arrangements; and
  - 1.1.38.4 Where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care, and attendant services may be provided at various levels.

## **2. DESIGNATION OF SERVICES**

2.1 The categories of services and classes of services for which Development Charges are imposed under this By-law are as follows:

- (a) Water and Wastewater Studies/Capital Improvements;

- (b) Water Distribution;
- (c) Wastewater Services – King City;
- (d) Wastewater Services - Nobleton;
- (e) Services Related to a Highway;
- (f) Fire protection services;
- (g) Library Services;
- (h) Parks and Recreation Services; and
- (i) Growth Studies.

2.2 The components of the services and classes of services designated in section 2.1 are described in Schedule A.

### **3. APPLICATION OF BY-LAW RULES**

3.1 Development Charges shall be payable in the amounts set out in this By-law where:

- (a) the lands are located in the area described in section 3.2; and
- (b) the Development of the lands requires any of the approvals set out in subsection 3.4(a).

#### Area to Which By-law Applies

3.2 Subject to section 3.3, this By-law applies to all lands in the Township of King whether or not the land or use thereof is exempt from taxation under subsection 3(1) or the Assessment Act.

3.3. Notwithstanding subsection 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:

- (a) the Municipality or a Local Board thereof;
- (b) a Board of Education; or

- (c) the Region of York or a Local Board thereof.

### Approvals for Development

- 3.4 (a) Development Charges shall be imposed on all lands or Buildings that are developed for Residential or Non-Residential uses if the Development requires:
- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
  - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
  - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - (v) a consent under section 53 of the *Planning Act*;
  - (vi) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
  - (vii) the issuing of a permit under the *Building Code Act* in relation to a Building.
- (b) No more than one Development Charge for each service or class of services designated in subsection 2.1 shall be imposed upon any lands or Buildings to which this By-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands or Buildings can be developed.
- (i) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional Development Charges shall be imposed if the subsequent action has the effect of increasing the need for services.

### Exemptions

- 3.5 Notwithstanding the provisions of this By-law, Development Charges shall not be imposed with respect to:

- (a) an enlargement to an Existing Dwelling Unit;
- (b) one or two additional Dwelling Units in an Existing Single Detached Dwelling Unit;
- (c) one additional Dwelling Unit in any other Existing Residential Building;
- (d) the creation of an additional dwelling unit as prescribed, in prescribed classes of new residential buildings as set out in the Regulations to the Development Charges Act, 1997; or
- (e) the creation of an additional dwelling unit ancillary to a new dwelling unit for prescribed classes of new residential buildings as set out in the Regulations to the Development Charges Act, 1997.

3.6 Notwithstanding section 3.5(b), Development Charges shall be imposed if the additional unit has a Gross Floor Area greater than:

- (i) in the case of a Semi-detached Dwelling Unit or row dwelling, the Gross Floor Area of the existing Dwelling Unit; and
- (ii) in the case of any other Residential Building, the Gross Floor Area of the smallest Dwelling Unit contained in the Residential Building.

3.7 Notwithstanding the provisions of this by-law, Development Charges shall not be imposed with respect to:

- a) lands or Buildings used or to be used for a Place of Worship as defined above, or for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act; or
- b) the Development of Non-residential Agricultural Use Buildings constructed for bona fide farm uses.

#### Exemption for Industrial Enlargement

3.8 As set out in Section 4 of the Act, 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 this section. For

the purposes of this subsection, the term “Existing Industrial Building” shall have the same meaning as defined in O.Reg. 82/98 under the Act, as amended, or successor thereto.

- (a) The exemption for Industrial enlargement provided for in this subsection shall apply only to the enlargement of the Gross Floor Area of an Existing Industrial Building which at the time of application for a Building permit, shall have fifty (50) per cent or more of its Gross Floor Area occupied by Industrial uses;
- (b) Such enlargement must be attached to, or within, the Existing Industrial Building, but shall not be attached by means only of a tunnel, bridge, passageway, shared below Grade connection, foundation, footing, shared connected roof, or parking facility;
- (c) Both the enlargement and Existing Industrial Building must be constructed on lands owned by the same beneficial Owner;
- (d) The enlargement shall be for use for, or in connection with, an Industrial purpose as set out in this By-law on lands owned by the same beneficial Owner;
- (e) The enlargement shall be for the exclusive use of the occupant in occupation at the time of the application for a Building permit, whose occupancy equals fifty (50) percent or more of the total Gross Floor Area of the existing Structure immediately prior to the issuance of the subject expansion Building permit;
- (f) The Building permit for the construction of the enlargement is to be issued no earlier than five (5) years from most recent occupancy or Building permit issued for the Building;
- (g) For the purposes of the calculation of the applicable Development Charge, the Gross Floor Area of an existing Industrial Building shall be calculated as it existed prior to the first enlargement in respect of that Building for which an exemption under Section 4 of the Act is sought;
- (h) For the purposes of the calculation of the applicable Development Charge, the enlargement shall be measured to also include all prior enlargements from the Existing Industrial Building as determined in clause 3.8(g) above;

- (i) If the area of the enlargement, as determined in clause 3.8(h) above, is fifty (50) percent or less of the Gross Floor Area determined in clause 3.8(g) above, the amount of the Development Charge in respect of the enlargement is zero (0) dollars; and
- (j) If the area of the enlargement as determined in clause 3.8(h) above is more than fifty (50) percent of the Gross Floor Area determined in clause 3.8(g) above, the amount of the Development Charge in respect of the enlargement is the amount of the Development Charge that would otherwise be payable less that portion related to any Gross Floor Area of the enlargement which brings the cumulative amount of enlargements to the fifty (50) percent limit, as determined in accordance with clause 3.8(g) above.

#### Amount of Charges - Residential

3.9 The Development Charges set out in Schedule B shall be imposed on Residential uses of lands or Buildings, including a Dwelling Unit Accessory to a Non-Residential use and, in the case of a mixed use Building, on the Residential uses in the mixed use Building, according to the type and number of Residential units, and calculated with respect to each of the services and classes of services according to the type of Residential use.

#### Amount of Charges - Non-Residential

3.10 The Development Charges described in Schedule B to this by-law shall be imposed on Non-Residential uses of lands or Buildings, and, in the case of a mixed use Building, on the Non-Residential uses in the mixed use Building, and calculated with respect to each of the services and classes of services according to the Gross Floor Area of the Non-Residential use.

#### Reduction of Development Charge for Redevelopment

3.11 Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a Building existing on the same land within 48 months prior to the date of payment of Development Charge in regard to such redevelopment was, or is to be: (i) demolished,

in whole or in part; or (ii) converted from one principal use to another principal use on the same land, then the Development Charge otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a Residential Building, or in the case of a mixed-use Building, the Residential uses in the mixed-use Building, an amount calculated by multiplying the applicable Development Charge under subsection 3.9 by the number, according to type, of Dwelling Units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a Non-Residential Building or, in the case of mixed-use Building, the Non-Residential uses in the mixed-use Building, an amount calculated by multiplying the applicable Development Charge under subsection 3.10, by the Gross Floor Area that has been or will be demolished or converted to another principal use; provided that such amounts shall not exceed, in total, the amount of the Development Charge otherwise payable with respect to the redevelopment.

3.12 For the purposes of section 3.11, a demolition is deemed to have occurred on the date of issuance of a demolition permit, or in the case of accidental or natural destruction of the structure, or relocation of the structure from the lands, the date of such occurrence.

3.13 For purposes of section 3.11, the onus is on the applicant to produce evidence to the satisfaction of the Township, acting reasonably, to establish the following:

- a) The number of dwelling units that have been or will be demolished, relocated from the lands or converted to another principal use; or
- b) The non-residential Gross Floor Area that has been or will be demolished, relocated from the lands or converted to another principal use; and
- c) In the case of a demolition, that the dwelling units and /or non-residential Gross Floor Area were demolished within 48 months prior to the date of the payment of development charges in regard to the redevelopment.

- 3.14 Any Building that is determined to be derelict, or the equivalent of derelict, and ordered to be demolished by the Council of the Township of King, or any duly appointed officer of the municipality with appropriate authority, shall be eligible for development charge credits if a building permit is issued for a Building on the lands previously occupied by the deemed derelict Building within one hundred and twenty (120) months or less of the issuance of the demolition permit for the deemed derelict Building. The development charge credit shall be calculated in accordance with the time requirements between demolition permit issuance and building permit issuance as set out in Schedule “C” to this By-law. For redevelopment to which this section applies, the development charge otherwise payable with respect to such redevelopment shall be reduced by the amount of the credit calculated in this subsection. Should the calculated credit exceed the amount of development charge otherwise payable, no development charge shall be payable, and any excess credit shall have no cash or credit value for any purpose.

#### Timing of Payment of Development Charge

- 3.15 A Development Charge imposed under this By-law is payable upon the issuance of the first Building permit with respect to each Building. Where applicable, Development Charge in respect of engineered services shall be payable upon execution of a vacant land condominium agreement, a Development agreement, or a subdivision agreement, with the remaining applicable portions of the Development Charge to be payable at issuance of the Building permit as above.
- 3.16 Notwithstanding section 3.15, Development Charge for Rental Housing and Institutional Developments are due and payable in six (6) installments commencing with the first installment payable on the date of first occupancy certificate issued, and each subsequent installment, including interest calculated at the Interest Rate, payable on the anniversary date each year thereafter;
- 3.17 Notwithstanding section 3.15, Development Charge for Non-Profit Housing Developments are due and payable in twenty-one (21) installments commencing with the first installment payable on the date of first occupancy certificate issued, and each subsequent installment, including interest calculated at the Interest Rate, payable on the anniversary date each year thereafter.



- 3.18 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 Charge under subsections 3.15, 3.16, and 3.17 shall be calculated on the Development Charge rates effective on the date of the complete planning application, including interest. Where both planning applications apply, Development Charge under subsections 3.15, 3.16, and 3.17 shall be calculated on the Development Charge rates on the date of the later planning application, including interest.
- 3.19 Despite sections 3.15, 3.16, 3.17, or 3.18, Council from time to time, and at any time, may enter into agreements providing for all or any part of a Development Charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the *Act*.
- 3.20 Despite the payment required under subsections 3.9 and 3.10, Council may, by agreement, give a credit towards a Development Charge in exchange for work that relates to a service to which a Development Charge is imposed under this By-law.

#### **4. TRANSITION PROVISION – PERMITS IN PROCESS AT COMMENCEMENT**

- 4.1 For any Residential Building permit which was issued prior to the effective date of this By-law, and for which the Chief Building Official of the Township has determined that construction has not commenced within six (6) months of the permit issuance, such Building permit may be revoked until such time as any increase in Development Charge owing when calculated in accordance with this By-law are paid.
- 4.2 Any complete Residential Building permit application which was received prior to the date which is ten (10) days prior to the effective date of this By-law, but for which a Building permit had not been issued by the effective date, shall be subject to the Development Charge rates which were in effect at the time the complete application was received by the Township.

#### **5. INDEXING**

- 5.1 Development Charges imposed pursuant to this By-law shall be adjusted semi-annually, without amendment to this By-law, on the first day of January and July of each year, commencing on July 1, 2021, in accordance with the index prescribed in the Act.
- 5.2 The transition rules set out in Section 4 above apply with necessary modifications for the effective date of each rate change made on account of indexing pursuant to Section 5.1.

**6. SCHEDULES**

6.1 The following schedules shall form part of this By-law:

- Schedule A - Components of Services/Classes of Services Designated in section 2.1
- Schedule B - Residential and Non-Residential Development Charges
- Schedule C - Calculation of Development Charge Credits provided to Derelict Buildings

**7. CONFLICTS**

- 7.1 Where the Township and an Owner or former Owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 7.2 Notwithstanding section 7.1, where a Development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional Development Charge in respect of the Development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the Development has the effect of increasing the need for services, unless such agreement provides otherwise.

**8. SEVERABILITY**

8.1 If, for any reason, any provision of this By-law is held to be 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, amended or modified.

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

9.1 This By-law shall come into effect at 12:01 AM on **January xx, 2021**.

**10. DATE BY-LAW EXPIRES**

10.1 This By-law will expire at 12:01 AM on **January xx, 2026** unless it is repealed by Council at an earlier date.

**11. EXISTING BY-LAW REPEALED**

11.1 By-law Number 2015-100 is hereby repealed as of the date and time of this By-law coming into effect.

**12. SHORT TITLE**

12.1 This By-law may be referred to as the “Development Charge By-law”.

**READ a FIRST and SECOND** time this 18<sup>th</sup> day of January, 2021.

**READ a THIRD** time and **FINALLY PASSED** this 18<sup>th</sup> day of January, 2021.

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Steve Pellegrini  
Mayor

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Kathryn Smyth  
Director of Corporate Services  
Township Clerk

**SCHEDULE "A"**  
**TO BY-LAW NO. 2021-XXX**

**DESIGNATED MUNICIPAL SERVICES/CLASSES OF SERVICES UNDER THIS BY-LAW**

**Engineered Services/Classes of Services:**

Water and Wastewater Studies and Capital Improvements

Water Services

Wastewater Services

Wastewater Services – King City

Collection System

Water Services – Urban Service Areas

Distribution System

Wastewater Services – Nobleton

Collection System

Roads and Related

Roads

Facilities

Rolling Stock

**Other Services/Classes of Services:**

Fire Protection

Facilities

Vehicles

Firefighter Equipment and Gear

Parks and Recreation Services

Parkland Development

Amenities

Trails

Vehicles

Facilities

Library Services

Facilities

Materials

Growth Studies

Stormwater Drainage and Control Services

Wastewater Services

Water Services

Services Related to a Highway

Fire Protection Services

Parks and Recreation Services

Library Services

**THIS IS SCHEDULE "A" TO BY-LAW NO. ~~202115-400XXX~~**  
**PASSED ON THIS 18<sup>TH</sup> DAY OF ~~JANUARY, 2021~~SEPTEMBER, 2015**

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**Steve Pellegrini**  
Mayor

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**Kathryn Smyth**  
Director of Clerks/By-law Enforcement  
Township Clerk

**SCHEDULE "B"**  
**TO BY-LAW NO. 2021-XXX**  
**SCHEDULE OF DEVELOPMENT CHARGES**

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Multiples	Large Apartments	Small Apartments	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)	(per sq.m. of Gross Floor Area)
<b>Township-Wide Services:</b>							
Services Related to a Highway	16,824	14,251	10,565	7,237	5,321	8.71	93.75
Fire Protection Services	973	824	611	419	308	0.50	5.38
Parks and Recreation Services	11,735	9,940	7,369	5,048	3,711	1.63	17.55
Library Services	1,566	1,326	983	674	495	0.21	2.26
Growth Studies	459	389	288	197	145	0.23	2.48
<b>Total Township-Wide Services (A)</b>	<b>31,557</b>	<b>26,730</b>	<b>19,816</b>	<b>13,575</b>	<b>9,980</b>	<b>11.28</b>	<b>121.42</b>
<b>Urban Services</b>							
Stormwater Services	388	329	244	167	123	0.20	2.15
Water Services	2,788	2,362	1,751	1,199	882	1.41	15.18
Water & Wastewater Studies and Capital Improvements	313	265	197	135	99	0.15	1.61
<b>Total Urban Services (B)</b>	<b>3,489</b>	<b>2,956</b>	<b>2,192</b>	<b>1,501</b>	<b>1,104</b>	<b>1.76</b>	<b>18.94</b>
<b>Area Specific Services</b>							
Wastewater Services - King City (C)	4,186	3,546	2,629	1,801	1,324	1.48	15.93
Wastewater Services - Nobleton (D)	4,681	3,965	2,939	2,013	1,480	0.43	4.63
<b>Total King City (A + B + C)</b>	<b>39,232</b>	<b>33,232</b>	<b>24,637</b>	<b>16,877</b>	<b>12,408</b>	<b>14.52</b>	<b>156.29</b>
<b>Total Nobleton (A + B + D)</b>	<b>39,727</b>	<b>33,651</b>	<b>24,947</b>	<b>17,089</b>	<b>12,564</b>	<b>13.47</b>	<b>144.99</b>
<b>Total Schomberg (A + B )</b>	<b>35,046</b>	<b>29,686</b>	<b>22,008</b>	<b>15,076</b>	<b>11,084</b>	<b>13.04</b>	<b>140.36</b>

**SCHEDULE "C"**  
**TO BY-LAW NO. 2021-XXX**

**Township of King**  
**Calculation of Development Charge Credits Provided to Derelict Buildings**  
**Demolished Under Clause 3.14**

<b>Number of Months from Date of Demolition Permit to Date of Building Permit Issuance</b>	<b>Credit Provided</b>
Up to and including 48 months	100%
Greater than 48 months up to and including 72 months	75%
Greater than 72 months up to and including 96 months	50%
Greater than 96 months up to and including 120 months	25%
Greater than 120 months	0%

**Credits are calculated as a percentage of the development charge rates prevailing at the time of building permit issuance for the type of structure demolished.**