

Development Charges Update Study

County of Brant

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Report

Chapter 1
Introduction

1. Introduction

1.1 Background

The County of Brant imposes development charges (D.C.) to recover capital costs arising from the increase in needs for services related to growth. The County currently has a County-wide D.C. for services related to a highway, fire protection, police, waste diversion, outdoor recreation, indoor recreation, library services, ambulance, water, wastewater, stormwater, and studies related to all services. The basis for these D.C.s is documented in the "County of Brant Development Charges Background Study" dated May 23, 2019 and "County of Brant Addendum #1" dated July 8, 2019, both of which provide the supporting documentation for By-law 100-19. The D.C.s came into effect September 1, 2019.

The County's D.C.s have been indexed (in accordance with section 13 of the by-law) annually on September 1st and are currently 10.5% higher than the 2019 rates implemented under By-law 100-19. The 2019 D.C.s (unindexed) are shown in Figure 1-1.

The purpose of this report is to update the current D.C. by-law to incorporate a new D.C. service, amend a select number of existing projects, and to meet the requirements of the Development Charges Act (D.C.A.), as amended by Bill 108 (*More Homes, More Choice Act, 2019*), Bill 138 (*Plan to Build Ontario Act, 2019*), Bill 197 (*COVID-19 Economic Recovery Act, 2020*), and Bill 213 (*Better for People, Smarter for Business Act, 2020*). A full discussion on the amending legislation is provided in chapter 2.

A summary of the changes contained in this D.C. Update are provided below:

- Through discussions with County staff, Social Housing has now been included as a proposed D.C. service for the County.
- Based on recent tender prices and design changes, select projects for Services related to a Highway, Water, and Wastewater have been either added, removed, or modified.
    - These changes have also impacted potential developer contributions for certain projects. As such, the Local Service Policy has been updated to reflect these revisions.

- The legislation has removed the mandatory deduction for all services that remain eligible in the D.C. For the County, the 10% deduction may be removed for the following services:
    - Parks and Recreation (formerly referred to as Outdoor and Indoor Recreation);
    - Library Services;
    - Ambulance;
    - Waste Diversion; and
    - Administration Studies.
- The listing of eligible services has been changed by the amending legislation:
    - For the County's Outdoor and Indoor Recreation, the changes to the D.C. eligible services under Bill 197 have combined these two services into a single Parks and Recreation service.
- An additional change brought forth through Bill-197 related to establishing classes of services. A class of service may be composed of any number or combination of services and may include parts or portions of each D.C.-eligible service. As a result of these changes to the D.C.A., this addendum report provides for Administration (Studies) as a class of services. Further discussion on classes of services is provided in chapter 2.
- The regulations have provided for the following additional mandatory D.C. exemptions to be added to the County's D.C. by-law:
    - Added dwelling unit in new residential buildings; and
    - Development of land intended for use by a university that receives operating funds from the Government.
- Further changes related to the timing of payments for rental housing, institutional and non-profit development were proclaimed through Bill 108. Additionally, the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval, 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 as the earlier of the date of issuance of a building permit or occupancy. These changes will be addressed in the amending by-law, discussed in Chapter 5 and provided in Appendix C.

Figure 1-1
County of Brant
2019 Development Charges (By-law 100-19)

Service	Residential					Non-Residential
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	Retirement Homes & Assissted Living Facilities	per sq.ft.
County-Wide Services						
Services Related to a Highway	8,155	5,253	5,411	3,165	2,897	2.65
Fire Protection Services	1,162	749	771	451	413	0.38
Police Services	180	116	119	70	64	0.06
Outdoor Recreation Services	1,824	1,175	1,210	708	648	0.06
Indoor Recreation Services	4,228	2,724	2,805	1,641	1,502	0.12
Library Services	942	607	625	366	335	0.03
Administration Engineering Services	162	104	107	63	58	0.06
Administration Community Services	104	67	69	40	37	0.03
Waste Diversion	123	79	82	48	44	0.01
Ambulance	134	86	89	52	48	0.01
County-Wide Subtotal	**17,014**	**10,960**	**11,288**	**6,604**	**6,046**	**3.41**
Urban Area Services						
Stormwater Drainage and Control Services	146	94	97	57	52	0.04
Wastewater Services	5,852	3,770	3,883	2,271	2,079	1.74
Water Services	7,028	4,527	4,663	2,728	2,496	2.07
Urban Services Subtotal	**13,026**	**8,391**	**8,643**	**5,056**	**4,627**	**3.85**
Total County-Wide + Urban Services	**30,040**	**19,351**	**19,930**	**11,662**	**10,672**	**7.26**

1.2 Existing Policies (Rules)

Appendix A of this report sets out the rules governing the calculation, payment, and collection of D.C.s as provided in By-law 100-19.

1.3 Basis for the D.C. By-law Update

This D.C. update study provides for an amendment to the County's current D.C.s by-law (By-law 100-19) based on the legislative changes to the D.C.A., as well as other changes noted by staff. These include:

- Adding Social Housing as a new D.C. service for recovery;
- Amending the project listing for Services related to a Highway, Water, and Wastewater;
- Updating the Local Service Policy;
- Updating the D.C. analysis to remove the 10% mandatory deduction for parks and recreation, library, waste diversion, ambulance, and administration studies;
- Outdoor and Indoor Recreation have been combined into a single Parks and Recreation Service;
- Creating a classification of Administration Studies as a class of services; and
- Updating the D.C. policies in the by-law with respect to:
    - D.C. installment payments;
    - D.C. rate freeze;
    - Mandatory exemption for new ancillary units and universities; and
    - Updated definitions (which have been established as part of Bill 108/197, as well as items from the County's Zoning By-law).

Details on the changes to the calculation and by-law are presented in Chapter 4 and Chapter 5 of this report, respectively. The draft amending by-law is presented in Appendix C to this report.

1.4 Summary of the Process

The public meeting required under section 12 of the D.C.A. has been scheduled for November 9, 2021. Its purpose is to present the update 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 County's D.C. by-law.

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
- Council consideration of the amending by-law on November 23, 2021.

Figure 1-2 outlines the proposed schedule to be followed with respect to the D.C. by-law adoption process

Figure 1-2
Schedule of Key D.C. Process Dates for the County of Brant

1. Data collection, staff review, D.C. calculations and policy work	February to August 2021
2. Background study and proposed by-law available to public	September 24, 2021
3. Public meeting advertisement placed in newspaper(s)	No later than October 19, 2021
4. Public meeting of Council	November 9, 2021
5. Council considers adoption of background study and passage of by-law	November 23, 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. County makes pamphlet available (where by-law not appealed)	By 60 days after in force date

1.5 Policy Recommendations

It is recommended that the County's current D.C. policies, as identified in Appendix A of this report, be continued. Additionally, the new policies as stated in Bill 108, Bill 138, Bill 197, Bill 213, and O. Reg. 454-19 are recommended to be included. This is discussed in more detail in chapter 2 of this report.

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

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

The following section outlines the recent changes to the D.C.A., as amended by:

- Bill 108 (More Homes, More Choice Act, 2019);
- Bill 138 (Plan to Build Ontario Act, 2019);
- Bill 197 (COVID-19 Economic Recovery Act, 2020); and
- Bill 213 (Better for People, Smarter for Business Act, 2020).

2.1 Bill 108 – *More Homes, More Choice Act, 2019*

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 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 (as noted below), in addition to parkland dedication and other types of cost formerly recovered under Section 37 of the Planning Act.

2.2 Bill 138 – *Plan to Build Ontario Together Act, 2019*

On November 6, 2019, the Province released Bill 138 which provided further amendments to the D.C.A. and Planning Act. This Bill received Royal Assent on December 10, 2019 and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. The amendments to the D.C.A. included removal of instalment payments for commercial and industrial developments that were originally included in Bill 108.

2.3 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:

2.3.1 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) allowed for categories of services to be grouped together into a minimum of two categories (90% and 100% services).

The amending legislation repealed and replaced 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.

2.3.2 Community Benefit Charges (C.B.C.)

While a Community Benefit Charge is not being considered within this report, a summary of the legislated changes is provided herein for information purposes.

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.

2.3.3 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 retains may be used towards payment of that landowner's C.B.C.

2.4 Bill 213 – Better for People, Smarter for Business Act, 2020

On December 8, 2020, Bill 213 received Royal Assent. One of the changes included in the Bill that is now in effect amends the Ministry of Training, Colleges, and Universities Act by introducing a new section that would exempt the payment of D.C.s for development of land intended for use by a university that receives operating funds from the government. This additional mandatory exemption has been included in the draft amending by-law in Appendix C.

Chapter 3
Anticipated Development

3. Anticipated Development

3.1 Growth Forecast in the 2019 D.C. Study

The 2019 D.C. study provided for the anticipated residential and non-residential growth within the County of Brant. The growth forecast associated with services included in the background study is provided in Figure 2-1 below:

Figure 3-1
County of Brant
2019 D.C. Background Study – Growth Forecast Summary

Measure	10 Year 2019-2028	Long-Term 2019-2041	Urban Longer-Term 2019-Urban Buildout (Full Services)	Urban Longer-Term 2019-Urban Buildout (Water Only)
(Net) Population Increase	7,782	17,067	23,702	23,885
Residential Unit Increase	3,131	6,820	9,181	9,280
Non-Residential Gross Floor Area Increase (ft^2)	4,996,400	9,203,200	10,987,600	13,524,800

For the purposes of this D.C. update, the 2019 D.C. Background Study growth forecast remains unchanged as the incremental growth is anticipated to remain the same.

Chapter 4
Updates to the County's D.C. Study

4. Updates to the County's D.C. Study

As noted earlier, the County's D.C. By-law 100-19 came into effect on September 1, 2019, being a by-law for the purposes of establishing and collecting a D.C. in accordance with the provisions of the D.C.A. The 2019 D.C. Background Study and by-law identified anticipated capital needs for recovery through D.C.s for County-wide services.

This chapter of the report discusses:

- the addition of social housing as a new D.C. service for recovery;
- the modification of select projects for roads, water, and wastewater; and
- the removal of the 10% mandatory deduction for parks and recreation, library services, ambulance, waste diversion, and administration studies.

A discussion is also provided on the classification of administration studies as a class of services. As these projects are being added as part of the 2019 D.C. Background Study, the capital costs are being presented in 2019 dollars.

As part of a D.C. amendment, consideration must be given to the historical service level calculation to ensure that the service level ceiling has not been exceeded in the updated calculations. These calculations have been undertaken and are included in Appendix B to this report. No service level has been exceeded by the calculations provided herein.

4.1 Social Housing

The County of Brant provides Social Housing services with the City of Brantford through a cost sharing agreement. Brantford currently includes social housing as part of their D.C. by-law. Through discussions with County staff, one of the goals of this D.C. update is to include the capital costs related to social housing that Brant would be responsible for as part of their cost sharing agreement with Brantford.

As of 2020, the City of Brantford and County of Brant maintain an inventory of 118 housing buildings. Based on the County's cost sharing agreement with the City, the current split for social housing is 83.22% for Brantford and 16.78% for Brant (with the exception of the John Noble Apartments, which the County is responsible for 27% of the expenditures). Based on this information, of the total 118 buildings, the County's share

represents approximately 20 social housing buildings. The average historical level of service for the previous ten years for the County has provided an investment of $1,388 per capita. Based on this service standard, the County would be eligible to collect $10.8 million from D.C.s for social housing (the service standard is provided in Appendix B).

Through discussions with staff, the County has identified new housing building projects that will be shared with the City of Brantford, which is estimated at $76.6 million (2019$). A contribution of $63,759,900 has been allocated based on the 83.22% cost share assumption by the City of Brantford (and associated grants). Of the remaining balance, a deduction of $7,328,100 has been made to recognize the benefit to existing developments. Therefore, the net growth capital cost of $5,528,000 has been included in the D.C. calculations.

As social housing units would only be utilized by residents, the costs have been allocated 100% to the residential users over the 10-year forecast period.

Figure 4-1
County of Brant
Social Housing Capital

Project Number	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 100%	Non-Residential Share 0%
1	New Build - 50 Unit Affordable Housing Building	2023	8,691,600	-		8,691,600	831,300	7,233,100	627,200	627,200	-
2	New Build - 50 Unit Affordable Housing Building	2024	9,792,200	-		9,792,200	936,600	8,149,100	706,500	706,500	-
3	New Build - 50 Unit Affordable Housing Building	2025	9,792,200	-		9,792,200	936,600	8,149,100	706,500	706,500	-
4	New Build - 50 Unit Affordable Housing Building	2026	9,792,200	-		9,792,200	936,600	8,149,100	706,500	706,500	-
5	New Build - 50 Unit Affordable Housing Building	2027	9,792,200	-		9,792,200	936,600	8,149,100	706,500	706,500	-
6	New Build - 50 Unit Affordable Housing Building	2028	9,792,200	-		9,792,200	936,600	8,149,100	706,500	706,500	-
7	New Build - 27 Unit Affordable Housing Building	2029	5,287,800	-		5,287,800	505,800	4,400,500	381,500	381,500	-
8	Shellard Lane New Build - 70 Unit Mixed Use Apartment Building	2022	13,675,600	-		13,675,600	1,308,000	11,380,800	986,800	986,800	-
	Total		**76,616,000**	**-**	**-**	**76,616,000**	**7,328,100**	**63,759,900**	**5,528,000**	**5,528,000**	**-**

4.2 Services Related to a Highway

Through this D.C. update process, staff have identified a number of changes to the road's capital listing. These changes include timing updates, modifications to project costings, and the addition of a projects that were missed from the 2019 D.C. study. A summary of the changes is presented below:

Added Projects

- New-R1: St. George Road Capacity Improvements (2025) → Added project with a gross cost of $3 million. A deduction of $300,000 has been made to recognize benefit to existing development. Therefore, the net cost of $2.7 million is being included in the D.C. calculations.
- New-R2: St. Powerline Road Improvements (2024) → Added project with a gross cost of $6 million. A deduction of $900,000 has been made to recognize benefit to existing development. A further deduction of $1.5 million has been applied to based on potential contributions from landowners. Therefore, the net cost of $3.6 million is being included in the D.C. calculations.
- New-R3: Oak Park/Paris Road Intersection Improvements – Roundabout (2026) → Added project with a gross cost of $1.8 million. A deduction of $270,000 has been made to recognize benefit to existing development. Therefore, the net cost of $1.53 million is being included in the D.C. calculations.

Removed Projects

- Project 19-76: Hwy 24 & German School Rd. traffic control → Removed from the capital list as it is no longer required.

Timing Changes

- Project 19-79: Grand River St. N Reconstruction and Expansion → Timing of project has been updated to 2022-2028.
- Project 19-80: Reconstruction from CN tracks on Dundas St E to Paris Rd and part of Paris Rd → Timing of project has been updated to 2022.
- Project 19-85: New Sidewalk on Rest Acres Rd. from King Edward St. to Cobblestone Dr. → Timing of project has been updated to 2020.

- Project 19-86: Interchange Improvements Highway 24 → Timing of project has been updated to 2022-2025.
- Project 19-89: Reconstruction parts of Race St., Ball St., Hillside Ave, Dundas W. St. → Timing of project has been updated to 2022.
- Project 19-91: St. George Traffic Study → Timing of project has been updated to 2022.
- Project 19-92: Cainsville Traffic Study → Timing of project has been updated to 2022.
- Project 19-96: Bishopsgate Road Improvements and Interchange → Timing of project has been updated to 2025+.

The above refinements result in an overall increase to the net D.C. recoverable amount, totalling $80,289,262 (previously $72,678,562).

The details regarding the updated service standards are provided in Appendix B. The resulting service standards for Services Related to a Highway - Roads provide a D.C. ceiling of $755.9 million. Given that the growth-related capital program is $80.3 million, the D.C.-eligible capital amounts are within the level of service ceiling.

The capital costs have been allocated 67% residential and 33% non-residential based on the incremental growth in population to employment for the 2041 forecast period, consistent with the 2019 D.C. Background Study.

Figure 4-2
County of Brant
Services Related to a Highway Capital – Updated

Project Number	Increased Service Needs Attributable to Anticipated Development 2019-2041	Timing (year)	Gross Capital Cost Estimate (2019$)	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 67%	Non-Residential Share 33%
19-76	Hwy 24 & German School Rd. traffic control	2019	-	-		-	-		-	-	-
19-77	Main St. N & Andrew Intersection Improvements	2020	71,600	-		71,600	10,740	-	60,860	40,776	20,084
19-78	Other Growth-related Components of General Projects	2021-2023	1,591,200	-		1,591,200	-		1,591,200	1,066,104	525,096
19-79	Grand River St. N Reconstruction and Expansion	2022-2028	30,000,000	-		30,000,000	8,400,000		21,600,000	14,472,000	7,128,000
19-80	Reconstruction from CN tracks on Dundas St E to Paris Rd and part of Paris Rd	2022	3,650,000	-		3,650,000	730,000		2,920,000	1,956,400	963,600
19-82	New Sidewalks (Dundas St. E., Consolidated Dr., Curtis Ave) Paris East	2019	104,000	-		104,000	26,000		78,000	52,260	25,740
19-85	New Sidewalk on Rest Acres Rd. from King Edward St. to Cobblestone Dr.	2020	270,000	-		270,000	27,000		243,000	162,810	80,190
19-86	Interchange Improvements Highway 24	2022-2025	2,408,100	-		2,408,100	240,810		2,167,290	1,452,084	715,206
19-87	Traffic Control on Rest Acres Rd. SW Paris	2021	1,857,600	-		1,857,600	185,760		1,671,840	1,120,133	551,707
19-88	Traffic Control on Rest Acres Rd. SW Paris	2023	1,857,600	-		1,857,600	185,760		1,671,840	1,120,133	551,707
19-89	Reconstruction parts of Race St., Ball St., Hillside Ave, Dundas W. St.	2022	1,003,100	-		1,003,100	200,620		802,480	537,662	264,818
19-90	Rest Acres Road Widening SW Paris Phase 2	2021	17,200,400	-		17,200,400	1,720,040		15,480,360	10,371,841	5,108,519
19-91	St. George Traffic Study	2022	100,000	-		100,000	-		100,000	67,000	33,000
19-92	Cainsville Traffic Study	2022	100,000	-		100,000	-		100,000	67,000	33,000
19-93	Road Improvements Cainsville	2025	2,500,000	-		2,500,000	-		2,500,000	1,675,000	825,000

Figure 4-2 (Con't)
County of Brant
Services Related to a Highway Capital – Updated

Project Number	Increased Service Needs Attributable to Anticipated Development 2019-2041	Timing (year)	Gross Capital Cost Estimate (2019$)	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 67%	Non-Residential Share 33%
19-94	Intersection improvements at Forced Road and Colborne Street West	2022	1,000,000	-		1,000,000	-	900,000	100,000	67,000	33,000
19-95	Falkland Improvements (incl. 2 roundabouts)	2023	8,500,000	-		8,500,000	2,175,000	4,150,000	2,175,000	1,457,250	717,750
19-96	Bishopsgate Road Improvements and Interchange	2025+	17,050,000	-		17,050,000	3,225,000	4,150,000	9,675,000	6,482,250	3,192,750
19-98	Paris Western Link	2022-2023	5,620,000	-		5,620,000	281,000		5,339,000	3,577,130	1,761,870
19-100	Intersection Improvements (various)	2020-2030	4,800,000	-		4,800,000	2,400,000		2,400,000	1,608,000	792,000
	Added Projects										
New-R1	St. George Road Capacity Improvements	2025	3,000,000	-		3,000,000	300,000		2,700,000	1,809,000	891,000
New-R2	Powerline Road Improvements	2024	6,000,000	-		6,000,000	900,000	1,500,000	3,600,000	2,412,000	1,188,000
New-R3	Oak Park/Paris Road Intersection Improvements - Roundabout	2026	1,800,000	-		1,800,000	270,000		1,530,000	1,025,100	504,900
	Reserve Fund Adjustment	Reserve	1,783,392	-		1,783,392	-		1,783,392	1,194,873	588,519
	Total		**112,266,992**	**-**	**-**	**112,266,992**	**21,277,730**	**10,700,000**	**80,289,262**	**53,793,805**	**26,495,456**

4.3 Water Services

With respect to water services, staff have identified a number of changes to the water capital listing. These changes include timing updates, modifications to project costs, and the addition of a project that was missed from the 2019 D.C. study. A summary of the changes is presented below:

Added Projects

- New-W1: Zone 3 Elevated Tank (2022) → Added project with a gross cost of $7 million. A deduction of $1,400,000 has been made to recognize benefit to existing development. Therefore, the net cost of $5.6 million is being included in the D.C. calculations.

Modified Projects

- Project 19-115: Upgrade Parkhill Water Pumping Station Paris East → Timing of project has been updated to 2021.
- Project 19-124: Airport additional water storage and supply → Project costs has been updated to $9,485,000 with a timing of 2021.
- Project 19-125: King Edward Street Watermain Upsizing/Upgrade - Rest Acres Road to Misner Road → Project costs has been updated to $879,000 with a timing of 2020.
- Project 19-126: Cainsville Watermain and Trunk Watermain → Timing of project has been updated to 2023.
- Project 19-130: Upsize Baird/Broadway/Mechanic Street and Nith Crossing → Timing of project has been updated to 2021-2024.
- Project 19-133: Bethel Road Extension from 150m East of Rest Acres to Pottruff → Description of project has been updated.
- Project 19-139: 403 Crossing (Pottruff Road Area)→ Description of project has been updated.
- Project 19-140: Watermain upgrades on Main Street (M. Sharpe Res. To Ball/Dundas Street) → Timing of project has been updated to 2022.
- Project 19-141: Watermain upgrades on Main Street (M. Sharpe Res. To King Edward) → Timing of project has been updated to 2022.

The above refinements result in an overall increase to the net D.C. recoverable amount, totalling $90,744,045 (previously $80,704,395) and is presented in Figure 4-3.

The capital costs have been allocated 67% residential and 33% non-residential based on the incremental growth in population to employment for the urban buildout (water service areas) forecast period, consistent with the 2019 D.C. Background Study.

Figure 4-3
County of Brant
Water Capital – Updated

Project Number	Increased Service Needs Attributable to Anticipated Development 2019-Urban Buildout (Water Only)	Timing (year)	Gross Capital Cost Estimate (2019$)	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 67%	Non-Residential Share 33%
19-115	Upgrade Parkhill Water Pumping Station Paris East	2021	782,300	-		782,300	78,230		704,070	471,727	232,343
19-116	Upgrade watermain Grand River St. North (Paris Links Road to Woodslee Ave.)	2023	2,448,000	-		2,448,000	856,800		1,591,200	1,066,104	525,096
19-117	Additional Water source for Paris	2028	15,000,000	-		15,000,000	-		15,000,000	10,050,000	4,950,000
19-118	Gilbert Well Field: Revised Pricing in "Increase Permit to Take Water"	2020	100,000	-		100,000	10,000		90,000	60,300	29,700
19-119	Gilbert Well Field Debenture (Principal)	2019-2031	3,141,134	-		3,141,134	-		3,141,134	2,104,560	1,036,574
19-120	Gilbert Well Field Debenture (Discounted Interest)	2019-2031	543,892	-		543,892	-		543,892	364,407	179,484
19-121	Bethel Well Supply and Elevated Storage Paris Zone 1 Debt (Principal)	2019-2037	1,419,939	-		1,419,939	-		1,419,939	951,359	468,580
19-122	Bethel Well Supply and Elevated Storage Paris Zone 1 Debt (Discounted Interest)	2019-2037	212,299	-		212,299	-		212,299	142,240	70,059
	St George										
19-123	New source of water / increase PTTW for existing wells, St. George	2022	8,629,000	-		8,629,000	862,900		7,766,100	5,203,287	2,562,813
	Other										
19-124	Airport additional water storage and supply	2021	9,485,000	-		9,485,000	948,500		8,536,500	5,719,455	2,817,045
19-125	King Edward Street Watermain Upsizing/Upgrade - Rest Acres Road to Misner Road	2020	879,000	-		879,000	131,850		747,150	500,591	246,560
19-126	Cainsville Watermain and Trunk Watermain	2023	7,700,000	-		7,700,000	2,926,000		4,774,000	3,198,580	1,575,420
19-127	Equipment for New Staff	2020	50,000	-		50,000	-		50,000	33,500	16,500
19-128	Water Hydraulic Model Update	2023	50,000	-		50,000	-		50,000	33,500	16,500
19-129	Underground Micro Tunneling Crossing by Nith River/Lions Park Foot Bridge	2019	75,700	-		75,700	-		75,700	50,719	24,981
19-130	Upsize Baird/Broadway/Mechanic Street and Nith Crossing	2021-2024	4,306,000	-		4,306,000	645,900		3,660,100	2,452,267	1,207,833
19-131	Upgrades Woodslee from Grand River Street to Oak	2022	2,038,000	-		2,038,000	305,700		1,732,300	1,160,641	571,659
19-132	Bethel Road Extension to 150m East of Rest Acres	2019	535,000	-		535,000	-		535,000	358,450	176,550

Figure 4-3 (Con't)
County of Brant
Water Capital – Updated

Project Number	Increased Service Needs Attributable to Anticipated Development 2019-Urban Buildout (Water Only)	Timing (year)	Gross Capital Cost Estimate (2019$)	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 67%	Non-Residential Share 33%
19-133	Bethel Road Extension from 150m East of Rest Acres to Pottruff	2025+	638,000	-		638,000	-		638,000	427,460	210,540
19-134	Upgrades Grand River Street North from Paris Links Road to PRV	2025+	1,560,000	-		1,560,000	234,000		1,326,000	888,420	437,580
19-135	Upgrades Grand River Street North from PRV to William Street	2025+	3,585,000	-		3,585,000	537,750		3,047,250	2,041,658	1,005,593
19-136	Upgrades Grand River Street North from William Street to Dundas Street/Ball)	2025+	4,828,000	-		4,828,000	724,200		4,103,800	2,749,546	1,354,254
19-137	Green Lane Watermain from Dundas East to 370m south of East River Rd	2025+	1,954,000	-		1,954,000	195,400		1,758,600	1,178,262	580,338
19-138	King Edward Street Watermain Upsizing/Upgrade - Hanlon to Rest Acres	2025+	621,000	-		621,000	62,100		558,900	374,463	184,437
19-139	403 Crossing (Pottruff Road Area)	2025+	2,563,000	-		2,563,000	-		2,563,000	1,717,210	845,790
19-140	Watermain upgrades on Main Street (M. Sharpe Res. To Ball/Dundas Street)	2022	2,672,000	-		2,672,000	400,800		2,271,200	1,521,704	749,496
19-141	Watermain upgrades on Main Street (M. Sharpe Res. To King Edward)	2022	990,000	-		990,000	148,500		841,500	563,805	277,695
19-142	Other Trunk Main Upgrades (exact details depend on Brantford or North Paris Source)	2025+	12,065,000	-		12,065,000	1,809,750		10,255,250	6,871,018	3,384,233
	Added										
New-W1	Zone 3 Elevated Tank	2022	7,000,000	-		7,000,000	1,400,000		5,600,000	3,752,000	1,848,000
	Reserve Fund Adjustment	Reserve	7,151,162	-		7,151,162	-		7,151,162	4,791,278	2,359,883
	Total		**103,022,425**	**-**	**-**	**103,022,425**	**12,278,380**	**-**	**90,744,045**	**60,798,510**	**29,945,535**

4.4 Wastewater Services

Similar to water, the capital works for wastewater services has been amended based on information provided by County staff. These changes include timing updates, modifications to project costs, and the addition of a project that was missed from the 2019 D.C. study. A summary of the changes is presented below:

Added Projects

- New-WW1: Nith River Siphon Debt (2020-2039) → Added the debt payments related to this project as it was missed in the 2019 background study. The growth-related principal and interest payments have been discounted and provide a combined total of $677,040.

Modified Projects

- Project 19-143: New & upgrades to sanitary sewers on Grand River Street North(Grand River Street North Pumping Station to Hartley Ave) → Description of project has been updated.
- Project 19-144: East Paris Sanitary Pumping Station → Timing of project has been updated to 2024-2028.
- Project 19-148: Paris Wastewater Treatment Plant Expansion → Timing of project has been updated to 2028.
- Project 19-149: St. George Water Pollution Control Plant Expansion → Timing of project has been updated to 2025.
- Project 19-150: Upgrades sanitary sewer conveyance system St. George → Timing of project has been updated to 2024. Additionally, a developer contribution has been identified in the amount of $1,000,000. This amount reduces the net D.C. recovery to $360,000.
- Project 19-153: Extend Sanitary Collection system in East Paris - Gravity Sewer → Project costs has been updated to $1,816,000.
- Project 19-154: Sanitary PS - Pottruff Rd/Bethel Rd → This project has been identified to receive a developer contribution of $1.895 million. Additionally, staff have reassessed the scope of this project and have determined that the benefit to existing amount should be reduced to $758,000 (25%) based on available

capacity for new growth. Therefore, the net D.C. amount for this project is $379,000 (previously $454,800).

- Project 19-158: Cainsville SPS and Forcemain → Timing of project has been updated to 2023.
- Project 19-160: Upgrades sanitary sewer conveyance (Creeden St/Main Street Area) → Timing of project has been updated to 2022.
- Project 19-162: U Forcemain for Pottruff Rd/Bethel Rd Sanitary PS) → Description of project has been updated.
- Project 19-163: Decommission Existing Bethel Rd Sanitary PS → Timing of project has been updated to 2024.
- Project 19-164: Sewer from Existing Business Park SPS to New Business Park SPS → Timing of project has been updated to 2024.
- Project 19-166: Forcemain from East Paris SPS → Timing of project has been updated to 2022.
- Project 19-167: Sanitary sewer from East Paris SPS forcemain to Dundas Street East → Timing of project has been updated to 2022.

The above refinements result in an overall increase to the net D.C. recoverable amount, totalling $65,479,095 (previously $65,653,855) and is presented in Figure 4-4.

The capital costs have been allocated 71% residential and 29% non-residential based on the incremental growth in population to employment for the urban buildout forecast period, consistent with the 2019 D.C. Background Study.

Figure 4-4
County of Brant
Wastewater Capital – Updated

Project Number	Increased Service Needs Attributable to Anticipated Development 2019-Urban Buildout (Full Services)	Timing (year)	Gross Capital Cost Estimate (2019$)	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 71%	Non-Residential Share 29%
19-143	New & upgrades to sanitary sewers on Grand River Street North(Grand River Street North Pumping Station to Hartley Ave)	2022	2,014,000	-		2,014,000	704,900	351,000	958,100	680,251	277,849
19-144	East Paris Sanitary Pumping Station	2024-2028	720,000	-		720,000	108,000		612,000	434,520	177,480
19-145	Willow St. SPS Debenture (Principal)	2019-2030	847,553	-		847,553	-		847,553	601,763	245,790
19-146	Willow St. SPS Debenture (Discounted Interest)	2019-2030	160,529	-		160,529	-		160,529	113,976	46,554
19-147	Upgrades sanitary sewer conveyance (Mile Hill Road Easement to WPCP)	2022	1,215,000	-		1,215,000	182,250		1,032,750	733,253	299,498
19-148	Paris Wastewater Treatment Plant Expansion	2028	17,388,000	-		17,388,000	5,216,400		12,171,600	8,641,836	3,529,764
19-149	St. George Water Pollution Control Plant Expansion	2025	31,600,000	-		31,600,000	6,320,000		25,280,000	17,948,800	7,331,200
19-150	Upgrades sanitary sewer conveyance system St. George	2024	1,600,000	-		1,600,000	240,000	1,000,000	360,000	255,600	104,400
19-151	Airport Sewage Treatment debt (Principal)	2019-2027	463,289	-		463,289	-		463,289	328,935	134,354
19-152	Airport Sewage Treatment debt (Discounted Interest)	2019-2027	27,599	-		27,599	-		27,599	19,595	8,004
19-153	Extend Sanitary Collection system in East Paris - Gravity Sewer	2022	1,816,000	-		1,816,000	908,000		908,000	644,680	263,320
19-154	Sanitary PS - Pottruff Rd/Bethel Rd	2023	3,032,000	-		3,032,000	758,000	1,895,000	379,000	269,090	109,910
19-155	King Edward Street Sanitary Extension (West of Cedar Street)	2019	789,000	-		789,000	-		789,000	560,190	228,810
19-156	Willow Street SPS Upgrades	2023	3,225,000	-		3,225,000	322,500		2,902,500	2,060,775	841,725
19-157	Cainsville Conveyance System Upgrades/Extensions	2021	2,000,000	-		2,000,000	300,000		1,700,000	1,207,000	493,000
19-158	Cainsville SPS and Forcemain	2023	4,800,000	-		4,800,000	720,000		4,080,000	2,896,800	1,183,200
19-159	Wastewater Hydraulic Model Update	2023	50,000	-		50,000	-		50,000	35,500	14,500
19-160	Upgrades sanitary sewer conveyance (Creeden St/Main Street Area)	2022	449,000	-		449,000	44,900		404,100	286,911	117,189
19-161	Upsizing on Race Street from Ball to WPCP	2022	1,100,000	-		1,100,000	110,000		990,000	702,900	287,100
19-162	Forcemain for Pottruff Rd/Bethel Rd Sanitary PS	2023	1,696,000	-		1,696,000	169,600		1,526,400	1,083,744	442,656

Figure 4-4 (Con't)
County of Brant
Wastewater Capital – Updated

Project Number	Increased Service Needs Attributable to Anticipated Development 2019-Urban Buildout (Full Services)	Timing (year)	Gross Capital Cost Estimate (2019$)	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 71%	Non-Residential Share 29%
19-163	Decommission Existing Bethel Rd Sanitary PS	2024	367,000	-		367,000	36,700		330,300	234,513	95,787
19-164	Sewer from Existing Business Park SPS to New Business Park SPS	2024	2,283,000	-		2,283,000	1,141,500		1,141,500	810,465	331,035
19-165	King Edward Street Upsizing (Cedar Street to Hanlon)	2021	636,000	-		636,000	63,600		572,400	406,404	165,996
19-166	Forcemain from East Paris SPS	2022	1,195,000	-		1,195,000	179,250		1,015,750	721,183	294,568
19-167	Sanitary sewer from East Paris SPS forcemain to Dundas Street East	2022	1,368,000	-		1,368,000	205,200		1,162,800	825,588	337,212
	Added										
New-WW1	Nith River Siphon (Principal)	2020-2039	640,000	-		640,000	-		640,000	454,400	185,600
New-WW1	Nith River Siphon (Discounted Interest)	2020-2039	37,040	-		37,040	-		37,040	26,298	10,741
	Reserve Fund Adjustment	Reserve	4,936,884	-		4,936,884	-		4,936,884	3,505,188	1,431,696
	Total		**86,455,895**	**-**	**-**	**86,455,895**	**17,730,800**	**3,246,000**	**65,479,095**	**46,490,157**	**18,988,937**

4.5 Parks and Recreation Services

As discussed earlier, the County's Outdoor and Indoor Recreation have been combined into Parks and Recreation Services, as outlined in Bill 197. The capital costs included for Parks and Recreation have been modified to remove the mandatory 10% deduction. Figures 4-5, 4-6, and 4-7 provide the updated capital project listings with the removal of the 10% deduction.

The details regarding the updated service standards are provided in Appendix B. The resulting service standards for Parks and Recreation provide a D.C. ceiling of $23.4 million. Given that the capital program is $20.2 million, the D.C.-eligible capital amounts are within the level of service ceiling

Based on the County's 2019 D.C. study, as the predominant users of parks and recreation tend to be residents of the County, the forecasted growth-related costs have been allocated 95% to residential and 5% to non-residential.

Figure 4-5
County of Brant
Parks and Recreation Capital – Updated Parkland Development

Project Number	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019$)	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%
19-1	Empire (St. George)	2023	482,000	-		482,000	48,200		433,800	412,110	21,690
19-2	Brookfield (Watts Pond)	2022	280,000	-		280,000	28,000		252,000	239,400	12,600
19-3	Golf North	2022	250,000	-		250,000	25,000		225,000	213,750	11,250
19-4	Nith Peninsula	2019-2021	124,500	-		124,500	12,450		112,050	106,448	5,603
19-5	Piovaty	2019	143,000	-		143,000	14,300		128,700	122,265	6,435
19-6	Edgar	2019-2020	185,000	-		185,000	18,500		166,500	158,175	8,325
19-7	Grandville - Phase 3	2021	320,000	-		320,000	32,000		288,000	273,600	14,400
19-8	TCA Lands	2028	200,000	-		200,000	20,000		180,000	171,000	9,000
19-9	Losani (St. George) (Formerly Activa (German School Rd.))	2023	475,000	-		475,000	47,500		427,500	406,125	21,375
19-10	Elm Street Lane/Park Redesign	2025	50,000	-		50,000	37,500		12,500	11,875	625
19-11	LIV Park	2020	260,000	-		260,000	26,000		234,000	222,300	11,700
19-12	Paris Skatepark	2019	175,000	-		175,000	87,500		87,500	83,125	4,375
19-13	Grandville Parkette	2021	100,000	-		100,000	-		100,000	95,000	5,000
19-14	Knill Park	2020	67,000	-		67,000	-		67,000	63,650	3,350
19-15	Cleaver Road Park	2025	285,000	-		285,000	28,500		256,500	243,675	12,825
19-16	Victoria Park Expansion	2022	160,000	-		160,000	96,000		64,000	60,800	3,200
19-17	Green Lane Sports Complex Expansion	2020-2022	630,000	-		630,000	378,000		252,000	239,400	12,600
19-18	Gurney Sports Park	2020	1,820,000	-		1,820,000	455,000		1,365,000	1,296,750	68,250
19-19	Lions Art Cadman Park Expansion	2021	150,000	-		150,000	112,500		37,500	35,625	1,875
19-20	Brookfield Phase 2 – Linear Park (Woodslee to Hartley)	2021	200,000	-		200,000	-		200,000	190,000	10,000
19-21	Brookfield Phase 2 – Passive Park – Watt's Pond Rd	2021	95,000	-		95,000	-		95,000	90,250	4,750

Figure 4-5 (Con't)
County of Brant
Parks and Recreation Capital – Updated Parkland Development

Project Number	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019$)	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%
	Park Trails										
19-22	Grandville - Trail	2021	250,000	-		250,000	-		250,000	237,500	12,500
19-23	Activa Trail (St. George)	2023	114,700	-		114,700	-		114,700	108,965	5,735
19-24	Brookfield Phase 2 (Watts Pond Trail)	2019-2020	150,000	-		150,000	15,000		135,000	128,250	6,750
19-25	Bike Pathways ($50,000 per yr)	2019-2028	500,000	-		500,000	250,000		250,000	237,500	12,500
19-26	Grand River St. N Bike Pathway	2022	30,000	-		30,000	15,000		15,000	14,250	750
19-27	Mountain Bike Trails	2020	160,000	-		160,000	64,000		96,000	91,200	4,800
19-28	Burford Walking Trails	2021	96,000	-		96,000	76,800		19,200	18,240	960
19-29	Lions Park River Access	2019	50,000	-		50,000	37,500		12,500	11,875	625
19-30	Newport River Access	2020	100,000	-		100,000	80,000		20,000	19,000	1,000
19-31	Paris Grand Trails	2024	250,000	-		250,000	37,500		212,500	201,875	10,625
	Total		**8,152,200**	**-**	**-**	**8,152,200**	**2,042,750**	**-**	**6,109,450**	**5,803,978**	**305,473**

Figure 4-6
County of Brant
Parks and Recreation Capital – Updated Facilities

Project Number	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019$)	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%
19-32	Twin Pad Arena Debenture (Principal)	2019-2032	1,867,222	-		1,867,222	-		1,867,222	1,773,861	93,361
19-33	Twin Pad Arena Debenture (Discounted Interest)	2019-2032	211,011	-		211,011	-		211,011	200,461	10,551
19-34	Additional Splash Pad	2021	500,000	-		500,000	200,000		300,000	285,000	15,000
19-35	Brant Sports Complex Addition/Needs Assessment	2021	13,100,000	-		13,100,000	2,620,000		10,480,000	9,956,000	524,000
19-36	Field House and Event Facility (Indoor Soccer) (45,000 sq.ft.)	2023	11,000,000	3,170,800		7,829,200	5,644,000		2,185,200	2,075,940	109,260
19-37	SDCC Arena Twinning	2026	9,000,000	5,400,000		3,600,000	3,600,000		-	-	-
19-38	Paris Community Centre Refresh/Repurpose (30,000 sqft)	2025	12,000,000	2,400,000		9,600,000	9,600,000		-	-	-
19-39	Indoor Pool (Location TBD)	2029	15,000,000	15,000,000		-	-		-	-	-
19-40	St. George Community School	2026	2,000,000	1,200,000		800,000	800,000		-	-	-
19-41	Legend Recreation Management Software	2019	50,000	-		50,000	42,500		7,500	7,125	375
	Reserve Fund Adjustment	Reserve	-	-		-	1,138,870		(1,138,870)	(1,081,926)	(56,943)
	Total		**64,728,234**	**27,170,800**	**-**	**37,557,434**	**23,645,370**	**-**	**13,912,064**	**13,216,461**	**695,603**

Figure 4-7
County of Brant
Parks and Recreation Capital – Updated Vehicles

Project Number	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019$)	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%
19-42	Provision for Additional Recreation Vehicles and Equipment	2019-2028	140,000	-		140,000	-		140,000	133,000	7,000
	Total		**140,000**	**-**	**-**	**140,000**	**-**	**-**	**140,000**	**133,000**	**7,000**

4.6 Library Services

With respect to library services, adjustments have been made to reflect the removal of the mandatory 10% deduction. Figures 4-8 and 4-9 provide the capital project listing with the removal of the mandatory deduction.

The details regarding the updated service standards are provided in Appendix B. The resulting service standards for Library provide a D.C. ceiling of $3.23 million. Given that the capital program is $3.18 million, the D.C.-eligible capital amounts are within the level of service ceiling.

Based on the County's 2019 D.C. study, the growth-related capital costs have been allocated 95% residential and 5% non-residential. This is to acknowledge that although library usage is predominantly residential based, there is some use of the facilities by non-residential users.

Figure 4-8
County of Brant
Library Services Capital – Updated Facilities

Project Number	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019$)	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%
19-62	New St George Library Branch (10,000sqft)	2022-2023	3,000,000	900,000		2,100,000	1,197,900		902,100	856,995	45,105
19-63	New Main Library Branch (20,000sqft)	2020-2022	10,000,000	3,000,000		7,000,000	5,600,000		1,400,000	1,330,000	70,000
19-64	Integrated Library System	2022	100,000	-		100,000	35,750		64,250	61,037	3,212
	Reserve Fund Adjustment	Reserve	-	-		-	229,825		(229,825)	(218,334)	(11,491)
	Total		**13,100,000**	**3,900,000**	**-**	**9,200,000**	**7,063,475**	**-**	**2,136,525**	**2,029,699**	**106,826**

Figure 4-9
County of Brant
Library Services Capital – Updated Collections

Project Number	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	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%
19-65	Additional Materials	2019-2023	200,000	-		200,000	-		200,000	200,000	190,000	10,000
19-66	St George Equipment	2022-2025	300,000	-		300,000	18,000		282,000	282,000	267,900	14,100
19-67	Paris Branch Equipment	2022-2025	600,000	-		600,000	36,000		564,000	564,000	535,800	28,200
	Total		**1,100,000**	**-**	**-**	**1,100,000**	**54,000**	**-**	**1,046,000**	**1,046,000**	**993,700**	**52,300**

4.7 Administration Studies

A change brought forth through the Bill-197 amended legislation concerned classes of services. A class of service may be composed of any number or combination of services and may include parts or portions of each D.C.-eligible service. 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. 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.

In addition, 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)."*

As a result of these changes to the D.C.A., this update study provides for Administration Studies to be categorized as a class of services. Administration Studies is comprised of the following services:

- Services Related to a Highway;
- Fire Protection Services;
- Police Services;
- Parks and Recreation Services;
- Library Services;
- Ambulance;
- Social Housing;
- Waste Diversion;
- Stormwater Drainage and Control Services;
- Wastewater Services; and
- Water Services.

Figure 4-8 depicts how the costs of capital projects are allocated across the services. 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 the class of services in the following manner:

- Services Related to a Highway – 20%
- Fire Protection Services – 10%
- Police Services – 5%
- Parks and Recreation Services – 10%
- Library Services – 5%
- Ambulance – 5%
- Social Housing – 5%
- Waste Diversion – 5%
- Stormwater Drainage and Control Services – 5%
- Wastewater Services – 15%
- Water Services – 15%

With respect to the capital cost of D.C. background studies, they have 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:

- Services Related to a Highway – 29.0%
- Fire Protection Services – 3.7%
- Police Services – 0.6%
- Parks and Recreation Services – 7.1%
- Library Services – 1.1%
- Ambulance – 0.2%
- Social Housing – 2.0%
- Waste Diversion – 0.1%
- Stormwater Drainage and Control Services – 0.6%
- Wastewater Services – 23.3%
- Water Services – 32.3%

In addition to the classification as a class of service, the mandatory 10% deduction has been removed for the related studies.

Moreover, the Cemetery Master Plan and Community Improvement Parking Strategy (Paris) were removed from the capital listing as these are no longer considered one of the D.C.-eligible services.

Based on the changes provided above, the revised growth-related capital costs being included in the calculations is $1,215,875. The capital costs have been allocated 63% residential and 37% non-residential based on the incremental growth in population to employment for the 10-year forecast period, consistent with the 2019 D.C. Background Study. Figure 4-10 presents updated studies capital listing.

Figure 4-10
County of Brant
Administration Studies Capital – Updated

Project Number	Increased Service Needs Attributable to Anticipated Development 2019-2028	Class of Service	Timing (year)	Gross Capital Cost Estimate (2019$)	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 63%	Non-Residential Share 37%
19-43	**Development Charges (two studies)**											
	Development Charges (two studies)	Services Related to a Highway	2019-2025	58,000	-		58,000	-		58,000	36,540	21,460
	Development Charges (two studies)	Fire Protection Services	2019-2025	7,500	-		7,500	-		7,500	4,725	2,775
	Development Charges (two studies)	Police Services	2019-2025	1,200	-		1,200	-		1,200	756	444
	Development Charges (two studies)	Parks and Recreation Services	2019-2025	14,300	-		14,300	-		14,300	9,009	5,291
	Development Charges (two studies)	Library Services	2019-2025	2,300	-		2,300	-		2,300	1,449	851
	Development Charges (two studies)	Ambulance	2019-2025	300	-		300	-		300	189	111
	Development Charges (two studies)	Social Housing	2019-2025	3,900	-		3,900	-		3,900	2,457	1,443
	Development Charges (two studies)	Waste Diversion	2019-2025	300	-		300	-		300	189	111
	Development Charges (two studies)	Stormwater Drainage and Control Services	2019-2025	1,200	-		1,200	-		1,200	756	444
	Development Charges (two studies)	Wastewater Services	2019-2025	46,500	-		46,500	-		46,500	29,295	17,205
	Development Charges (two studies)	Water Services	2019-2025	64,500	-		64,500	-		64,500	40,635	23,865
	Sub-Total			**200,000**	**-**	**-**	**200,000**	**-**	**-**	**200,000**	**126,000**	**74,000**
19-44	Fire Services Master Planning and Strategic Implementation Plan	Fire Protection Services	2019	125,000	-		125,000	62,500		62,500	39,375	23,125
19-45	Subwatershed studies/Environmental Management Plans	Water Services	2024	300,000	-		300,000	30,000		270,000	170,100	99,900
19-46	Update Transportation Master Plan	Services Related to a Highway	2020-2025	250,000	-		250,000	25,000		225,000	141,750	83,250
19-47	**Official Plan update**											
	Official Plan update	Services Related to a Highway	2019-2022	14,000	-	1,400	12,600	3,500		9,100	5,733	3,367
	Official Plan update	Fire Protection Services	2019-2022	6,900	-	690	6,210	1,725		4,485	2,826	1,659
	Official Plan update	Police Services	2019-2022	3,400	-	340	3,060	850		2,210	1,392	818
	Official Plan update	Parks and Recreation Services	2019-2022	6,900	-	690	6,210	1,725		4,485	2,826	1,659
	Official Plan update	Library Services	2019-2022	3,400	-	340	3,060	850		2,210	1,392	818
	Official Plan update	Ambulance	2019-2022	3,400	-	340	3,060	850		2,210	1,392	818
	Official Plan update	Social Housing	2019-2022	3,400	-	340	3,060	850		2,210	1,392	818
	Official Plan update	Waste Diversion	2019-2022	3,400	-	340	3,060	850		2,210	1,392	818
	Official Plan update	Stormwater Drainage and Control Services	2019-2022	3,400	-	340	3,060	850		2,210	1,392	818
	Official Plan update	Wastewater Services	2019-2022	10,300	-	1,030	9,270	2,575		6,695	4,218	2,477
	Official Plan update	Water Services	2019-2022	10,300	-	1,030	9,270	2,575		6,695	4,218	2,477
	Sub-Total			**68,800**	**-**	**6,880**	**61,920**	**17,200**	**-**	**44,720**	**28,174**	**16,546**
19-48	**Intensification Study OP Background**		0									
	Intensification Study OP Background	Services Related to a Highway	2019	2,300	-	230	2,070	230		1,840	1,159	681
	Intensification Study OP Background	Fire Protection Services	2019	1,150	-	115	1,035	115		920	580	340
	Intensification Study OP Background	Police Services	2019	580	-	58	522	58		464	292	172
	Intensification Study OP Background	Parks and Recreation Services	2019	1,150	-	115	1,035	115		920	580	340
	Intensification Study OP Background	Library Services	2019	580	-	58	522	58		464	292	172
	Intensification Study OP Background	Ambulance	2019	580	-	58	522	58		464	292	172
	Intensification Study OP Background	Social Housing	2019	580	-	58	522	58		464	292	172
	Intensification Study OP Background	Waste Diversion	2019	580	-	58	522	58		464	292	172
	Intensification Study OP Background	Stormwater Drainage and Control Services	2019	580	-	58	522	58		464	292	172
	Intensification Study OP Background	Wastewater Services	2019	1,710	-	171	1,539	171		1,368	862	506
	Intensification Study OP Background	Water Services	2019	1,710	-	171	1,539	171		1,368	862	506
	Sub-Total			**11,500**	**-**	**1,150**	**10,350**	**1,150**	**-**	**9,200**	**5,796**	**3,404**

Figure 4-10 (Con't)
County of Brant
Administration Studies Capital – Updated

Project Number	Increased Service Needs Attributable to Anticipated Development 2019-2028	Class of Service	Timing (year)	Gross Capital Cost Estimate (2019$)	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 63%	Non-Residential Share 37%
19-49	**Growth Strategy Update**											
	Growth Strategy Update	Services Related to a Highway	2019	9,700	-	970	8,730	970		7,760	4,889	2,871
	Growth Strategy Update	Fire Protection Services	2019	4,900	-	490	4,410	490		3,920	2,470	1,450
	Growth Strategy Update	Police Services	2019	2,400	-	240	2,160	240		1,920	1,210	710
	Growth Strategy Update	Parks and Recreation Services	2019	4,900	-	490	4,410	490		3,920	2,470	1,450
	Growth Strategy Update	Library Services	2019	2,400	-	240	2,160	240		1,920	1,210	710
	Growth Strategy Update	Ambulance	2019	2,400	-	240	2,160	240		1,920	1,210	710
	Growth Strategy Update	Social Housing	2019	2,400	-	240	2,160	240		1,920	1,210	710
	Growth Strategy Update	Waste Diversion	2019	2,400	-	240	2,160	240		1,920	1,210	710
	Growth Strategy Update	Stormwater Drainage and Control Services	2019	2,400	-	240	2,160	240		1,920	1,210	710
	Growth Strategy Update	Wastewater Services	2019	7,300	-	730	6,570	730		5,840	3,679	2,161
	Growth Strategy Update	Water Services	2019	7,300	-	730	6,570	730		5,840	3,679	2,161
	Sub-Total			**48,500**	**-**	**4,850**	**43,650**	**4,850**	**-**	**38,800**	**24,444**	**14,356**
19-51	**Area Study East Paris**		2019-2020									
	Area Study East Paris	Wastewater Services	2019-2020	68,800	-		68,800	6,880		61,920	39,010	22,910
	Area Study East Paris	Water Services	2019-2020	68,800	-		68,800	6,880		61,920	39,010	22,910
	Sub-Total			**137,600**	**-**	**-**	**137,600**	**13,760**	**-**	**123,840**	**78,019**	**45,821**
19-52	Archeological Master plan	Services Related to a Highway	2021	91,700	-		91,700	9,170		82,530	51,994	30,536
19-53	Design Guidelines (Various)	Services Related to a Highway	2020-2022	45,900	-		45,900	22,950		22,950	14,459	8,492
19-54	Accessibility Plan (Recreation)	Parks and Recreation Services	2019	28,700	-		28,700	14,350		14,350	9,041	5,310
19-55	Library Demographic Market & Values Study	Library Services	2024	25,000	-		25,000	12,500		12,500	7,875	4,625
19-56	Library Master strategic plan update	Library Services	2020	15,000	-		15,000	7,500		7,500	4,725	2,775
19-57	Library Master Plan	Library Services	2025	20,000	-		20,000	10,000		10,000	6,300	3,700
19-58	Paramedic Study	Ambulance	2026	80,000	-		80,000	40,000		40,000	25,200	14,800
19-59	Recreation Master Plan Update	Parks and Recreation Services	2027	60,000	-		60,000	30,000		30,000	18,900	11,100
19-60	Trail Master Plan Update	Parks and Recreation Services	2024	50,000	-		50,000	25,000		25,000	15,750	9,250
	Reserve Fund Adjustment		Reserve	-	-		-	3,015		(3,015)	(1,900)	(1,116)
	Total			**1,557,700**	**-**	**12,880**	**1,544,820**	**328,945**	**-**	**1,215,875**	**766,001**	**449,874**

4.8 Ambulance

For the County's ambulance services, adjustments have been made to reflect the removal of the mandatory 10% deduction. Figures 4-11 and 4-12 provide the capital project listing with the removal of the mandatory deduction.

The details regarding the updated service standards are provided in Appendix B. The resulting service standards for Ambulance provide a D.C. ceiling of $574,779. Given that the capital program is $470,005, the D.C.-eligible capital amounts are within the level of service ceiling.

Based on the County's 2019 D.C. study, the growth-related capital costs have been allocated 90% residential and 10% non-residential. This is to acknowledge that although this service is predominantly residential based, there is some use of the service by non-residential users.

Figure 4-11
County of Brant
Ambulance Capital – Updated Facilities

Project Number	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019$)	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 90%	Non-Residential Share 10%
19-68	Mega Station (Shared with City) 30,000 sq.ft.	2023	10,000,000	1,674,000		8,326,000	2,638,300	5,374,000	313,700	282,330	31,370
	Reserve Fund Adjustment	Reserve	22,565	-		22,565	-		22,565	20,308	2,256
	Total		**10,022,565**	**1,674,000**	**-**	**8,348,565**	**2,638,300**	**5,374,000**	**336,265**	**302,638**	**33,626**

Note: The Other contributions is based on the City of Brantford contributing 73% of the gross costs less the benefit to existing amount

Figure 4-12
County of Brant
Ambulance Capital – Updated Vehicles

Project Number	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019$)	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 90%	Non-Residential Share 10%
19-69	Provision for additional vehicle	2022	311,000	-		311,000	-	227,030	83,970	75,573	8,397
19-70	Provision for additional vehicle	2027	311,000	34,200		276,800	-	227,030	49,770	44,793	4,977
	Total		**622,000**	**34,200**	**-**	**587,800**	**-**	**454,060**	**133,740**	**120,366**	**13,374**

Note: The Other contributions is based on the City of Brantford contributing 73% of the gross costs less the benefit to existing amount

4.9 Waste Diversion

For Waste Diversion services, adjustments have been made to reflect the removal of the mandatory 10% deduction. Figure 4-13 provides the capital project listing with the removal of the mandatory deduction.

The details regarding the updated service standards are provided in Appendix B. The resulting service standards for Waste Diversion provide a D.C. ceiling of $383,341. A post period adjustment to the capital program of $18,200 was undertaken to recognize the revised service standard ceiling. Therefore, the net-D.C. amount being included in the calculations is $382,450.

Based on the County's 2019 D.C. study, the growth-related capital costs have been allocated 98% residential and 2% non-residential. This allocation is based on the County's waste diversion tonnage.

Figure 4-13
County of Brant
Waste Diversion Capital – Updated

Project Number	Increased Service Needs Attributable to Anticipated Development 2019-2028	Timing (year)	Gross Capital Cost Estimate (2019$)	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 98%	Non-Residential Share 2%
19-71	Paris Transfer Station Upgrades - Diversion Area (57% of project)	2019	330,600	105,800		224,800	-		224,800	220,304	4,496
19-72	Biggars Lane Landfill Expansion - Diversion Area Construction	2023	800,000	514,000		286,000	286,000		-	-	-
19-73	Telehandler Loader (175K - 50% Diversion)	2019	175,000	-	87,500	87,500	-		87,500	85,750	1,750
19-74	Kiosk (30K 2018 tender - 57% diversion)	2019	30,000	-	12,900	17,100	-		17,100	16,758	342
19-75	Scale - 2 (125K 2018 Tender - 57% diversion)	2019	125,000	-	53,750	71,250	-		71,250	69,825	1,425
	Post Period Adjustment			18,200		(18,200)	-		(18,200)	(17,836)	(364)
	Total		**1,460,600**	**638,000**	**154,150**	**668,450**	**286,000**	**-**	**382,450**	**374,801**	**7,649**

4.10 Local Service Policy

Based on the changes provided by staff through the Roads, Water, and Wastewater projects, the Local Service Policy is being revised to reflect the proposed practices that Brant County will undertake localized works for developments and subdivisions.

The following updates have been provided:

- Section E.5 – add the following sentence to subsection (e):
    - Cost sharing may include a combination of Development Charges, developer contributions and benefit to existing users.
- Section E.5 – remove reference to "pumping stations not required for an individual development" in subsection (h).

The updated Local Service Policy is provided in Appendix D.

4.11 D.C. By-law Revised Schedule of Charges

4.11.1 Updated D.C. Calculation (2019$)

Figures 4-14 to 4-17 provide the calculations to the proposed D.C. to be imposed on anticipated development in the County for services over the various forecast periods based on the changes described earlier in this chapter.

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 Figures 4-1 to 4-13 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 to calculate the charge. 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.

Figure 4-14
County of Brant
County-wide D.C. Calculations (Urban Buildout)

SERVICE	2019$ D.C.-Eligible Cost		2019$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per ft²
	$	$	$	$
1. Stormwater Drainage and Control Services				
1.1 Channels, drainage and ponds	1,160,971	474,199	146	0.04
	1,160,971	474,199	146	0.04
2. Wastewater Services				
2.1 Treatment plants & Sewers	46,490,157	18,988,937	5,837	1.73
	46,490,157	18,988,937	5,837	1.73
TOTAL	**$47,651,128**	**$19,463,137**	**$5,983**	**1.77**
D.C.-Eligible Capital Cost	$47,651,128	$19,463,137		
Urban Buildout (Full Services) Gross Population/GFA Growth (sq,ft,)	24,667	10,987,600		
Cost Per Capita/Non-Residential GFA (sq.ft.)	**$1,932**	**$1.77**		
By Residential Unit Type **P.P.U.**				
Single and Semi-Detached Dwelling 3.097	$5,983			
Apartments - 2 Bedrooms + 2.055	$3,970			
Apartments - Bachelor and 1 Bedroom 1.202	$2,322			
Multiples 1.995	$3,854			
Retirement Homes & Assissted Living Facilities 1.100	$2,125			

Figure 4-15
County of Brant
County-wide D.C. Calculations (Urban Buildout – Water Only)

SERVICE	2019$ D.C.-Eligible Cost		2019$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per ft²
	$	$	$	$
3. Water Services				
3.1 Treatment, storage and distribution systems	60,798,510	29,945,535	7,529	2.21
	60,798,510	29,945,535	7,529	2.21
TOTAL	**$60,798,510**	**$29,945,535**	**$7,529**	**2.21**
D.C.-Eligible Capital Cost	$60,798,510	$29,945,535		
Urban Buildout (Water Only) Gross Population/GFA Growth (sq,ft,)	25,009	13,524,800		
Cost Per Capita/Non-Residential GFA (sq.ft.)	**$2,431**	**$2.21**		
By Residential Unit Type **P.P.U.**				
Single and Semi-Detached Dwelling 3.097	$7,529			
Apartments - 2 Bedrooms + 2.055	$4,996			
Apartments - Bachelor and 1 Bedroom 1.202	$2,922			
Multiples 1.995	$4,850			
Retirement Homes & Assissted Living Facilities 1.100	$2,674			

Figure 4-16
County of Brant
County-wide D.C. Calculations (2019-2041)

SERVICE	2019$ D.C.-Eligible Cost		2019$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per ft²
	$	$	$	$
4. Services Related to a Highway				
4.1 Roads	53,793,805	26,495,456	8,845	2.88
4.2 Public Works - Facilities	502,500	247,500	83	0.03
4.3 Public Works - Vehicles and Equipment	402,000	198,000	66	0.02
	54,698,305	26,940,956	8,994	2.93
5. Fire Protection Services				
5.1 Fire facilities, vehicles & equipment	7,066,689	3,480,608	1,162	0.38
	7,066,689	3,480,608	1,162	0.38
6. Police Services				
6.1 Police facilities	1,095,900	539,771	180	0.06
	1,095,900	539,771	180	0.06
TOTAL	**$62,860,894**	**$30,961,336**	**$10,336**	**$3.37**
D.C.-Eligible Capital Cost	$62,860,894	$30,961,336		
2041 Gross Population/GFA Growth (sq.ft,)	18,836	9,203,200		
Cost Per Capita/Non-Residential GFA (sq.ft.)	**$3,337**	**$3.37**		
By Residential Unit Type **P.P.U.**				
Single and Semi-Detached Dwelling 3.097	$10,336			
Apartments - 2 Bedrooms + 2.055	$6,858			
Apartments - Bachelor and 1 Bedroom 1.202	$4,011			
Multiples 1.995	$6,658			
Retirement Homes & Assissted Living Facilities 1.100	$3,671			

Figure 4-17
County of Brant
County-wide D.C. Calculations (2019-2028)

SERVICE	2019$ D.C.-Eligible Cost		2019$ D.C.-Eligible Cost	
	Residential	Non-Residential	SDU	per ft²
	$	$	$	$
7. Parks and Recreation Services				
7.1 Parkland development, amenities & trails	5,803,978	305,473	2,027	0.06
7.2 Recreation facilities	13,216,461	695,603	4,617	0.14
7.3 Recreation vehicles and equipment	133,000	7,000	46	0.00
	19,153,438	1,008,076	6,690	0.20
8. Library Services				
8.1 Library facilities	2,029,699	106,826	709	0.02
8.2 Library materials	993,700	52,300	347	0.01
	3,023,399	159,126	1,056	0.03
9. Administration Studies				
9.1 Services Related to a Highway	255,889	150,284	89	0.03
9.2 Fire Protection Services	49,851	29,278	17	0.01
9.3 Police Services	3,641	2,138	1	0.00
9.4 Parks and Recreation Services	58,429	34,316	20	0.01
9.5 Library Services	23,186	13,617	8	0.00
9.6 Ambulance	28,213	16,570	10	0.00
9.7 Social Housing	5,338	3,135	2	0.00
9.8 Waste Diversion	3,076	1,806	1	0.00
9.9 Stormwater Drainage and Control Services	3,641	2,138	1	0.00
9.10 Wastewater Services	76,873	45,148	27	0.01
9.11 Water Services	257,864	151,444	90	0.03
	766,001	449,874	266	0.09
10. Ambulance				
10.1 Ambulance facilities	302,638	33,626	106	0.01
10.2 Vehicles	120,366	13,374	42	0.00
	423,004	47,000	148	0.01
11. Waste Diversion				
11.1 Waste diversion facilites, vehicles, equipment and other	374,801	7,649	131	0.01
	374,801	7,649	131	0.01
12. Social Housing				
12.1 Housing Facilities	5,528,000	0	1,931	0.00
	5,528,000	0	1,931	0.00
TOTAL	**$29,268,643**	**$1,671,725**	**$10,222**	**$0.34**
D.C.-Eligible Capital Cost	$29,268,643	$1,671,725		
10-Year Gross Population/GFA Growth (sq,ft,)	8,868	4,996,400		
Cost Per Capita/Non-Residential GFA (sq.ft.)	**$3,300**	**$0.34**		

By Residential Unit Type	**P.P.U.**	
Single and Semi-Detached Dwelling	3.097	$10,222
Apartments - 2 Bedrooms +	2.055	$6,782
Apartments - Bachelor and 1 Bedroom	1.202	$3,967
Multiples	1.995	$6,584
Retirement Homes & Assissted Living Facilities	1.100	$3,631

Figures 4-18 and 4-19 compare the amended and existing single detached dwelling unit and non-residential per square foot D.C.s (2019 $ values)

Figure 4-18
County of Brant
Comparison of Existing and Amending Residential (Single Detached Unit) D.C. (2019$)

Residential (Single Detached) Comparison (2019$)

Service	Current (By-law 100-19)	Calculated (D.C. Update)
County-Wide Services:		
Services Related to a Highway	8,155	8,994
Fire Protection Services	1,162	1,162
Police Services	180	180
Parks and Recreation Services	6,052	6,690
Library Services	942	1,056
Social Housing	-	1,931
Administration Studies	266	266
Ambulance	134	148
Waste Diversion	123	131
Total County-Wide Services	17,014	20,558
Urban Area Services:		
Stormwater Drainage and Control Services	146	146
Wastewater Services	5,852	5,837
Water Services	7,028	7,529
Total Urban Area Services	13,026	13,512
Grand Total - County-Wide + Urban Area	**30,040**	**34,070**

Figure 4-19
County of Brant
Comparison of Existing and Amending Non-Residential D.C. (2019$)

Service	Current (By-law 100-19)	Calculated (D.C. Update)
County-Wide Services:		
Services Related to a Highway	2.65	2.93
Fire Protection Services	0.38	0.38
Police Services	0.06	0.06
Parks and Recreation Services	0.18	0.20
Library Services	0.03	0.03
Social Housing	-	-
Administration Studies	0.09	0.09
Ambulance	0.01	0.01
Waste Diversion	0.01	0.01
Total County-Wide Services	3.41	3.71
Urban Area Services:		
Stormwater Drainage and Control Services	0.04	0.04
Wastewater Services	1.74	1.73
Water Services	2.07	2.21
Total Urban Area Services	3.85	3.98
Grand Total - County-Wide + Urban Area	**7.26**	**7.69**

4.11.2 Revised D.C. Rates (2019$ and 2021$)

Based on the calculations above, the County-wide D.C. (in 2019$) is calculated to increase from $30,040 to $34,070 per single detached unit and increase from $7.26 to $7.69 per square foot for non-residential development.

Figure 4-20 provides for the updated County-wide D.C.s in 2019 values, as the study was originally completed in 2019. This figure would be included as the amending schedule to the D.C. by-law. Figure 4-21 provides for the indexed 2021 values as the County's 2019 D.C.s have been indexed by 10.5% on September 1, 2021.

Figure 4-20
County of Brant
Updated Development Charge Schedule (2019$)

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Retirement Homes & Assissted Living Facilities	(per sq.ft. of Gross Floor Area)
County-Wide Services:						
Services Related to a Highway	8,994	5,794	5,968	3,491	3,195	2.93
Fire Protection Services	1,162	749	771	451	413	0.38
Police Services	180	116	119	70	64	0.06
Parks and Recreation Services	6,690	4,310	4,439	2,597	2,376	0.20
Library Services	1,056	680	701	410	375	0.03
Administration Studies	266	171	177	103	94	0.09
Ambulance	148	95	98	57	53	0.01
Social Housing	1,931	1,244	1,281	749	686	0.00
Waste Diversion	131	84	87	51	47	0.01
Total County-Wide Services	**20,558**	**13,243**	**13,641**	**7,979**	**7,303**	**3.71**
Urban Services						
Stormwater Drainage and Control Services	146	94	97	57	52	0.04
Wastewater Services	5,837	3,760	3,873	2,265	2,073	1.73
Water Services	7,529	4,850	4,996	2,922	2,674	2.21
Total Urban Services	**13,512**	**8,704**	**8,966**	**5,244**	**4,799**	**3.98**
Grand Total County-Wide	**20,558**	**13,243**	**13,641**	**7,979**	**7,303**	**3.71**
Grand Total County-Wide + Urban Services	**34,070**	**21,947**	**22,607**	**13,223**	**12,102**	**7.69**

Figure 4-21
County of Brant
Updated Development Charge Schedule (2021$)

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Retirement Homes & Assissted Living Facilities	(per sq.ft. of Gross Floor Area)
County-Wide Services:						
Services Related to a Highway	9,938	6,402	6,594	3,857	3,530	3.24
Fire Protection Services	1,284	828	852	498	456	0.42
Police Services	199	128	131	77	71	0.07
Parks and Recreation Services	7,392	4,762	4,905	2,870	2,625	0.22
Library Services	1,167	751	775	453	414	0.03
Administration Studies	294	189	196	114	104	0.10
Ambulance	164	105	108	63	59	0.01
Social Housing	2,134	1,375	1,415	828	758	0.00
Waste Diversion	145	93	96	56	52	0.01
Total County-Wide Services	**22,717**	**14,633**	**15,072**	**8,816**	**8,069**	**4.10**
Urban Services						
Stormwater Drainage and Control Services	161	104	107	63	57	0.04
Wastewater Services	6,450	4,155	4,280	2,503	2,291	1.91
Water Services	8,319	5,359	5,520	3,229	2,955	2.44
Total Urban Services	**14,930**	**9,618**	**9,907**	**5,795**	**5,303**	**4.39**
Grand Total County-Wide	**22,717**	**14,633**	**15,072**	**8,816**	**8,069**	**4.10**
Grand Total County-Wide + Urban Services	**37,647**	**24,251**	**24,979**	**14,611**	**13,372**	**8.49**

Chapter 5
Updates to the D.C. By-law

5. Updates to the D.C. By-law

As summarized in Chapter 2, the D.C. by-law will require several updates to conform with the D.C.A., as amended.

With respect to the "Time of Payment of Development Charges" section of the by-law, the following refinements are to be included:

- Six equal annual D.C. payments commencing at occupancy for rental housing and institutional developments;
- Non-profit housing developments will be allowed to pay their D.C.s in 21 equal annual payments; and
- 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 by-law amendment application are subject to annual interest charges. The setting of the interest rate has been discussed with County staff and will be calculated based on the County's D.C. Interest Policy (RPT-21-191).

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

"Rental housing" means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.

"Institutional development" means development of a building or structure intended for use,

a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;
c) by any of the following post-secondary institutions for the objects of the institution:

i. a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
ii. a college or university federated or affiliated with a university described in subclause (i), or
iii. an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*;

d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
e) as a hospice to provide end of life care.

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

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

In addition to the changes provided above, the following definition for "Class" will be provided:

"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.

With respect to exemptions, the following will be included as per O. Reg. 454-19:

No development charge shall be payable where the development:

- is limited to 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; and

- is limited to 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.

The following exemption will be included as per Bill 213:

- Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the Development Charges Act, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

One additional change requested by staff pertains to Cannabis. It is proposed that the existing definition be revised to reflect the definition contained within the County's Zoning by-law. Therefore, the changes to the definitions will:

- Remove "Marijuana production facilities" definition
- Add:
    - "Cannabis" - Shall mean a genus of flowering plants in the family Cannabaceae. Synonyms include, but are not limited to, marijuana and marihuana. This definition does not include the industrial or agricultural production of hemp (a source of foodstuffs (hemp milk, hemp seed, hemp oil), fiber and biofuels).
    - "Cannabis Production and Processing" - Shall mean lands, buildings, or structures used for the production, processing, testing, destroying, packaging, storage and/or shipping of cannabis authorized by an issued license or registration by the federal Minister of Health, pursuant to the Access to Cannabis for Medical Purposes Regulations, SOR/2016-230, to the Controlled Drugs and Substances Act, SC 1996, c 19, and the Cannabis Act, S.C. 2018, c. 16, as amended from time to time, or any successors thereto.
- Revise the definition for industrial building (bullet (d)) "marijuana production facilities" and replace with "cannabis production and processing".

Chapter 6
Recommendations

6. Recommendations

It is recommended that Council:

"Approve the Development Charges Update Study dated September 24, 2021, as amended (if applicable)";

"Approve the updated capital projects set out in Chapter 4 of the Development Charges Update Study dated September 24, 2021";

"Approve the changes to the Local Service Policy as provided in Section 4.10";

"Determine that no further public meeting is required"; and

"Approve the Amending Development Charge By-law as set out in Appendix C".

Appendix A
Existing Policies under By-law 100-19

Appendix A: Existing Policies under By-law 100-19

The following subsections set out the rules governing the calculation, payment and collection of D.C.s as provided in By-law 100-19, in accordance with the D.C.A.

Approvals for Development

In accordance with the D.C.A., the D.C. shall 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 section 50 (7) of the *Planning Act* applies;
d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
e) a consent under section 53 of the *Planning Act*;
f) the approval of a description under section 50 of the *Condominium Act*;
g) the issuing of a building permit under the *Building Code Act* in relation to a building.

Determination of the Amount of the Charge

The calculation for residential development is generated on a per capita basis and is based upon different forms of housing types (single and semi-detached, apartments with two or more bedrooms, one bedroom apartments and bachelors, other multiples, and retirement homes & assisted living facilities). The total cost is divided by the "gross" (new resident) population to determine the per capita amount. The eligible D.C. cost calculations are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). This approach acknowledges that service capacity will be "freed up" by the population decline in existing units. The cost per capita is then multiplied by the average occupancy of the new units to calculate the charges by type of residential dwelling unit.

The non-residential D.C. has been calculated based on a per square foot of gross floor area basis.

Application for Land Redevelopment

In the case of the demolition or conversion of all or part of a residential or non-residential building, a credit shall be allowed, provided that the building permit for the development or redevelopment is issued within five (5) years of the demolition permit that has been issued. The owner 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 total floor area of the building demolished/converted multiplied by the applicable non-residential development charge in place at the time the DC is payable. The demolition credit is allowed only if the land was improved by occupied structures immediately prior to the demolition.

The credit can, in no case, exceed the amount of development charges that would otherwise be payable by the owner.

Exemptions (full or partial)

The following are exempted from D.C.s:

a) Statutory exemptions

- industrial building additions of up to and including 50% of the existing gross floor area (defined in O.Reg. 82/98, s.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 (s.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 (s.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 s.2 of O.Reg. 82/98).

b) Non-statutory exemptions

- Non-residential farm building; and
- A farm bunk house.

Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually on September 1st of each year, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)1 for the most recent year-over-year period.

By-law Duration

The by-law will expire on September 1, 2024, unless it is repealed by Council at an earlier date.

Timing of D.C. Payments

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.

Appendix B
Service Standards

Appendix B: Service Standards

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	Roads	$44,294.40	0.0305	km of roadways	1,452,275	per lane km	755,972,525
	Public Works - Facilities	$191.16	2.3231	ft² of building area	82	per sq.ft.	3,262,528
	Public Works - Vehicles and Equipment	$406.76	0.0031	No. of vehicles and equipment	131,213	per vehicle and equipment	6,942,173
Fire Services	Fire Facilities	$428.21	1.4416	ft² of building area	297	per sq.ft.	7,308,260
	Fire Vehicles	$328.92	0.0010	No. of vehicles	328,920	per vehicle	5,613,678
	Fire Small Equipment and Gear	$91.55	0.0592	No. of equipment and gear	1,546	per Firefighter	1,562,484
Police Services	Police Facilities	$95.95	0.3198	ft² of building area	300	per sq.ft.	1,637,579
Outdoor Recreation	Parkland Development	$868.28	0.0069	Acres of Parkland	125,838	per acre	6,756,955
	Parkland Amenities	$283.08	0.0022	No. of parkland amenities	128,673	per amenity	2,202,929
	Parkland Trails	$57.45	0.0006	Kilometres of Paths and Trails	95,750	per lin m.	447,076
Indoor Recreation	Indoor Recreation Facilities	$1,764.14	7.1022	ft² of building area	248	per sq.ft.	13,728,537
	Recreation Vehicles and Equipment	$36.53	0.0012	No. of vehicles and equipment	30,442	per vehicle	284,276
Library Services	Library Facilities	$271.46	0.7965	ft² of building area	341	per sq.ft.	2,112,502
	Library Collection Materials	$143.27	4.9495	No. of library collection items	29	per collection item	1,114,927
Ambulance	Ambulance Facilities	$47.91	0.1159	ft² of building area	413	per sq.ft.	372,836
	Ambulance Vehicles	$25.95	0.0001	No. of vehicles and equipment	259,500	per vehicle	201,943
Social Housing	Housing Facilities	$1,388.04	0.0006	Number of buildings	2,313,400	per building	10,801,727
Waste Diversion	Waste Diversion - Facilities - Stations/Depots	$17.45	0.5915	m² of building area	30	per sq.m.	135,796
	Waste Diversion - Vehicles & Equipment	$31.81	0.0005	No. of vehicles and equipment	63,620	per vehicle	247,545

County of Brant
Service Standard Calculation Sheet

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value ($/Acre)
Active Parks											
Brant Onondaga Park (Soccer)	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	13.8	$86,000
Burford Community Centre/Optimist Park	17.0	17.0	17.0	17.0	17.0	17.0	17.0	17.0	17.0	17.0	$172,000
Charlton Park	8.4	8.4	8.4	8.4	8.4	8.4	8.4	8.4	8.4	8.4	$86,000
Janice Hunt Memorial Park	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	$86,000
Farringdon Park	4.3	4.3	4.3	4.3	4.3	4.3	-	-	-	-	$114,700
Forest Drive Park	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	$114,700
Foxhill Park	-	-	-	-	-	1.8	1.8	1.8	1.8	1.8	$112,400
Glen Morris Ball Park	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	$86,000
Green Lane Sports Complex	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	60.0	$172,000
Harrisburg Ball Park	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	$86,000
Harrisburg Church Park	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	$86,000
John St. Park (Wilson)	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	$86,000
King William Park	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	$172,000
Paris Lions Park	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	10.8	$172,000
Mount Pleasant Park	5.1	5.1	5.1	5.1	5.1	5.1	5.1	5.1	5.1	5.1	$172,000
Oakhill Heights Park	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$86,000
Oakland Community Centre	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	$86,000
Onondaga Ball Park	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$86,000
Paris Optimist Park	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	$172,000
Paris Lawn Bowling Greens	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$114,700
Poplar Hills Park	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	$114,700
Rest Acres Ridge Park	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	$114,700
St. George Arena Park	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	$172,000
St. George Lawn Bowling Greens	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$114,700
Two Rivers Park	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	$172,000
Willow Street Park	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	$86,000
Victoria Park	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	$114,700
Sunnyhill Park	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	$172,000
Jury Street Park	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	$86,000
Axton Park	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$114,700
Elliot Field (owned by Lions Club)	4.7	4.7	4.7	4.7	4.7	4.7	4.7	4.7	4.7	4.7	$57,300
Summit Park	-	-	-	-	-	-	1.2	1.2	1.2	1.2	$112,400

County of Brant
Service Standard Calculation Sheet

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value ($/Acre)
Passive Parks				-	-	-	-	-	-	-	
Bean Park	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	$86,000
Bemrose Park	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	$57,300
Cenotaph War Memorial - Paris	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	$86,000
Cenotaph War Memorial - South Dumphries	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	$86,000
Centennial Park	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	$57,300
Gilston Park	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	$57,300
Glen Morris Centennial Hall	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$57,300
Jacob's Wood	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	$57,300
King Street Parkette	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	$57,300
Kings Ward Park	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	$57,300
Lion Centennial Park - Art Cadman	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	9.0	$86,000
Broadview Park (Maple Gardens)	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	$57,300
Mount Pleasant Nature Park	22.8	22.8	22.8	22.8	22.8	22.8	22.8	22.8	22.8	22.8	$114,700
Snowball Park	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$57,300
Cobblestone Common	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	$86,000
New Durham Park	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	$57,300
Penmans Dam Park	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	$57,300
Wray and Marilyn Cline Park	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	$57,300
Grandville	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	$57,300
Scotland Rentention Area and Walkway	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	5.6	$57,300
Total	**252.17**	**252.17**	**252.19**	**252.19**	**252.19**	**253.99**	**250.91**	**250.91**	**250.91**	**250.91**	

Population	35,638	35,810	36,008	36,176	36,403	36,707	36,970	37,301	37,946	38,209
Per Capita Standard	0.0071	0.0070	0.0070	0.0070	0.0069	0.0069	0.0068	0.0067	0.0066	0.0066

10 Year Average	2011-2020
Quantity Standard	0.0069
Quality Standard	$125,838
Service Standard	$868

D.C. Amount (before deductions)	10 Year
Forecast Population	7,782
$ per Capita	$868
Eligible Amount	$6,756,955

County of Brant
Service Standard Calculation Sheet

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value ($/item)
Pool and Splashpad Facility - Paris - outdoors	-	-	1	1	1	1	1	1	1	1	$6,306,800
Paris Lawn Bowling Clubhouse	1	1	1	1	1	1	1	1	1	1	$384,100
St. George Lawn Bowling Clubhouse	1	1	1	1	1	1	1	1	1	1	$250,000
Paris Lions Park Bandshell	1	1	1	1	1	1	1	1	1	1	$375,800
Little League Ball Diamond building and washrooms	1	1	1	1	1	1	1	1	-	-	$151,200
Mechanical Building Lions Park	-	1	1	1	1	1	1	1	1	1	$25,800
Equipment Storage Garage Paris Cemetery	1	1	1	1	1	1	1	1	1	1	$300,000
Paris Cemetery Flammable Storage Building 1996	1	1	1	1	1	1	1	1	1	1	$11,700
Skateboard Equipment Paris 2002	1	1	1	1	1	1	1	1	1	1	$11,600
Trellis Cobblestone Common	1	1	1	1	1	1	1	1	1	1	$32,100
Solar Lamp Cobblestone Common	1	1	1	1	1	1	1	1	1	1	$13,800
Fountain Cobblestone Common	1	1	1	1	1	1	1	1	1	1	$12,800
Paris Canoe Portage Dock	-	1	1	1	1	1	1	1	1	1	$20,000
Paris Canoe Portage Signs	-	1	1	1	1	1	1	1	1	1	$6,000
Lions Park Picnic Shelter 1985 (Updated 2019)	1	1	1	1	1	1	1	1	1	1	$60,000
Walter Williams Bandshell 1975	1	1	1	-	-	-	-	-	-	-	$376,300
Green Lane Fieldhouse (washrooms & Storage)	1	1	1	1	1	1	1	1	1	1	$262,400
Green Lane Ball Diamond and Irrigation control Building	1	1	1	1	1	1	1	1	1	1	$9,200
Lions Park Ball Diamond Lighting 1985	1	1	1	1	1	1	1	1	1	1	$225,000
Green Lane Park Main Hydro Service/Irrigation Building 2000	1	1	1	1	1	1	1	1	1	1	$17,300
Green Lane Pavillion	1	1	1	1	1	1	1	1	1	1	$125,000
Simply Grand Dog Park Fencing	-	1	1	1	1	1	1	1	1	1	$50,000
Paris Cenotaph 1980	1	1	1	1	1	1	1	1	1	1	$150,000
Exterior Pedestal Sign BSC	-	1	1	1	1	1	1	1	1	1	$34,400
BSC Scissor Lift	-	1	1	1	1	1	1	1	1	1	$20,700
Brant Sports Complex Signs	-	1	1	1	1	1	1	1	1	1	$63,100

County of Brant
Service Standard Calculation Sheet

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value ($/item)
Harris Time Scoreclock St. George 1996	1	1	1	1	1	1	1	1	1	1	$10,000
Skateboard Equipment St. George	1	1	1	1	1	1	1	1	1	1	$24,700
Skateboard Equipment Mt. Pleasant 2003	1	1	1	1	1	1	1	1	1	1	$19,000
Pavilion Mt. Pleasant	1	1	1	1	1	1	1	1	1	1	$40,000
Floodlight Building	1	1	1	1	1	1	1	1	1	1	$9,400
Picnic Shelter Mt. Pleasant Nature Park 2003	1	1	1	1	1	1	1	1	1	1	$40,000
Nature Park storage bldg	1	1	1	1	1	1	1	1	1	1	$172,000
Fencing & Gates	1	1	1	1	1	1	1	1	1	1	$49,800
Single Panel Kiosks	1	1	1	1	1	1	1	1	1	1	$10,900
Oakland Double Panel Kiosk	1	1	1	1	1	1	1	1	1	1	$18,000
Mt. Pleasant Double Panel Kiosk	1	1	1	1	1	1	1	1	1	1	$10,000
Burtch Road Quad Panel Kiosk	1	1	1	1	1	1	1	1	1	1	$25,000
Picnic Tables/Benches/Garbage Containers	1	1	1	1	1	1	1	1	1	1	$75,000
TH & B Trail Signs	1	1	1	1	1	1	1	1	1	1	$117,300
Mt Pleasant Nature/Fish Park Washrooms	1	1	1	1	1	1	1	1	1	1	$100,600
LE & N Trail -Fencing & Gates	1	1	1	1	1	1	1	1	1	1	$10,000
Mt. Pleasant (Optimist) Nature/Fish Park Kiosk	1	1	1	1	1	1	1	1	1	1	$10,000
Lions Park Ball Diamond Lighting	-	-	-	-	-	-	-	1	1	1	$225,000
Paris Skatepark	-	1	1	1	1	1	1	1	1	1	$250,000
Burford Ball Diamond Dugouts and Soccer Shelters	-	-	-	-	1	1	1	1	1	1	$22,500
St, George Backstop A and B	-	-	-	-	-	-	1	2	2	2	$62,500
Tennis Court Lighting St. George	-	-	-	-	-	-	-	1	1	1	$25,000
SC Johnson Trail Signs and Kiosk								1	1	1	$9,000
Foxhill Picnic Shelter and Playground	-	-	-	-	-	1	1	1	1	1	$60,000
Burford Accessible Playground	-	-	-	-			1	1	1	1	$175,000
Lions Park Equipment Storage Building (Paris)	-	-	-	-	-	-	-	1	1	1	$90,000
Rising Park Playground	-	-	-	1	1	1	1	1	1	1	$40,000
Sunnyhill Splashpad and Washroom	-	-	-	-	-	1	1	1	1	1	$650,000
Harley Playground	-	-	-	-	-	1	1	1	1	1	$27,300
Lions Park Accessible Playground	-	-	-	-	-	1	1	1	1	1	$191,400
Beach Volleyball Courts Green Lane	-	-	-	-	1	1	1	1	1	1	$25,000

County of Brant
Service Standard Calculation Sheet

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value ($/item)
Paris Lions Park Scorboard	-	-	-	-	-	-	-	1	1	1	$25,000
Paris Diamond A Fencing and Dugouts	-	-	-	-	-	-	-	1	1	1	$107,000
Paris Diamond B Fencing and Dugouts	-	-	-	-	-	-	-	1	1	1	$78,000
Lions Bleachers and Benches	-	-	-	-	-	-	-	1	1	1	$30,000
Precast Concrete Electrical Building	-	-	-	-	-	-	-	1	1	1	$10,000
Green Lane Sports Field Lighting #2									1	1	$275,000
Burford Splashpad 2007 and Update 2020	1	1	1	1	1	1	1	1	1	1	$400,000
Eric Thomlison River Access									1	1	$20,000
Scotland Optimist Playground									1	1	$60,000
Paris Community Pool Slide									1	1	$50,000
Walter Williams Amphitheatre - New				1	1	1	1	1	1	1	$300,000
Lions Park Washrooms				1	1	1	1	1	1	1	$100,000
Burford Tennis Court Reno										1	$60,000
Poplar Hills Playground									1	1	$38,000
Mt.Pleasant Backstop									1	1	$35,000
PDHS Tennis Court Lights										1	$30,000
Columbariums (4)	1	1	1	1	1	4	4	4	4	4	$50,000
Granite Benches	15	15	15	15	15	15	15	15	15	15	$2,000
Metal Benches	10	10	10	10	10	10	10	10	10	10	$750
Total	**62**	**70**	**71**	**73**	**75**	**82**	**84**	**94**	**99**	**101**	

Population	35,638	35,810	36,008	36,176	36,403	36,707	36,970	37,301	37,946	38,209
Per Capita Standard	0.0017	0.0020	0.0020	0.0020	0.0021	0.0022	0.0023	0.0025	0.0026	0.0026

10 Year Average	2011-2020
Quantity Standard	0.0022
Quality Standard	$128,673
Service Standard	$283

D.C. Amount (before deductions)	10 Year
Forecast Population	7,782
$ per Capita	$283
Eligible Amount	$2,202,929

County of Brant
Service Standard Calculation Sheet

Service: Parkland Trails
Unit Measure: Kilometres of Paths and Trails

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value ($/km)
Paris Nith Pathway	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$100,000
L E & N 3 of 8 km maintained	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	$86,000
TH & B Trail	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	$107,800
Distillery Lane	1.0	1.0	1.0	1.0	1.0	1.0	-	-	-	-	$52,700
Brooks Mill - Phase 1	-	-	0.5	0.5	0.5	0.5	0.5	0.6	0.6	0.6	$50,000
SC Johnson - Willow to Powerline	-	-	-	-	-	-	3.7	3.7	3.7	3.7	$86,000
Lions Way Burford (Trail & Bridge)	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	$277,000
Green Lane Trail	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	$52,700
Barkers Bush	-	-	-	-	-	-	-	1.5	1.5	1.5	$52,700
Jacobs Wood	-	-	-	-	-	-	-	1.2	1.2	1.2	$50,000
Rest Acres Rd West Side	-	-	-	-	-	-	-	-	1.0	1.0	$107,800
Total	**17.0**	**17.0**	**17.5**	**18.5**	**18.5**	**19.5**	**22.2**	**25.0**	**26.0**	**26.0**	
						-					
Population	35,638	35,810	36,008	36,176	36,403	36,707	36,970	37,301	37,946	38,209	
Per Capita Standard	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0006	0.0007	0.0007	0.0007	

10 Year Average	2011-2020
Quantity Standard	0.0006
Quality Standard	$95,750
Service Standard	$57

D.C. Amount (before deductions)	10 Year
Forecast Population	7,782
$ per Capita	$57
Eligible Amount	$447,076

County of Brant
Service Standard Calculation Sheet

Service: Indoor Recreation Facilities
Unit Measure: ft² of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value ($/sq.ft.)	Value/ft² with land, site works, etc.
Arena - Burford	34,520	34,520	34,520	34,520	34,520	34,520	34,520	34,520	34,520	34,520	$229	$263
Arena - South Dumfries	45,311	45,311	45,311	45,311	45,311	45,311	45,311	45,311	45,311	45,311	$229	$263
Arena - Paris - converted to turf 2011	44,500	44,500	40,906	40,906	40,906	40,906	40,906	40,906	40,906	40,906	$172	$200
Brant Sports Complex	84,000	84,000	84,000	84,000	84,000	84,000	84,000	84,000	84,000	84,000	$258	$295
Curtis Ave Building - Community Services Admin Bldg	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	$128	$152
Scotland Community Centre							17,669	17,669	17,669	17,669	$210	$242
Community Centres (12) (9)												
Mt Pleasant Com Ctr	5,024	5,024	5,024	5,024	5,024	5,024	5,024	5,024	5,024	5,024	$172	$200
Oakland	3,628	3,628	3,628	3,628	3,628	3,628	3,628	3,628	3,628	3,628	$172	$200
Onondaga	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	$172	$200
Pinegrove/Howell	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	$172	$200
Harley Hall	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	$172	$200
Airport CC	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	$172	$200
Bethel CC	1,310	1,310	1,310	1,310	1,310	-	-	-	-	-	$172	$200
Cainsville CC	3,592	3,592	3,592	3,592	3,592	3,592	3,592	3,592	3,592	3,592	$172	$200
Glen Morris Centennial Hall	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	2,926	$172	$200
Gyms within Schools												
Burford Elementary School	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	2,048	$172	$172
Cobblestone Elementary School	3,233	3,233	3,233	3,233	3,233	3,233	3,233	3,233	3,233	3,233	$172	$172
Glen Morris Public School	945	945	945	945	945	945	945	945	945	945	$172	$172
Northward Elementary School	2,694	2,694	2,694	2,694	2,694	2,694	2,694	2,694	2,694	2,694	$172	$172
Paris Central School	1,796	1,796	1,796	1,796	1,796	1,796	1,796	1,796	1,796	1,796	$172	$172
Paris District High School	4,872	4,872	4,872	4,872	4,872	4,872	4,872	4,872	4,872	4,872	$172	$172
Holy Family	1,693	1,693	1,693	1,693	1,693	1,693	1,693	1,693	1,693	1,693	$172	$172
Blessed Sacrament	1,739	1,739	1,739	1,739	1,739	1,739	1,739	1,739	1,739	1,739	$172	$172
Total	**257,236**	**257,236**	**253,642**	**253,642**	**253,642**	**252,332**	**270,001**	**270,001**	**270,001**	**270,001**		

Population	35,638	35,810	36,008	36,176	36,403	36,707	36,970	37,301	37,946	38,209
Per Capita Standard	7.2180	7.1834	7.0441	7.0113	6.9676	6.8742	7.3033	7.2384	7.1154	7.0664

10 Year Average	2011-2020
Quantity Standard	7.1022
Quality Standard	$248
Service Standard	$1,764

Gym Use Hours by County (per Year)	3,704
Total Gym Hours (Assuming 16 hours a day)	5,840
% of Gym hours for the County	**63%**

D.C. Amount (before deductions)	10 Year
Forecast Population	7,782
$ per Capita	$1,764
Eligible Amount	$13,728,537

County of Brant
Service Standard Calculation Sheet

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value ($/Vehicle)
#260 Light Truck (2008 Chev Van) BSC	1	1	1	1	1	1	1	1	1	1	$31,900
Ice Resurfacer (2008 Zamboni Ice Resurfacer) Burford	1	1	1	1	1	1	1	1	1	-	$88,100
Light Truck (2000 Dodge)	1	1	1	-	-	-	-	-	-	-	$19,200
Riding Mower (1996 Kubota Front Mount Cutter)	1	1	1	1	1	1	1	1	1	1	$25,600
Groomer (Infielder D72 Ball Diamond)Green Lane	1	1	1	1	1	1	1	1	1	1	$8,700
2005 Tractor JD 2520 -SDCC	1	1	1	1	1	1	1	1	1	1	$37,600
#265 Light Truck (2003 Chev) Syl Apps	1	1	1	1	1	-	-	-	-	-	$18,900
Riding Mower (2007 JD1545 Mower) Syl Apps	1	1	1	1	1	1	1	1	1	1	$26,700
Rotary Broom (2007 JD Rotary Broom)	1	1	1	1	1	1	1	1	-	-	$8,700
Ice Resurfacer (2004 Olympia Millenium Ice Resurfacer)	1	1	1	1	1	-	-	-	-	-	$96,300
Light Truck (2002 Chev) Green Lane	1	1	1	1	1	1	1	1	1	-	$20,800
Tractor (1996 JD 1070 Tractor)	-	-	-	-	-	-	-	-	-	-	$32,200
Riding Mower (2006 Kubota) Lions Park	1	1	1	1	1	1	1	1	1	1	$28,400
Riding Mower (2008 JD 1440)	1	1	1	1	1	1	1	1	1	1	$21,300
Rotary Broom (2008 JD 60") SDCC	1	1	1	1	1	1	1	1	1	-	$6,700
Riding Mower (2008 JD 2520) SDCC	1	1	1	1	1	1	1	1	1	1	$19,400
#250 Light Truck (2003 Chev)	1	1	1	1	1	1	1	1	1	1	$20,800
Ice Resurfacer (2003)	1	-	-	-	-	-	-	-	-	-	$96,300
Tractor (2003 Kubota)	1	1	1	1	1	1	1	1	1	1	$33,500
Tractor (2006 JD) Burford	1	1	1	1	1	1	1	1	1	1	$19,400
Light Truck (2003 Chev)	1	1	1	1	1	-	-	-	-	-	$23,400
Light Truck (2004 Chev)	1	1	1	1	1	1	-	-	-	-	$17,900
Riding Mower (2008 JD 1445)	1	1	-	-	-	-	-	-	-	-	$37,900
#268 Light Truck (2013 Chev) Lions Park	1	1	1	1	1	1	1	1	1	1	$40,100
Tractor (2010 JD 23720)	1	1	1	1	1	1	1	1	1	1	$46,300
Tractor (2012 JD1445) Burford	-	1	1	1	1	1	1	1	1	1	$38,000
#286 Light Truck (2017 Chev) SDCC	-	-	1	1	1	1	1	1	1	1	$25,500
Tractor (2015 Kubota F3990) Burford	-	-	-	-	1	1	1	1	1	1	$32,200

County of Brant
Service Standard Calculation Sheet

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value ($/Vehicle)
Groomer (Infielder D72 Ball Diamond)Green Lane	-	-	-	-	1	1	1	1	1	1	$12,400
Mower (2015 JD ORSI)	-	-	-	-	1	1	1	1	1	1	$6,600
# 296 Heavy Truck (2018 Ford) - Syl Apps	-	-	-	-	-	1	1	1	1	1	$53,100
Sweeper (2017 Kubota)	-	-	-	-	-	-	1	1	1	1	$5,600
Riding Mower (2017 Kubota F2690) BSC Front Mount	-	-	-	-	-	-	1	1	1	1	$16,700
#282 2017 Chev	-	-	-	-	-	-	1	1	1	1	$40,000
Kioti Tractor 2017 - Burford	-	-	-	-	-	-	1	1	1	1	$50,000
#267 2013 Chev 1/2 ton - Burford	-	-	-	-	1	1	1	1	1	1	$38,000
#297 2018 3/4 ton Ford Plow-Burford	-	-	-	-	-	1	1	1	1	1	$45,000
#153 1 Ton Dump - Burford	-	-	-	-	1	1	1	1	1	1	$55,000
2009 Z-Track Mower - Burford	1	1	1	1	1	1	1	1	1	1	$35,000
2010 JD 1445 - Burford	1	1	1	1	1	1	1	1	1	1	$30,000
2015 Kubota UTV - Burford	-	-	-	-	1	1	1	1	1	1	$15,000
2015 Reese Ball Diamond Groomer	-	-	-	-	1	1	1	1	1	1	$15,000
2013 Duramax Trailer 18' - Burford	-	-	1	1	1	1	1	1	1	1	$7,500
#510 2020 Chev 1/2 ton	-	-	-	-	-	-	-	-	-	1	$40,000
#507 2020 Ford F250 3/4 ton plow	-	-	-	-	-	-	-	-	-	1	$45,000
2020 JD Z994 - Green Lane	-	-	-	-	-	-	-	-	-	1	$18,000
2021 JD Z993 - Syl Apps	-	-	-	-	-	-	-	-	-		$18,000
2019 Ferris Zero Turn	-	-	-	-	-	-	-	-	1	1	$18,000
2014 Kubota Tractor F3900	-	-	-	1	1	1	1	1	1	1	$30,000
2010 JD Gator - Syl Apps	1	1	1	1	1	1	1	1	1	1	$13,000
2003 Groomer -Lions Park	1	1	1	1	1	1	1	1	1	1	$17,000
2020 Kioti Tractor - Lions Park	-	-	-	-	-	-	-	-	-	1	$45,000
2012 Duramax Trailer - Lions		1	1	1	1	1	1	1	1	1	$10,000
2020 Dumpbox Trailer - Green Lane	-	-	-	-	-	-	-	-	-	1	$8,500
2020 Dumpbox Trailer - SDCC	-	-	-	-	-	-	-	-	-	1	$8,500
#504 2019 Ford truck - Syl Apps	-	-	-	-	-	-	-	-	1	1	$40,000
#298 2018 Chev 1/2 ton - BSC	-	-	-	-	-	-	-	1	1	1	$40,000
#276 2015 Dodge Ram - SDCC	-	-	-	-	1	1	1	1	1	1	$38,000
#501 2020 Ford	-	-	-	-	-	-	-	-	-	1	$40,000
2018 Zamboni 526 - BSC	-	-	-	-	-	-	-	1	1	1	$88,000
2010 Zamboni - BSC	1	1	1	1	1	1	1	1	1	1	$88,000

County of Brant
Service Standard Calculation Sheet

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value ($/Vehicle)
2018 Olympia Millenium - SDCC	-	-	-	-	-	-	-	1	1	1	$97,000
1988 - Landscape Trailer -SDCC	1	1	1	1	1	1	1	1	1	1	$10,000
2008 Kubota 4240 - SDCC	1	1	1	1	1	1	1	1	1	1	$25,000
2020 JD Zero Turn - SDCC	-	-	-	-	-	-	-	-	-	1	$22,000
2008 JD 1445 - SDCC	1	1	1	1	1	1	1	1	1	1	$25,000
Rotary Broom (2020 JD 60") - SDCC	-	-	-	-	-	-	-	-	-	1	$5,000
2015 Kubota - SDCC	-	-	-	-	1	1	1	1	1	1	$16,000
2006 Kubota 2880 - SDCC	1	1	1	1	1	1	1	1	1	1	$25,000
2017 Kubota UTV - SDCC	-	-	-	-	-	1	1	1	1	1	$20,000
2018 Kubota Zero Turn - SDCC	-	-	-	-	-	-	-	1	1	1	$20,000
2011 Kubota Tractor - SDCC	1	1	1	1	1	1	1	1	1	1	$40,000
#249 2016 Rec SUV Equinox	-	-	-	-	-	-	-	1	1	1	$35,000
Scotland CC 1/2 ton	-	-	-	-	-	-	-	-	1	1	$40,000
#294 F2018 Ford 3/4 ton van - REC	-	-	-	-	-	-	-	-	1	1	$35,000
Total	**34**	**35**	**36**	**36**	**45**	**45**	**48**	**53**	**56**	**62**	

Population	35,638	35,810	36,008	36,176	36,403	36,707	36,970	37,301	37,946	38,209
Per Capita Standard	0.0010	0.0010	0.0010	0.0010	0.0012	0.0012	0.0013	0.0014	0.0015	0.0016

10 Year Average	2011-2020
Quantity Standard	0.0012
Quality Standard	$30,442
Service Standard	$37

D.C. Amount (before deductions)	10 Year
Forecast Population	7,782
$ per Capita	$37
Eligible Amount	$284,276

County of Brant
Service Standard Calculation Sheet

Service: Library Facilities
Unit Measure: ft² of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value ($/sq.ft.)	Value/ft² with land, site works, etc.
Glen Morris Library	1,851	1,851	1,851	1,851	1,851	1,851	1,851	1,851	1,851	1,851	$225	$283
St. George Library	3,993	3,993	3,993	3,993	3,993	3,993	3,993	3,993	3,993	3,993	$300	$373
Oakland-Scotland Library	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	$225	$283
Paris Library	14,785	14,785	14,785	14,785	14,785	14,785	14,785	14,785	14,785	14,785	$300	$373
Burford Library	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	$225	$283
Total	**29,229**	**29,229**	**29,229**	**29,229**	**29,229**	**29,229**	**29,229**	**29,229**	**29,229**	**29,229**		

Population	35,638	35,810	36,008	36,176	36,403	36,707	36,970	37,301	37,946	38,209
Per Capita Standard	0.8202	0.8162	0.8117	0.8080	0.8029	0.7963	0.7906	0.7836	0.7703	0.7650

10 Year Average	2011-2020
Quantity Standard	0.7965
Quality Standard	$341
Service Standard	$271

D.C. Amount (before deductions)	10 Year
Forecast Population	7,782
$ per Capita	$271
Eligible Amount	$2,112,502

County of Brant
Service Standard Calculation Sheet

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value ($/item)
Print Material (Adult)	44,630	49,696	55,213	48,529	49,746	48,951	52,850	52,711	52,711	48,395	$37
Print Material (Youth)	65,176	73,981	84,153	59,313	60,800	59,828	64,595	65,567	65,567	68,548	$32
CDs/Sound Recordins	2,364	2,394	2,477	1,369	1,595	1,558	1,476	1,098	1,098	-	$37
DVD	5,259	6,219	7,312	11,076	12,904	12,609	11,943	8,427	12,190	12,190	$49
Audio Books	3,561	3,958	4,432	4,316	4,359	4,298	4,231	4,073	4,073	4,904	$53
eBooks	703	2,915	3,160	7,711	23,526	8,706	5,927	10,423	8,499	8,969	$52
eSubscriptions (Value)	35,808	40,270	63,100	35,000	35,000	35,000	35,000	35,000	40,000	52,000	$1
Tech Kits		25	25	25	51	52	27	29	29	436	$300
Maker Kits						39	56	57	57	295	$41
Tablets (Launchpads)						71	89	99	99	98	$200
Total	**157,501**	**179,458**	**219,872**	**167,339**	**187,981**	**171,112**	**176,194**	**177,484**	**184,323**	**195,835**	

Population	35,638	35,810	36,008	36,176	36,403	36,707	36,970	37,301	37,946	38,209
Per Capita Standard	4.42	5.01	6.11	4.63	5.16	4.66	4.77	4.76	4.86	5.13

10 Year Average	2009-2018
Quantity Standard	4.9495
Quality Standard	$29
Service Standard	$143

D.C. Amount (before deductions)	10 Year
Forecast Population	7,782
$ per Capita	$143
Eligible Amount	$1,114,927

County of Brant
Service Standard Calculation Sheet

Service: Ambulance Facilities
Unit Measure: ft² of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value ($/sq.ft.)	Value/ft² with land, site works, etc.
Henry Street Brantford	1,361	1,361	1,361	1,361	1,361	1,361	1,361	1,361	1,361	1,361	$350	$407
Alexander Street	810	810	810	810	810	810	810	810	810	810	$350	$403
Colbourne Street	864	864	864	864	864	864	864	864	864	864	$350	$444
Francis Street (Leased)	864	864	864	864	864	864	864	864	864	864	$350	$405
353 Elgin Street Rental Space	-	-	-	-	-	-	776	776	776	776	$350	$412
12 Garnet (Cainsville)	-	-	-	-	-	-	-	-	-	513	$350	$397
Total	**3,899**	**3,899**	**3,899**	**3,899**	**3,899**	**3,899**	**4,675**	**4,675**	**4,675**	**5,188**		

Population	35,638	35,810	36,008	36,176	36,403	36,707	36,970	37,301	37,946	38,209
Per Capita Standard	0.1094	0.1089	0.1083	0.1078	0.1071	0.1062	0.1265	0.1253	0.1232	0.1358

10 Year Average	2011-2020
Quantity Standard	0.1159
Quality Standard	$413
Service Standard	$48

Brantford Share	73.0%
Brant Share	27.0%

D.C. Amount (before deductions)	10 Year
Forecast Population	7,782
$ per Capita	$48
Eligible Amount	$372,836

County of Brant
Service Standard Calculation Sheet

Service: Ambulance Vehicles
Unit Measure: No. of vehicles and equipment

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value ($/Vehicle)
Type 3 Modular (with Autoload)	1.89	1.89	2.16	2.16	2.16	2.43	2.97	2.97	3.51	3.51	$350,000
Emergency Response Vehicle	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.54	$200,000
Total	**2.16**	**2.16**	**2.43**	**2.43**	**2.43**	**2.70**	**3.24**	**3.24**	**3.78**	**4.05**	

Population	35,638	35,810	36,008	36,176	36,403	36,707	36,970	37,301	37,946	38,209
Per Capita Standard	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001

10 Year Average	2011-2020
Quantity Standard	0.0001
Quality Standard	$259,500
Service Standard	$26

Brantford Share	73.0%
Brant Share	27.0%

D.C. Amount (before deductions)	10 Year
Forecast Population	7,782
$ per Capita	$26
Eligible Amount	$201,943

County of Brant
Service Standard Calculation Sheet

Service: Social Housing
Unit Measure: Number of buildings

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value ($/building)	Value with land, site works, etc.
Albion Towers	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$14,316,000	$14,869,000
Beckett Building	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$13,637,000	$13,799,672
Brant Towers	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$30,552,000	$32,463,800
Brant Towers	-	-	-	-	-	-	1.00	1.00	1.00	1.00	$15,000	$15,000
Brant Towers	-	-	-	-	-	-	1.00	1.00	1.00	1.00	$73,000	$73,000
Lorne Towers	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$24,600,000	$26,290,600
Lorne Towers	-	-	-	-	-	-	1.00	1.00	1.00	1.00	$54,000	$54,000
Sunrise Villa	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$1,622,000	$2,222,400
Sunrise Villa	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$31,000	$31,000
Trillium Way	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$8,913,000	$10,429,800
Trillium Way	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$284,000	$284,000
Walkers Green	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$4,067,000	$4,367,200
Winston Court	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	$5,123,000	$7,587,800
Branlyn Meadows	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	$1,379,000	$2,358,600
Daleview Gardens	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	$1,108,000	$2,545,800
Daleview Gardens	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$26,000	$26,000
Eastdale Gardens	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	$3,077,000	$5,178,400
Eastdale Gardens	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$32,000	$32,000
Eastdale Gardens	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$42,000	$42,000
Northland Gardens	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	$2,025,000	$5,090,200
Northland Gardens	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$43,000	$43,000
Northland Gardens	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$24,000	$24,000
Riverside Gardens	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	$1,720,000	$3,963,600
Riverside Gardens	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$37,000	$37,000
Willow Street	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$1,344,000	$1,675,800
7 - 9 Cayuga St	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$591,000	$701,600
687 Colborne St	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$503,400
702 Colborne St	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$597,000	$802,400
4 Drummond Rd	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$377,000
5 Glenwood Dr	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$471,800
8 Glenwood Dr	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$392,800
9 Glenwood Dr	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$487,600

County of Brant
Service Standard Calculation Sheet

Service: Social Housing
Unit Measure: Number of buildings

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value ($/building)	Value with land, site works, etc.
10 Glenwood Dr	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$424,400
12 Glenwood Dr	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$408,600
26 Graham Ave	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$377,000
303 Greenwich St	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$345,400
20 Lynwood Dr	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$566,600
22 Lynwood Dr	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$440,200
24 Lynwood Dr	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$408,600
26 Lynwood Dr	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$424,400
30 Lynwood Dr	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$519,200
6 Park Road S	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$392,800
8 Park Rd S	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$408,600
10 Park Rd S	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$408,600
11 Park Rd S	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$408,600
12 Park Rd S	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$424,400
13 Park Rd S	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$408,600
14 Park Rd S	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$424,400
15 Park Rd S	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$408,600
16 Park Rd S	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$471,800
17 Park Rd S	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$408,600
18 Park Rd S	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$471,800
19 Park Rd S	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$408,600
20 Park Rd S	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$487,600
21 Park Rd S	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$424,400
22 Park Rd S	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$456,000
24 Gilkison St	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$237,000	$300,200
12 Ava Rd	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$491,000	$10,903,200
147 Balmoral Dr	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$269,000	$363,800
52 Clara Crt	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$197,000	$402,400
46 Cambridge Dr	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	$230,000	$309,000
55 Greens Rd	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$550,800
59 Greens Rd	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$329,600
9 Inverness	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$269,000	$363,800

County of Brant
Service Standard Calculation Sheet

Service: Social Housing
Unit Measure: Number of buildings

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value ($/building)	Value with land, site works, etc.
18 Inverness	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	$269,000	$363,800
25 Inverness	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$269,000	$363,800
34 Inverness	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$269,000	$348,000
41 Inverness	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$269,000	$348,000
9 - 11 Robertson Ave	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$270,000	$380,600
12 - 14 Robertson Ave	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$270,000	$333,200
15 - 17 Roberston Ave	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$270,000	$380,600
16 - 18 Robertson Ave	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$270,000	$364,800
19 - 21 Robertson Ave	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$270,000	$380,600
20 - 22 Robertson Ave	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$270,000	$412,200
23 - 25 Robertson Ave	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$270,000	$396,400
24 - 27 Robertson Ave	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$270,000	$459,600
111 Robinson Rd	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	$390,000	$469,000
19 Roman Cres	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	$208,000	$302,800
21 Roman Cres	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	$263,000	$357,800
51 Roman Cres	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$269,000	$363,800
53 Roman Cres	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	$224,000	$318,800
18 Shaftesbury Ave	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$283,000	$362,000
20 Thistledown Dr	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$279,000	$373,800
22 Woodlawn Ave	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$269,000	$379,600
40 Woodlawn Ave	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$279,000	$373,800
41 Woodlawn Ave	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	$208,000	$318,600
43 Woodlawn Ave	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	$245,000	$355,600
58 Woodlawn Ave	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	$362,000	$472,600
69 Woodlawn Ave	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$228,000	$307,000
71 Woodlawn Ave	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	-	$225,000	$304,000
97 Woodlawn Ave	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$377,000
109 Woodlawn Ave	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	-	-	$235,000	$314,000

County of Brant
Service Standard Calculation Sheet

Service: Social Housing
Unit Measure: Number of buildings

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value ($/building)	Value with land, site works, etc.
119 Woodlawn Ave	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$269,000	$348,000
145 Woodlawn Ave	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$269,000	$363,800
150 Woodlwan Ave	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$377,000
155 Woodlawn Ave	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$298,000	$392,800
162 Woodlawn Ave	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$269,000	$348,000
167 Woodlawn Ave	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$269,000	$363,800
John Noble Apartments (County share 27%)	-	-	-	-	-	-	-	1.00	1.00	1.00	$10,485,000	$23,852,906
124 Sherwood Drive	-	-	-	-	-	1.00	1.00	1.00	1.00	1.00	$884,000	$1,184,200
Heritage House 40 Queen	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	$10,031,000	$10,520,800
8 Murray	-	-	-	-	-	-	-	1.00	1.00	1.00	$228,000	$2,424,200
95 Henry	-	-	-	-	-	-	-	1.00	1.00	1.00	$228,000	$559,800
5 Marlene Ave.	-	-	-	-	-	-	-	-	-	1.00	$5,851,000	$6,241,000
Sub-Total	**113.00**	**113.00**	**113.00**	**121.00**	**121.00**	**122.00**	**125.00**	**124.00**	**117.00**	**118.00**		
Eligible Share for Brant County*	**16.78%**	**16.78%**	**16.78%**	**16.78%**	**16.78%**	**16.78%**	**16.78%**	**16.78%**	**16.78%**	**16.78%**		
Total Share of Buildings for Brant	**18.96**	**18.96**	**18.96**	**20.30**	**20.30**	**20.47**	**20.98**	**20.91**	**19.73**	**19.90**		

Population	35,638	35,810	36,008	36,176	36,403	36,707	36,970	37,301	37,946	38,209
Per Capita Standard	0.0005	0.0005	0.0005	0.0006	0.0006	0.0006	0.0006	0.0006	0.0005	0.0005

10 Year Average	2011-2020
Quantity Standard	0.0006
Quality Standard	$2,313,400
Service Standard	$1,388

County Share:	16.78%	*John Noble Apartment	27.00%
City Share:	83.22%		

D.C. Amount (before deductions)	10 Year
Forecast Population	7,782
$ per Capita	$1,388
Eligible Amount	$10,801,727

County of Brant
Service Standard Calculation Sheet

Service: Waste Diversion - Facilities - Stations/Depots
Unit Measure: m² of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Building Value ($/sq.m.)	Value/m² with land, site works, etc.
Facility 1 - Paris Transfer Station												
Diversion-Related Land (80% of 18,600 sqm)	14,880	14,880	14,880	14,880	14,880	14,880	14,880	14,880	14,880	14,880	$3.71	$3.71
Facility 2 - Biggars Lane Landfill												
Diversion Area Land Value (6,200m2)	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	$3.71	$3.71
Joint Use Area Lane Value (1,250m2 - 50% Diversion)	625	625	625	625	625	625	625	625	625	625	$3.71	$3.71
Facility 3 - Emterra Burlington MRF												
Facilty Value ($25M, max yr capacity 90K MT, Brant = 2K MT)	1	1	1	1	1	1	1	1	1	-	$555,600	$555,600
Facility 4 - HGC Cainsville MRF												
Facilty Value ($9M, max yr capacity 30K MT, Brant = 2K MT)	-	-	-	-	-	-	-	-	-	1	$600,000	$600,000
Total Eligible Portion of Facilities	**21,706**	**21,706**	**21,706**	**21,706**	**21,706**	**21,706**	**21,706**	**21,706**	**21,706**	**21,706**		

Population	35,638	35,810	36,008	36,176	36,403	36,707	36,970	37,301	37,946	38,209
Per Capita Standard	0.6091	0.6061	0.6028	0.6000	0.5963	0.5913	0.5871	0.5819	0.5720	0.5681

10 Year Average	2011-2020
Quantity Standard	0.5915
Quality Standard	$30
Service Standard	$17

D.C. Amount (before deductions)	10 Year
Forecast Population	7,782
$ per Capita	$17
Eligible Amount	$135,796

County of Brant
Service Standard Calculation Sheet

Service: Waste Diversion - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value ($/Item)
Biggars Lane Landfill Diversion											
Contractor Equipment											
40 Yard Bins ($6000 each)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	$6,100
20 Yard Bins ($4500 each)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	$4,600
Excavator (300K - 50% Diversion Activities)	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	$306,000
Roll Off Truck (200K - 30% Diversion Activities, 2 sites)	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	$204,000
Bulldozer (125K - 30% Diversion Activities)	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	-	-	$127,500
County Owned Equipment											
Scale House Trailer (35K 2012 tender - 15% Diversion based on weigh)	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	$40,800
Scale - 1 (125K 2018 Tender - 15% Diversion based on weigh)	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	$127,500
Paris Trasnfer Station											
Contractor Equipment											
40 Yard Bins ($6000 each)	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	$6,100
Roll Off Truck (200K - 60% Diversion Activities, 2 sites)	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	$204,000
County Owned Equipment											
Loader (250K - 50% Diversion)	0.5	0.5	0.5	0.5	0.5	0.5	0.5	-	-	-	$127,500
Telehandler Loader (175K - 50% Diversion)	-	-	-	-	-	-	-	0.5	0.5	0.5	$178,500
Pick Up Truck (30K - 25% Diversion Use)	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	$30,600
Scale House Trailer (35K 2012 tender - 57% Diversion based on weigh)	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	$35,700
Scale - 1 (125K 2018 Tender - 57% diversion)	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	$127,500

County of Brant
Service Standard Calculation Sheet

Service: Waste Diversion - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2019 Value ($/Item)
Curbside Collection (Contractor Owned)											
Recycling Trucks	3.0	3.0	3.0	3.0	3.0	3.0	3.0	-	-	-	$204,000
5 Co Collection Trucks (200K - 40% capcity for diversion material)	-	-	-	-	-	-	-	2.0	2.0	2.0	$204,000
Total Eligible Portion of Equipment	**19.9**	**19.9**	**19.9**	**19.9**	**19.9**	**19.9**	**19.9**	**18.9**	**18.6**	**18.6**	

Population	35,638	35,810	36,008	36,176	36,403	36,707	36,970	37,301	37,946	38,209
Per Capita Standard	0.0006	0.0006	0.0006	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005

10 Year Average	2011-2020
Quantity Standard	0.0005
Quality Standard	$63,620
Service Standard	$32

D.C. Amount (before deductions)	10 Year
Forecast Population	7,782
$ per Capita	$32
Eligible Amount	$247,545

Appendix C
Draft Amending Development Charge By-law

The Corporation of the County of Brant

By-law Number ___-21

Being a By-Law of The Corporation of the County of Brant To Amend By-Law 100-19, Respecting Development Charges

Whereas the County of Brant enacted By-law 100-19 pursuant to the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the "Act"), which Act authorizes Council to pass by-laws for the imposition of development charges against land;

And Whereas the County has undertaken a study pursuant to the Act which has provided an updated Schedule B to By-law 100-19;

And Whereas Council has before it a report entitled "County of Brant 2021 Development Charge Update Study" prepared by Watson & Associates Economists Ltd., dated September 24, 2021 (the "update study");

And Whereas the update study and proposed amending by-law were made available to the public on September 24, 2021 and Council gave notice to the public pursuant to section 12 of the Act.

And Whereas Council, on November 9, 2021 held a meeting open to the public, pursuant to section 12 of the Act, at which Council considered the study, and written and oral submissions from the public;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF BRANT HEREBY ENACTS AS FOLLOWS:

1. By-law 100-19 is hereby amended as follows:

    A. Addition of Rental Housing to the definitions in section 1 as follows:

    "Rental housing" means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises

    B. Addition of Institutional development to the definitions in section 1 as follows:

    "Institutional development" means development of a building or structure intended for use,

a) as a long-term care home within the meaning of subsection 2(1) of the *Long-Term Care Homes Act, 2007*;
b) as a retirement home within the meaning of subsection 2(1) of the *Retirement Homes Act, 2010*;
c) by any of the following post-secondary institutions for the objects of the institution:
   i. a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,
   ii. a college or university federated or affiliated with a university described in subclause (i), or
   iii. an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*;
d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
e) as a hospice to provide end of life care.

C. Addition of non-profit housing development to the definitions in section 1 as follows:

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

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

D. Addition of Interest rate to the definitions in section 1 as follows:

"Interest rate" means the annual rate of interest calculated at the County's D.C. Interest Policy;

E. Addition of Class to the definitions in section 1 as follows:

"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;

F. Replace the "Marijuana Production Facilities" definition with "Cannabis" and "Cannabis Production and Processing" in section 1 as follows:

"Cannabis" Shall mean a genus of flowering plants in the family Cannabaceae. Synonyms include, but are not limited to, marijuana and marihuana. This definition does not include the industrial or agricultural production of hemp (a source of foodstuffs (hemp milk, hemp seed, hemp oil), fiber and biofuels)

"Cannabis Production and Processing" Shall mean lands, buildings, or structures used for the production, processing, testing, destroying, packaging, storage and/or shipping of cannabis authorized by an issued license or registration by the federal Minister of Health, pursuant to the Access to Cannabis for Medical Purposes Regulations, SOR/2016-230, to the Controlled Drugs and Substances Act, SC 1996, c 19, and the Cannabis Act, S.C. 2018, c. 16, as amended from time to time, or any successors thereto.

G. Replace "marijuana production facilities" under the "industrial building" definition with "Cannabis Production and Processing" in section 1.

H. Replace Section 2.0 with the following:

Schedule of Development Charges

(1) Subject to the provisions of this by-law, development charges against land shall be calculated and collected in accordance with the base rates set out in Schedule B, which relate to the service set out in Schedule A of this by-law.

(2) The development charge with respect to the use of any land, buildings or structures shall be calculated, based on the charges in Schedule B, as follows:

(a) in the case of residential development, or the residential portion of a mixed-use development, based upon the number and type of dwelling units;

(b) in the case of non-residential development, the non-residential portion of a mixed-use development which includes residential, based upon the total floor area of such development;

(3) Council hereby determines that the development of land, buildings or structures for residential and non-residential uses have required or will require the provision, enlargement, expansion or improvement of the service referenced in Schedule A.

(4) Notwithstanding subsection (1), the development of a residential or non-residential building is exempt from that portion of the development charges calculated for water and/or sewer service, if it is located outside of the area where one or both of these services are available and a tender has not been issued for the provision of such service as of the date of building permit issuance.

(5) This by-law does not provide for the phasing in of the base rates in Schedule B.

I. Addition of the following university exemption to Section 3(2):

New bullet (e) – Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the Development Charges Act, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

J. Amend Section 3(4):

a. Remove the reference to “Schedules B-1 and B-2”; and
b. Replace with “Schedule B”.

K. Amend Section 3(5):

a. Remove the reference to “Schedules B-1 and B-2”; and
b. Replace with “Schedule B”.

L. Addition of a Section 3(8) for "Rules with Respect to Exemptions for New Development"

"3(8) Notwithstanding the provisions of this By-law, no development charge shall be payable where the development:

(a) is limited to 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; and

(b) is limited to 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."

M. Addition of policies related to the timing of development charges payments. These will be included after Section 9(3) of the development charges by-law:

New Section – 9(4) Notwithstanding subsections 9(1) and 9(2), development charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of first occupancy certificate issued, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.

New Section –9(5) Notwithstanding subsections 9(1) and 9(2) development charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of first occupancy certificate issued, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.

New Section –9(6) Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the development charges under subsections 2(2)(a) and 2(2)(b) shall be calculated on the rates set out in Schedule "B" on the date of the planning application, including interest. Where both planning applications

apply development charges under subsections 2(2)(a) and 2(2)(b) shall be calculated on the rates, including interest, set out in Schedule "B" on the date of the later planning application, including interest.

N. Amend Section 13:

   a. Remove the reference to “Schedules B-1 and B-2”; and
   b. Replace with “Schedule B.

O. Replace Section 15 with the following:

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

   Schedule “A” – Designated Municipal Services/Classes of Services

   Schedule “B” – Schedule of Development Charges

P. Schedule “A” is deleted and the attached Schedule “A” is substituted therefore.

Q. Schedules “B-1” and “B-2” are deleted and the attached Schedule “B” is substituted therefore.

2. This by-law shall come into force and effect on the November 23, 2021.

3. Except as amended by this by-law, all provisions of By-law 100-19, as amended, are and shall remain in full force and effect.

By-law read a first and second time this 23rd day of November, 2021.

By-law read a third time and finally passed this 23rd day of November, 2021.

Corporation of the County of Brant

Mayor: _____

Clerk: _____

Schedule A
County of Brant
Designated Municipal Services/Class of Services Under this By-law

County-Wide Services/Class of Services:

1) Services Related to a Highway
2) Fire Protection Services
3) Police Services
4) Parks and Recreation Services
5) Library Services
6) Ambulance
7) Social Housing
8) Waste Diversion
9) Administration Studies

Urban Area Services/Class of Services:

10) Stormwater Drainage and Control Services
11) Wastewater Services
12) Water Services.

SCHEDULE B
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Retirement Homes & Assissted Living Facilities	(per sq.ft. of Gross Floor Area)
County-Wide Services:						
Services Related to a Highway	8,994	5,794	5,968	3,491	3,195	2.93
Fire Protection Services	1,162	749	771	451	413	0.38
Police Services	180	116	119	70	64	0.06
Parks and Recreation Services	6,690	4,310	4,439	2,597	2,376	0.20
Library Services	1,056	680	701	410	375	0.03
Administration Studies	266	171	177	103	94	0.09
Ambulance	148	95	98	57	53	0.01
Social Housing	1,931	1,244	1,281	749	686	0.00
Waste Diversion	131	84	87	51	47	0.01
Total County-Wide Services	**20,558**	**13,243**	**13,641**	**7,979**	**7,303**	**3.71**
Urban Services						
Stormwater Drainage and Control Services	146	94	97	57	52	0.04
Wastewater Services	5,837	3,760	3,873	2,265	2,073	1.73
Water Services	7,529	4,850	4,996	2,922	2,674	2.21
Total Urban Services	**13,512**	**8,704**	**8,966**	**5,244**	**4,799**	**3.98**
Grand Total County-Wide	**20,558**	**13,243**	**13,641**	**7,979**	**7,303**	**3.71**
Grand Total County-Wide + Urban Services	**34,070**	**21,947**	**22,607**	**13,223**	**12,102**	**7.69**

Appendix D
Local Service Policy

County of Brant

General Policy Guidelines on Development Charges and Local Service Funding

This Appendix sets out the municipality's General Policy Guidelines on Development Charges (D.C.) and local service funding for Services Related to a Highway, Stormwater Management, Transit Bus Stops and Amenities, Parkland Development, and Underground Linear Services. The guidelines outline, in general terms, the size and 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 as subsection 59 (2) of the Development Charges Act, 1997 (D.C.A.) 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

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.

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); grading, drainage and retaining wall features; culvert structures; stormwater drainage systems; utilities; traffic control systems; signage; gateway features; street furniture; active transportation facilities (e.g. sidewalks, bike lanes, multi-use trails which interconnect the transportation network, etc.); transit lanes & lay-bys; roadway illumination systems; boulevard and median surfaces (e.g. sod & topsoil, paving, etc.); street trees and landscaping; parking lanes &

lay-bys; (excluding on-street parking in the downtown) and driveway entrances; noise attenuation systems; railings and safety barriers.

E.1.1 Local and Collector Roads (including land)

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

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.

c. All local roads – considered to be the developer's responsibility.

The costs of the following items shall be paid through D.C.s:

d. Collector Roads External to Development, inclusive of all land and associated infrastructure – included in D.C. calculation to the extent permitted under s. 5 (1) of the D.C.A. (dependent on local circumstances) to the extent identified in the study.

E.1.2 Arterial Roads

The costs of the following items shall be paid through D.C.s:

a. New, widened, extended or upgraded arterial roads, inclusive of all associated infrastructure – included as part of road costing funded through the D.C.A., s. 5 (1).

b. Land acquisition for arterial roads on existing rights-of-way (R.O.W.) to complete proposed projects – dedication under the Planning Act provisions (s. 41, 51 and s. 53) through development lands; in area with limited development – included in the D.C. calculation.

c. Land acquisition for arterial roads on new R.O.W. to complete proposed projects – 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 – included in the D.C. calculation.

E.1.3 Traffic Control Systems, Signals and Intersection Improvements

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

a. All of these requirements which are not identified as part of projects in the D.C. background study and are within 500 metres of the development – considered to be a local service and funded by the developer(s).

The costs of the following items shall be paid through D.C.s:

b. Works external to a development and identified in the D.C. background study – funded through D.C.s to the extent identified in the study.

c. Works external to the development(s) (more than 500 metres) and not identified in the D.C. background study – may be funded through the intersection improvement contingency identified in the study.

E.1.4 Streetlights

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

a. Streetlights on new arterial roads and arterial road improvements, if needed to support a specific development or required to link with the area to which the plan relates – 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 proposed project 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 proposed project and included as a direct developer responsibility under s. 59 of the D.C.A. (as a local service).

The costs of the following items shall be paid through D.C.s:

d. Streetlights on new arterial roads and arterial road improvements – considered part of the proposed project and included as part of the road costing funded through D.C.s.

E.1.5 Transportation Related Pedestrian and Cycling Facilities

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

a. Sidewalks, multi-use trails, and bike lanes, inclusive of all required infrastructure, located within arterial roads, County roads and provincial highway corridors – if needed to support a specific development or required to link with the area to which the plan relates, may be direct developer responsibility through local service provisions (s. 59 of the D.C.A.).

b. Sidewalks, multi-use trails, and bike lanes, inclusive of all required infrastructure, located within or linking to non-arterial road corridors internal to development – considered part of the proposed project and included as a direct developer responsibility under s. 59 of the 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, up to 500 metres – direct developer responsibility under s. 59 of the D.C.A. (as a local service).

The costs of the following items shall be paid through D.C.s:

d. Sidewalks, multi-use trails, and bike lanes, inclusive of all required infrastructure, located within arterial roads, County roads and provincial highway corridors – if considered part of a proposed municipal project shall be included in the D.C. calculation.

e. Multi-purposed trail systems connecting the County's Urban Settlement Areas and other population centres, natural amenities, the Grand River, and other significant natural features (not associated with a road), inclusive of all land and required infrastructure and form part of the municipality's active transportation network for cycling and/or walking – included in the D.C. calculation.

E.1.6 Noise Abatement Measures

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

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 the D.C.A. (as a local service).

The costs of the following items shall be paid through D.C.s:

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

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

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 the D.C.A. (as a local service). The County may be involved in some cost sharing agreements.

b. 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).

c. 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).

The costs of the following items shall be paid through D.C.s:

d. Monitoring works and over-sizing cost of stormwater facilities only for projects identified as County projects in the background study – included in the D.C. calculation consistent with the D.C.A., s. 5 (1).

e. Note: for stormwater minimum pipe sizes, refer to section E.

E.3 Parkland Development

E.3.1 Recreational Trails

a. Recreational trails (primary, secondary, and tertiary as defined in the Trails Master Plan) that do not form part of the municipality's active transportation network, and their associated infrastructure (landscaping, bridges, trail surface, etc.) – included in the area municipal parkland D.C. calculation.

b. Brant County should, where possible, consider agreements providing for D.C. credits in exchange for developer-build parks and trails as a strategy to support the earlier development of parks and trails in new development areas. The recommended guidelines, standards and procedures for park design and development in the Recreation Master Plan should be applied.

E.3.2 Parkland

a. Parkland Development for Community Parks, Destination Parks, Neighbourhood Parks – direct developer responsibility to provide at base condition, as follows:

- Clearing and grubbing. Tree removals as per any required tree preservation and removals plan;

- Installation of required municipal services and utilities;
- 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 County;
- Spreading of topsoil to a minimum 150 mm depth (import topsoil if existing on-site is insufficient to reach required depth);
- Seeding of site with municipality-approved seed mix. Maintenance of seed until acceptance by the municipality;
- Parks shall be free of any contaminated soil or subsoil as defined in Part XV.1 of the Environmental Protection Act;
- Parks shall not be mined for fill;
- Parks shall be conveyed free and clear of all encumbrances;
- 100% of 1.5 m black vinyl chain link perimeter fencing to the municipal standard to separate the development lands from the municipal lands or lands to be dedicated to the municipality, unless the perimeter fencing is on land that will be dedicated to the municipality to fulfil the requirement of parkland dedication under the Planning Act, in which case the cost shall be shared 50/50;
- The park block shall not be used for topsoil or other construction material, equipment storage, or sales pavilions; and
- Required heritage features within the park as set out within the Planning Act approval conditions.

b. Program facilities, amenities, and furniture, within parkland – included in the D.C. calculation.

E.3.3 Landscape Buffer Blocks, Features, Berms, Grade Transition Areas, Walkway Connections to Adjacent Arterial Roads, Open Space, etc.

a. The cost of developing all landscape buffer blocks, landscape features, berms, grade transition areas, walkway connections to adjacent arterial roads, open space and other remnant pieces of land conveyed to the municipality – 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 municipality's required depth), landscape features, perimeter fencing and amenities and all planting; and
- Perimeter fencing to the municipal standard located on the public property side of the property line adjacent land uses as directed by the municipality.

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

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

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 municipality, 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 municipal standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the municipality.

c. All works to be in conformance with the approvals granted for stream corridors, natural buffers and subwatersheds areas as directed by the approvals granted.

E.4.1 Infrastructure Assets Constructed by Developers

a. All infrastructure assets constructed by developers must be designed in accordance with the municipality's standards as revised.

b. All infrastructure assets shall be conveyed in accordance with the municipality's standards as revised.

c. Any parks and open space infrastructure assets approved to be built by the developer on behalf of the municipality shall be in accordance with the municipality's policies as revised.

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, sanitary services and appurtenances.

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 300 mm 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 municipality.

d. Providing stormwater management ponds and other facilities required by the development including all associated features such as landscaping and fencing.

e. Water booster pumping stations, reservoir pumping stations and/or sanitary pumping stations serving individual developments or areas that may include more than one development and local cost sharing may be applied. Cost sharing may include a combination of Development Charges, developer contributions, and benefit to existing users.

The costs of the following items shall be paid through D.C.s:

f. External underground services involving trunk infrastructure and pipe sizes exceeding 300 mm for water and sanitary services and 900 mm for stormwater services when upsizing is required by more than one development.

g. Water treatment, storage facilities, re-chlorination/sampling stations and wells not required for an individual development.

h. Wastewater treatment plants.