VERSION FOR PUBLIC CONSULTATION

PREPARED BY HEMSON FOR THE TOWNSHIP OF RAMARA

DEVELOPMENT CHARGES BACKGROUND STUDY

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EXECUTIVE SUMMARY

A. PURPOSE OF THE DEVELOPMENT CHARGES (DC) BACKGROUND STUDY

The *Development Charges Act, 1997* (DCA), and its associated *Ontario Regulation 82/98* (O. Reg. 82/98), allow municipalities in Ontario to recover development-related capital costs from new development. This Township of Ramara Development Charges (DC) Background Study is presented as part of a process to establish an amending development charge by-law that complies with this legislation.

The Township of Ramara currently levies two types of development charges for the recovery of development-related capital costs:

- **Area-Specific Development Charges** – for the recovery of engineering infrastructure for water and sanitary sewer specific to individual planning areas.
- **Township-wide Development Charges** – for the recovery of development-related costs for the provision of development-related studies, library, fire, parks and recreation, public works and roads and related works.

This study calculates new Township-wide development charges, for soft services only (Studies, Library and Parks and Recreation) for the Township of Ramara in compliance with the provisions of the DCA.

i. Legislative Context

The Township of Ramara Development Charges (DC) Background Study is presented as part of the process to lead to the approval of a new DC by-law in compliance with the *Development Charges Act, 1997* (DCA). The study is prepared in accordance with the DCA and associated Regulation, including the amendments that came into force on January 1, 2016, June 6, 2019, January 1, 2020, and September 17, 2020.

- On March 23, 2015, the Council of the Township of Ramara passed Development Charges By-law 2015.13. In March of 2020, Council passed a new by-law (#2020.21) in advance of the expiry of By-law 2015.13 for the services of Fire, Police, and Services Related to a Highway (Public Works & Roads and Related) in order to continue collecting development charges.
- In 2019, due to proposed provincial legislative changes, development charges for soft services (also referred to as General Services in this study) of Library, Parks

and Recreation, and Development Related Studies were not updated, and as permitted by the legislation, were levied under By-law 2015.13. This 2022 DC Background Study relates to updating those soft services only to ensure that DCs can continue to be collected for before the transition period under the DCA expires. It is anticipated that future updates would be done for all eligible services prior to the expiry of By-law 2020.21.

- The Township needs to continue implementing DCs to fund capital projects throughout Ramara so that new development pays for its capital requirements to the extent allowed by the DCA and so that new services required by growth are provided in a fiscally responsible manner.
- Furthermore, Area-Specific Development Charges water and wastewater services in Brechin/Lagoon City (By-law #2019.63) and Bayshore Village (By-law #2019.64) are not considered as part of this study.
- The DCA and O. Reg. 82/98 require that a development charges background study be prepared in which development charges are determined with reference to:
    - a forecast of the amount, type and location of residential and non-residential development anticipated in the Township;
    - a review of future capital projects, including an analysis of gross expenditures, funding sources and net expenditures incurred or to be incurred by the Township to provide for the expected development, including the determination of the development and non-development-related components of the capital projects; and
    - an examination of the long-term capital and operating costs for the capital infrastructure required for each service to which the development charges by-laws would relate.

- This report identifies the development-related net capital costs attributable to development that is forecast to occur in the Township. These costs are apportioned to types of development (residential, non-residential) in a manner that reflects the increase in the need for each service.

- The capital programs contained in this report form the basis of the calculation of the proposed development charges for the Township of Ramara.

ii. Key Steps in Determining Future Development-Related Projects

In accordance with the DCA and associated regulations, several key steps are required to calculate development charges. This includes preparing a development forecast,

establishing historical service levels, determining the increase in need for services arising from development and appropriate shares of costs, attribution to development types (i.e. residential and non-residential) and the final adjustment to the calculated rate using a cash flow analysis.

iii. DC Eligible and Ineligible Costs

Development charges are intended to pay for the initial round of capital costs needed to service new development over an identified planning period. This is based on the overarching principle that "growth pays for growth". However, the DCA and associated regulation includes several statutory adjustments and deductions that prevent these costs from fully being recovered by growth. Such adjustments include, but are not limited to: ineligible costs (e.g. computer equipment and vehicles with a replacement life of less than seven years); ineligible services, including tourism facilities, parkland acquisition, etc.; deductions for costs that exceed historical service level caps; and statutory exemptions for specific uses (e.g. industrial expansions).

B. GENERAL SERVICES WITH TOWNSHIP-WIDE DEVELOPMENT-RELATED COSTS INCLUDED IN THE ANALYSIS

The following Township services have been included in the analysis as part of this development charge:

- Library Services;
- Parks and Recreation; and
- Development-Related Studies

It should be noted that the services included for development charges recovery in this study relate solely to soft services and hard service By-law 2020.21 continues to be in place.

C. DEVELOPMENT FORECAST

The development forecast utilized in this DC Background Study is consistent with the Township's 2020 DC Background Study. A ten-year planning horizon (2022-2031) is utilized for all services.

The table below provides a summary of the anticipated residential and non-residential growth over the 2022-2031 period. The development forecast is further discussed in Appendix A.

TOWNSHIP OF RAMARA
SUMMARY OF DEVELOPMENT FORECAST

RESIDENTIAL FORECAST	Existing	2022 - 2031	
	2021	Forecast Change	Total at 2031
Occupied Households	4,408	955	5,363
Population			
Census	10,377	2,231	12,608
In New Households		2,298	
NON-RESIDENTIAL FORECAST	**Existing**	**2022 - 2031**	
	2021	Forecast Change	Total at 2031
Employment	2,194	471	2,664
Non-Residential Building Space (sq.m.)		30,598	

D. FUNDING ENVELOPE BASED ON "NET" GROWTH

In accordance with the DCA, development charges have been calculated (where applicable) at a level no higher than the average service level provided in the Township over the 10-year period immediately preceding the preparation of the background study, on a service by service basis.

The maximum permissible funding envelopes in this study are based on "net" population, employment and household growth.

E. DEVELOPMENT-RELATED CAPITAL PROGRAM

The development-related capital program for the services included in this DC Background Study is planned over a ten-year period from 2022 to 2031. The gross costs amount to $2.59 million where $1.46 million is eligible for recovery through development charges. Details regarding the capital programs for each individual soft service are provided in Appendix B of this report.

The following is a summary of the development-related capital program for all services considered in this study:

Summary of Development-Related Capital Program (2022-2031) [(1)]

SERVICE	GROSS COST ($000)	DC ELIGIBLE COST ($000)
Library Service	$1,089.2	$677.8
Parks and Recreation	$1,080.0	$694.7
Development-Related Studies	$425.0	$90.7
Total	**$2,594.2**	**$1,463.3**

Note 1: Represents services only considered under this DC Background Study

F. CALCULATED DEVELOPMENT CHARGES

The tables below provide the Township-wide development charges calculated for each of the services considered under this DC Background Study. DCs are calculated for residential and non-residential development based on the aforementioned forecasts.

The rates calculated as part of this DC Background Study are the maximum permissible rates under the current legislation. Council may implement rates lower than those calculated and the revenue shortfall will need to be made up from other sources, namely property taxes, user fees and water and wastewater utility rates.

It should be noted that in addition to the services considered under this DC Background Study, the Township's current DC By-law 2020.21 will also continue to apply as it relates to other Township-wide Hard services: Fire Services, Services Related to a Highway: Public Works, and Roads and Related development charges. In addition, ASDCs for water and wastewater services related to development in Brechin/Lagoon City and/or Bayshore Village will also continue to be applied in accordance with the provisions of the by-laws (#2019.63 and #2019.64 respectively).

Development charges rates have been established under the parameters and limitations of the DCA. A Township-wide uniform cost recovery approach is used to calculate development charges for each service of the services considered under this Background Study; uniform residential and non-residential charges are levied throughout the Township for these services.

TOWNSHIP OF RAMARA

RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES

SERVICE	Charge Per Unit Type			Non-Residential Charge ($/sq.m.)
	Singles/ Semis	Rows / Other Multiples	Apartments	
Library Services	$708	$583	$554	$0.00
Parks And Recreation	$740	$609	$579	$0.00
Development-Related Studies	$80	$66	$63	$0.51
Subtotal Soft Services	**$1,528**	**$1,258**	**$1,196**	**$0.51**
Other Township-wide Services (per By-law 2020.21)				
Subtotal Other Township-wide Services (per By-law 2020.21)	**$5,922**	**$4,844**	**$4,601**	**$37.26**
TOTAL CHARGE PER UNIT	**$7,450**	**$6,102**	**$5,797**	**$37.77**

G. OPERATING IMPACTS AND ASSET MANAGEMENT PLAN

The Township's net operating costs are expected to increase by $799,000 by 2031. By 2032, provisions for capital repair and replacement associated to the development-related capital program is expected to be about $87,000. These amounts will need to be funded from non-development charge sources.

H. CONSIDERATION FOR AREA-RATING

Based on discussions with staff, and an examination of the form and type of development charge eligible services, it is proposed that the Township continue to calculate and collect DCs on a uniform, Township-wide basis for all services considered under this study.

I. DRAFT DEVELOPMENT CHARGES BY-LAW AVAILABLE IN APPENDIX E

The proposed draft DC by-law is included in this report and can be found in Appendix E. The by-law and study are being made available at least two weeks in advance of the statutory public meeting scheduled for May 2nd 2022.

1. INTRODUCTION

The *Development Charges Act, 1997* (DCA), and its associated Ontario Regulation 82/98 (O. Reg. 82/98), allow municipalities in Ontario to recover development-related capital costs from new development. The Township of Ramara currently levies development charges through its By-law 2020.21. This Township of Ramara Development Charges Background Study is presented as part of a process to amend the Township's current Township-wide development charges as they relate to Library Services, Parks and Recreation, and Development-Related Studies. The study is prepared in accordance with the DCA and associated Regulation, including the amendments that came into force on January 1, 2016, June 6, 2019, January 1, 2020 and September 17, 2020.

The DCA and O. Reg. 82/98 require that a development charges background study be prepared in which development charges are determined with reference to:

- A forecast of the amount, type and location of development anticipated in the Township;
- The average capital service levels provided in the Township over the ten-year period immediately preceding the preparation of the background study;
- A review of future capital projects, including an analysis of gross expenditures, funding sources, and net expenditures incurred or to be incurred by the Township or its local boards to provide for the anticipated development, including the determination of the development-related and non-development-related components of capital projects; and
- An examination of the long-term capital and operating costs for the capital infrastructure required for each service to which the development charges by-laws would relate.

This study identifies the development-related net capital costs which are attributable to development that is forecast to occur in the Township. The costs are apportioned to types of development (residential and non-residential) in a manner that reflects the increase in need for each service attributable to each type of development. The study therefore calculates development charges for each type of development.

The DCA provides for a period of public review and comment regarding the proposed development charges. This process includes considering and responding to comments received by members of the public about the calculated charges. Following completion of this process, and in accordance with the DCA and Council's review of this study, it is intended that Council will pass a new development charge by-law.

The remainder of this study sets out the information and analysis upon which the calculated development charges are based.

2. METHODOLOGY

Several key steps are required when calculating any development charge. However, specific circumstances arise in each municipality that must be reflected in the calculation. Therefore, this study has been tailored specifically for the Township of Ramara. The approach to the proposed development charges is focused on providing a reasonable alignment of development-related costs with the development that necessitates them.

A. TOWNSHIP-WIDE DEVELOPMENT CHARGES ARE PROPOSED

The Township provides a wide range of services to the community it serves and has an extensive inventory of facilities, land, infrastructure, vehicles and equipment. The DCA provides municipalities with flexibility to define services that will be included in the development charge by-laws, provided that the other provisions of the *Act* and its associated regulations are met. The DCA also requires that the by-laws designate the areas within which the by-laws shall be imposed. The development charges may apply to all lands in the municipality or to other designated development areas as specified in the by-laws.

i. Services Based on a Township-wide Approach

For all services that the Township provides, a range of capital facilities, land, equipment and infrastructure is available throughout the Township; parks, community centres, vehicles and so on. As new development occurs, new facilities will need to be added so that service levels in newly developing areas are provided at levels enjoyed in existing communities. A widely accepted method for sharing the development-related capital costs for such Township services is to apportion them over all new development anticipated in the Township.

The following services are included in the Township-wide development charge calculation under this study:

- Library Services
- Parks and Recreation:
- Development-Related Studies

These services form a reasonable basis on which to plan and administer the development charges. It is noted that the analysis of each of these services examines the individual

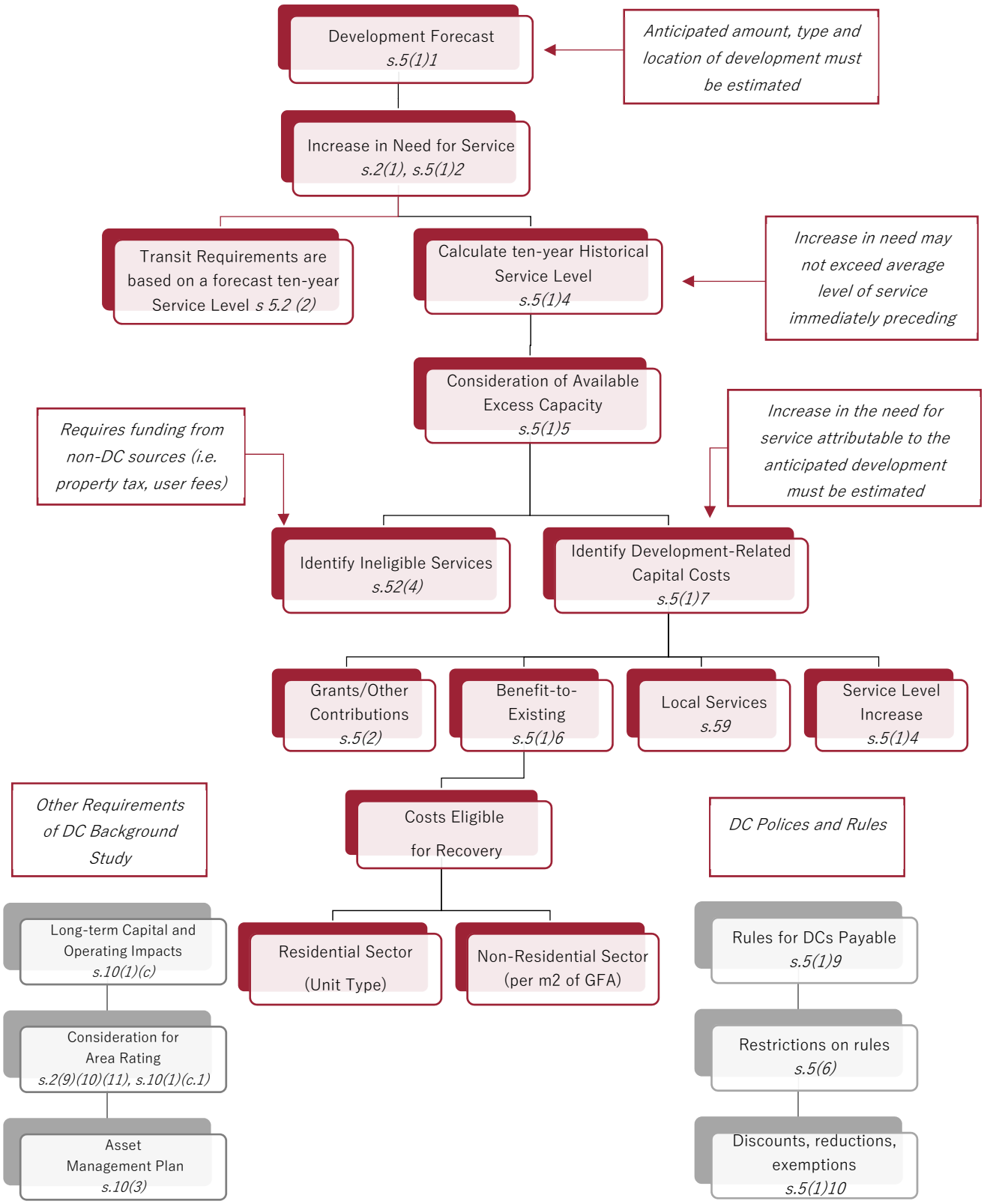
capital facilities and equipment currently in place. The resulting development charge for these services is to be imposed against all development anywhere in the Township.

It should be noted that the services included for development charges recovery in this study relate solely to soft services (Library Services, Parks and Recreation, and Development-Related Studies). Services of Fire, Police, and Services Related to a Highway (Public Works & Roads and Related) will continue to be collected for under by-law 2020.21. In addition, ASDCs for water and wastewater services related to development in Bayshore Village and/or Brechin/Lagoon City will also continue to be applied in accordance with the provisions of those by-laws (#2019.63 and #2019.64 respectively).

B. KEY STEPS IN DETERMINING DEVELOPMENT CHARGES FOR FUTURE DEVELOPMENT-RELATED PROJECTS

Several key steps are required in calculating development charges for future development-related projects. These are summarized below and illustrated in Figure 1.

Figure 1: Statutory Requirements of Development Charge Calculation and Study Process



i. Development Forecast

The first step in the methodology requires a development forecast be prepared over the 10-year planning period, 2022-2031. The forecast of the future residential and non-residential development used in this study is based on information provided by Township planning staff and is consistent with the 2020 DC Background Study (for hard services), which is also based on the County of Simcoe Official Plan.

For the residential portion of the forecast, both the net (or Census) population growth and population growth in new units is estimated. The net population growth determines the need for additional facilities and provides the foundation for the development-related capital program.

When calculating the development charge however, the development-related net capital costs are spread over the total additional population that occupy new housing units. This population in new units represents the population from which development charges will be collected.

The non-residential portion of the forecast estimates the Gross Floor Area (GFA) of building space to be developed over the 10-year period. The forecast of GFA is based on the employment forecast for the Township. Factors for floor space per worker are used to convert the employment forecast into gross floor areas for the purposes of the development charges study.

ii. Service Categories and Historical Service Levels

The DCA states that the increase in the need for service attributable to anticipated development:

> … must not include an increase that would result in the level of service exceeding the average level of that service provided in the municipality over the ten-year period immediately preceding the preparation of the background study…(s. 5. (1) 4.)

Historical ten-year average service levels thus form the basis for the development charge calculation. A review of the Township's capital service levels for buildings, land, vehicles, equipment and so on has therefore been prepared for the calculation so that the portion of future capital projects that may be included in the development charge can be determined. The historical service levels used in this study have been calculated based on the period 2012 to 2021.

iii. Development-Related Capital Forecast and Analysis of Net Capital Costs to be included in the Development Charges

A development-related capital forecast has been prepared by Township staff and Hemson as part of the study. The forecast identifies development-related projects and their gross and net costs, after allowing for capital grants, subsidies or other contributions as required by the DCA s.5 (2). The capital forecast provides another cornerstone upon which development charges are based. The DCA requires that the increase in the need for service attributable to the anticipated development may include an increase:

> … only if the council of the municipality has indicated that it intends to ensure that such an increase in need will be met. (s. 5. (1) 3.)

In conjunction with the DCA, s. 5 (1) 4 referenced above, these sections have the effect of requiring that the development charge be calculated on the lesser of the historical ten-year average service levels or the service levels embodied in future plans of the Township. The development-related capital forecast prepared for this study ensures that development charges are only imposed to help pay for projects that have been or are intended to be purchased or built in order to accommodate future anticipated development. It is not sufficient in the calculation of development charges merely to have had the service in the past. There must also be a demonstrated commitment to continue to emplace facilities or infrastructure in the future. In this regard, O. Reg. 82/98, s. 3 states that:

> For the purposes of paragraph 3 of subsection 5 (1) of the *Act*, the council of a municipality has indicated that it intends to ensure that an increase in the need for service will be met if the increase in service forms part of an Official Plan, capital forecast or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.

For some projects in the development-related capital forecast, a portion of the project may confer benefits to existing residents. As required by the DCA, s. 5 (1) 6, these portions of projects and their associated net costs are the funding responsibility of the Township from non development charge sources. The amount of funding for such non growth shares of projects is also identified as part of the preparation of the development related capital forecast.

There is also a requirement in the DCA to reduce the applicable development charge by the amount of any “uncommitted excess capacity” that is available for a service. Such capacity

is available to partially meet the future servicing requirements. Adjustments are made in the analysis to meet this requirement of the Act.

iv. Attribution to Types of Development

The next step in the determination of development charges is the allocation of the development-related net capital costs between the residential and the non-residential sectors. This is done by using different apportionments for different services in accordance with the demands which the two sectors would be expected to place on the various services and the different benefits derived from those services.

Where reasonable data exist, the apportionment is based on the expected demand for, and use of, the service by each sector (e.g. based on shares of population in new units and employment growth).

Finally, the residential component of the development charges is applied to different housing types on the basis of average occupancy factors. The non-residential component is applied on the basis of gross building space in square metres.

v. Final Adjustment

The final determination of the development charge results from adjustments made to development-related net capital costs for each service and sector resulting from a cash flow analysis that takes account of the timing of projects and receipt of development charges. Interest earnings or borrowing costs are accounted for in the calculation as allowed under the DCA.

3. DEVELOPMENT FORECAST

The *Development Charges Act* (DCA) requires the Township to estimate "the anticipated amount, type and location of development" for which development charges may be imposed. The development forecast must cover both residential and non-residential development and be specific enough with regards to quantum, type, location and timing of development to allow the Township to prepare a reasonable development-related capital program.

The forecast is based on Census years and is translated into the time periods required for DC purposes, generally pro-rating the census periods to the DC time period. A ten-year development forecast, from 2022 to 2031, has been used for all the services considered under this DC Background Study.

The population and household growth determines the need for additional facilities and provides the foundation for the development-related capital program. Table 1 summarizes the population and household development forecast. The table shows that the Township's Census population is forecast to increase by roughly 2,230 over the ten-year planning period. The number of occupied dwellings will increase by 955 over the ten-year period.

In addition to the net population forecast, a forecast of "population in new units" that will result from the addition of new housing units has been made. In total, 2,298 is the forecasted population in new dwelling units over the ten-year planning period.

Non-residential development charges are calculated on a per square metre of gross floor area (GFA) basis. Therefore, as per the DCA, a forecast of non-residential building space has been developed. As with the residential forecast, a ten-year development forecast, from 2022 to 2031, has been used for all services under this study.

A summary of the GFA forecasts is provided in Table 1. The total GFA growth is forecast at about 30,600 square metres over the ten-year period with an accompanying employment growth of 471.

Table 1 provides a summary of the residential and non-residential development forecast used in this analysis.

TABLE 1

TOWNSHIP OF RAMARA
SUMMARY OF DEVELOPMENT FORECAST

RESIDENTIAL FORECAST	Existing	2022 - 2031	
	2021	Forecast Change	Total at 2031
Occupied Households	4,408	955	5,363
Population			
Census	10,377	2,231	12,608
In New Households		2,298	
NON-RESIDENTIAL FORECAST	**Existing**	**2022 - 2031**	
	2021	Forecast Change	Total at 2031
Employment	2,194	471	2,664
Non-Residential Building Space (sq.m.)		30,598	

4. SUMMARY OF HISTORICAL CAPITAL SERVICE

The DCA and Ontario Regulation 82/98 require that the development charges be set at a level no higher than the average service level provided in the municipality over the 10-year period immediately preceding the preparation of the background study, on a service by service basis.

For Library Services, Parks and Recreation, the legislative requirement is met by documenting historical service levels for the preceding 10 years, in this case, for the period 2012-2021. Typically, service levels are measured as a ratio of inputs per capita, per household, or inputs per population and employment.

O. Reg. 82/98 requires that, when determining historical service levels, both quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet per capita. The qualitative aspect is introduced by the consideration of the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of dollars per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be charged to new development reflect not only the quantity (number and size), but also the quality (value or replacement cost) of service provided historically by the Township. Both the quantitative and qualitative aspects of service levels used in the present analysis are based on information provided by Township staff, and is based on historical records and their experience with costs to acquire or construct similar facilities, equipment and infrastructure.

Table 2 summarizes service levels for all applicable services included in the development charge calculation. Appendix B provides detailed historical inventory data upon which the calculation of service levels is based.

TABLE 2

TOWNSHIP OF RAMARA
SUMMARY OF AVERAGE HISTORIC SERVICE LEVELS 2012 - 2021

Service	2012 - 2021 Service Level Indicator
1.0 LIBRARY SERVICES	**$303.83 per capita & employment**
Buildings	$179.00 per capita & employment
Land	$80.19 per capita & employment
Materials	$35.69 per capita & employment
Furniture and Equipment	$8.95 per capita & employment
2.0 PARKS AND RECREATION	**$1,335.62 per capita & employment**
Indoor Recreation	$683.98 per capita & employment
Parkland	$155.30 per capita & employment
Park Facilities	$418.06 per capita & employment
Outdoor Buildings	$78.28 per capita & employment

5. DEVELOPMENT-RELATED CAPITAL FORECAST

The DCA requires that the Council of a municipality express its intent to provide future capital facilities at the level incorporated in the development charges calculation. As noted above in Section II, Ontario Regulation 82/98, s. 3 states that:

> For the purposes of paragraph 3 of subsection 5 (1) of the Act, the council of a municipality has indicated that it intends to ensure that an increase in the need for service will be met if the increase in service forms part of an official plan, capital forecast or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.

A. A DEVELOPMENT-RELATED CAPITAL FORECAST IS PROVIDED FOR COUNCIL'S APPROVAL

Based on the development forecast summarized in Section 3 and detailed in Appendix A, Township staff in collaboration with the consultant has developed a development-related capital forecast which sets out those projects that are required to service anticipated growth. For all services, the capital forecast covers the ten-year period from 2022 to 2031.

One of the recommendations contained in this background study is for Council to adopt the development-related capital forecast developed for the purposes of the development charges calculation. It is assumed that future capital budgets and forecasts will continue to bring forward the capital projects presented here as they will be needed to service the anticipated growth in the Township. However, it is acknowledged that changes to the forecast presented here may occur through the Township's normal capital budget process.

B. THE DEVELOPMENT-RELATED CAPITAL FORECAST

A summary of the development-related capital forecast for the services considered under this DC Background Study is presented in Table 3. The table shows that the gross cost of the Township's capital forecast is estimated to be $2.59 million. Further details on the capital plan for the services are available in Appendix B.

The development-related capital forecast estimates a total gross cost of $2.59 million. Additional funding of $282,300 is anticipated from various grants, subsidies and other contributions. Therefore, the net municipal cost of the capital program will be $2.31 million.

This capital forecast incorporates those projects identified to be related to development anticipated in the next 10 years. It is not implied that all of these costs are to be recovered from new development by way of development charges (see the following Section 6 for the method and determination of net capital costs attributable to growth). Portions of this capital forecast may relate to providing servicing for development which has occurred prior to 2022 (for which development charge reserve fund balances exist), for replacement of existing capital facilities or for growth anticipated to occur beyond the 2022-2031 planning period.

6. DEVELOPMENT CHARGES ARE CALCULATED IN ACCORDANCE WITH THE DCA

This section summarizes the calculation of development charges for each service category and the resulting total charges by sector. For all municipal services, the calculation of the "unadjusted" per capita (residential) and per square metre (non-residential) charges is reviewed. Adjustments to these amounts resulting from a cash flow analysis that takes interest earnings and borrowing costs into account are also discussed.

For residential development, the adjusted total per capita amount is then converted to a variable charge by housing unit type using various unit occupancy factors. For non-residential development, the charges are based on gross floor area (GFA) of building space.

It is noted that the calculation of the Township-wide development charges does not include any provision for exemptions required under the DCA, such as the exemption for enlargements of up to 50 per cent on existing industrial buildings. Such legislated exemptions, or other exemptions that Council may choose to provide, will result in loss of DC revenue for the affected types of development. However, any such revenue loss may not be made up by offsetting increases in other portions of the calculated charge.

A. DEVELOPMENT CHARGES CALCULATION

A summary of the "unadjusted" residential and non-residential development charges is presented in Table 4. Further details of the calculations for each individual Township service category are available in Appendix B.

i. General Services

A summary of the "unadjusted" residential and non-residential development charges for general services is presented in Table 4.

TABLE 4

TOWNSHIP OF RAMARA
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
10-YEAR CAPITAL PROGRAM FOR TOWNSHIP-WIDE SOFT SERVICES

10 Year Growth in Population in New Units	2,298
10 Year Growth in Square Meters	30,598

	Service	Development-Related Capital Forecast (2022-2031)								
		Net Municipal Cost ($000)	Replacement & Benefit to Existing ($000)	Available DC Reserves ($000)	Other Development Related ($000)	Total DC Eligible Costs for Recovery ($000)	Residential Share		Non-Residential Share	
							%	$000	%	$000
1.00	**LIBRARY SERVICES**	$1,089.2	$0.0	$228.1	$183.2	$677.8	100%	$677.8	0%	$0.0
	Unadjusted Development Charge Per Capita ($)							$295.02		
	Unadjusted Development Charge Per Sq. M. ($)									$0.00
2.00	**PARKS AND RECREATION**	$897.7	$0.0	$202.9	$0.0	$694.7	100%	$694.74	0%	$0.0
	Unadjusted Development Charge Per Capita ($)							$302.37		
	Unadjusted Development Charge Per Sq. M. ($)									$0.00
3.00	**DEVELOPMENT-RELATED STUDIES**	$325.0	$98.6	$135.7	$0.0	$90.7	83%	$75.32	17%	$15.4
	Unadjusted Development Charge Per Capita ($)							$32.78		
	Unadjusted Development Charge Per Sq. M. ($)									$0.50
Total - 10 Year Township-Wide Soft Services		**$2,311.9**	**$98.6**	**$566.7**	**$183.2**	**$1,463.3**		**$1,447.9**		**$15.4**
	Unadjusted Development Charge Per Capita ($)							**$630.17**		
	Unadjusted Development Charge Per Sq. M. ($)									**$0.50**

The capital forecast for general services incorporates those projects identified to be related to development anticipated in the next 10-years. However, not all of the capital costs are to be recovered from new development by way of development charges. Table 4 shows that $98,600 of the capital forecast relates to replacement of existing capital facilities or for shares of projects that provide benefit to the existing community. These portions of capital costs will have to be funded from non-development charge revenue sources.

There is approximately $566,700 in available DC reserves that are used to fund the growth-related program. Another share of the forecast, $183,200, is attributable to development beyond the 2031 period (and may therefore be recovered under future development charge studies or other growth funding tools such as CBCs).

The total costs eligible for recovery through development for soft services is $1.46 million. This amount is allocated between the residential and non-residential sectors to derive the unadjusted development charges. Library Service, Parks and Recreation are deemed to benefit residential development only, while the remaining service, Development Related Studies, is allocated between both sectors based on shares of population in new units and employment growth over the next ten years. The allocation to the residential sector for this service is calculated at 83 per cent and 17 per cent to the non-residential sector.

Approximately $1.45 million of the soft services development charges eligible capital program is deemed to benefit residential development. When this amount is divided by the ten-year growth in population in new housing units an unadjusted charge of $630.17 per capita is the result. The non-residential share of the capital program totals $15,400 and when this amount is divided by the 10-year forecast of non-residential space growth, an unadjusted charge of $0.50 per square metre is the result.

ii. Adjusted Residential and Non-Residential Development Charges

Final adjustments to the “unadjusted” development charge rates summarized above are made through a cash flow analysis. The analysis, details of which are included in the Appendices, considers the borrowing cost and interest earnings associated with the timing of expenditures and development charge receipts for each service category.

Table 5 summarizes the results of the cash flow adjustments for the residential development charges rates. The adjusted per capita rate for the service categories considered decreases slightly from $630 per capita to $629 per capita after the cash flow analysis for the residential charge.

Table 5 also provides the calculated rates by residential unit, but only representing the service categories considered under this study. The charge for a single or semi-detached unit is $1,528 per unit, $1,258 for a row or other type of multiple unit, and $1,196 for an apartment unit.

TABLE 5

TOWNSHIP OF RAMARA
RESIDENTIAL DEVELOPMENT CHARGE

SERVICE	Unadjusted Charge Per Capita	Adjusted Charge Per Capita After Cashflow	Charge Per Unit Type		
			Singles/ Semis	Rows / Other Multiples	Apartments
Library Services	$295	$291	$708	$583	$554
Parks And Recreation	$302	$305	$740	$609	$579
Development-Related Studies	$33	$33	$80	$66	$63
Subtotal Soft Services	**$630**	**$629**	**$1,528**	**$1,258**	**$1,196**
1: Based on persons per unit:			2.43	2.00	1.90

Table 6 shows the non-residential uniform charge experiences a slight increase after cash flow considerations, from $0.50 to $0.51 per square metre.

Although a development charge is not being recalculated for Fire Services and Services Related to a Highway (Public Works and Roads and Related) at this time, the development charges at the existing rates are included in the total charges for illustration purposes and reflected in Tables 7 and 8.

TABLE 6

TOWNSHIP OF RAMARA
NON-RESIDENTIAL DEVELOPMENT CHARGE

SERVICE	Unadjusted Charge ($/sq.m.)	Adjusted Charge ($/sq.m.)
Library Services	$0.00	$0.00
Parks And Recreation	$0.00	$0.00
Development-Related Studies	$0.50	$0.51
Subtotal Soft Services	**$0.50**	**$0.51**

7. Comparison of Calculated and Current Development Charges

For illustration purposes, Tables 7 and 8 present a comparison of the newly calculated residential and non-residential development charges with those currently imposed development charge rates, which include the soft-services calculated rates (under this study) as well as the Township-wide development charges (for hard services) imposed under a separate by-law which are not adjusted as part of this study. The table illustrates that the residential development charge for a single- or semi-detached unit decreases by $290 per unit, or 4 per cent. Please note, in addition, ASDCs for water and wastewater services related to development in Bayshore Village and/or Brechin/Lagoon City will also continue to be applied in accordance with the provisions of those by-laws (#2019.63 and #2019.64 respectively).

The current development charge rate for non-residential (institutional/ commercial) development decreased, from $40.63 per square metre to $37.77 per square metre (7 per cent).

It should be noted that the services included for development charges recovery in this study relate solely to soft/general services (Library, Parks and Recreation and Development-Related Studies). The hard services by-law has been included in these tables for reference purposes only. Additional area-specific charges for water and wastewater services would also be applied where applicable.

TABLE 7

TOWNSHIP OF RAMARA
COMPARISON OF CURRENT AND CALCULATED
RESIDENTIAL DEVELOPMENT CHARGE PER SINGLE/SEMI DETACHED UNIT

SERVICE	Current Charge	Calculated Charge	Difference	
	$/Unit		$	%
Library Services	$544	$708	$164	30%
Parks And Recreation	$737	$740	$3	0%
Development-Related Studies	$536	$80	($456)	(85%)
Subtotal Soft Services	**$1,818**	**$1,528**	**($290)**	
Other Township-wide Services (per By-law 2020.21)				
Subtotal Other Township-wide Services (per By-law 2020.21)	**$5,922**	**$5,922**	**$0**	**0%**
TOTAL CHARGE PER SINGLE/SEMI DETACHED UNIT	**$7,740**	**$7,450**	**($290)**	**(4%)**

TABLE 8

TOWNSHIP OF RAMARA

COMPARISON OF CURRENT AND CALCULATED

NON-RESIDENTIAL DEVELOPMENT CHARGE PER SQUARE METRE

SERVICE	Current Charge	Calculated Charge	Difference	
	$/sq. m		$	%
Library Services	$0.00	$0.00	$0.00	0%
Parks And Recreation	$0.00	$0.00	$0.00	0%
Development-Related Studies	$3.37	$0.51	($2.86)	(85%)
Subtotal Soft Services	**$3.37**	**$0.51**	**($2.86)**	
Other Township-wide Services (per By-law 2020.21)				
Subtotal Other Township-wide Services (per By-law 2020.21)	**$37.26**	**$37.26**	**$0.00**	**0%**
TOTAL CHARGE PER SQUARE METRE	**$40.63**	**$37.77**	**($2.86)**	**(7%)**

8. Cost of Growth Analysis

This section provides a brief examination of the long-term capital and operating costs for the capital facilities and infrastructure to be included in the Development Charges By-law. This examination is required as one of the features of the Development Charges Act, 1997.

i. Net Operating Costs for the Township's Services are estimated to Increase over the Forecast Period

Table 9 summarizes the estimated increase in net operating costs that the Township will experience for additions associated with the planned capital program. Additional details are included in Appendix D.

As shown in Table 9, by 2031, the Township's net operating costs are estimated to increase by $799,000. The most significant portion of this increase can be attributed to the Library Services branch expansions.

ii. Long-Term Capital Financing from Non-Development Charge Sources Totals $98,600

Table 9 also summarizes the components of the development-related capital program that will require funding from non-development charge sources as discussed in Section 5. In total $98,600 will need to be financed from non-development charge sources over the next ten years. The entire amount is related to capital replacement and for non-growth shares of projects that provide benefit to the existing community. In addition, about $183,200 in interim financing may be required for projects related to growth in the post-2031 period. It is likely that most of these monies could be recovered from future development charges as the by-laws are revisited at least every five years or from other growth funding tools should council and staff explore the use of Community Benefit Charges.

TABLE 9

TOWNSHIP OF RAMARA
SUMMARY OF LONG TERM CAPITAL AND OPERATING COST IMPACTS
($000)

NET OPERATING IMPACTS	2031
Library Services	$790.3
Parks And Recreation	$8.8
TOTAL OPERATING IMPACTS	**$799.0**

LONG-TERM CAPITAL IMPACTS	Total
Total Net Cost	**$2,311.9**
Net Cost From Development Charges	**$1,463.3**
Available DC Reserves (1)	**$566.7**
For Post 2031 Development (2)	**$183.2**
Net Cost From Non-DC Sources	
- Replacement/BTE	**$98.6**
TOTAL LONG-TERM CAPITAL IMPACTS	**$98.6**

Notes:

(1) To extent possible costs have been offset by existing DC Reserve Fund Balances.

(2) Costs for growth beyond 2031 may be recovered from future DCs and therefore may only be an interim financing requirement.

B. ASSET MANAGEMENT PLAN

The *Development Charges Act* now requires that municipalities complete an Asset Management Plan before the passing of a development charges by-law. A key function of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the development charges by-law are financially sustainable over their full life cycle. Further details relating to the Asset Management Plan are discussed in Appendix D.

i. Annual Capital Provisions for Tax and Rate Supported Assets

Table 10 shows the annual capital provisions required to replace the development eligible and ineligible costs associated with the capital infrastructure identified in the DC Background Study. This estimate is based on information obtained through discussions with Township staff regarding useful life assumptions and the capital cost of acquiring and/or emplacing each asset.

Table 10 illustrates that, by 2032, the Township will need to fund an additional $87,000 per annum in order to properly fund the full life cycle costs of the new Township-wide assets supported under the proposed Development Charges By-Law.

TABLE 10

TOWNSHIP OF RAMARA
ANNUAL ASSET MANAGEMENT PROVISION BY 2032

Service	2022-2031 Capital Program		Calculated AMP Annual Provision by 2032	
	DC Recoverable	Non-DC Funded	DC Related	Non-DC Related
Library Services	$905,938	$183,237	$ 26,413	$ 4,262
Parks And Recreation	$897,683	$ 182,317	$ 60,584	$ 12,500
Development-Related Studies	$ -	$ -	$ -	$ -
Total 2032 Provision			**$ 86,997**	**$ 16,762**

ii. Future Revenue Growth

The calculated annual funding provision should be considered within the context of the Township's projected growth. Over the next ten years the Township is projected to increase by approximately 955 households. In addition, the Township will also add 471 new employees that will result in approximately 30,600 square metres of additional non-residential building space.

This growth will have the effect of increasing the overall assessment base and additional user fee and charges revenue to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the Development Charges By-law.

iii. Assets are Deemed to be Financial Sustainable

In summary, the asset management plan and long-term capital and operating analysis included in this appendix demonstrates that the Township can afford to invest and operate the identified services infrastructure over the 10-year planning period. Importantly, the Township's annual budget review allows staff to continue to monitor and implement mitigating measures should the program become less sustainable.

9. DEVELOPMENT CHARGES ADMINISTRATION

A. DEVELOPMENT CHARGES ADMINISTRATION

No significant changes are recommended to the Township's current policies and practices regarding development charge administration. In this regard:

- It is recommended that practices regarding collection of development charges and by-law administration continue to the extent possible.
- As required under the DCA, the Township should codify any rules regarding application of the by-laws and exemptions within the development charges by-laws proposed for adoption.
- It is recommended that Council adopt the development-related capital forecast included in this background study, subject to annual review through the Township's normal capital budget process.
- It is recommended that limited exemptions, other than those required in the DCA, be formally adopted in the by-laws.

B. CONSIDERATION FOR AREA-RATING

In accordance with the DCA, Council must consider the use of area rating, also known as area-specific development charges, as part of the DC Background Study. As part of the Township's 2022 DC Study, the appropriateness of implementing area-specific development charges for the various Township services was examined.

The DCA permits the Township to designate, in its DC By-law, the areas where development charges shall be imposed. The charges may apply to all lands in the Township or to other designated development areas as specified in the DC By-law.

The following was considered with respect to area-specific development charges:

- Is the use of area-specific charges appropriate for some or all services?
- Are there any data limitations with calculating an area-specific development charge?

Area-specific development charges are typically considered when there is clear benefit to a particular area (including the population or population and employment), and have been implemented mostly in stand alone green field developments. Area-Specific development charges are used to fund the Township's water and wastewater infrastructure in the Bayshore Village and Brechin/Lagoon City Service Areas under a separate by-law.

Based on discussions with staff, and the analysis of the delivery of services, it is proposed that the Township continue to calculate and collect DCs on a uniform, Township-wide basis for the services considered under this study.

APPENDIX A

DEVELOPMENT FORECAST

APPENDIX A – DEVELOPMENT FORECAST

This appendix provides details of the development forecast used to prepare the 2022 Development Charges Background Study for the Township of Ramara. The forecast method and key assumptions are discussed. The forecast results are provided in a series of tables.

Table 1	Historical Population, Occupied Households and Employment Summary
Table 2	Historical Annual Housing Completions by Unit Type (CMHC)
Table 3	Historical Households by Period of Construction Showing Household Size
Table 4	Population, Household & Employment Forecast Summary
Table 5	Forecast of Household Growth by Unit Type
Table 6	Forecast of Population Growth in New Households by Unit Type
Table 7	Non-Residential Space Forecast

The forecasts were prepared by Hemson Consulting Ltd. in consultation with Township planning staff. For the purposes of this study, the forecasts are consistent with the targets outlined in the Township's 2020 Development Charges Background Study and the County of Simcoe Official Plan (2031 target). The forecasts take into account a range of background studies and statistical data including Statistics Canada 2016 Census and 2021 Census data, Canada (where available)[1], recent housing completions, historical building permit data, Mortgage Housing Corporation (CMHC) housing market information, and development application data.

A. FORECAST APPROACH AND KEY ASSUMPTIONS

The *Development Charges Act (DCA)* requires the Township to estimate "the anticipated amount, type and location of development" for which development charges may be imposed. The development forecast must cover both residential and non-residential development and be specific enough regarding the quantum, type, location and timing of development to allow the Township to prepare a reasonable development-related capital program.

[1] Only population and the total occupied households were updated with 2021 census information as the data was available. Other 2021 information, such as employment, is estimated using previous census information and other available data sources.

The forecast is based on Census years and is translated into the timeframes required for DC purposes, generally pro-rating the census periods to the DC time period. A ten-year development forecast, from 2022 to 2031, has been used for all the development charges eligible general services in the Township. PI

B. HISTORICAL DEVELOPMENT IN THE TOWNSHIP OF RAMARA

The Township of Ramara has experienced steady household and population growth over the last ten years. Historical growth and development figures presented here are based on Statistics Canada Census data. A "Census-based" definition of population is used for the purpose of the development charges study. This definition does not include the Census net undercoverage, which is typically included in the definition of "total" population commonly used in municipal planning documents. For development charges purposes, a 10-year historical period of 2012 to 2021 is used for calculating historical service levels.

Table 1 shows that over the historical period from 2012 to 2021, the Township's Census population increased by roughly 1,102 people (12%) to approximately 10,377 people by 2021 – much of the growth occurred in the most recent 5-year period. The number of occupied household units in the Township increased at a higher rate than population (16% or 624 units) over the same period. This difference is the result of a decline in the average number of persons residing in household units.

Total employment numbers shown in Table 1 are based on Statistics Canada place of work data. Place of work employment figures record where people work rather than place of residence. The employment figures shown in this table include workers with no fixed address. However, work-at-home employment is excluded from the figures, for development charge purposes, as this type of employment does not require building floorspace for its activities. Table 1 shows that the Township's employment is estimated to have increased over the last decade, from about 1,638 jobs in 2011 to 2,194 jobs in 2021. The Township's activity rate (the ratio of employment to population) is also estimated to have increased over the historical 10-year period, from about 18% in 2012 to 21% in 2021.

Table 2 provides historical housing completion data between 2012 and 2020. The number of completions by household unit type is shown along with the resulting percentages. All housing related permits over the historical period were for single and semi-detached units in the last ten years. Please note, due to some lagged data, 2021 completion information was not available at the time of writing.

C. FORECAST RESULTS

Development charges are levied on residential development as a charge per new unit and on non-residential development as a charge per unit of gross floor area (GFA).

i. Residential Development Forecast

The residential forecast for 2031 is for a Census population of approximately 12,610, representing growth of 2,231 over the ten-year period. Over the planning period, 955 new occupied households are anticipated reaching a total of 5,363 households by 2031. This forecast is consistent with the targets outlined in the County of Simcoe Official Plan 2031 target. Please note, the County Official Plan figures for Ramara represent total population and the figures used in the Township's DC Study represent census population which does not include an estimate of census undercoverage (estimated at 3%). As indicated in Table 5, consistent with current building patterns, most household growth will continue to take the form of single and semi-detached dwelling units.

In addition to the Census population forecast, a forecast of "population in new units" that will result from the addition of new housing units has been made. Population growth in new units is estimated by applying the following PPUs to the housing unit forecast: 2.43 for single and semi-detached units; 2.00 for rows and other multiples; and 1.90 for apartments. For single and semi-detached units, the forecasted persons in newly constructed units are based upon the historical time series of population growth in housing in the last ten-year Census period (2006-2016) as shown in Table 3. Due to a limited sample size in the row/multiple and apartment category, an assumption was made regarding the forecast PPUs and the factors remain consistent with the prior DC Background Study prepared for the Township. In total, population in new households is forecasted at 2,298 over the ten-year planning period (Table 6).

ii. Non-Residential Development Forecast

The place of work employment is forecast to grow by 471 total jobs over the ten-year forecast period to 2031, reaching a total of approximately 2,660 employees.

Non-residential development charges are calculated on a per m^2 of gross floor area (GFA) basis. Therefore, as per the DCA, a forecast of non-residential building space has been prepared. Like the residential forecast, a ten-year development forecast has been used for all the development charge eligible soft services in the Township.

Employment densities have been used to convert the employment forecast into building space estimates. The GFA forecasts are provided in Table 7 and the table illustrates the total GFA growth of about 30,600 m^2 over the ten-year period.

APPENDIX A - TABLE 1
TOWNSHIP OF RAMARA
HISTORICAL POPULATION, HOUSEHOLDS & EMPLOYMENT SUMMARY

Mid-Year	Census Population	Annual Growth	Occupied Households	Annual Growth	Av. Household Size (PPU)	Place of Work Employment	Annual Growth	Activity Rate
2006	**9,427**		**3,784**		**2.49**	**1,505**		**16.0%**
2007	9,396	(31)	3,784	0	2.48	1,531	26	16.3%
2008	9,366	(30)	3,784	0	2.48	1,557	26	16.6%
2009	9,336	(30)	3,784	0	2.47	1,583	27	17.0%
2010	9,306	(30)	3,784	0	2.46	1,610	27	17.3%
2011	**9,275**	**(31)**	**3,784**	**0**	**2.45**	**1,638**	**28**	**17.7%**
2012	9,317	42	3,832	48	2.43	1,706	68	18.3%
2013	9,359	42	3,881	49	2.41	1,777	71	19.0%
2014	9,402	43	3,931	50	2.39	1,851	74	19.7%
2015	9,445	43	3,981	50	2.37	1,928	77	20.4%
2016	**9,488**	**43**	**4,032**	**51**	**2.35**	**2,006**	**78**	**21.1%**
2017	9,659	171	4,105	73	2.35	2,042	36	21.1%
2018	9,834	175	4,179	74	2.35	2,079	37	21.1%
2019	10,012	178	4,254	75	2.35	2,117	38	21.1%
2020	10,193	181	4,331	77	2.35	2,155	38	21.1%
2021	**10,377**	**184**	**4,408**	**77**	**2.35**	**2,194**	**39**	**21.1%**
Growth 2012-2021		1,102		624			556	

Source: Statistics Canada, Census of Canada, Hemson estimates
Note: Activity Rate represents the ratio between place of work employment and Census population
Note: Census population does not include an estimate of Census net-undercoverage (estimated at 3%)

APPENDIX A - TABLE 2
TOWNSHIP OF RAMARA
HISTORICAL ANNUAL HOUSING COMPLETIONS BY UNIT TYPE (CMHC)

Year	CMHC Annual Housing Completions				Shares By Unit Type			
	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apartments	Total
2012	22	0	0	22	100%	0%	0%	100%
2013	25	0	0	25	100%	0%	0%	100%
2014	24	0	0	24	100%	0%	0%	100%
2015	29	0	0	29	100%	0%	0%	100%
2016	56	0	0	56	100%	0%	0%	100%
2017	74	0	0	74	100%	0%	0%	100%
2018	75	0	0	75	100%	0%	0%	100%
2019	24	0	0	24	100%	0%	0%	100%
2020	29	0	0	29	100%	0%	0%	100%
Growth 2012-2021	358	0	0	358	100%	0%	0%	100%

Source: Canada Mortgage and Housing Corporation (CMHC), Housing Market Information, Township data from staff

APPENDIX A - TABLE 3
TOWNSHIP OF RAMARA
HISTORIC HOUSEHOLDS BY PERIOD OF CONSTRUCTION SHOWING HOUSEHOLD SIZE

	Period of Construction												
	Pre 1945	1946-1960	1961-1970	1971-1980	1981-1990	1991-1995	1996-2000	2001-2005	2006-2010	2011-2016	Pre 2006	2006-2016	Total
Singles/Semis													
Household Population	1,090	775	1,145	1,425	1,425	670	465	975	630	245	7,970	875	8,845
Households	435	375	475	640	595	265	205	365	230	130	3,355	360	3,715
Household Size	2.51	2.07	2.41	2.23	2.39	2.53	2.27	2.67	2.74	1.88	2.38	2.43	2.38
Rows													
Household Population	0	0	0	70	230	45	0	0	0	0	345	0	345
Households	0	0	10	50	130	25	10	0	10	0	225	10	235
Household Size	n/a	n/a	0.00	1.40	1.77	1.80	0.00	n/a	0.00	n/a	1.53	0.00	1.47
Apartments													
Household Population	0	0	0	0	40	0	0	0	0	0	40	0	40
Households	10	0	0	10	40	10	0	10	0	0	80	0	80
Household Size	0.00	n/a	n/a	0.00	1.00	0.00	n/a	0.00	n/a	n/a	0.50	n/a	0.50
All Units													
Household Population	1,090	775	1,145	1,495	1,695	715	465	975	630	245	8,355	875	9,230
Households	445	375	485	700	765	300	215	375	240	130	3,660	370	4,030
Household Size	2.45	2.07	2.36	2.14	2.22	2.38	2.16	2.60	2.63	1.88	2.28	2.36	2.29

Source: Statistics Canada, 2016 Census Special Run.

APPENDIX A - TABLE 4
TOWNSHIP OF RAMARA
POPULATION, HOUSEHOLD & EMPLOYMENT FORECAST SUMMARY

Mid-Year	Census Population	Annual Growth	Total Occupied Households	Annual Growth	Av. Household Size (PPU)	Place of Work Employment	Annual Growth	Activity Rate
2021	**10,377**	**184**	**4,408**	**77**	**2.35**	**2,194**	**39**	**21.1%**
2022	10,577	200	4,493	85	2.35	2,236	42	21.1%
2023	10,777	200	4,578	85	2.35	2,278	42	21.1%
2024	10,989	212	4,668	90	2.35	2,323	45	21.1%
2025	11,213	224	4,763	95	2.35	2,370	47	21.1%
2026	**11,448**	**235**	**4,863**	**100**	**2.35**	**2,420**	**50**	**21.1%**
2027	11,684	235	4,963	100	2.35	2,469	50	21.1%
2028	11,919	235	5,063	100	2.35	2,519	50	21.1%
2029	12,154	235	5,163	100	2.35	2,569	50	21.1%
2030	12,390	235	5,263	100	2.35	2,618	50	21.1%
2031	**12,608**	**218**	**5,363**	**100**	**2.35**	**2,664**	**46**	**21.1%**
Growth 2022-2031		2,231		955			471	

Source: Hemson Consulting Ltd., Simcoe County Official Plan

APPENDIX A - TABLE 5
TOWNSHIP OF RAMARA
FORECAST OF ANNUAL GROWTH IN OCCUPIED HOUSEHOLDS BY UNIT TYPE

Mid-Year	Annual Growth in Occupied Households				Shares By Unit Type			
	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apts.	Total
2022	80	3	2	85	95%	3%	2%	100%
2023	80	3	2	85	95%	3%	2%	100%
2024	85	3	2	90	95%	3%	2%	100%
2025	90	3	2	95	93%	3%	4%	100%
2026	**95**	**3**	**2**	**100**	**93%**	**3%**	**4%**	**100%**
2027	95	3	2	100	93%	3%	4%	100%
2028	95	3	2	100	93%	3%	4%	100%
2029	95	3	2	100	90%	5%	5%	100%
2030	95	3	2	100	90%	5%	5%	100%
2031	**95**	**3**	**2**	**100**	**90%**	**5%**	**5%**	**100%**
Growth 2022-2031	905	30	20	955	95%	3%	2%	100%

Source: Hemson Consulting Ltd. Simcoe County Official Plan

APPENDIX A - TABLE 6
TOWNSHIP OF RAMARA
FORECAST OF POPULATION IN NEW HOUSEHOLDS

Mid-Year	Forecast Population in New Households			
	Singles/Semis	Rows	Apartments	Total
2022	194	6	4	204
2023	194	6	4	204
2024	207	6	4	216
2025	219	6	4	229
2026	**231**	**6**	**4**	**241**
2027	231	6	4	241
2028	231	6	4	241
2029	231	6	4	241
2030	231	6	4	241
2031	**231**	**6**	**4**	**241**
Growth 2022-2031	2,200	60	38	2,298
Based on PPU	2.43	2.00	1.90	

Source Statistics Canada, 2011 National Household Survey Special Run and recent trends*

APPENDIX A - TABLE 7
TOWNSHIP OF RAMARA
PLACE OF WORK EMPLOYMENT AND NON-RESIDENTIAL SPACE

Employment Density

All Employment Types 65.0 m^2 per employee

Mid-Year	Place of Work Employment	Annual Empl Growth	Space (m^2)
2022	2,236	42	2,744
2023	2,278	42	2,744
2024	2,323	45	2,906
2025	2,370	47	3,067
2026	**2,420**	**50**	**3,229**
2027	2,469	50	3,229
2028	2,519	50	3,229
2029	2,569	50	3,229
2030	2,618	50	3,229
2031	**2,664**	**46**	**2,993**
Growth 2022-2031		471	30,598

Source: Hemson Consulting Ltd.
Note: Includes No Fixed Place of Work Employment

APPENDIX B

SOFT SERVICES

TECHNICAL APPENDIX

APPENDIX B – SOFT SERVICES

This appendix provides the detailed analysis undertaken to establish the development charge rates for each of the eligible soft services provided by the Township of Ramara. Three soft services have been analysed as part of this Development Charges (DC) Background Study:

Appendix B.1 Library Services

Appendix B.2 Parks and Recreation

Appendix B.3 Development-Related Studies

Every sub-section, with the exception of Development Related Studies, contains a set of three tables. The tables provide the background data and analysis undertaken to arrive at the calculated development charge rates for that particular service. An overview of the content and purpose of each of the tables is given below.

TABLE 1 HISTORICAL SERVICE LEVELS

Table 1 presents the data used to determine the ten-year historical service level. The DCA and *Ontario Regulation 82/98* require that development charges be set at a level no higher than the average service level provided in a municipality over the ten-year period immediately preceding the preparation of the background study, on a service by service basis. For the purpose of this study, the historical inventory period is defined as 2012–2021.

O. Reg. 82/98 requires that when defining and determining historical service levels, both the quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet. The qualitative aspect is introduced by considering the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of cost per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be funded by new growth reflect not only the quantity (number and size), but also the quality (replacement value or cost) of service provided by the Township in the past. Both the quantitative and qualitative aspects of service levels used in the current analysis are based on information provided by Township staff in consultation with Hemson Consulting Ltd. This information is generally based on historical records and experience with costs to acquire or construct similar facilities, equipment and infrastructure.

The approach used to calculate service levels and maximum funding envelopes is described as follows: for those services with only a residential impact (Library Service, Parks and Recreation), the service level measure of net population has been utilized. For the remaining services that levy both a residential and non-residential charge, the service level measure of net population + employment has been utilized.

There is also a requirement in the DCA to consider "excess capacity" within the City's existing infrastructure that may be available to partially meet future servicing requirements. If Council has expressed its intent before or at the time the capacity was created to recoup the cost of providing the capacity from new development, it is considered "committed excess capacity" under the DCA, and the associated capital cost is eligible for recovery. This requirement has been addressed through the use of "net" population and employment in the determination of maximum permissible funding envelopes.

Table 1 also shows the calculation of the maximum allowable funding envelope. The maximum allowable funding envelope is defined as the ten-year historical service level (expressed as $/capita or $/population and employment) multiplied by the forecast increase in net population or net population and employment over the future planning period. The resulting figure is the value of capital infrastructure that would have to be constructed for that particular service so that the ten-year historical service level is maintained.

TABLE 2 2022 – 2031 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE DEVELOPMENT CHARGES

The *DCA* requires that Council express its intent to provide capital facilities to support future development. Based on the development forecasts presented in Appendix A, municipal staff in collaboration with consultants, have created a development-related capital forecast that sets out the projects required to service anticipated development for the ten-year period from 2022 – 2031.

To determine the share of the program that is eligible for recovery through development charges, the project costs are reduced by any anticipated grants, subsidies or other recoveries, and "replacement" shares and benefit to existing shares.

A replacement share represents the portion of a capital project that will benefit the existing community. It could for example, represent a portion of a new facility that will, at least in part, replace a facility that is demolished, redeployed or will otherwise not be available to serve its former function. The replacement share of the capital program is not deemed to be

development-related and is therefore removed from the development charge calculation. The capital cost for replacement will require funding from non-development charge sources, typically property taxes or user fees.

The capital program less any replacement shares or benefit to existing shares yields the development-related costs. Although deemed development-related, not all of the net development-related capital program may be recoverable from development charges in the period from 2022 to 2031. For some services, reserve fund balances may be available to fund a share of the program. In addition, a portion of the capital program may service growth occurring beyond 2031 or can be funded from other growth-funding tools such as Community Benefit Charges (if a by-law is adopted). This portion of the capital program is deemed "pre-built" service capacity and is considered as committed excess capacity to be recovered under future development charges, or is a service level increase intended to be funded from other growth funding tools.

The remaining portion of the net capital program represents the development-related cost that may be included in the DC calculation. In all cases, as required, this amount is equal to or less than the maximum allowable capital amount as calculated at the end of Table 1. The result is the discounted development-related net capital costs eligible for recovery against growth over the forecast period from 2022 to 2031.

i. Calculation of the Development Charges Rates

The section below the capital program displays the calculation of the calculated development charge rates.

The first step in determining the development charge rate is to allocate the development-related net capital cost between the residential and non-residential sectors. For all soft services (Development-Related Studies) with the exception of Library Services and Parks and Recreation the development-related costs have been apportioned as 83 per cent residential and 17 per cent non-residential. This apportionment is based on the anticipated shares of population growth in new units and employment growth in new space over the ten-year forecast period. The development-related costs associated with Library Services, and Parks & Recreation have been allocated 100 per cent to the residential sector, as the need for these services is driven by residential development.

The residential share of the 2022 – 2031 DC eligible costs is then divided by the forecasted population growth in new dwelling units. This gives the calculated residential development charge per capita. The non-residential development-related net capital costs are divided by

the forecasted increase in non-residential gross floor area (GFA). This yields a charge per square metre of new non-residential development.

TABLE 3 CASH FLOW ANALYSIS

A cash flow analysis is also undertaken to account for the timing of projects and receipt of development charges. Interest earnings or borrowing costs are accounted for in the calculation as allowed under the DCA. Based on the development forecast, the analysis calculates the DC rate required to finance the net development-related capital spending plan, including provisions for any borrowing costs or interest earnings on the reserve funds. The cash flow analysis is designed so that the closing cash balance at the end of the planning period is as close to nil as possible.

In order to determine appropriate development charge rates reflecting borrowing and earnings necessary to support the net development-related funding requirement, assumptions are used for the inflation rate and interest rate. An inflation rate of 2.0 per cent is used for the funding requirements, an interest rate of 5.5 per cent is used for borrowing on the funds and an interest rate of 3.5 per cent is applied to positive balances.

Table 3 displays the results of the cash flow analysis and provides the adjusted or final per capita residential and per square metre (of GFA) non-residential development charges.

APPENDIX B.1

LIBRARY SERVICES

APPENDIX B.1 – LIBRARY SERVICES

The Township of Ramara offers library services from two main branches. The branch locations provide a wide range of resources in a variety of formats as well as a range of programs to Township residents.

TABLE 1 HISTORIC SERVICE LEVELS

Table 1 displays the Library's ten-year historical inventory for buildings, land, materials and furniture and equipment (excluding computer equipment). The building space, including both branches amounts to 5,785 square feet, valued at $1.74 million. The buildings occupy approximately 3.11 hectares of land, worth approximately $777,500. The collection materials found at both branches are valued at $419,590 and the furniture and equipment adds $86,800 to the value of the inventory.

The current value of the Library's capital infrastructure including buildings, land, materials, furniture and equipment is $3.02 million and has provided Ramara with a ten-year average historic service level of $303.83 per capita. The 10-year historic service level multiplied by the ten-year net population growth projected in the Township (2,231) provides a calculated maximum allowable amount recoverable through development charges of $677,845.

TABLE 2 2022 – 2031 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE DEVELOPMENT CHARGES

The Library Services capital program is largely focused on the construction of additional library space, associated furnishings needed, and an annual provision for collection materials. The Township anticipates constructing additions on both of the Township's library facilities:

- an addition of 1,805 square feet of library space in 2027 at Brechin Branch for a cost of $541,500; and
- an addition of 1,400 square feet of library space in 2030 at the Ramara Centre for a cost $420,000.

Both expansions will require additional furnishing needs and a provision for these expenditures has been included at $48,100 for both facilities. Lastly, a provision for

additional collections materials over the planning period is assumed at $79,600 to maintain existing service levels.

Altogether, the ten-year capital program for Library Services amounts to $1.09 million. No replacement or benefit to existing shares have been identified for any of the projects identified as they have been deemed to relate entirely to new development in the Township. A portion of this program, $228,093, will be funded through available DC reserve funds.

Of the remaining development-related share, $677,845 is eligible for recovery in the 2022-2031 planning period. The amount exceeding the maximum allowable funding envelope, $183,200 will be eligible for funding under future development charges. The development-related net capital cost is allocated entirely to residential development and is divided by the 10-year growth in population in new dwelling units. This yields an unadjusted charge of $295.02 per capita.

TABLE 3 CASH FLOW

After cash flow consideration, the calculated residential charge decreases slightly to $291.41 per capita, this reflects the back-ended nature of the capital program allowing revenues to accumulate. The following table summarizes the calculation of the Library Services development charge.

LIBRARY SERVICES SUMMARY

10-year Hist. Service Level $/capita	2022 - 2031 Development-Related Capital Program ($000's) Total	Net DC Recoverable	Unadjusted Development Charge $/capita	$/sq.m	**Adjusted Development Charge $/capita**	**$/sq.m**
$303.83	$1,089	$678	$295.02	$0.00	**$291.41**	**$0.00**

APPENDIX B.1
TABLE 1 - PAGE 1

INVENTORY OF CAPITAL ASSETS
LIBRARY SERVICES

BUILDINGS	# of Square Feet										UNIT COST
Station Name	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/sq.ft)
Brechin	1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395	1,395	$300
Ramara Centre	4,390	4,390	4,390	4,390	4,390	4,390	4,390	4,390	4,390	4,390	$300
Total (sq.ft.)	5,785	5,785	5,785	5,785	5,785	5,785	5,785	5,785	5,785	5,785	
Total ($000)	$1,735.5	$1,735.5	$1,735.5	$1,735.5	$1,735.5	$1,735.5	$1,735.5	$1,735.5	$1,735.5	$1,735.5	

LAND	# of Hectares										UNIT COST
Station Name	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/ha)
Brechin	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	$250,000
Ramara Centre	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	$250,000
Total (ha)	3.11	3.11	3.11	3.11	3.11	3.11	3.11	3.11	3.11	3.11	
Total ($000)	$777.5	$777.5	$777.5	$777.5	$777.5	$777.5	$777.5	$777.5	$777.5	$777.5	

MATERIALS	Total Value of Library Materials ($)									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
All materials (Pooled)	$287,468	$303,248	$303,248	$317,366	$336,304	$352,952	$369,309	$384,485	$401,590	$419,590
Total ($000)	$287.5	$303.2	$303.2	$317.4	$336.3	$353.0	$369.3	$384.5	$401.6	$419.6

FURNITURE & EQUIPMENT	Total Value of Furniture & Equipment ($)									
Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
All Library Buildings (Pooled)	$86,775	$86,775	$86,775	$86,775	$86,775	$86,775	$86,775	$86,775	$86,775	$86,775
Total ($000)	$86.8	$86.8	$86.8	$86.8	$86.8	$86.8	$86.8	$86.8	$86.8	$86.8

APPENDIX B.1
TABLE 1 - PAGE 2

TOWNSHIP OF RAMARA
CALCULATION OF SERVICE LEVELS
LIBRARY SERVICES

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Historical Population	9,317	9,359	9,402	9,445	9,488	9,659	9,834	10,012	10,193	10,377

INVENTORY SUMMARY ($000)

Buildings	$1,736	$1,736	$1,736	$1,736	$1,736	$1,736	$1,736	$1,736	$1,736	$1,736
Land	$778	$778	$778	$778	$778	$778	$778	$778	$778	$778
Materials	$287	$303	$303	$317	$336	$353	$369	$384	$402	$420
Furniture and Equipment	$87	$87	$87	$87	$87	$87	$87	$87	$87	$87
Total ($000)	**$2,887**	**$2,903**	**$2,903**	**$2,917**	**$2,936**	**$2,953**	**$2,969**	**$2,984**	**$3,001**	**$3,019**

SERVICE LEVEL ($/capita)

											Average Service Level
Buildings	$186.27	$185.44	$184.59	$183.75	$182.92	$179.68	$176.48	$173.34	$170.26	$167.24	$179.00
Land	$83.45	$83.08	$82.70	$82.32	$81.95	$80.49	$79.06	$77.66	$76.28	$74.93	$80.19
Materials	$30.85	$32.40	$32.25	$33.60	$35.45	$36.54	$37.55	$38.40	$39.40	$40.43	$35.69
Furniture and Equipment	$9.31	$9.27	$9.23	$9.19	$9.15	$8.98	$8.82	$8.67	$8.51	$8.36	$8.95
Total ($/capita and employee)	**$309.89**	**$310.19**	**$308.77**	**$308.86**	**$309.45**	**$305.70**	**$301.92**	**$298.07**	**$294.45**	**$290.97**	**$303.83**

CALCULATION OF MAXIMUM ALLOWABLE
TOWNSHIP OF RAMARA

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2012 - 2021	$303.83
Net Population Growth 2022 - 2031	2,231
Maximum Allowable Funding Envelope	**677,845**

TABLE 2

TOWNSHIP OF RAMARA
2022 DEVELOPMENT CHARGES BACKGROUND STUDY
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Cost Replacement and BTE Share	Total DC Eligble Costs	DC Eligible Costs Available DC Reserves	DC Eligible Costs 2022-2031	DC Eligible Costs Other Dev. Related
1.0 LIBRARY SERVICES										
1.1 Buildings, Land & Furnishings										
1.1.1	Library expansion (1805 sq.ft) - Brechin	2027	$ 541,500	$ -	$ 541,500	$ -	$ 541,500	$ 172,373	$ 369,127	$ -
1.1.2	Library expansion (1400 sq.ft) - Ramara	2030	$ 420,000	$ -	$ 420,000	$ -	$ 420,000	$ -	$ 236,763	$ 183,237
1.1.3	Shelving/Furnishing for Expansion (Brechin)	2027	$ 27,075	$ -	$ 27,075	$ -	$ 27,075	$ -	$ 27,075	
1.1.4	Shelving/Furnishing for Expansion (Ramara)	2030	$ 21,000	$	$ 21,000	$	$ 21,000	$	$ 21,000	$
	Subtotal Buildings, Land & Furnishings		$ 1,009,575	$ -	$ 1,009,575	$ -	$ 1,009,575	$ 172,373	$ 653,965	$ 183,237
1.2 Materials										
1.2.1	Additional Collections Material	Various	$ 79,600	$	$ 79,600	$	$ 79,600	$ 55,720	$ 23,880	$
	Subtotal Materials		$ 79,600	$ -	$ 79,600	$ -	$ 79,600	$ 55,720	$ 23,880	$ -
TOTAL LIBRARY SERVICES			**$ 1,089,175**	**$ -**	**$ 1,089,175**	**$ -**	**$ 1,089,175**	**$ 228,093**	**$ 677,845**	**$ 183,237**

Residential Development Charge Calculation		
Residential Share of 2022-2031 DC Eligible Costs	100.0%	$677,845
10 Year Growth in Population in New Units		2,298
Unadjusted Development Charge Per Capita ($)		**$295.02**
Non-Residential Development Charge Calculation		
Non-Residential Share of 2022-2031 DC Eligible Costs	0.0%	$0
10 Year Growth in Square Meters		30,598
Unadjusted Development Charge Per Sq.M ($)		**$0.00**

2022 - 2031 Net Funding Envelope	$677,845
Reserve Fund Balance	$228,093

APPENDIX B.1
TABLE 3

TOWNSHIP OF RAMARA
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
LIBRARY SERVICES
RESIDENTIAL DEVELOPMENT CHARGE

1.00 LIBRARY SERVICES

OPENING CASH BALANCE FROM APPLICABLE RESERVES	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE ($000)	0.0	58.1	119.5	187.9	263.8	347.6	(12.8)	64.1	145.6	(78.1)	
10-YEAR RESIDENTIAL FUNDING REQUIREMENTS											
1.00 Library Services : Non Inflated	$2.39	$2.39	$2.39	$2.39	$2.39	$398.59	$2.39	$2.39	$260.15	$2.39	**$677.84**
1.00 Library Services: Inflated	$2.39	$2.44	$2.48	$2.53	$2.58	$440.08	$2.69	$2.74	$304.81	$2.85	**$765.60**
POPULATION GROWTH											
- Population in New Units	204	204	216	229	241	241	241	241	241	241	**2,298**
REVENUE - current ($000)											
- Dev. Charge Receipts	59.5	60.7	65.6	70.7	75.9	77.4	79.0	80.6	82.2	83.8	**$735.46**
- Interest on Opening Balance	0.0	2.0	4.2	6.6	9.2	12.2	(0.7)	2.2	5.1	(4.3)	**$36.53**
- Interest on In-year Transactions (excl.int.)	1.0	1.0	1.1	1.2	1.3	(10.0)	1.3	1.4	(6.1)	1.4	**($6.38)**
TOTAL REVENUE	60.5	63.8	70.9	78.4	86.4	79.6	79.6	84.2	81.2	81.0	**$765.61**
CLOSING CASH BALANCE	58.1	119.5	187.9	263.8	347.6	(12.8)	64.1	145.6	(78.1)	0.0	

2022 Adjusted Charge Per Capita	$291.41

Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2022	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.2

PARKS AND RECREATION

APPENDIX B.2 – PARKS AND RECREATION

The Township of Ramara Community Services Department oversees a variety of facilities, programs, services and special events for all ages. The department operates the activities of the Ramara Centre, Udeny Community Centre, Longford Mills, as well as 15 sports fields and various park amenities.

TABLE 1 HISTORICAL SERVICE LEVELS

The ten-year historic inventory of capital assets for Indoor Recreation includes almost 13,300 square feet of building space. The current replacement value of these buildings totals $3.59 million. The land associated with indoor recreation building space amounts to 11.22 hectares valued at $2.81 million. Fixtures, furniture and equipment found associated with the community centre facilities have a combined value of $240,500.

The Township of Ramara operates 16.73 hectares of parkland, which is valued at approximately $1.51 million. In addition to the parkland, the Township offers outdoor recreation by way of baseball diamonds (5), soccer fields (7), basketball courts (3), playgrounds (5) and a network of developed trails. The total value of these outdoor facilities amount to approximately $4.17 million. Special outdoor facilities such as washrooms, refreshment booths and recreation storage sheds add $794,900 to the parks inventory.

The combined value of capital assets for Parks and Recreation is approximately $13.10 million, and the average historic service level over the ten years is $1,335.61 per capita. This historic service level multiplied by the ten-year growth in population (2,231) results in a ten-year maximum allowable funding envelope of $2.98 million.

TABLE 2 2022 – 2031 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE DEVELOPMENT CHARGES

The 2022–2031 development-related capital program for parks and recreation totals $1.08 million and includes the expansion of the North End Trail System and an outdoor multi-use court. The remainder of the DC capital program includes a provision of $400,000 for the Township to add other outdoor recreation amenities (e.g. soccer pitches, baseball diamonds, playgrounds, etc.) and $100,000 to expand boat launches throughout the ten-year planning period. It is expected that specific needs will be identified by Township staff and Council through future budgeting exercises and the Parks and Recreation Master Plan.

The Township has secured grant funding of $182,317 for a new playground and to fund a share of the new outdoor multi-use court. This funding has been netted off the capital program to reflect the share of costs funded by this grant and not recovered through DCs. There are no replacement and benefit to existing shares identified for any of the included projects as they have been deemed to relate entirely to development in the Township.

The Township has about $202,950 in DC reserves to offset a portion of the DC eligible capital costs – these funds are applied to the projects occurring first in the program. Of the development-related share, approximately $694,740 is eligible for recovery in the 2022 to 2031 planning period. The development-related net capital cost is allocated entirely to residential development and divided by the 10-year growth in population in new dwelling units, which results in a development charge of $302.37 per capita.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the calculated residential charge increases to $304.57 per capita, this reflects the front-ended nature of the capital program. The following table summarizes the calculation of the Parks and Recreation Services development charge.

PARKS AND RECREATION SUMMARY

10-year Hist. Service Level $/pop & emp	2022 - 2031 Development-Related Capital Program ($000's) Total	Net DC Recoverable	Unadjusted Development Charge $/capita	$/sq.m	**Adjusted Development Charge $/capita**	**$/sq.m**
$1,335.61	$1,080	$695	$302.37	$0.00	**$304.57**	**$0.00**

APPENDIX B.2
TABLE 1 - PAGE 1

INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
INDOOR RECREATION

BUILDINGS	# of Square Feet										UNIT COST
Facility Name	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/sq.ft)
Longford Mills	3,632	3,632	3,632	3,632	3,632	3,632	3,632	3,632	3,632	3,632	$270
Udney Community Centre	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	$270
Ramara Centre (Atherley)	4,650	4,650	4,650	4,650	4,650	4,650	4,650	4,650	4,650	4,650	$270
Total (sq.ft.)	**13,282**	**13,282**	**13,282**	**13,282**	**13,282**	**13,282**	**13,282**	**13,282**	**13,282**	**13,282**	
~~**Total ($000)**~~	**$3,586.1**	**$3,586.1**	**$3,586.1**	**$3,586.1**	**$3,586.1**	**$3,586.1**	**$3,586.1**	**$3,586.1**	**$3,586.1**	**$3,586.1**	

LAND	# of Hectares										UNIT COST
Facility Name	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/ha)
Longford Mills	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	2.85	$250,000
Udney Community Centre	6.57	6.57	6.57	6.57	6.57	6.57	6.57	6.57	6.57	6.57	$250,000
Ramara Centre (Atherley)	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	$250,000
Total (sq.ft.)	**11.22**	**11.22**	**11.22**	**11.22**	**11.22**	**11.22**	**11.22**	**11.22**	**11.22**	**11.22**	
~~**Total ($000)**~~	**$2,805.0**	**$2,805.0**	**$2,805.0**	**$2,805.0**	**$2,805.0**	**$2,805.0**	**$2,805.0**	**$2,805.0**	**$2,805.0**	**$2,805.0**	

FURNITURE & EQUIPMENT	Total Value of Equipment ($)									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Longford Mills	$54,500	$54,500	$54,500	$54,500	$54,500	$54,500	$54,500	$54,500	$54,500	$54,500
Udney Community Centre	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000	$75,000
Ramara Centre (Atherley)	$111,000	$111,000	$111,000	$111,000	$111,000	$111,000	$111,000	$111,000	$111,000	$111,000
~~**Total ($000)**~~	**$240.5**	**$240.5**	**$240.5**	**$240.5**	**$240.5**	**$240.5**	**$240.5**	**$240.5**	**$240.5**	**$240.5**

Total Indoor Rec ($)	**$6,631.6**	**$6,631.6**	**$6,631.6**	**$6,631.6**	**$6,631.6**	**$6,631.6**	**$6,631.6**	**$6,631.6**	**$6,631.6**	**$6,631.6**

APPENDIX B.2
TABLE 1 - PAGE 2

INVENTORY OF CAPITAL ASSETS
PARKLAND
PARKS AND RECREATION

PARKS	# of Hectares										UNIT COST
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/ha)
Udney Community Centre Park	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	$90,000
3758 Harry's Lane	1.68	1.68	1.68	1.68	1.68	1.68	1.68	1.68	1.68	1.68	$90,000
Kurtis Dr	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	0.42	$90,000
Atherley Park/Lovely Day Park	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	$90,000
166A Bayshore Dr	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	$90,000
44 Thicketwood Place	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	$90,000
128A Bayshore Dr	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	$90,000
Brechin Community Centre Park	3.43	3.43	3.43	3.43	3.43	3.43	3.43	3.43	3.43	3.43	$90,000
Brechin Beach	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	$90,000
Laguna Parkway	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	$90,000
Lake Ave	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	$90,000
Coral Beach	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	$90,000
2961 Suntrac Dr	1.54	1.54	1.54	1.54	1.54	1.54	1.54	1.54	1.54	1.54	$90,000
Florida Ave	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	$90,000
2820 Furniss Cr	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	$90,000
Bluebird Park	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	$90,000
~~Total (acre)~~	**16.73**	**16.73**	**16.73**	**16.73**	**16.73**	**16.73**	**16.73**	**16.73**	**16.73**	**16.73**	
~~Total ($000)~~	**$1,505.7**	**$1,505.7**	**$1,505.7**	**$1,505.7**	**$1,505.7**	**$1,505.7**	**$1,505.7**	**$1,505.7**	**$1,505.7**	**$1,505.7**	

APPENDIX B.2
TABLE 1 - PAGE 3

INVENTORY OF CAPITAL ASSETS
PARK FACILITIES
PARKS AND RECREATION

BALL DIAMONDS	# of Fields										UNIT COST
Park Name	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/Field)
Brechin Ball Diamond	1	1	1	1	1	1	1	1	1	1	$295,000
Atherley Community Park (unlit)	1	1	1	1	1	1	1	1	1	1	$75,000
Longford Community Centre	1	1	1	1	1	1	1	1	1	1	$75,000
Ramara Centre (Lit)	1	1	1	1	1	1	1	1	1	1	$295,000
Udney Community Centre (Lit)	1	1	1	1	1	1	1	1	1	1	$295,000
Total (#)	**5**	**5**	**5**	**5**	**5**	**5**	**5**	**5**	**5**	**5**	
Total ($000)	**$1,035**	**$1,035**	**$1,035**	**$1,035**	**$1,035**	**$1,035**	**$1,035**	**$1,035**	**$1,035**	**$1,035**	

SOCCER FIELDS	# of Fields										UNIT COST
Park Name	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/Field)
Atherley/Ramara Centre Soccer Field	7	7	7	7	7	7	7	7	7	7	$340,000
Total (#)	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	**7**	
Total ($000)	**$2,380**	**$2,380**	**$2,380**	**$2,380**	**$2,380**	**$2,380**	**$2,380**	**$2,380**	**$2,380**	**$2,380**	

BASKETBALL COURTS	# of Courts										UNIT COST
Park Name	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/Court)
Longford Mills Community Centre	1	1	1	1	1	1	1	1	1	1	$72,000
Udney Community Centre	1	1	1	1	1	1	1	1	1	1	$72,000
Brechin Ball Park	1	1	1	1	1	1	1	1	1	1	$72,000
Total (#)	**3**	**3**	**3**	**3**	**3**	**3**	**3**	**3**	**3**	**3**	
Total ($000)	**$216**	**$216**	**$216**	**$216**	**$216**	**$216**	**$216**	**$216**	**$216**	**$216**	

APPENDIX B.2
TABLE 1 - PAGE 4

INVENTORY OF CAPITAL ASSETS
PARK FACILITIES
PARKS AND RECREATION

PLAYGROUNDS	Total Number of Playgrounds										UNIT COST
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/Playground)
Atherley Park/Lovely Day	1	1	1	1	1	1	1	1	1	1	$105,000
Lake Avenue Park	1	1	1	1	1	1	1	1	1	1	$20,000
Longford Community Centre	1	1	1	1	1	1	1	1	1	1	$7,000
Brechin Park	1	1	1	1	1	1	1	1	1	1	$20,000
Bluebird Park	1	1	1	1	1	1	1	1	1	1	$20,000
Total (#)	**5**	**5**	**5**	**5**	**5**	**5**	**5**	**5**	**5**	**5**	
Total ($000)	**$172.0**	**$172.0**	**$172.0**	**$172.0**	**$172.0**	**$172.0**	**$172.0**	**$172.0**	**$172.0**	**$172.0**	

Trails	Total Value of Trails ($000)									
Park Name	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**
Nature Paths - Ramara Trail (5.8km)	$119.3	$119.3	$119.3	$138.4	$138.4	$138.4	$138.4	$138.4	$138.4	$232.0
Brechin/Lagoon City Walkway (2.3 km)	$31.4	$31.4	$31.4	$45.2	$45.2	$45.2	$45.2	$45.2	$45.2	$64.0
Brechin/Lagoon City Trail (1.5km)	$0.0	$60.0	$60.0	$60.0	$60.0	$60.0	$60.0	$60.0	$60.0	$60.0
Lagoon City Footbridge Path - North Footbridge (0.16 km)	$6.4	$6.4	$6.4	$6.4	$6.4	$6.4	$6.4	$6.4	$6.4	$6.4
Lagoon City Footbridge Path - South Footbridge (0.10 km)	$6.4	$6.4	$6.4	$6.4	$6.4	$6.4	$6.4	$6.4	$6.4	$6.4
Total ($000)	**$163.5**	**$223.5**	**$223.5**	**$256.4**	**$256.4**	**$256.4**	**$256.4**	**$256.4**	**$256.4**	**$368.8**
Total All Facilities ($)	**$3,966.50**	**$4,026.5**	**$4,026.5**	**$4,059.4**	**$4,059.4**	**$4,059.4**	**$4,059.4**	**$4,059.4**	**$4,059.4**	**$4,171.8**

APPENDIX B.2
TABLE 1 - PAGE 5

INVENTORY OF CAPITAL ASSETS
OUTDOOR BUILDINGS &SPEACIAL FACILITIES
PARKS AND RECREATION

PARK BUILDINGS	sq. ft. of Buildings										UNIT COST
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	($/sq. ft.)
Udney Change Rooms/Storage	382	382	382	382	382	382	382	382	382	382	$90
Lagoon City-Refreshment Booth	720	720	720	720	720	720	720	720	720	720	$110
Atherley Park-Washrooms/Storage	91	91	91	91	91	91	91	91	91	91	$70
Brechin Ball Park-Washrooms,Concession	924	924	924	924	924	924	924	924	924	924	$450
Brechin Park - Pavillion	1,288	1,288	1,288	1,288	1,288	1,288	1,288	1,288	1,288	1,288	$60
Generator Shed	320	320	320	320	320	320	320	320	320	320	$240
Storage Pole Barn	-	480	480	480	480	480	480	480	480	480	$60
Garage Building	525	525	525	525	525	525	525	525	525	525	$50
Longford C.C - Outdoor Shed	64	64	64	64	64	64	64	64	64	64	$30
Parks Storage Shet - Atherley Park	100	100	100	100	100	100	100	100	100	100	$20
Lovely Day Park - Pavillion	-	-	-	-	-	-	-	768	768	768	$60
Total (#)	**4,414**	**4,894**	**4,894**	**4,894**	**4,894**	**4,894**	**4,894**	**5,662**	**5,662**	**5,662**	
Total ($000)	**$720.0**	**$748.8**	**$748.8**	**$748.8**	**$748.8**	**$748.8**	**$748.8**	**$794.9**	**$794.9**	**$794.9**	

APPENDIX B.2
TABLE 1 - PAGE 6

TOWNSHIP OF RAMARA
CALCULATION OF SERVICE LEVELS
PARKS AND RECREATION

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Historical Population	9,317	9,359	9,402	9,445	9,488	9,659	9,834	10,012	10,193	10,377

INVENTORY SUMMARY ($000)

Indoor Recreation	$6,632	$6,632	$6,632	$6,632	$6,632	$6,632	$6,632	$6,632	$6,632	$6,632
Parkland	$1,506	$1,506	$1,506	$1,506	$1,506	$1,506	$1,506	$1,506	$1,506	$1,506
Park Facilities	$3,967	$4,027	$4,027	$4,059	$4,059	$4,059	$4,059	$4,059	$4,059	$4,172
Outdoor Buildings	$720	$749	$749	$749	$749	$749	$749	$795	$795	$795
Total ($000)	**$12,824**	**$12,913**	**$12,913**	**$12,946**	**$12,946**	**$12,946**	**$12,946**	**$12,992**	**$12,992**	**$13,104**

SERVICE LEVEL ($/capita)

											Average Service Level
Indoor Recreation	$711.78	$708.58	$705.34	$702.13	$698.95	$686.58	$674.36	$662.37	$650.61	$639.07	$683.98
Parkland	$161.61	$160.88	$160.15	$159.42	$158.70	$155.89	$153.11	$150.39	$147.72	$145.10	$155.30
Park Facilities	$425.73	$430.23	$428.26	$429.79	$427.85	$420.27	$412.79	$405.45	$398.25	$402.02	$418.06
Outdoor Buildings	$77.28	$80.01	$79.64	$79.28	$78.92	$77.52	$76.14	$79.39	$77.98	$76.60	$78.28
Total ($/capita and employee)	**$1,376.39**	**$1,379.70**	**$1,373.39**	**$1,370.62**	**$1,364.41**	**$1,340.26**	**$1,316.41**	**$1,297.60**	**$1,274.56**	**$1,262.79**	**$1,335.61**

CALCULATION OF MAXIMUM ALLOWABLE
TOWNSHIP OF RAMARA

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2012 - 2021	$1,335.61
Net Population Growth 2022 - 2031	2,231
Maximum Allowable Funding Envelope	2,979,746

APPENDIX B.2
TABLE 2

TOWNSHIP OF RAMARA
2022 DEVELOPMENT CHARGES BACKGROUND STUDY
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Cost Replacement and BTE Share	Total DC Eligble Costs	DC Eligible Costs Available DC Reserves	DC Eligible Costs 2022-2031	DC Eligible Costs Other Dev. Related
2.0 PARKS AND RECREATION										
2.1 Outdoor Recreation										
2.1.1	Expansion of Trail System North End	Various	$ 500,000	$ -	$ 500,000	$ -	$ 500,000	$ 200,000	$ 300,000	$ -
2.1.2	Multi-use Court (Outdoor)	2025	$ 80,000	$ 58,640	$ 21,360	$ -	$ 21,360	$ 2,947	$ 18,413	$ -
2.1.3	Provision for Outdoor Recreation Amenities	Various	$ 400,000	$ 123,677	$ 276,323	$ -	$ 276,323	$ -	$ 276,323	$ -
2.1.4	Provision for Expanding Boat Launches	Various	$ 100,000	$	$ 100,000	$	$ 100,000	$	$ 100,000	$
	Subtotal Outdoor Recreation		$ 1,080,000	$ 182,317	$ 897,683	$ -	$ 897,683	$ 202,947	$ 694,736	$ -
TOTAL PARKS AND RECREATION			**$ 1,080,000**	**$ 182,317**	**$ 897,683**	**$ -**	**$ 897,683**	**$ 202,947**	**$ 694,736**	**$ -**
			-		-		-		-	

Residential Development Charge Calculation		
Residential Share of 2022-2031 DC Eligible Costs	100.0%	$694,736
10 Year Growth in Population in New Units		2,298
Unadjusted Development Charge Per Capita ($)		**$302.37**
Non-Residential Development Charge Calculation		
Non-Residential Share of 2022-2031 DC Eligible Costs	0.0%	$0
10 Year Growth in Square Meters		30,598
Unadjusted Development Charge Per Sq.M ($)		**$0.00**

2022 - 2031 Net Funding Envelope	$2,979,746
Reserve Fund Balance	$202,947

APPENDIX B.2
TABLE 3

TOWNSHIP OF RAMARA
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PARKS AND RECREATION
RESIDENTIAL DEVELOPMENT CHARGE

2.00 PARKS AND RECREATION

OPENING CASH BALANCE FROM APPLICABLE RESERVES	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE ($000)	0.0	(5.6)	(11.6)	(14.0)	(32.7)	(28.3)	(23.5)	(18.2)	(12.6)	(6.5)	
10-YEAR RESIDENTIAL FUNDING REQUIREMENTS											
2.00 Parks And Recreation : Non Inflated	$67.63	$67.63	$67.63	$86.05	$67.63	$67.63	$67.63	$67.63	$67.63	$67.63	**$694.74**
2.00 Parks And Recreation: Inflated	$67.63	$68.98	$70.36	$91.31	$73.21	$74.67	$76.16	$77.69	$79.24	$80.83	**$760.10**
POPULATION GROWTH											
- Population in New Units	204	204	216	229	241	241	241	241	241	241	**2,298**
REVENUE - current ($000)											
- Dev. Charge Receipts	62.2	63.5	68.6	73.9	79.4	80.9	82.6	84.2	85.9	87.6	**$768.67**
- Interest on Opening Balance	0.0	(0.3)	(0.6)	(0.8)	(1.8)	(1.6)	(1.3)	(1.0)	(0.7)	(0.4)	**($8.42)**
- Interest on In-year Transactions (excl.int.)	(0.1)	(0.2)	(0.0)	(0.5)	0.1	0.1	0.1	0.1	0.1	0.1	**($0.15)**
TOTAL REVENUE	62.1	63.0	67.9	72.6	77.7	79.5	81.4	83.3	85.3	87.4	**$760.10**
CLOSING CASH BALANCE	(5.6)	(11.6)	(14.0)	(32.7)	(28.3)	(23.5)	(18.2)	(12.6)	(6.5)	0.0	

2022 Adjusted Charge Per Capita	$304.57

Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2022	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.3

DEVELOPMENT-RELATED STUDIES

APPENDIX B.3 – DEVELOPMENT-RELATED STUDIES

Subsection 7(3) of the *DCA* allows for a development-related studies class in respect of any service in subsection 2(4). This appendix covers the costs included for recovery of development-related studies.

TABLE 1 2022 – 2031 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE DEVELOPMENT CHARGES

As shown in Table 1, the 2022–2031 development-related gross cost for this service area is $425,000. The capital program relates to various development-related studies, including an Official Plan Review, Zoning By-law update, Accessibility plan, community improvement plans and other development-related studies. A few adjustments to the gross program cost is made:

1. Overall, $100,000 is netted off the program to reflect a share of costs of certain studies which are being funded from the Township-wide hard services DC By-law # 2020-21.

2. Benefit to existing shares have been considered for several projects, including the Official Plan Review, Accessibility Plan, Zoning By-law Update, and an Official Plan provision, which totals $98,600.

3. In addition, the Township's available development related studies reserve fund total $135,700, which will fund a share of the total DC eligible costs.

The resulting 2022-2031 DC eligible cost considered for recovery under this by-law is $90,742. This amount is apportioned 83 per cent ($75,316) to residential development and 17 per cent ($15,426) to non-residential development. The resulting development charges for Development Related Studies are $32.78 per capita and $0.50 per square metre of new non-residential building space respectively.

TABLE 2 CASH FLOW ANALYSIS

The cash-flow analysis is displayed in Table 2 and considers the timing of the development charges revenues to determine the adjusted rates. After cash flow considerations, the

residential development charge increases to $33.10 per capita. The non-residential development charge increases to $0.51 per square metre.

DEVELOPMENT-RELATED STUDIES SUMMARY

2022 - 2031 Development-Related Capital Program ($000's)		Unadjusted Development Charge		**Adjusted Development Charge**	
Total	Net DC Recoverable	$/capita	$/sq.m	**$/capita**	**$/sq.m**
$425	$425	$32.78	$0.50	**$33.10**	**$0.51**

APPENDIX B.3
TABLE 1

TOWNSHIP OF RAMARA
2022 DEVELOPMENT CHARGES BACKGROUND STUDY
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Cost Replacement and BTE Share	Total DC Eligble Costs	DC Eligible Costs Available DC Reserves	DC Eligible Costs 2022-2031	DC Eligible Costs Other Dev. Related
3.0 DEVELOPMENT-RELATED STUDIES										
3.1 Studies										
3.1.1	Official Plan Review	2022	$ 100,000	$ -	$ 100,000	$ 50,000	$ 50,000	$ 50,000	$ -	$ -
3.1.2	Library Strategic Plan	2022	$ 15,000	$ -	$ 15,000	$ -	$ 15,000	$ 15,000	$ -	$ -
3.1.3	Zoning Bylaw Update	2023	$ 75,000	$ 37,500	$ 37,500	$ 18,750	$ 18,750	$ 18,750	$ -	$ -
3.1.4	Accessibility Plan	2024	$ 30,000	$ -	$ 30,000	$ 23,600	$ 6,400	$ 6,400	$ -	$ -
3.1.5	Recreation Master Plan	2024	$ 20,000	$ -	$ 20,000	$ -	$ 20,000	$ 20,000	$ -	$ -
3.1.6	Brechin Community Improvement Plan	2024	$ 50,000	$ 25,000	$ 25,000	$ -	$ 25,000	$ 25,000	$ -	$ -
3.1.7	Atherley Community Improvement Plan	2027	$ 50,000	$ 25,000	$ 25,000	$ -	$ 25,000	$ 508	$ 24,492	$ -
3.1.8	Official Plan Provision	2027	$ 25,000	$ 12,500	$ 12,500	$ 6,250	$ 6,250	$ -	$ 6,250	$ -
3.1.9	Provision for other Development-Related Studies	Various	$ 60,000	$	$ 60,000	$	$ 60,000	$	$ 60,000	$
	Subtotal Studies		$ 425,000	$ 100,000	$ 325,000	$ 98,600	$ 226,400	$ 135,658	$ 90,742	$ -
TOTAL DEVELOPMENT-RELATED STUDIES			**$ 425,000**	**$ 100,000**	**$ 325,000**	**$ 98,600**	**$ 226,400**	**$ 135,658**	**$ 90,742**	**$ -**
			-		-		-		-	

Residential Development Charge Calculation		
Residential Share of 2022-2031 DC Eligible Costs	83.0%	$75,316
10 Year Growth in Population in New Units		2,298
Unadjusted Development Charge Per Capita ($)		**$32.78**
Non-Residential Development Charge Calculation		
Non-Residential Share of 2022-2031 DC Eligible Costs	17.0%	$15,426
10 Year Growth in Square Meters		30,598
Unadjusted Development Charge Per Sq.M ($)		**$0.50**

Reserve Fund Balance	$135,658

APPENDIX B.3
TABLE 2

TOWNSHIP OF RAMARA
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
DEVELOPMENT-RELATED STUDIES
RESIDENTIAL DEVELOPMENT CHARGE

3.00 DEVELOPMENT-RELATED STUDIES

OPENING CASH BALANCE FROM APPLICABLE RESERVES	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE ($000)	0.0	1.8	3.7	6.2	9.2	12.8	(12.3)	(9.6)	(6.6)	(3.4)	
10-YEAR RESIDENTIAL FUNDING REQUIREMENTS											
3.00 Development-Related Studies - Constant ($000)	$4.98	$4.98	$4.98	$4.98	$4.98	$30.50	$4.98	$4.98	$4.98	$4.98	**$75.32**
3.00 Development-Related Studies - Current ($000)	$4.98	$5.08	$5.18	$5.28	$5.39	$33.67	$5.61	$5.72	$5.83	$5.95	**$82.70**
POPULATION GROWTH											
- Population in New Units	204	204	216	229	241	241	241	241	241	241	**2,298**
REVENUE - current ($000)											
- Dev. Charge Receipts	6.8	6.9	7.5	8.0	8.6	8.8	9.0	9.2	9.3	9.5	**$83.54**
- Interest on Opening Balance	0.0	0.1	0.1	0.2	0.3	0.4	(0.7)	(0.5)	(0.4)	(0.2)	**($0.58)**
- Interest on In-year Transactions (excl.int.)	0.0	0.0	0.0	0.0	0.1	(0.7)	0.1	0.1	0.1	0.1	**($0.23)**
TOTAL REVENUE	6.8	7.0	7.6	8.3	9.0	8.6	8.4	8.7	9.0	9.4	**$82.72**
CLOSING CASH BALANCE	1.8	3.7	6.2	9.2	12.8	(12.3)	(9.6)	(6.6)	(3.4)	0.0	

2022 Adjusted Charge Per Capita	$33.10

Allocation of Capital Program	
Residential Sector	83.0%
Non-Residential Sector	17.0%
Rates for 2022	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.3
TABLE 3

TOWNSHIP OF RAMARA
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
DEVELOPMENT-RELATED STUDIES
NON-RESIDENTIAL DEVELOPMENT CHARGE

3.00 DEVELOPMENT-RELATED STUDIES

OPENING CASH BALANCE FROM APPLICABLE RESERVES	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE ($000)	$0.00	$0.39	$0.79	$1.28	$1.88	$2.59	($2.05)	($1.52)	($0.97)	($0.39)	
TEN YEAR NON-RESIDENTIAL FUNDING REQUIREMENTS											
3.00 Development-Related Studies : Non Inflated	$1.02	$1.02	$1.02	$1.02	$1.02	$6.25	$1.02	$1.02	$1.02	$1.02	**$15.43**
3.00 Development-Related Studies: Inflated	$1.02	$1.02	$1.02	$1.02	$1.02	$6.25	$1.02	$1.02	$1.02	$1.02	**$15.43**
NON-RESIDENTIAL GROWTH											
- Sq. Metres in New Buildings	2,744	2,744	2,906	3,067	3,229	3,229	3,229	3,229	3,229	2,993	**30,598**
REVENUE - current ($000)											
- Dev. Charge Receipts	1.4	1.4	1.5	1.6	1.6	1.6	1.6	1.6	1.6	1.5	**$15.61**
- Interest on Opening Balance	0.0	0.0	0.0	0.0	0.1	0.1	(0.1)	(0.1)	(0.1)	(0.0)	**($0.03)**
- Interest on In-year Transactions (excl.int.)	0.0	0.0	0.0	0.0	0.0	(0.1)	0.0	0.0	0.0	0.0	**($0.04)**
TOTAL REVENUE	1.4	1.4	1.5	1.6	1.7	1.6	1.5	1.6	1.6	1.5	**$15.53**
CLOSING CASH BALANCE	0.4	0.8	1.3	1.9	2.6	(2.0)	(1.5)	(1.0)	(0.4)	0.1	

2022 Adjusted Charge Per Square Metre	$0.51

Allocation of Capital Program	
Residential Sector	83.0%
Non-Residential Sector	17.0%
Rates for 2022	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX C

RESERVE FUNDS

APPENDIX C – DEVELOPMENT CHARGES RESERVE FUNDS

The *Development Charges Act* requires that a reserve fund be established for each service for which development charges are collected. Table 1 presents the uncommitted reserve fund balances, as at December 31, 2021, that are available to help fund the development-related net capital costs identified in this study. Importantly, the reserves illustrated in Table 1 only relate to soft services.

As shown in Table 1, the December 2021 total reserve fund balance was in a positive position of $566,700. These funds are assigned to projects in the initial years of the capital program for each service. This has the effect of reducing and deferring capital costs brought forward to the development charge calculation and the cash flow analysis.

APPENDIX C
TABLE 1

TOWNSHIP OF RAMARA
DEVELOPMENT CHARGE RESERVE FUND BALANCE BY ACCOUNT
YEAR ENDING DECEMBER 31, 2021
($000's)

CATEGORY	Available Reserve Fund Balance
Library	$228,093
Parks and Recreation	$202,947
Development-Related Studies	$135,658
Total Development Charge Reserves	**$566,699**

APPENDIX D

COST OF GROWTH

APPENDIX D – COST OF GROWTH

A. ASSET MANAGEMENT PLAN

The *DCA* requires that municipalities complete an Asset Management Plan before passing a development charges by-law. A key function of the Asset Management Plan is to demonstrate that all assets funded under the development charges by-law are financially sustainable over their full life cycle.

Asset Types

A summary of the future municipal-owned assets and estimated useful life assumptions for eligible DC services considered as part of the study are outlined in Table 1. Although all capital assets considered in the study have been identified, not all assets necessitate future replacement or ongoing maintenance activities. The exception and the justification is as follows:

- Some of the works identified may represent one-time expenditures and may be temporary in nature. Therefore, the assets would not be required to be replaced and no ongoing operation and maintenance costs exist. Such assets are identified as "not a long-term asset" in the table.

- Some projects do not relate to the emplacement of a tangible capital asset – some examples include the acquisition of land or the undertaking of development-related studies. These projects/costs do not necessarily require future replacement or ongoing maintenance. Such projects are identified as "not infrastructure" in the table.

- For assets that have been constructed (i.e. recovery of past commitments) it is assumed that the related contribution is already included within the Township's annual provision. As such, these projects are identified as "not applicable" in the table.

It should be noted that the capital cost estimates prepared for each of the projects identified in this section include grouped costs of various individual elements, which as a stand-alone item, may have its own useful life (ex. New buildings include: HVAC, structural elements, roof, etc.). Accordingly, the average useful life assumptions noted below are applicable to all project components.

APPENDIX D
TABLE 1
SUMMARY OF MUNICIPAL ASSETS

SERVICE AND AMENITIES	ESTIMATED USEFUL LIFE
Library Services ▪ Buildings ▪ Furnishings and Materials	▪ 50 years ▪ 15 years
Parks and Recreation ▪ Outdoor Recreation	▪ 15 years
Development-Related Studies ▪ Development-Related Studies	▪ Not Applicable

Annual Provision

When assets require rehabilitation or are due for replacement, the source of funds is limited to reserves or contributions from operating. Capital expenditures to carry out the rehabilitation and replacement of aging infrastructure are not growth-related and are therefore not eligible for funding through development charge revenues or other developer contributions.

Based on the information obtained from Township staff and the Asset Management Plan regarding useful life assumptions and the capital cost of acquiring and/or emplacing each asset, a provision for infrastructure replacement has been calculated for all services considered in this study. Provisions for infrastructure replacement are initially calculated for each asset based on their useful life and the anticipated cost of replacement. The aggregate of all individual provisions form the required annual capital provision. In calculating the annual provisions, a number of assumptions are made to account for inflation (2.0 per cent) and interest (3.5 per cent).

Consistent with the requirements of the *DCA*, assets that are proposed to be funded under the development charges by-law have been included in the analysis. As a result, the total calculated annual provision for development charge related infrastructure has been netted down to consider the replacement of existing infrastructure or benefit-to-existing development. However, for reference, the annual replacement provisions associated with the non-development charge funded costs; including costs related to the benefit-to-existing and other development-related have also been calculated.

Table 2 provides the calculated annual asset management contribution for both the gross capital expenditures and the share related to the 2022-2031 DC recoverable portion. The year 2032 have been included to calculate the annual contribution for the 2022-2031 periods as the expenditures in 2031 will not trigger asset management contributions until 2032. As shown in Table 2, by 2032, the Township will need to fund an additional $87,000 per annum in order to properly fund the full life cycle costs of the new assets supported under the development charges by-law.

APPENDIX D
TABLE 2

TOWNSHIP OF RAMARA
ANNUAL ASSET MANAGEMENT PROVISION BY 2032

Service	2022-2031 Capital Program		Calculated AMP Annual Provision by 2032	
	DC Recoverable	Non-DC Funded	DC Related	Non-DC Related
Library Services	$905,938	$183,237	$ 26,413	$ 4,262
Parks And Recreation	$897,683	$ 182,317	$ 60,584	$ 12,500
Development-Related Studies	$ -	$ -	$ -	$ -
Total 2032 Provision			**$ 86,997**	**$ 16,762**

Financial Sustainability of the Program

Future Revenue Growth

The calculated annual funding provision should be considered within the context of the Township's projected growth. Over the next ten years (to 2031) the Township is projected to increase by 955 households, which represents over a 20 per cent increase over the existing base. In addition, the Township will also add approximately 470 new employees across all sectors that will result in approximately 30,600 square metres of additional non-residential building space. This growth will have the effect of increasing the overall assessment base and additional user fee and charges revenues to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the development charges by-law. The collection of these funds is intended to be allocated to the Township's reserves for the future replacement of these assets.

B. LONG-TERM CAPITAL AND OPERATING IMPACT ANALYSIS

As shown in Table 3, by 2031, the Township's net operating costs are estimated to increase by $799,000 for property tax supported services. Increases in net operating costs will be experienced as new facilities, such as the library expansions are opened and as additions to the Township's park facilities are made. Capital costs related to studies are not expected to have an impact on property tax supported costs.

APPENDIX D

TABLE 3

TOWNSHIP OF RAMARA
ESTIMATED NET OPERATING COST OF THE PROPOSED
DEVELOPMENT-RELATED CAPITAL PROGRAM
(in constant 2022 dollars)

	Net Cost	Estimated Annual Additional
	(in 2022$)	2031
Library Services		**$790.3**
Library Expansion (1,400 sq.ft.) - Ramara	$50 per new square foot	$700.0
Library Expansion (1,805 sq.ft.) - Brechin	$50 per new square foot	$90.3
Parks And Recreation		**$8.8**
Outdoor Recreation	$0.10 per $1 of new park facilities	$8.8
TOTAL ESTIMATED OPERATING COSTS ($000)		**$799.0**

**Operating cost over the 10-year period of 2022 to 2031.*

Table 4 summarizes the components of the development-related capital forecast that will require funding from non-DC sources. In total, $98,600 will need to be financed from non-DC sources over the 2022-2031 planning period. Council is made aware of these factors, so that they understand the operating and capital costs that will not be covered by DCs as it adopts the development-related capital forecast set out in the study.

In addition, $365,560 interim DC financing related to development-related shares of projects may be required. However, because DC by-laws must be revisited at least every five years and the Township may look to other growth-funding tools (such as CBCs) to fund a share of this cost, it is difficult to determine the quantum of interim financing that may be necessary.

C. THE PROGRAM IS DEEMED FINANCIALLY SUSTAINABLE

In summary, the asset management plan and long-term capital and operating analysis included in this appendix demonstrates that the Township can afford to invest and operate the identified services infrastructure over the ten-year planning period. Importantly, the Township's annual budget review allows staff to continue to monitor and implement mitigating measures should the program become less sustainable.

APPENDIX D
TABLE 4

TOWNSHIP OF RAMARA
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
10-YEAR CAPITAL PROGRAM FOR TOWNSHIP-WIDE SERVICES

Service	Development-Related Capital Forecast (2022-2031)				
	Net Municipal Cost ($000)	Replacement & Benefit to Existing ($000)	Available DC Reserves ($000)	Other Development Related ($000)	Total DC Eligible Costs for Recovery ($000)
1.00 LIBRARY SERVICES	$1,089.2	$0.0	$228.1	$183.2	$677.8
2.00 PARKS AND RECREATION	$897.7	$0.0	$202.9	$0.0	$694.7
3.00 DEVELOPMENT-RELATED STUDIES	$325.0	$98.6	$135.7	$0.0	$90.7
Total - 10 Year Township-Wide Services	**$2,311.9**	**$98.6**	**$566.7**	**$183.2**	**$1,463.3**

APPENDIX E

DRAFT 2022 DEVELOPMENT CHARGES BY-LAW

THE CORPORATION OF THE TOWNSHIP OF RAMARA

BY-LAW NUMBER 2022.xx

A BY-LAW TO ESTABLISH TOWNSHIP-WIDE DEVELOPMENT CHARGES FOR THE CORPORATION OF THE TOWNSHIP OF RAMARA

WHEREAS subsection 2(1) of the *Development Charges Act, 1997* provides that a council of a municipality may pass By-laws for the imposition of development charges against land for increased capital costs required because of the need for services arising from development;

AND WHEREAS the Council of the Corporation of the Township of Ramara has given Notice in accordance with Section 12 of the *Development Charges Act, 1997*, of its intention to pass a development charge by-law under the Act;

AND WHEREAS the Council of the Township of Ramara on xxxx, 2022 approved the Development Charge Background Study by Hemson Consulting Ltd. dated April 14, 2022, in which certain recommendations were made related to the establishment of a development charge policy for the Township pursuant to the *Development Charges Act, 1997*;

AND WHEREAS the Council of the Township of Ramara heard all persons who applied to be heard concerning the development charge proposal and background study at a public meeting held on May 2, 2022;

AND WHEREAS the Council of the Township of Ramara deems that no further public meetings were required;

AND WHEREAS the Council of the Township of Ramara has given consideration of the use of more than one development charge by-law to reflect different needs for services in different areas, also known as area rating or area-specific DCs, and has determined that for the services and associated infrastructure proposed to be funded by DCs under this by-law it is fair and reasonable that the charges be calculated on a municipal-wide uniform basis;

AND WHEREAS the Development Charges Background Study dated April 14, 2022 includes an Asset Management Plan that deals with all assets whose capital costs are intended to be funded under the development charge by-law and that such assets are considered to be financially sustainable over their full life-cycle.

AND WHEREAS the Council of the Township of Ramara will give consideration to incorporate the asset management plan outlined in the Development Charges Background Study within the Township's ongoing practices and corporate asset management strategy.

NOW THEREFORE the Township of Ramara enacts as follows:

1. DEFINITIONS

1.1 In this by-law:

a) "**Act**" shall mean the Development Charges Act, 1997 and any amendment thereto.

b) "**Commercial**" shall mean any land, building or structure used for the purpose of buying and selling commodities or supplying services for profit or gain.

c) "**Council**" shall mean the Council of the Corporation of the Township of Ramara.

d) "**Development**" shall mean the construction, erection or places of the one or more building or structures on land or the construction, erection or making of an addition or alteration to a building or structure that increases the size or floor area.

e) "**Development charge**" shall mean a charge imposed on land with respect to this by-law.

f) "**Dwelling Unit**" shall mean any part of a building or structure or mobile home as defined in Section 46 of the Planning Act used or intended to be used as living quarters whether on a permanent or seasonal basis.

g) "**Floor area**" shall mean the total of all floor area within the building or structure measured between the outside surfaces of the exterior walls and shall include floor area below grade. For the purpose of this by-law, floor area shall not include the floor area used for equipment for the heating, cooling, ventilating, electrical, or mechanical for the building.

h) "**Industrial**" shall mean any land, building or structure used for manufacturing processing, fabricating or assembly of raw materials or goods or warehousing or bulk storage of goods and shall include any related accessory uses.

i) "**Institutional**" shall mean any land, building or structure used by an organized body, religious group or society for a not for profit and non commercial purpose and includes such uses as schools, place of worship, community centre, nursing home, home for the aged, library and government building, but shall not include any residential use or group home.

j) "**Non-residential**" shall mean any commercial, industrial or institutional use.

k) "**Re-development**" shall have the same meaning as development.

l) "**Residential use**" shall mean the lands, building or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include a single detached dwelling, a semi detached dwelling, a townhouse dwelling, an apartment dwelling, and the residential portion of a mixed use building or structure;

2. DESIGNATED MUNICIPAL SERVICES

2.1 The designated municipal services for which the development charge will be collected are:

1. Library Services;
2. Parks and Recreation; and
3. Development-Related Studies

3. APPLICABLE LANDS, BUILDINGS AND STRUCTURES

3.1 This by-law shall apply to all lands within the geographic limits of the Township.

3.2 This by-law shall not apply to land that is owned by and used for the purpose of:

a) the Township or local board thereof;

b) the County of Simcoe

c) a Board of Education

3.3 This by-law shall not apply to:

a) the enlargement of an existing dwelling unit or the creation of additional dwelling units in an existing residential building in accordance with the Regulations;

b) the enlargement of the gross floor area of an existing industrial building, as per Section 4 of the Act;

c) a non-residential building used or designated or intended for use in connection with the production of crops, animal husbandry or other similar uses normally associated with agriculture;

d) an institutional building.

e) All non-residential development, as defined herein, for all lands within the Township except those shown in Schedule “B” as attached to this by-law. For greater certainty, these lands are designated as the “Rama Road Economic Employment District”.

4. TRIGGERS FOR THE CHARGE

4.1 Development charges shall be imposed on land to be developed or re-developed for residential and non-residential use only where the development requires:

a) the passing of a zoning by-law or an amendment thereto under Section 34 of the Planning Act;

b) the approval of a minor variance under Section 45 of the Planning Act;

c) a conveyance of land to which a by-law passed under subsection 50 of the Planning Act;

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 permit under the Building Code Act, in relation to a building or structure.

5. SCHEDULE OF DEVELOPMENT CHARGES

5.1 Subject to the provision of this by-law, development charges against land shall be imposed and collected in accordance with the rates set out in Schedule “A” to this by-law.

6. LOCAL SERVICE INSTALLATION

6.1 Nothing in this by-law prevents Council from requiring, as a condition of an agreement under Section 51 or 53, of the Planning Act, that an owner, at his or her own expense, shall install or pay for such local services, as Council may require in accordance with Section 59 of the Act.

7. MULTIPLE CHARGES

7.1 Where two or more of the actions described in subsection 4.1 are required before land to which a development charge applies can be development, only one development charge shall be calculated and collected in accordance with the provision of this by-law;

7.2 Notwithstanding subsection 7.1, if two or more of the actions described in subsection 5(1) occur at different times, and if the subsequent action had the effect of increasing the need for municipal services, an additional development charge on the additional residential dwelling units and non-residential floor area, shall be calculated and collected in accordance with the provision of the by-law.

8. SERVICES IN LIEU

8.1 Council may by agreement with an owner of land, substitute services in lieu for all or part of the development charge applicable to the owner's land as may be specified in the agreement. Such agreement shall specify that where the owner provides services in lieu in accordance with the agreement, Council shall give to the owner a credit against of the development charge.

9. DEVELOPMENT CHARGES CREDITS

9.1 In the case of the demolition or removal of all or part of a building or structure, a credit for the number of residential dwelling units or non-residential floor area will be recognized provided that a building permit has been issued for the development or re-development within 3 years from the date of demolition permit was issued. If no demolition permit was issued, no credit will be recognized.

9.2 Where an impost fee, lot levy or like charge was paid to the Township since the passage of development charge by-laws under authority of the Development Charges Act, 1989; namely:

By-law 92.03 of the Township of Mara; and

By-law 92.02 of the Township of Rama;

or where a development charge has been paid to the Township since the passage of development charge by-laws under the authority of the Development Charges Act, 1989, namely:

By-law 92.03 of the Township of Mara; and

By-law 92.02 of the Township of Rama;

And any amendment thereto;

or where a development charge is paid to the Township under the authority of this by-law and any amendment thereto;

a credit to the amount paid will be recognized toward the current development charge so that the applicant shall top up the recognized credit to an amount equal to the development charge at the time the building permit is issued.

10. TIMING OF CALCULATION AND PAYMENT

10.1 Development charges shall be calculated and payable in accordance with Section 26, Section 26.1 and Section 26.2 of the *Development Charges Act.*

10.2 Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full to the Treasurer of the Township.

10.3 Notwithstanding Section 10.1, the development charge may be payable with respect to an approval of a plan of subdivision under Section 51 or the *Planning Act* immediately upon entering into an agreement and with respect to a consent under Section 53 of the *Planning Act*, immediately upon entering into a consent agreement and prior to final approval of the consent.

10.4 In accordance with Section 27 of the *Development Charges Act*, Council may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable.

11. INTEREST RATES

11.1 The municipality may charge interest on the installments required by Section 26.1(3) of the *Development Charges Act* from the date the development charge would have been payable in accordance with Section 26 of the *Development Charges Act* to the date the installment is paid.

11.2 Where Section 26.2 (1)(a) or (b) of the *Development Charges Act* applies, the municipality may charge interest on the development charge from the date of the application referred to in the applicable clause to the date the development charge is payable under Section 26.2(3) of the *Development Charges Act*.

11.3 The municipality may determine, by Council resolution, interest rates in relation to Sections 11.1 and 11.2.

12. RESERVE FUNDS

12.1 The municipality will establish a separate reserve fund for each of the services set out in subsection 2.1 of this by-law

12.2 The Treasurer shall invest each reserve fund in accordance with Council policy

12.3 Council may borrow from the reserve funds and in accordance with the Act at the Bank of Canada Rate in effect at the date of passage of this by-law updated quarterly on the first business day of January, April, July and October of each year.

12.4 The Treasurer shall submit an annual report on each reserve fund to Council by March 31 of the year following and in accordance with the Act and Regulations thereto.

13. BY-LAW AMENDMENT OR APPEAL

13.1 Where this by-law or any development charge prescribed thereunder is amended or repealed by order of the Ontario Municipal Board, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded plus interest as a result of said amendment or repeal;

13.2 Refunds that are required to be paid under subsection 12.1 shall be paid within 15 business days with interest to be calculated as follows:

a) interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;

b) the interest rates shall be the Bank of Canada interest rate in effect on the date of enactment of the by-law update on the first business day of every January, April, July and October thereafter shall be used.

14. BYLAW INDEXING

14.1 The development charges set out in Schedule “A” to this by-law shall be adjusted annually on September 1, without amendment to this by-law, in accordance with the most recent twelve moth change in the Statistic Canada Quarterly Construction Price Statistics.

15. BY-LAW ADMINISTRATION

15.1 This by-law shall be administered by the Municipal Treasurer.

16. SEVERABILITY

16.1 In the event any provision, or part thereof, of this by-law is found, by a court of competent jurisdiction, to be ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of the by-law shall remain in full force and effect.

17. SCHEDULES TO THE BY-LAW

17.1 Schedule “A” and Schedule “B” attached hereto shall be and form part of this by-law.

18. DATE BY-LAW EFFECTIVE

18.1 This by-law shall come into force and effect on July 1, 2022.

BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 27th DAY OF June 2022.

BASIL CLARKE, MAYOR

Jennifer Connor, CLERK

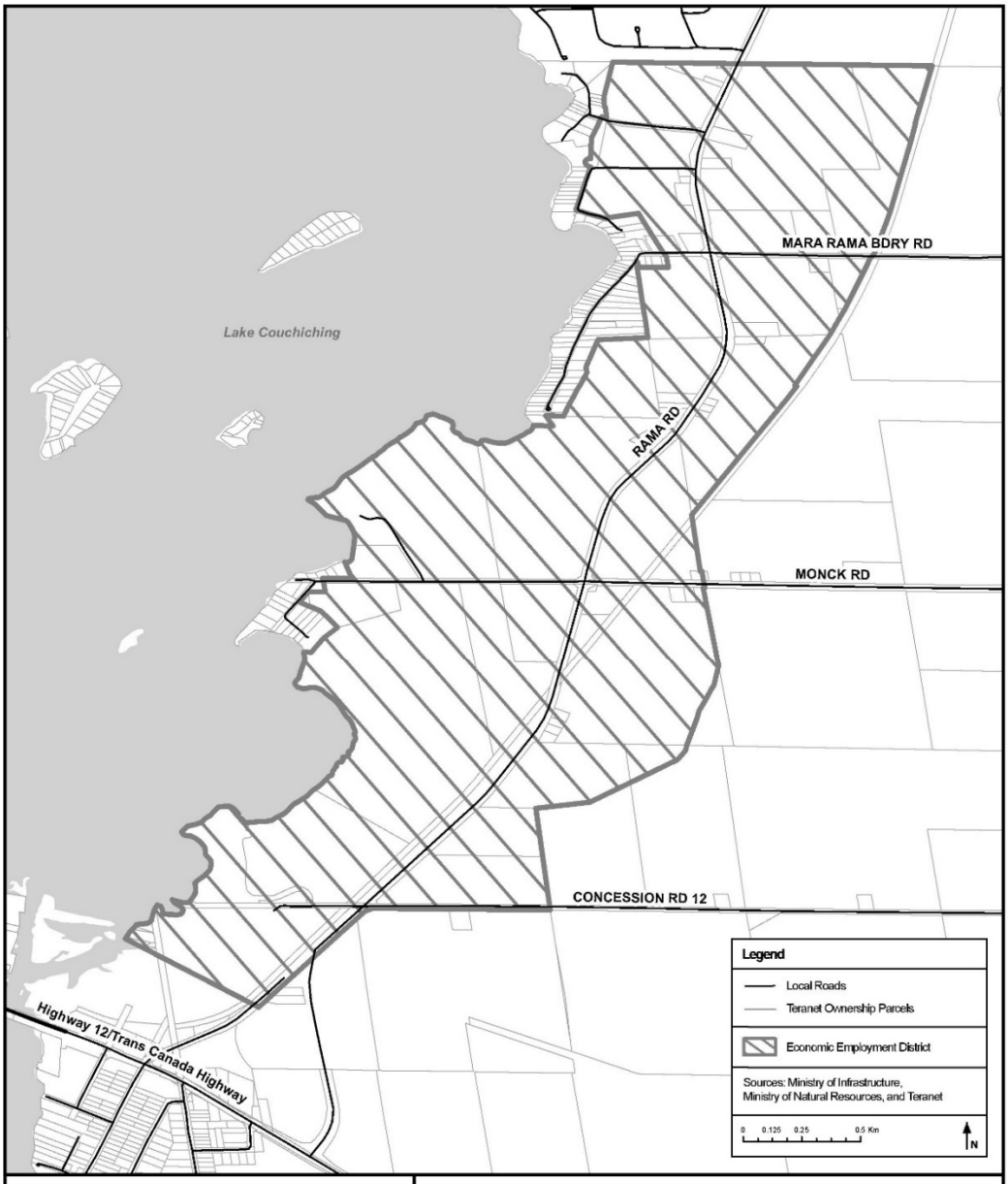
SCHEDULE "A" TO BY-LAW 2020.xx

Schedule of Township-Wide Development Charges

SERVICE	Charge Per Unit Type			Non-Residential Charge ($/sq.m.)
	Singles/ Semis	Rows / Other Multiples	Apartments	
Library Services	$708	$583	$554	$0.00
Parks And Recreation	$740	$609	$579	$0.00
Development-Related Studies	$80	$66	$63	$0.51
Subtotal Soft Services	**$1,528**	**$1,258**	**$1,196**	**$0.51**
TOTAL CHARGE PER UNIT	**$1,528**	**$1,258**	**$1,196**	**$0.51**

SCHEDULE "B" TO BY-LAW 2022.xx

Rama Road Economic Employment District



Rama Road Economic Employment District

Further to Schedule 8 of the *Growth Plan for the Greater Golden Horseshoe, 2006*, which sets out the general location of the Rama Road Economic Employment District, this map sets out the specific location and boundary as determined by the Minister of Infrastructure for use in implementing Amendment 1 (2012) to the *Growth Plan for the Greater Golden Horseshoe, 2006*. Existing major highways, local roads, and Teranet ownership parcels shown are conceptual and are for reference purposes only. The Province of Ontario assumes no responsibility or liability for any consequence of any use made of this map.