



2024 Development Charges Background Study

Town of Carleton Place

For Public Review and Comment

December 18, 2024

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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
A.M.P.	Asset management plan
CANSIM	Canadian Socio-Economic Information Management System (Statistics Canada)
D.C.	Development Charges
D.C.A.	<i>Development Charges Act, 1997, as amended</i>
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
km	Kilometre(s)
N.F.P.O.W.	No fixed place of work
OLT	Ontario Land Tribunal
O. Reg.	Ontario Regulation
P.O.A.	<i>Provincial Offences Act</i>
P.P.U.	Persons per unit
sq.ft.	square foot/feet



Executive Summary



Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Town of Carleton Place (Town) required by the *Development Charges Act, 1997*, as amended (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:

- Chapter 1 – Introduction and overview of the legislative requirements of the D.C.A.;
- Chapter 2 – Review of the Town’s present D.C. policies;
- Chapter 3 – Summary of the anticipated residential and non-residential development for the Town;
- Chapter 4 – Approach to calculating the D.C.;
- Chapter 5 – Review of the historical level of service, increase in capital needs, identification of future capital costs to service the anticipated development, and related deductions and allocations;
- Chapter 6 – Calculation of the D.C.s;
- Chapter 7 – D.C. policy recommendations and rules; and
- Chapter 8 – By-law implementation.

2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to impose these charges. The methodology required to determine the charges is detailed in Chapter 4; a simplified summary is provided below.

- 1) Identify amount, type, and location of the anticipated development;
- 2) Identify the increase in need for service to accommodate growth;
- 3) Identify capital costs to provide services to meet the needs;
- 4) Deduct:
 - Grants, subsidies, and other contributions;
 - Benefit to existing development;
 - Amounts in excess of 15-year historical service calculation; and
 - D.C. reserve funds (where applicable);
- 5) Net capital costs are then allocated between residential and non-residential development types; and



- 6) Net costs divided by the anticipated development to provide the D.C.
3. Subsequent to the passage of the Town's D.C. By-law 41-2021, a number of amendments to the D.C.A. have taken place. These changes have been incorporated throughout the report and in the draft by-law, as necessary. The legislative amendment to the D.C.A. include the following (details of each Act are provided in Chapter 1 of this report):
- Bill 109: *More Homes for Everyone Act, 2022*
 - Bill 23: *More Homes Built Faster Act, 2022*
 - Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023*
 - Bill 134: *Affordable Homes and Good Jobs Act, 2023*
 - *Bill 185: Cutting Red Tape to Build More Homes Act, 2024*

A summary of some of the amendments is outlined below:

- Limiting D.C. eligible services;
- Historical level of service calculation extended to a 15-year average;
- Capital cost definition revised to remove prescribe services for which land or an interest in land will be restricted (no services currently prescribed);
- Annual instalment payments for rental and institutional development, in six equal payments commencing at occupancy;
- The determination^[1] of D.C.s for development occurring within two years of a site plan or zoning by-law amendment planning approval for applications received and approved between January 1, 2020, and June 5, 2024, and for development occurring within 18 months of a site plan or zoning by-law amendment planning approval for applications received on or after January 1, 2020, where approval has not been granted prior to June 6, 2024;
- Maximum interest rate for instalments and the determination of D.C.s for eligible site plan and zoning by-law amendment applications set at the average prime rate plus 1%;
- Statutory D.C. exemptions for additional residential units (up to a third dwelling unit), affordable units, attainable units, affordable inclusionary

¹ With charges determined at the time of planning application.



zoning units, non-profit housing, and universities receiving ongoing funding from the Province;

- Mandatory D.C. discount for rental housing, based on the number of bedrooms within a dwelling unit;
 - Term of a D.C. by-law extended from 5 years to 10 years;
 - Requirement for municipalities to spend or allocate at least 60% of their D.C. reserve fund at the beginning of the year for services related to a highway;
 - Requirements related to the annual D.C. reserve fund Treasurer's statement;
 - Provision to allow minor amendments to D.C. by-laws concerning by-law expiry dates; and
 - D.C. public notice requirements.
4. The growth forecast (provided in Chapter 3), summarized in Table ES-1, on which the D.C. is based, projects the following population, housing, and non-residential employment, and associated gross floor area (G.F.A.) for the 10-year, 20-year, and for the urban build-out forecast periods.



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

Measure	10 Year Mid-2024 to Mid-2034	20 Year Mid-2024 to Mid-2044	Mid-2024 to Urban Buildout
(Net) Population Increase	3,820	7,093	9,770
(Gross) Population Increase in New Households*	3,949	7,164	9,879
Residential Unit Increase	1,862	3,524	5,047
Non-Residential Employment Increase	727	1,138	2,203
Non-Residential Gross Floor Area Increase (sq.ft.)	490,900	783,300	1,332,100

* Growth includes population in both permanent and institutional households.

5. Table ES-2 includes a summary of the D.C.-eligible capital costs for each eligible service arising from the anticipated development. These capital costs are provided in detail in Chapter 5. The D.C.A. requires that the background study include a summary of the gross and net capital costs to be incurred over the term of the by-law (i.e., 10 years) for existing and future development. This summary is provided by service in Table 6-7 of the D.C. Background Study.

In total, gross capital costs of approximately \$210.04 million are forecast for the 10-year by-law term. These capital costs have been identified through discussions with Town staff. A portion of these capital costs, approximately \$28.37 million, relate to the needs of growth beyond the forecast period. These costs are not included in the D.C. calculation, however, will be considered in future D.C. studies. Other deductions in the determination of the D.C.-recoverable costs include approximately \$27.03 million related to the portion of capital projects that will benefit the existing development, \$83,800 related to costs associated with services not eligible for D.C.s, and \$40.76 million related to grants, subsidies, and other contributions.

The resultant net D.C.-recoverable costs included in the calculations for capital works anticipated over the 10-year forecast period total approximately \$113.80



million, of which \$97.35 million is allocated to the forecast residential development and \$16.45 million allocated to the forecast non-residential development.

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

Description	Value (2024\$)
Total gross expenditures planned over the next 10 years	\$210,035,564
Less: benefit to existing development	\$27,031,300
Less: post planning period benefit	\$28,365,900
Less: costs associated with D.C.-ineligible services	\$83,800
Less: Grants, subsidies, and other contributions	\$40,755,451
Net costs to be recovered from D.C.s. over the term of the by-law	\$113,799,113

6. At present, the Town imposes D.C.s on residential and non-residential developments in accordance with By-Law 41-2021. The Town is undertaking a D.C. public process and anticipates passing a new D.C. by-law for the services identified in the D.C. Background Study. The statutory mandatory public meeting has been set for January 14, 2025, with adoption of the D.C. by-law anticipated for February 18, 2025.

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

- Parks and Recreation Services;
- Library Services;
- Child Care and Early Years Programs Services ;
- Waste Diversion Services;



- *Provincial Offences Act* Including By-law Enforcement and
- Growth-Related Studies (class of services).

The following services are calculated based on a 20-year forecast:

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

The following services are calculated based on an urban build-out forecast:

- Water Services; and
- Wastewater Services.

Table ES-3 provides the calculated D.C.s for residential and non-residential developments by service/class of service.



Table ES-3
Town of Carleton Place
Calculated Schedule of Development Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care Units	(per sq.ft. of Gross Floor Area)	(per sq.m. of Gross Floor Area)
Municipal Wide Services/Class of Service:							
Services Related to a Highway	8,580	7,446	4,893	3,555	3,393	5.24	56.40
Fire Protection Services	2,056	1,784	1,172	852	813	1.15	12.38
Policing Services	1,411	1,224	805	585	558	0.78	8.40
Parks and Recreation Services	11,509	9,987	6,563	4,768	4,552	1.83	19.70
Library Services	1,174	1,019	669	486	464	0.19	2.04
Child Care and Early Years Programs	1,317	1,143	751	546	521	-	0.00
Provincial Offences Act including By-Law Enforcement	118	102	67	49	47	0.05	0.54
Waste Diversion	59	51	34	24	23	0.03	0.32
Growth-Related Studies	872	757	497	361	345	0.39	4.20
Total Municipal Wide Services/Class of Services	\$27,096	\$23,513	\$15,451	\$11,226	\$10,716	\$9.66	\$103.98
Urban Services							
Wastewater Services	8,112	7,040	4,626	3,361	3,208	5.09	54.79
Water Services	8,772	7,612	5,002	3,634	3,469	5.50	59.20
Total Urban Services	\$16,884	\$14,652	\$9,628	\$6,995	\$6,677	\$10.59	\$113.99
GRAND TOTAL RURAL AREA	\$27,096	\$23,513	\$15,451	\$11,226	\$10,716	\$9.66	\$103.98
GRAND TOTAL URBAN AREA	\$43,980	\$38,165	\$25,079	\$18,221	\$17,393	\$20.25	\$217.97



7. Tables ES-4 and ES-5 provide a comparison of the D.C.s currently imposed in the Town and the calculated charges herein. These comparisons are provided for a single detached residential house and non-residential development, on a per sq.ft. of G.F.A., respectively.

The calculated charges for new development within the urban serviced area of the Town are \$43,980 for a single detached residential house, representing an increase of \$27,306 over the current charges. The calculated non-residential D.C.s for new development within the urban serviced area are \$20.25 per sq.ft. of G.F.A. representing an increase of \$12.26 compared to the Town's current charges.

Table ES-4
Town of Carleton Place
Single Detached Residential House D.C. Comparison

Service/Class of Service	Current	Calculated
Municipal Wide Services/Classes:		
Services Related to a Highway	2,672	8,580
Fire Protection Services	801	2,056
Policing Services	-	1,411
Parks and Recreation Services	4,514	11,509
Library Services	218	1,174
Child Care and Early Years Programs	450	1,317
Provincial Offences Act including By-Law Enforcement	-	118
Waste Diversion	-	59
Growth-Related Studies	155	872
Total Municipal Wide Services/Classes	\$8,810	\$27,096
Urban Services:		
Wastewater Services	4,287	8,112
Water Services	3,577	8,772
Total Urban Services	\$7,864	\$16,884
Grand Total	\$16,674	\$43,980



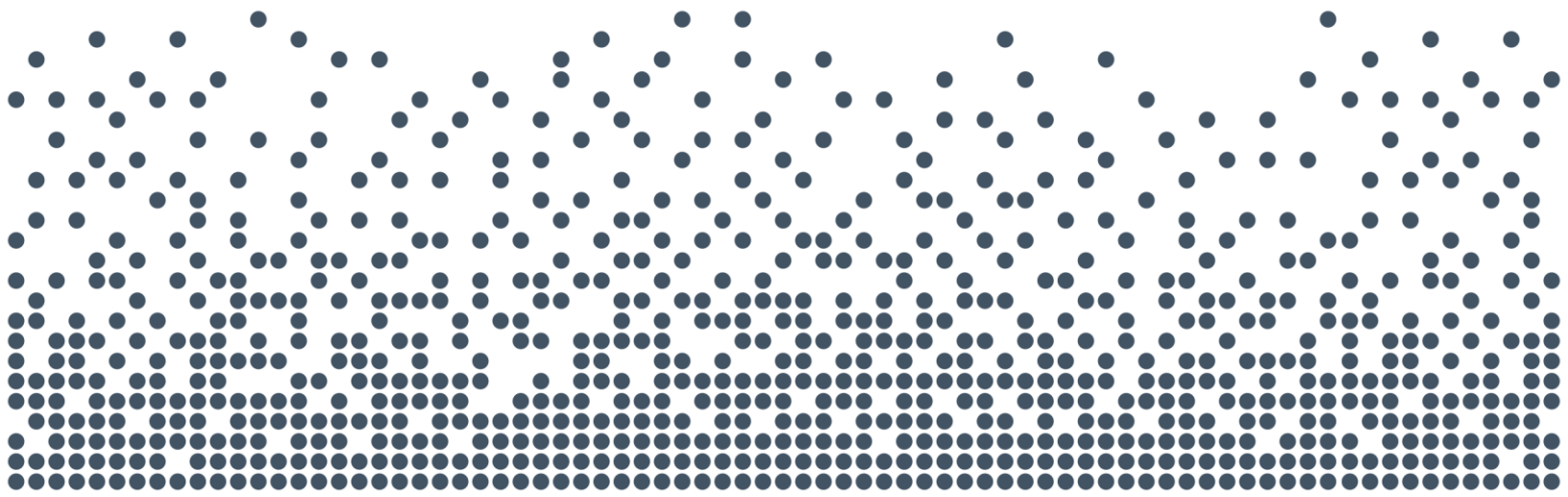
Table ES-5
Town of Carleton Place
Non-Residential D.C. Comparison per sq.ft.
of Gross Floor Area

Service/Class of Service	Current	Calculated
Municipal Wide Services/Classes:		
Services Related to a Highway	1.76	5.24
Fire Protection Services	0.50	1.15
Policing Services	-	0.78
Parks and Recreation Services	0.55	1.83
Library Services	0.03	0.19
Child Care and Early Years Programs	-	-
Provincial Offences Act including By-Law Enforcement	-	0.05
Waste Diversion	-	0.03
Growth-Related Studies	0.10	0.39
Total Municipal Wide Services/Classes	\$2.94	\$9.66
Urban Services:		
Wastewater Services	2.67	5.09
Water Services	2.38	5.50
Total Urban Services	\$5.05	\$10.59
Grand Total	\$7.99	\$20.25

8. Chapter 7 herein, provides the D.C. by-law policy recommendations and rules that govern the imposition of the charges. Council will consider the findings and recommendations provided herein and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law, which is appended in Appendix G. These decisions may include:

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

The D.C.A. does not allow for D.C. revenue foregone as a result of an exemption or reduction in the charge to be made up through higher D.C.s on other development. As such, any decision to provide further exemptions or reductions should consider alternative funding sources to address the foregone revenue.



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

The Town of Carleton Place (Town) retained Watson & Associates Economists Ltd. (Watson), to undertake the development charges (D.C.s) background study and by-law process in 2024. This background study has been prepared for public comment. This background study has been prepared pursuant to the requirements of the *Development Charges Act*, as amended 1997 (D.C.A.), and recommends new charges and by-law policies for the Town.

This D.C. background study will be distributed to members of the public to provide them with sufficient background information on the legislation, the study's recommendations, and an outline of the basis for these recommendations. Watson will continue to work with Town staff to further refine the background study (as required) based on public feedback, before releasing the final D.C. background study prior to the Council adoption of the by-law.

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Town's D.C. background study, as summarized in Chapter 4. Chapter 6 contains the calculated D.C.s based on the increase in need and capital costs of services identified in Chapter 5. It also addresses the requirement for "rules" outlining the implementation of the charge as contained in Chapter 7. Appendix H provides the proposed by-law to be made available to the public as part of the approval process.

The report also includes a summary of the Town's current D.C. rates and policies (Chapter 2) to provide a comparison with those being proposed. It further addresses post-by-law adoption implementation requirements (Chapter 8), which are critical to the successful application of the new by-law.

The chapters in the report are supported by appendices containing the data required to explain and substantiate the calculation of the charges.

1.2 Summary of the Process

The public meeting required under section 12 of the D.C.A., has been scheduled for January 14, 2025. Its purpose is to present the study to the public and to solicit public



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

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on December 18, 2024.

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

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

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

Figure 1-1
Town of Carleton Place
Schedule of Key D.C. Process Dates

Process Steps	Dates
Data collection, growth forecast development, staff review, engineering work, D.C. calculations and policy work	Early-2024 to late-2024
Council D.C. Workshop	December 5, 2024
Public release of final D.C. Background study and proposed by-law	December 18, 2024
Public meeting advertisement placed on Town's website	21 days prior to the Public Meeting
Public meeting of Council	January 14, 2025
Council considers adoption of background study and passage of by-law	February 18, 2025
Notice given of by-law passage on Town's website	20 days after passage
Last day for by-law appeal	40 days after passage
Town makes pamphlet available (where by-law not appealed)	By 60 days after in force date



1.3 Changes to the *Development Charges Act, 1997*

Over the past few years, a number of changes to the D.C.A. have been introduced through various legislation including the following:

- Bill 109: *More Homes for Everyone Act, 2022*;
- Bill 23: *More Homes Built Faster Act, 2022*;
- Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023*; and
- Bill 134: *Affordable Homes and Good Jobs Act, 2023*.
- Bill 185: *Cutting Red Tape to Build More Homes Act, 2024*.

The following provides an overview of the amendments to the D.C.A. that each of these pieces of legislation provided.

1.3.1 **Bill 109: *More Homes for Everyone Act, 2022***

On April 14, 2022, the *More Homes for Everyone Act, 2022* received Royal Assent. One of the D.C.A. amendments, and O. Reg. 438/22, prescribed additional information to be included in the annual Treasurer's Statement on D.C. reserve funds and its publication. The following additional information must be provided for each service for which a D.C. is collected for during the year:

- a) whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law;
- b) if the answer to a) is no, the amount the municipality now expects to incur and a statement as to why this amount is expected; and
- c) if no money was spent from the reserve fund during the year, a statement as to why there was no spending during the year.

These requirements have been further amended to require that the annual Treasurer's Statement be made available to the public on the municipality's website, or in the municipal office.

1.3.2 **Bill 23: *More Homes Built Faster Act, 2022***

The *More Homes Built Fast Act, 2022*, received Royal Assent on November 28, 2022. This Act amends several pieces of legislation including the *Planning Act* and the D.C.A.



The following provides a summary of the amendments to the D.C.A. Some of these changes have been further revised through subsequent amendments to the D.C.A.:

1.3.2.1 Additional Residential Unit Exemption

The rules for these exemptions are now provided in the D.C.A., rather than the regulations and are summarized as follows:

- Exemption for residential units in existing rental residential buildings – For rental residential buildings with four or more residential units, the greater of one unit or 1% of the existing residential units will be exempt from D.C.
- Exemption for additional residential units in existing and new residential buildings – The following developments will be exempt from a D.C.:
 - A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one residential unit;
 - A third unit in a detached, semi-detached, or rowhouse if no buildings or ancillary structures contain any residential units; and
 - One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of urban land, if the detached, semi-detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.

1.3.2.2 Removal of Housing as an Eligible D.C. Service

Housing services are removed as an eligible service. Municipalities with by-laws that include a charge for housing services can no longer collect for this service.

1.3.2.3 New Statutory Exemptions for Affordable Units, Attainable Units, Inclusionary Zoning Units, and Non-Profit Housing developments

Affordable units, attainable units, inclusionary zoning units and non-profit housing developments are exempt from the payment of D.C.s, as follows:

- Affordable Rental Units: Where rent is no more than 80% of the average market rent as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Affordable Owned Units: Where the price of the unit is no more than 80% of the average purchase price as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.



- **Attainable Units:** Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
 - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.
- **Inclusionary Zoning Units:** Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.
- **Non-Profit Housing:** Non-profit housing units are exempt from D.C.s and D.C. instalment payments due after November 28, 2022.

1.3.2.4 Historical Level of Service extended to 15-year period instead of the historical 10-year period

Prior to Royal Assent, the increase in need for service was limited by the average historical level of service calculated over the 10-year period preceding the preparation of the D.C. background study. This average is now extended to the historical 15-year period.

1.3.2.5 Revised Definition of Capital Costs

The definition of capital costs has been revised to remove studies. Furthermore, the regulations of the Act will prescribe services for which land or an interest in land will be restricted. As at the time of writing, no services have been prescribed.

1.3.2.6 Mandatory Phase-in of a D.C.

For all D.C. by-laws passed after January 1, 2022, the charge must be phased-in annually over the first five years the by-law is in force, as follows:

- Year 1 – 80% of the maximum charge;
- Year 2 – 85% of the maximum charge;
- Year 3 – 90% of the maximum charge;
- Year 4 – 95% of the maximum charge; and
- Year 5 to expiry – 100% of the maximum charge.



1.3.2.7 D.C. By-law Expiry

A D.C. by-law now expires ten years after the day it comes into force unless the by-law provides for an earlier expiry or repeal date. This extends the by-law's life from what used to be a maximum of five years.

1.3.2.8 Instalment Payments

Non-profit housing development has been removed from the instalment payment section of the D.C.A. under section 26.1, as these units are now exempt from the payment of a D.C.

1.3.2.9 Rental Housing Discount

The D.C. payable for rental housing development will be reduced based on the number of bedrooms in each unit as follows:

- Three or more bedrooms – 25% reduction;
- Two bedrooms – 20% reduction; and
- All other bedroom quantities – 15% reduction.

1.3.2.10 Maximum Interest Rate for Instalments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications

No maximum interest rate was previously prescribed, which allowed municipalities to choose the interest rate to impose. As per Bill 23, the maximum interest rate is set at the average prime rate plus 1%. This maximum interest rate provision would apply to all instalment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.

1.3.2.11 Requirement to Allocate Funds Received

Annually, beginning in 2023, municipalities are required to spend or allocate at least 60% of the monies in a reserve fund at the beginning of the year for water services, wastewater services, and services related to a highway. Other services may be prescribed by regulation.



1.3.3 Bill 97: Helping Homebuyers, Protecting Tenants Act, 2023

The *Helping Homebuyers, Protecting Tenants Act, 2023* (Bill 97) received Royal Assent on June 8, 2023. This legislation extends the mandatory exemption from payment of D.C.s for additional residential units in new residential buildings or in existing houses to all lands versus just urban lands.

1.3.4 Bill 134: Affordable Homes and Good Jobs Act, 2023

The exemption for affordable residential units was included in the *More Homes Built Faster Act, 2022* (Bill 23), enacted by the Province on November 28, 2022. Under this legislation, affordable residential units were defined within subsection 4.1 of the D.C.A. and exemptions for D.C.s were provided in respect of this definition. While the legislation was enacted in November 2022, the ability for municipalities to implement the exemptions required the Minister of Municipal Affairs and Housing to publish an “Affordable Residential Units for the Purposes of the *Development Charges Act, 1997* Bulletin.” This bulletin provides the average market rent, average purchase price, and average household income thresholds to be used in determining which developments qualify as affordable residential units. The bulletin was published by the Minister on May 1, 2024.

Bill 134 received Royal Assent on December 4, 2023, and provides for a modification to the affordable residential unit definition by:

- Introducing an income-based test for affordable rent and purchase price; and
- Increasing the threshold for the market test of affordable rent and purchase price.

This change provides the exemption based on the lesser of the two measures.

Moreover, the rules in subsection 4.1 of the D.C.A. are unchanged with respect to:

- The tenant and purchaser transacting the affordable unit being at arm’s length;
- The intent of maintaining the affordable residential unit definition for a 25-year period, requiring an agreement with the municipality (which may be registered on title); and
- Exemptions for attainable residential units and associated rules (requiring further regulations).



The following table provides further details related to the definitions of affordable and average market rent and purchase price based on Bill 134 (underlining added for emphasis).

Table 1-1
Definition of Affordable Residential Units

Item	Bill 134 Definition (as per D.C.A.)
Affordable residential unit rent (subsection 4.1 (2), para. 1)	The rent is no greater than <u>the lesser of</u> , <ul style="list-style-type: none"> i. the <u>income-based affordable rent</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and ii. the <u>average market rent</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market rent/rent based on income (subsection 4.1 (5)) for the purposes of subsection 4.1 (2), para. 1	The Minister of Municipal Affairs and Housing shall, <ul style="list-style-type: none"> (a) determine the <u>income of a household</u> that, in the Minister's opinion, is <u>at the 60th percentile of gross annual incomes for renter households in the applicable local municipality</u>; and (b) <u>identify the rent</u> that, in the Minister's opinion, is <u>equal to 30 per cent of the income of the household</u> referred to in clause (a).
Affordable residential unit ownership (subsection 4.1 (3), para. 1)	The price of the residential unit is no greater than <u>the lesser of</u> , <ul style="list-style-type: none"> i. the <u>income-based affordable purchase price</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and ii. <u>90 per cent of the average purchase price</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market purchase price/purchase price based on income (subsection 4.1 (6)) for the purposes of subsection 4.1 (3), para. 1	The Minister of Municipal Affairs and Housing shall, <ul style="list-style-type: none"> (a) determine the <u>income of a household</u> that, in the Minister's opinion, is <u>at the 60th percentile of gross annual incomes for households in the applicable local municipality</u>; and (b) <u>identify the purchase price</u> that, in the Minister's opinion, <u>would result in annual accommodation costs equal to 30 per cent of the income of the household</u> referred to in clause (a)



As noted, the bulletin, which was released on May 1, 2024, provides the information the Town needs to determine if the exemption from D.C.s (as well as C.B.C. and Parkland requirements) applies. The bulletin provides the following information is specific to the Town (it is noted that the bulletin will be updated annually):

- For Affordable Ownership Units: Table 1-2 indicates that for detached house, semi-detached house, and row/townhouse the cost of a house based on average household income in the Town, provides the amount to be measured against as this is less than 90% of the average purchase prices . For condominium apartments, 90% of the average purchase price in the Town is less than the affordable cost of a house based on average household income in the Town, (note applicable affordable purchase price thresholds are in bold font).

Table 1-2
Affordable Ownership Units

Units	90% of Average Purchase Price	Cost of House Based on Average Household Income in the Town
Detached House	\$603,000	\$373,700
Semi-detached House	\$450,000	\$373,700
Row/Townhouse	\$450,000	\$373,700
Condominium Apartment	\$279,000	\$373,700

- For Affordable Rental Units: The average monthly market rent for a bachelor, 1-bedroom, and 2-bedroom unit is lower than the average rent based on the household income in the Town and therefore, provides the amount to be measured against (as noted in Table 1-3, where the monthly rent is lower than the amounts indicated). For units with 3 or more bedrooms, the average rent based on average household income in the Town provides the amount to be measured against (note applicable thresholds are in bold font).



Table 1-3
Affordable Rental Units

Units	Average Monthly Market Rent in the Town	Average Monthly Rent Based on Household Income in the Town
Bachelor unit	\$1,132	\$1,880
1-Bedroom unit	\$1,211	\$1,880
2-Bedroom unit	\$1,466	\$1,880
3 or more Bedrooms	\$1,975	\$1,880

1.3.5 Bill 185: Cutting Red Tape to Build More Homes Act, 2024

The *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185), was introduced on April 10, 2024, and received Royal Assent on June 6, 2024. This Act amends the D.C.A. as follows:

- Reintroduces studies as an eligible cost for services, including a D.C. background study;
- Removes the mandatory phase-in of a D.C. by-law;
- Reduces the time period for the determination of a D.C. applicable to site plan and zoning by-law amendment applications, whereby the time period between the building permit issuance and planning application approval is reduced to 18 months from two years (note, the two-year time period still applies to applications received and approved between January 1, 2020, and June 5, 2024);
- Permits the repeal of the date the D.C. by-law expires (allowing for the 10-year by-law term provided in the D.C.A.);
- Allows minor D.C. by-law amendments related to the inclusion of studies, removal of the mandatory phase-in of a D.C. by-law, and removal of expiry date for all by-laws; and
- Permits municipalities to publish D.C. public notice on municipal websites where newspapers of general circulation are not available.

As Bill 185 has been enacted, this D.C. Background Study includes the cost of studies, and embraces the other amendments made to the D.C.A. as noted above, where applicable.



Chapter 2

Town of Carleton Place's Current Development Charge Policy



2. Town of Carleton Place's Current Development Charge Policy

2.1 By-law Enactment

On March 9, 2021, the Town passed By-law 41-2021 under the D.C.A. to impose D.C.s for residential and non-residential uses.

2.2 Services Covered

The following services are included under By-law 41-2021:

Municipal-Wide:

- Roads and Related;
- Fire Protection;
- Parks and Recreation;
- Library;
- Child Care; and
- Growth-Related Studies (class of service).

Urban Services:

- Water Services; and
- Wastewater Services.

2.3 Timing of Development Charge Calculation and Payment

D.C.s are calculated, due, and payable in full on the date a building permit is issued for any land, buildings, or structures to which the charges apply. Rental housing and institutional developments pay their D.C.s over six (6) annual instalments. It is noted that changes to the D.C.A. related to the timing of D.C. calculation and payments discussed in Chapter 1 are now in force and override the provisions of the current by-law, although they are not reflected in the Town's current D.C. by-law. Furthermore, By-law 41-2021 allows the Town to enter into alternative payment agreements in accordance with section 27 of the D.C.A.



2.4 Approvals for Development

D.C.s shall be imposed on all lands, buildings, or structures that are developed for residential or non-residential uses if the development requires:

- The passing of a zoning by-law or an amendment thereto under section 34 of the *Planning Act*;
- The approval of a minor variance under section 45 of the *Planning Act*;
- A conveyance of land to which a by-law passed under Subsection 50 (7) of the *Planning Act*;
- The approval of a plan of subdivision under section 51 of the *Planning Act*;
- A consent under section 53 of the *Planning Act*;
- The approval of a description under section 9 the *Condominium Act, 1998*; or
- The issuance of a building permit under the *Building Code Act, 1992* in relation to a building or structure.

2.5 Indexing

D.C.s within the by-law are adjusted annually on January 1st of each year, without amendment to the by-law, in accordance with the prescribed index.

2.6 Redevelopment Allowance

By-law 41-2021 provides D.C. credits for residential and non-residential redevelopments, provided a building permit has been issued for the development within five years from the date the demolition permit was issued. The amount of the credit provided cannot exceed the total D.C.s. that would otherwise be payable.

2.7 Exemptions

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



2.8 Current Development Charges

The current residential and non-residential development D.C.s in the Town are shown in Table 2-1.



Table 2-1
Town of Carleton Place
Current Schedule of Development Charges
As of January 1, 2024

Service/Class	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units	(per sq.m. of Gross Floor Area)
Municipal Wide Services/Classes:						
Roads and Related Services	2,672	1,661	1,566	2,478	1,132	18.99
Fire Protection Services	801	497	471	743	340	5.33
Parks & Recreation Services	4,514	2,807	2,646	4,188	1,913	5.93
Library Services	218	136	126	203	92	0.29
Child Care Services	450	279	264	416	191	0.00
Growth-Related Studies	155	96	92	146	66	1.04
Total Municipal Wide Services/Classes	8,810	5,476	5,165	8,174	3,734	31.58
Urban Services						
Wastewater Services	4,287	2,667	2,515	3,977	1,816	28.78
Water Services	3,577	2,224	2,098	3,319	1,516	25.62
Total Urban Services/Classes	7,864	4,891	4,613	7,296	3,332	54.40
TOTAL UNSERVICED AREA	\$8,810	\$5,476	\$5,165	\$8,174	\$3,734	\$31.58
TOTAL URBAN SERVICED AREA	\$16,674	\$10,367	\$9,778	\$15,470	\$7,066	\$85.98



Chapter 3

Anticipated Development in the Town of Carleton Place



3. Anticipated Development in the Town of Carleton Place

3.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Town will be required to provide services over a 10-year (mid-2024 to mid-2034), a 20-year (mid-2024 to mid-2044), and a buildout time horizon (2024 to buildout).^[1]

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

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

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

- Lanark County Growth Management Strategy (Draft), Watson & Associates Economists Ltd. in association with W.S.P., 2024;
- Town of Carleton Place Official Plan, Adopted July 23, 2013;
- Town of Carleton Place 2020 Development Charges Study, December 7, 2020, by Watson & Associates Economists Ltd.;
- Carleton Place Water & Wastewater Master Plan – Phase 2 Report, Final, May 30, 2022, Stantec Consulting Ltd.;
- 2011, 2016 and 2021 population, household, and employment Census data;
- Historical residential building permit data over the 2014 to 2023 period;

¹ Growth forecast to buildout refers to the urban area with full services or with plans to provide full services based on discussions with Town of Carleton Place staff.



- Residential and non-residential supply opportunities as identified by Town of Carleton Place staff; and
- Discussions with Town staff regarding anticipated residential and non-residential development in the Town of Carleton Place.

3.3 Summary of Growth Forecast

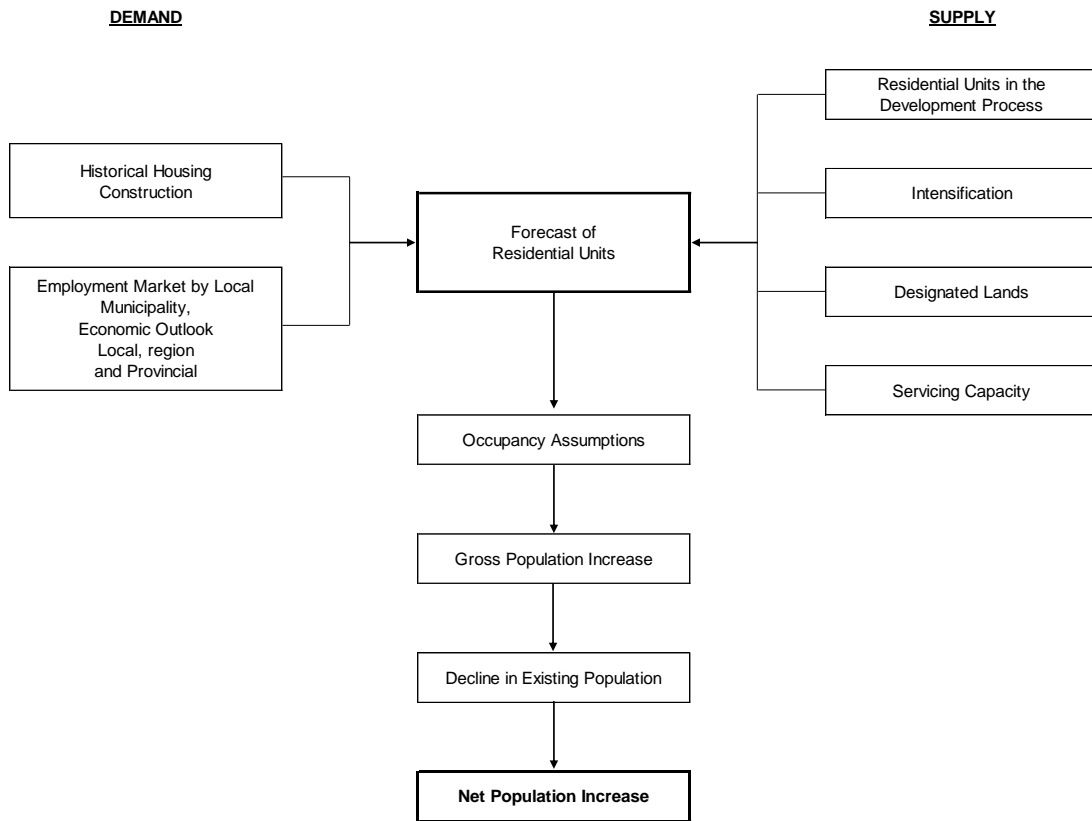
A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Town and describes the basis for the forecast. The results of the residential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

As identified in Table 3-1 and Appendix A – Schedule 1, population in the Town of Carleton Place (excluding census undercount) is anticipated to reach approximately 17,690 by mid-2034, 20,960 by mid-2044 and 23,640 by buildout, resulting in an increase of approximately 3,820, 7,090, and 9,770 persons, respectively.^[1]

¹ The population figures used in the calculation of the 2024 D.C. exclude the net Census undercount, which is estimated at approximately 2.5%. Population figures presented herein have been rounded.



Figure 3-1
Population and Household Forecast Model





**Table 3-1
Town of Carleton Place
Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2011	10,060	9,809	299	9,510	2,747	585	624	17	3,973	272	2.469
	Mid 2016	10,910	10,644	324	10,320	2,960	640	640	30	4,270	295	2.493
	Mid 2021	12,830	12,517	247	12,270	3,405	785	975	50	5,215	225	2.400
Forecast	Mid 2024	14,220	13,871	304	13,567	3,555	991	1,303	50	5,899	278	2.351
	Mid 2034	18,140	17,691	509	17,182	4,458	1,312	1,746	50	7,566	473	2.338
	Mid 2044	21,490	20,964	603	20,361	4,933	1,696	2,459	50.0	9,138	563	2.294
	Buildout	24,236	23,641	875	22,766	5,141	2,172	3,039	50	10,402	822	2.273
Incremental	Mid 2011 - Mid 2016	850	835	25	810	213	55	16	13	297	23	
	Mid 2016 - Mid 2021	1,920	1,873	-77	1,950	445	145	335	20	945	-70	
	Mid 2021 - Mid 2024	1,390	1,354	57	1,297	150	206	328	0	684	53	
	Mid 2024 - Mid 2034	3,920	3,820	205	3,615	903	321	443	0	1,667	195	
	Mid 2024 - Mid 2044	7,270	7,093	299	6,794	1,378	705	1,156	0	3,239	285	
	Mid 2024 - Buildout	10,016	9,770	571	9,199	1,586	1,181	1,736	0	4,503	544	

^[1] Population includes the Census undercount estimated at approximately 2.5% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

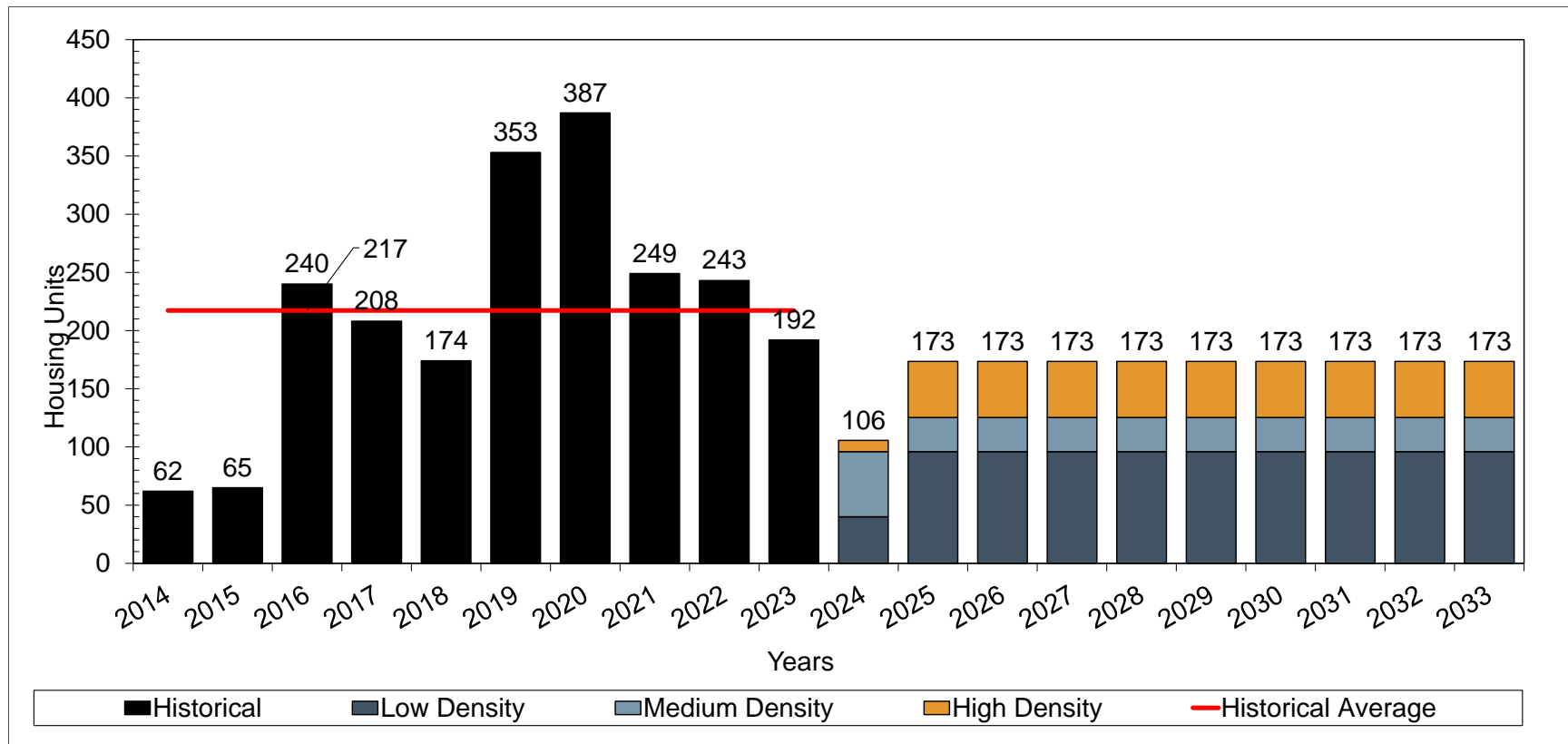
^[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Note: Numbers may not add due to rounding. Growth forecast to buildout refers to the urban area with full services or with plans to provide full services based on discussions with Town of Carleton Place staff.

Source: Watson & Associates Economists Ltd.



Figure 3-2
Town of Carleton Place
Annual Housing Forecast^[1]



^[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Statistics Canada building permit data for the Town of Carleton Place, 2014 to 2023, by Watson & Associates Economists Ltd.



Provided below is a summary of the key assumptions and findings regarding the Carleton Place's D.C. growth forecast:

- Unit Mix (Appendix A - Schedules 1, 6 and 7):
 - The housing unit mix for the Town was derived from a detailed review of historical development activity (as per Schedule 7), as well as active residential development applications (as per Schedule 6) and discussions with Town staff regarding anticipated development trends for the Town.
 - Based on the above indicators, the 2024 to 2044 household growth forecast for the Town is comprised of a unit mix of 42% low density units (single detached and semi-detached), 22% medium density (multiples except apartments) and 36% high density (bachelor, 1-bedroom and 2-bedroom apartments).
- Planning Period:
 - Short-term and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for transit services to a 10-year planning horizon. All other services can utilize a longer planning period if the Town has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.
- Population in New Housing Units (Appendix A - Schedules 3, 4 and 5):
 - The number of housing units to be constructed by buildout in the Town over the forecast period is presented in Table 3-1. Over the mid-2024 to mid-2044 forecast period, the Town is anticipated to average approximately 162 new housing units per year.
 - Institutional population^[1] is anticipated to increase by approximately 300 people between mid-2024 to mid-2044.
 - Population in new units is derived from Schedules 3, 4 and 5 which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
 - Schedule 8a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the Town. Due to data limitations high density P.P.U.

¹ Institutional population largely includes special care facilities such as long-term home or residences for senior citizens, group homes, hospices, etc. A P.P.U. of 1.050 depicts 1-bedroom and 2-or-more-bedroom units in these types of collective households.



data was derived from the Lanark County Census Division which includes the Town of Carleton Place and is outlined in Schedule 8b. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which have been recently experienced in both new and older units. Forecasted 25-year average P.P.U.s by dwelling type are as follows:

- Low density: 2.655
 - Medium density: 2.304
 - High density: 1.368
- Existing Units and Population Change (Appendix A - Schedules 3, 4 and 5):
 - Existing households for mid-2024 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).
 - The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 5.^[1] The forecast population change in existing households over the mid-2024 to mid-2044 forecast period is forecast to decline by approximately 70.
 - Employment (Appendix A – Schedules 10a and 10b):
 - The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the Town divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.
 - Mid-2016 employment data (place of work) for the Town is outlined in Schedule 10a.^{[2], [3]} The 2016 employment base is comprised of the following sectors:

¹ Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021, to June 14, 2021.

² Change in occupancy levels for existing households occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

³ 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.



- 15 primary (<1%);
 - 320 work at home employment (7%);
 - 690 industrial (16%);
 - 2,240 commercial/population-related (51%); and
 - 1,105 institutional (25%).
- The mid-2016 employment by usual place of work, including work at home, is 4,370. An additional 570 employees have been identified for the Town in mid-2016 that have no fixed place of work (N.F.P.O.W.).^[1]
 - Total employment, including work at home and N.F.P.O.W. for the Town is anticipated to reach approximately 7,150 by mid-2034, 8,010 by mid-2044, and 9,540 by buildout. This represents an employment increase of approximately 1,240 for the 10-year forecast period, 2,090 for the 20-year forecast period, and 3,630 for the buildout forecast period.
 - Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area (G.F.A.) generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.
 - Total employment for the Town (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 5,520 by mid-2034, 5,970 by mid-2044, and 7,150 by buildout. This represents an

¹ No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."



employment increase of 820 for the 10-year forecast period, 1,270 for the 20-year forecast period, and 2,450 for the buildout forecast period.^[1]

- Non-Residential Sq.ft. Estimates (G.F.A.), (Appendix A - Schedule 10b):
 - Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
 - 3,000 sq.ft. per employee for primary;
 - 1,300 sq.ft. per employee for industrial;
 - 450 sq.ft. per employee for commercial/population-related; and
 - 680 sq.ft. per employee for institutional employment.
 - The Town-wide incremental G.F.A. is anticipated to increase by approximately 490,900 sq.ft. over the 10-year forecast period, 783,300 sq.ft. over the 20-year forecast period, and 1,332,100 sq.ft. over the buildout forecast period.
 - In terms of percentage growth, the mid-2024 to mid-2044 incremental G.F.A. forecast by sector is broken down as follows:
 - Primary - 1%
 - Industrial - 40%;
 - Commercial/population-related - 37%; and
 - Institutional - 22%.

¹ G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 10a and 10b. Total employment growth in Schedule 10b (excluding work at home and N.F.P.O.W. employment) has been downwardly adjusted to account for institutional employment associated with special care facilities. Total employment in Schedule 10b is anticipated to reach approximately 5,430 by mid-2034, 5,840 by mid-2044, and 6,910 by buildout.



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

Table 4-1 lists the full range of municipal services that are provided within municipalities and indicates the D.C.-eligible service components included in the D.C. background study for the Town.

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

4.3 Increase in the Need for Service

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



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

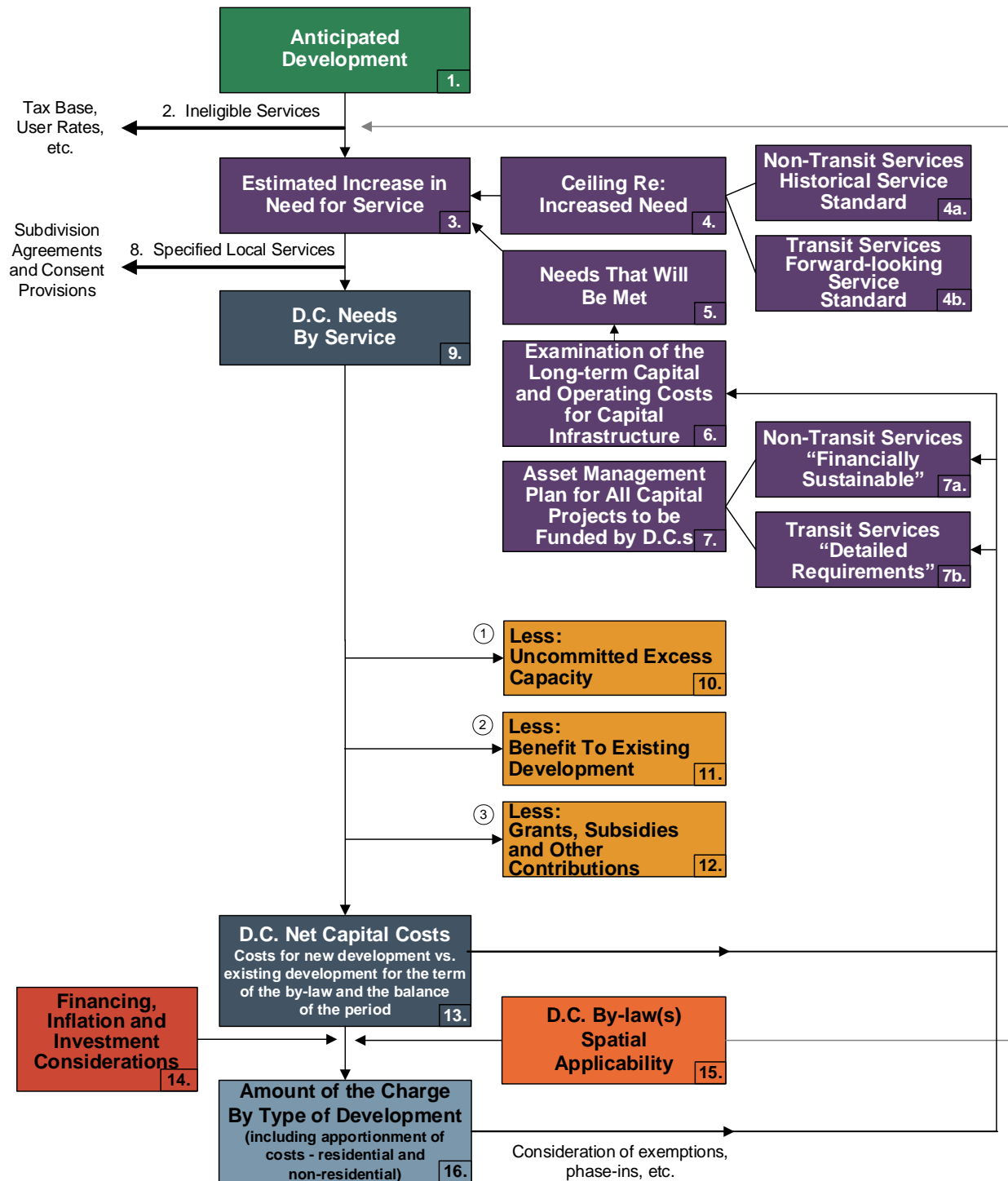




Table 4-1A
Categories of Town Services to be Addressed as Part of the
Calculation – Eligibility Legend

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

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

Categories of Town Services	Inclusion in the D.C. Calculation	Service Components
1. Water supply services, including distribution and treatment services	Yes	1.1 Treatment plants, Water Supply, and Storage Facilities
	Yes	1.2 Distribution systems
	n/a	1.3 Local systems
	Yes	1.4 Vehicles and equipment ^[1]
2. Wastewater services, including sewers and treatment services	Yes	2.1 Treatment plants
	Yes	2.2 Sewage trunks
	n/a	2.3 Local systems
	Yes	2.4 Vehicles and equipment ^[1]
3. Stormwater Drainage and Control Services	n/a	3.1 Main channels and drainage trunks
	n/a	3.2 Channel connections
	n/a	3.3 Retention/detention ponds
4. Services Related to a Highway	Yes	4.1 Arterial roads
	Yes	4.2 Bridges and Culverts
	No	4.3 Local municipal roads
	Yes	4.4 Traffic signals
	Yes	4.5 Sidewalks and streetlights
	Yes	4.6 Active Transportation
	Yes	4.7 Works Yard
	Yes	4.8 Rolling stock ^[1]

¹ with a 7+ year useful life



Categories of Town Services	Inclusion in the D.C. Calculation	Service Components
5. Electrical Power Services	n/a n/a n/a	5.1 Electrical substations 5.2 Electrical distribution system 5.3 Electrical system rolling stock ^[1]
6. Transit Services	n/a n/a	6.1 Transit vehicles ^[1] & facilities 6.2 Other transit infrastructure
7. Waste Diversion Services	Yes No	7.1 Waste diversion facilities 7.2 Waste diversion vehicles and equipment ^[1]
8. Policing Services	Yes Yes Yes	8.1 Police detachments 8.2 Police rolling stock ^[1] 8.3 Small equipment and gear
9. Fire Protection Services	Yes Yes Yes	9.1 Fire stations 9.2 Fire Vehicles ^[1] 9.3 Fire Equipment and gear
10. Ambulance Services	n/a n/a	10.1 Ambulance station space 10.2 Vehicles ^[1]
11. Services provided by a board within the meaning of the <i>Public Libraries Act</i>	Yes n/a Yes	11.1 Public library space (incl. furniture and equipment) 11.2 Library vehicles ^[1] 11.3 Library materials
12. Services Related to Long-Term Care	n/a n/a	12.1 Long-Term Care space 12.2 Vehicles ^[1]
13. Parks and Recreation Services	Ineligible Yes Yes Yes Yes	13.1 Acquisition of land for parks, woodlots, and E.S.A.s 13.2 Development of municipal parks 13.3 Parks rolling stock ^[1] and yards 13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc. 13.5 Recreation vehicles and equipment ^[1]
14. Services Related to Public Health	n/a n/a	14.1 Public Health department space 14.2 Public Health department vehicles ^[1]

¹ with a 7+ year useful life



Categories of Town Services	Inclusion in the D.C. Calculation	Service Components
15. Child Care and Early Years Programs and Services within the meaning of Part VI of the <i>Child Care and Early Years Act, 2014</i> and any related services.	Yes Yes	15.1 Child care space 15.2 Vehicles ^[1]
16. Services related to proceedings under the <i>Provincial Offences Act, including by-law enforcement services and municipally administered court services</i>	Yes Yes	16.1 P.O.A. space, including by-law enforcement and municipally administered court services 16.2 Vehicles ^[1]
17. Services Related to Emergency Preparedness	No No	17.1 Emergency Preparedness Space 17.2 Equipment
18. Services Related to Airports	Ineligible Ineligible	18.1 Airports 18.2 Other Airports
20. Other	Yes Yes	20.1 Interest on money borrowed to pay for growth-related capital 20.2 Studies in connection with eligible services, including the D.C. background study cost.

4.4 Local Service Policy

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

¹ With a 7+ year useful life



4.5 Capital Forecast

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

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

The capital costs include:

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

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



4.6 Treatment of Credits

Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Subsection 17, paragraph 4, of the same regulation indicates that, “...the value of the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs.

Currently, there are no outstanding credits to be included in the D.C. calculations.

4.7 Class of Services

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

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

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. As of June 6, 2024, Bill 185 has received Royal Assent, thereby the growth-related studies have been provided as a class of services for purposes of calculating the D.C.s.

4.8 Existing Reserve Funds

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

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



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

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

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

The Town’s D.C. reserve fund balance, by service, as of December 31, 2023, is provided in Table 4-2. These balances have been considered in the D.C. calculations:

Table 4-2
Town of Carleton Place
Projected Development Charge Reserve Fund Balances
As of December 31, 2023

Service	December 31, 2023 Closing Balance
Services Related to a Highway	\$1,953,370.82
Fire Protection Services	\$135,542.42
Parks and Recreation Services	\$2,387,109.78
Library Services	\$55,192.48
Growth-Related Studies	(\$280,188.42)
Child Care and Early Years Programs	(\$655,935.51)
Wastewater Services	\$1,340,906.36
Water Services	\$1,169,320.77
Total	\$6,105,318.70



4.9 Deductions

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

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

The requirements behind each of these reductions are addressed below.

4.9.1 Reduction Require by Historical Level of Service Ceiling

This is designed to ensure that the increase in need included in section 4.3 does “not include an increase that would result in the level of service [for the additional development increment] exceeding the average historical level of the service provided in the municipality over the 15-year period immediately preceding the preparation of the background study” (D.C.A., subsection 5 (1) 4). O. Reg. 82/98 (section 4) goes further to indicate that “both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

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

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

4.9.2 Reduction for Uncommitted Excess Capacity

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



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

4.9.3 Reduction for Benefit to Existing Development

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

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

This step involves a further reduction in the need by the extent to which such an increase in service would benefit existing development. The level of service cap in section 4.9.1 is related but is not the identical requirement. Sanitary, storm, and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

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



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

4.9.4 Reduction for Anticipated Grants, Subsidies, and Other Contributions

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

4.10 Town-Wide vs. Area-Specific

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

At present, the Town’s by-law provides for water and wastewater services in the municipal serviced area only. All other Town services are recovered based on a uniform, Town-wide basis.



4.11 Allocation by Type of Development

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

4.12 Asset Management

The legislation requires that a D.C. background study must include an asset management plan (subsection 10 (2) c.2). The asset management plan (A.M.P.) must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the A.M.P. related to transit services; however, they are silent with respect to how the A.M.P. is to be provided for all other services. As part of any A.M.P., the examination should be consistent with the municipality's existing assumptions, approaches, and policies on asset management planning. This examination has been included in Appendix F.



Chapter 5

D.C.-Eligible Cost Analysis by Service



5. Development Charge Eligible Cost Analysis by Service and Class of Service

5.1 Introduction

This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform basis for the defined service areas. In each case, the required calculation process set out in subsection 5 (1) paragraphs 2 to 7 in the D.C.A., and described in Chapter 4, was followed in determining D.C.-eligible costs.

The service component is evaluated on two format sheets:

- The service standards that provide the average historical 15-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and
- The infrastructure cost calculation, which determines the potential D.C.-recoverable cost.

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

5.2 Service Levels and 10-Year Capital Costs for Town-wide Development Charge Services and Class of Services Calculation

This section evaluates the development-related capital requirements for Town services under a 10-year planning period.

5.2.1 *Parks and Recreation Services*

The Town owns and maintains a variety of assets to provide parks and recreation services to the community. These assets include 90 acres of developed parkland, 384 parkland amenities such as ball diamonds fields, playgrounds, dog parks, trail site amenities, gazebos, and approximately 11.2 kilometres (km) of trails throughout the Town. Additionally, the Town operates multiple indoor recreation facilities providing a total of 148,024 sq.ft. of space. The Town utilizes 29 vehicles and pieces of equipment



to maintain its parks and recreation services and assets. The total inventory of assets related to parks and recreation services over the past 15 years results in an invested level of service of \$9,585 per capita. When applied to the 10-year forecast population, a maximum D.C.-eligible cost of approximately \$36.62 million is applicable.

The 10-year capital needs for parks and recreation services, to accommodate growth, have a total gross capital cost of approximately \$30.41 million, as identified in Table 5-1. These capital needs include additional equipment storage, a provision for additional indoor recreation space, a community centre, furnishings for recreation facilities, parks, trails, sports fields, vehicles, and equipment. Additionally, growth-related debt repayments for the Beckwith Recreation Complex have been included in the calculation of the charge. Deductions of approximately \$1.65 million and \$90,000 have been applied to reflect the benefit to existing development and external grants/contributions attributable to new development, respectively. Furthermore, a deduction related to the benefit to growth beyond the 10-year forecast period, totaling approximately \$8.26 million, has been made. After deducting the existing reserve fund balance of approximately \$2.39 million, the resulting net growth-related capital costs for inclusion in the calculation of the D.C. totals \$18.01 million.

As the predominant users of parks and recreation services tend to be residents of the Town, the forecast D.C.-recoverable costs have been allocated 95% to future residential development and 5% to future non-residential development. Therefore, approximately \$17.11 million, and \$900,700 has been allocated to residential and non-residential developments, respectively.

5.2.2 Library Services

Library services are provided by the Town through 9,257 sq.ft. of facility space and approximately 165,000 library collection material items. Based on the level of investment, the average level of service provided over the past 15 years is \$898 per capita. In total, the maximum D.C.-eligible amount for library services over the 10-year forecast period is \$3.43 million.

Table 5-2 provides the capital program for library services for the 10-year forecast period. The capital program includes the expansion of the library and associated furniture, fixtures, equipment, and collection materials. The total gross capital cost estimate for the program is approximately \$2.89 million. A deduction of \$25,900 has been made to recognize the benefits to the existing community. Additionally, a



deduction of \$969,000 has been made to recognize the benefits to growth beyond the 10-year forecast period. After deducting the existing balance in the D.C. reserve fund (\$55,200), the resulting total D.C.-recoverable cost of \$1.84 million has been included in the calculation of the charge.

Similar to parks and recreation services, the forecast D.C.-recoverable costs have been allocated 95% (approximately \$1.75 million) to residential development and 5% (approximately \$91,900) to non-residential development.

5.2.3 Provincial Offences Act including By-law Enforcement Services

The Town provides 1,322 sq.ft. of facility space for by-law enforcement services. In addition, the Town utilizes seven vehicles and equipment items to provide by-law enforcement services. As such, the Town's level of service over the past 15 years equates to \$55 per capita. When applied to the 10-year forecast population, a maximum D.C.-eligible cost of approximately \$209,100 can be included in the D.C. calculation.

Table 5-3 provides the capital program related to *Provincial Offences Act* including by-law enforcement services. The capital program includes additional facility space, a provision for an additional vehicle, and additional equipment to expand by-law enforcement services to the anticipated growth within the Town. The gross capital costs for the program total approximately \$1.10 million. A deduction related to benefit to growth beyond the forecast period totaling \$685,000 has been made. Additionally, \$201,300 has been deducted to recognize the costs that will benefit the existing development. As a result, \$209,000 in net D.C.-recoverable costs have been included in the calculation of the charge.

These costs have been allocated \$175,500 (84%) to residential development and \$33,400 (16%) to non-residential development based on the relationship between incremental population and employment growth anticipated over the 10-year forecast period.

5.2.4 Child Care and Early Years Programs Services

The Town currently utilizes 46,614 sq.ft. of facility space and seven items of equipment to provide child care and early years program services. This translates to a 15-year historical average level of service of approximately \$1,864 per capita. When applied to



the 10-year forecast population, this historical level of investment provides for a maximum D.C.-eligible cost of approximately \$7.12 million.

Based on discussions with staff, the Town will require funds for additional child care spaces and associated furnishings, as presented in Table 5-4. The gross capital cost estimates for the capital program total approximately \$5.04 million. A deduction of \$3.13 million has been made to recognize the costs that will benefit the existing community. After incorporating the \$655,900 existing deficit balance in the D.C. reserve fund, \$1.91 million in net D.C.-recoverable costs have been included in the calculation of the charge.

As the predominant users of child care services tend to be residents of the Town, the forecast growth-related costs have been allocated 100% to residential and 0% to non-residential.

5.2.5 Waste Diversion Services

The Town provides waste diversion services to its community through 880 sq.ft. of eligible facility space. This inventory of assets results in a 15-year average historical level of service of \$26 per capita. In total, the maximum D.C. eligible amount that could be included in the calculation of the charge over the 10-year forecast period is \$100,200.

Table 5-5 provides the capital program related to waste diversion services. It consists of a provision to expand the hazardous waste facility with a gross capital cost estimate of \$500,000. \$239,000 has been deducted to recognize the benefit to existing development. Additionally, \$161,500 has been deducted to account for the benefit to growth beyond the forecast period, resulting in net D.C.-recoverable costs of \$99,500, which have been included in the calculation of the charge.

The net D.C.-recoverable costs have been allocated \$83,600 (84%) to residential and \$15,900 (16%) to non-residential development based on forecast incremental population and employment growth over the 10-year period.

5.2.6 Growth-Related Studies (Class of Service)

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



of each D.C. eligible services. With respect to growth-related studies, section 7 (3) of the D.C.A. states that:

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

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and draft by-law provided herein include a class for growth-related studies. This class comprises the following municipal-wide services:

- Services Related to a Highway;
- Fire Protection Services;
- Policing Services;
- Transit Services;
- Parks and Recreation Services;
- Library Services;
- *Provincial Offences Act* including By-law Enforcement;
- Child Care and Early Years Programs Services;
- Waste Diversion Services;
- Wastewater Services; and
- Water Services.

The following provides a list of the studies that have been identified for the 10-year forecast period:

- Development Permit and Zoning By-law;
- Development Charges Study;
- Official Plan Amendment;
- Development Permit By-law Update;
- Secondary Plan for Future Dev. Lands - Highway 7/Franktown Road;
- Secondary Plan for Future Dev. Lands – Cavanagh Road;
- Secondary Plan for Future Dev. Lands Townline Road;
- Comprehensive Review and boundary Expansion;
- Interim Control By-law;
- Community Improvement Plan Update;



- Transit Feasibility Study;
- Fire Department Staffing Study;
- Master Fire Plan;
- Transportation Master Plan Update;
- OSIM Bridge Studies (every two years);
- Centennial Park Study;
- Parks and Recreation Master Plan;
- Recreation Facility Concept Plan;
- Library Review Plan for growth;
- Facilities Plan;
- Library Strategic Plan; and
- Water and Wastewater Master Plan.

The list of growth-related studies, as provided in Table 5-6, and the existing deficit balance in the D.C. reserve fund have an estimated gross capital cost of approximately \$1.99 million. For planning related studies, a deduction of 10% of the growth-related costs has been applied to recognize the extent to which the studies relate to non-D.C.-eligible services. The deduction for non-D.C. eligible services totals \$83,800. Additionally, \$448,300 has been deducted to recognize the benefit to existing development. As a result, \$1.46 million in net D.C. recoverable costs has been included in the calculation of the charge.

Planning related studies and future D.C. background studies have been allocated to the services in the following manner:

- Services Related to a Highway – 10.88%
- Fire Protection Services – 3.46%
- Policing Services – 3.58%
- Parks and Recreation Services – 16.96%
- Library Services – 1.73%
- *Provincial Offences Act* including By-law Enforcement – 0.20%
- Child Care and Early Years Programs Services – 1.79%
- Waste Diversion Services – 0.09%
- Wastewater Services – 29.16%
- Water Services – 32.14%



The allocation of the net growth-related costs between residential and non-residential (i.e., % residential and % non-residential) development is based on the residential and non-residential allocations for each service area and are presented in Table 5-7 below.



Table 5-1
Town of Carleton Place
Infrastructure Costs Included in the Development Charge Calculation
for Parks and Recreation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	Beckwith Recreation Complex Debt Repayment (Principal)	2024-2033	471,034	-	471,034	-	-	471,034	447,482	23,552
2	Beckwith Recreation Complex Debt Repayment (Discounted Interest)	2024-2032	80,137	-	80,137	-	-	80,137	76,130	4,007
3	Equipment Storage (3,100 sq.ft. addition)	2026	558,000	-	558,000	-	-	558,000	530,100	27,900
4	Additional Equipment/Furnishings in Multi-Use Indoor Recreation Facilities	2025-2033	2,000,000	1,218,000	782,000	-	-	782,000	742,900	39,100
5	New Cardel Park	2024	850,000	-	850,000	-	-	850,000	807,500	42,500
6	New Olympia/Pegasus Parks (Phase 2)	2025	1,000,000	609,000	391,000	-	-	391,000	371,450	19,550
7	Provision for New Trails	2024-2033	600,000	-	600,000	-	-	600,000	570,000	30,000
8	New Sports Court Lit (4 additional)	2024-2033	1,000,000	609,000	391,000	-	-	391,000	371,450	19,550
9	Roy Brown Park (Regional Parkland)	2025-2030	1,000,000	609,000	391,000	-	-	391,000	371,450	19,550
10	Neighbourhood Parks (7 Parks)	2024-2033	3,571,000	2,174,800	1,396,200	-	-	1,396,200	1,326,390	69,810
11	Provision for Vehicles (3)	2024-2033	180,000	-	180,000	-	-	180,000	171,000	9,000
12	Additional Boat Launch Parking	2027	75,000	-	75,000	37,500	-	37,500	35,625	1,875
13	Provision for Additional Indoor Recreation Space	2033	10,000,000	-	10,000,000	-	-	10,000,000	9,500,000	500,000
14	Community Centre – Roy Brown	2030-2032	5,000,000	3,045,000	1,955,000	-	-	1,955,000	1,857,250	97,750
15	Outdoor Rink	2028	500,000	-	500,000	-	-	500,000	475,000	25,000
16	Provision of Grass Equipment (2)	2025-2033	45,000	-	45,000	-	-	45,000	42,750	2,250
17	Provision for Parks Equipment	2025-2033	60,000	-	60,000	-	-	60,000	57,000	3,000
18	Provision for Ice Resurfacer	2033	200,000	-	200,000	-	-	200,000	190,000	10,000
19	Provision of Trailer	2025-2033	30,000	-	30,000	-	-	30,000	28,500	1,500
20	Refuse dumper	2025-2033	150,000	-	150,000	-	-	150,000	142,500	7,500
21	Giles Park Additional Swings	2024	20,000	-	20,000	-	-	20,000	19,000	1,000
22	New O'Donovan Park	2024	450,000	-	450,000	-	-	450,000	427,500	22,500
23	New Park Nu Globe Neighbourhood Park	2024	410,000	-	410,000	-	-	410,000	389,500	20,500
24	Addition of Arena Sprinkler System	2025-2026	1,000,000	-	1,000,000	780,300	-	219,700	208,715	10,985
25	Generator for Arena	2025	975,000	-	975,000	760,800	-	214,200	203,490	10,710
26	Addition of Accessible Gender Neutral Washrooms (Neelin Street Community Centre)	2025-2030	180,000	-	180,000	70,200	90,000	19,800	18,810	990
27	Reserve Fund Adjustment		-	-	-	2,387,110	-	(2,387,110)	(2,267,754)	(119,355)
	Total		\$30,405,171	\$8,264,800	\$22,140,371	\$4,035,910	\$90,000	\$18,014,461	\$17,113,738	\$900,723



Table 5-2
Town of Carleton Place
Infrastructure Costs Included in the Development Charge Calculation
for Library Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	Provision for Expansion of Collection	2024-2033	633,000	-	-	633,000	-	-	633,000	601,350	31,650
2	Makerspace Equipment	2026-2033	30,000	-	-	30,000	23,400	-	6,600	6,270	330
3	Library Expansion	2028-2033	2,100,000	969,000	-	1,131,000	-	-	1,131,000	1,074,450	56,550
4	Library expansion Furniture, Fixtures, & Equipment	2030-2033	100,000	-	-	100,000	-	-	100,000	95,000	5,000
5	Hold Pickup Lockers	2026	25,000	-	-	25,000	2,500	-	22,500	21,375	1,125
6	Reserve Fund Adjustment			-	-	-	55,192	-	(55,192)	(52,433)	(2,760)
	Total		\$2,888,000	\$969,000	\$0	\$1,919,000	\$81,092	\$0	\$1,837,908	\$1,746,012	\$91,895



Table 5-3
Town of Carleton Place
Infrastructure Costs Included in the Development Charge Calculation
for Provincial Offences Act Including By-law Enforcement Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
1	Provision for New Vehicle	2025-2033	75,000	-	-	75,000	58,500	-	16,500	13,860	2,640
2	Equipment and Gear for Enforcement Officers	2025-2033	2,000	-	-	2,000	-	-	2,000	1,680	320
3	Addition of Facility Space (1,679 sq.ft)	2025-2033	948,600	676,900	-	271,700	111,000	-	160,700	134,988	25,712
4	Additional Decibel Meter (3)	2025-2029	1,500	-	-	1,500	-	-	1,500	1,260	240
5	Additional Furniture, Fixtures, & Equipment	2030-2033	10,000	8,100	-	1,900	-	-	1,900	1,596	304
6	Parking Ticket Device System & Equipment	2028-2030	50,000	-	-	50,000	28,600	-	21,400	17,976	3,424
7	Bullet Proof Vests for By-law Officers	2024-2033	5,670	-	-	5,670	3,200	-	2,470	2,075	395
8	Equipment and Gear for By-law Officers	2024	1,500	-	-	1,500	-	-	1,500	1,260	240
9	Equipment and Gear for By-law Officers	2029	1,000	-	-	1,000	-	-	1,000	840	160
	Total		\$1,095,270	\$685,000	\$0	\$410,270	\$201,300	\$0	\$208,970	\$175,535	\$33,435



Table 5-4
Town of Carleton Place
Infrastructure Costs Included in the Development Charge Calculation
for Child Care and Early Years Programs Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 100%	Non-Residential Share 0%
1	Francis St Childcare Facility (88 New Spaces) (Balance of Growth-Related Funding)	2024-2033	655,936	-	-	655,936	-	-	655,936	655,936	-
2	Carambeck Childcare Expansion	2028-2029	3,000,000	-	-	3,000,000	2,700,000	-	300,000	300,000	-
3	Carambeck Childcare Expansion Playground	2028-2029	250,000	-	-	250,000	125,000	-	125,000	125,000	-
4	Carambeck Childcare Expansion Equipment/Furnishings	2029	200,000	-	-	200,000	180,000	-	20,000	20,000	-
5	Carambeck Additional Kitchen Equipment	2025-2026	10,000	-	-	10,000	5,000	-	5,000	5,000	-
6	Carambeck Middle Yard Playground	2024	80,000	-	-	80,000	40,000	-	40,000	40,000	-
7	Play Gardens Francis/Carambeck	2024	10,000	-	-	10,000	5,000	-	5,000	5,000	-
8	Francis Log Jam climber	2024	80,000	-	-	80,000	40,000	-	40,000	40,000	-
9	Francis Additional Kitchen Equipment	2025-2026	35,000	-	-	35,000	17,500	-	17,500	17,500	-
10	Pergola (3) at Frances	2024	30,000	-	-	30,000	15,000	-	15,000	15,000	-
11	Facility Expansion Feasibility Study	2026	30,000	-	-	30,000	3,000	-	27,000	27,000	-
12	Reserve Fund Adjustment		655,936	-	-	655,936	-	-	655,936	655,936	-
	Total		\$5,036,871	\$0	\$0	\$5,036,871	\$3,130,500	\$0	\$1,906,371	\$1,906,371	\$0



Table 5-5
Town of Carleton Place
Infrastructure Costs Included in the Development Charge Calculation
for Waste Diversion Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
1	Provision to Expand the Household Hazardous Waste Facility during the relocation/replacement/expansion project	2025	500,000	161,500	-	338,500	239,000	-	99,500	83,580	15,920
	Total		\$500,000	\$161,500	\$0	\$338,500	\$239,000	\$0	\$99,500	\$83,580	\$15,920



Table 5-6
Town of Carleton Place
Infrastructure Costs Included in the Development Charge Calculation
for Growth-Related Studies Class of Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
1	Development Permit and Zoning By-law	2024	All Services	88,000	-	8,800	79,200	39,500	-	39,700	33,931	5,769
2	Development Charges Study	2024	All Services	40,000	-	-	40,000	-	-	40,000	34,191	5,809
3	Official Plan Amendment	2024	All Services	50,000	-	5,000	45,000	22,400	-	22,600	19,316	3,284
4	Development Permit By-law Update	2029	All Services	40,000	-	4,000	36,000	17,900	-	18,100	15,470	2,630
5	Development Charges Study	2029	All Services	40,000	-	-	40,000	-	-	40,000	34,191	5,809
6	Secondary Plan for Future Dev. Lands - Highway 7/Franktown Road	2025	All Services	150,000	-	15,000	135,000	-	-	135,000	115,391	19,609
7	Secondary Plan for Future Dev. Lands – Cavanagh Road	2028	All Services	120,000	-	12,000	108,000	-	-	108,000	92,314	15,686
8	Secondary Plan for Future Dev. Lands Townline Road	2030	All Services	120,000	-	12,000	108,000	-	-	108,000	92,314	15,686
9	Comprehensive Review and boundary Expansion	2030	All Services	120,000	-	12,000	108,000	54,100	-	53,900	46,067	7,833
10	Interim Control By-law	2024	All Services	100,000	-	10,000	90,000	45,000	-	45,000	38,466	6,534
11	Community Improvement Plan Update	2030	All Services	50,000	-	5,000	45,000	22,400	-	22,600	19,316	3,284
12	Transit Feasibility Study	2024	Transit Services	90,000	-	-	90,000	70,200	-	19,800	16,632	3,168
13	Fire Department Staffing Study	2024	Fire Protection Services	10,000	-	-	10,000	1,000	-	9,000	7,740	1,260
14	Master Fire Plan	2029	Fire Protection Services	60,000	-	-	60,000	15,000	-	45,000	38,700	6,300
15	Transportation Master Plan Update	2031	Services Related to a Highway	170,000	-	-	170,000	25,500	-	144,500	124,270	20,230
16	OSIM Bridge Studies (every two years)	2024-2033	Services Related to a Highway	25,000	-	-	25,000	19,500	-	5,500	4,730	770
17	Centennial Park Study	2024	Parks and Recreation Services	20,000	-	-	20,000	10,000	-	10,000	9,500	500
18	Parks & Recreation Master Plan	2032	Parks and Recreation Services	115,000	-	-	115,000	28,800	-	86,200	81,890	4,310
19	Recreation Facility Concept Plan	2025	Parks and Recreation Services	80,000	-	-	80,000	20,000	-	60,000	57,000	3,000
20	Library Review Plan for growth	2024	Library Services	15,000	-	-	15,000	-	-	15,000	14,250	750
21	Facilities Plan	2025	Library Services	30,000	-	-	30,000	3,000	-	27,000	25,650	1,350
22	Library Strategic Plan	2028	Library Services	30,000	-	-	30,000	15,000	-	15,000	14,250	750
23	Library Strategic Plan	2033	Library Services	30,000	-	-	30,000	15,000	-	15,000	14,250	750
24	Water and Wastewater Master Plan	2031	Wastewater Services	60,000	-	-	60,000	12,000	-	48,000	39,360	8,640
25	Water and Wastewater Master Plan	2031	Water Services	60,000	-	-	60,000	12,000	-	48,000	39,360	8,640
26	Reserve Fund Adjustment			280,188	-	-	280,188	-	-	280,188	254,739	25,449
	Total			\$1,993,188	\$0	\$83,800	\$1,909,388	\$448,300	\$0	\$1,461,088	\$1,283,288	\$177,800



Table 5-7
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies – Residential/Non-Residential Shares

Services	Total	Residential Share	Non-Residential Share
Water Services	313,342	256,942	56,399
Wastewater Services	289,942	239,786	50,156
Services Related to a Highway	272,850	242,494	30,356
Transit Services	19,800	16,632	3,168
Waste Diversion Services	679	570	109
Policing Services	22,764	19,578	3,186
Fire Protection Services	94,399	81,779	12,620
Library Services	103,377	98,209	5,168
Parks and Recreation Services	328,423	312,000	16,423
Child Care and Early Years Programs and Services	14,172	14,172	-
P.O.A. including By-law Enforcement Services	1,339	1,125	214
Total	\$1,461,088	\$1,283,288	\$177,800
Overall Growth Studies Class of Services Residential/Non-Residential %		88%	12%

5.3 Service Levels and 20-Year Capital Costs for Town-wide D.C. Services Calculation

This section evaluates the development-related capital requirements for services over the mid-2024 to mid-2044 planning period.

5.3.1 Services Related to a Highway

The Town has a current inventory of 21 kilometres of arterial/collector roads (including sidewalks), 10 km of active transportation trails, five bridges and major culverts, and 672 traffic signals and streetlights. Additionally, the Town’s public works department utilizes 14,250 sq.ft. of facility space and operates 34 vehicle/equipment items. The total inventory of assets over the past 15 years results in an invested level of service of \$6,692 per capita. When applied to the 20-year forecast population, a maximum D.C.-eligible cost of approximately \$47.47 million is applicable.

Table 5-8 provides the capital program for services related to a highway. The capital needs include various road and bridge projects, additional vehicles, and facility space required to service growth over the forecast period. The total gross capital cost of the program is approximately \$35.0 million. A deduction of approximately \$5.76 million has



been applied to recognize the benefit to the existing development. Further deductions of \$163,500 for grants and other contributions, and approximately \$1.95 million for the existing reserve fund balance, have been made. As a result, the total D.C.-recoverable cost of approximately \$27.13 million has been included in the calculation of the charge.

Approximately \$23.03 million (86%) has been allocated to residential development, and \$4.10 million (16%) to non-residential development, based on the incremental growth anticipated in population and employment over the 20-year forecast period.

5.3.2 Fire Protection Services

The Town currently has one fire station that is a shared facility with the Ontario Provincial Police and By-law Enforcement services, and which provides a total of 10,640 sq.ft. of fire station floor space. The fire department also has a current inventory of nine vehicles and provides 28 sets of equipment for firefighter outfitting. The total inventory of assets over the past 15 years results in a 15-year average historical level of service of \$1,601 per capita. When applied to the 20-year forecast population, this provides a maximum D.C.-eligible cost of approximately \$11.36 million.

The 20-year capital program for fire protection services is provided in Table 5-7. The capital program includes a training centre, additional fire station space, additional vehicles, and firefighter equipment. The total gross capital cost estimate for the capital program is approximately \$10.50 million. After deducting \$3.94 million to recognize the benefit to existing development and \$135,500 to account for the existing reserve fund balance, the net D.C.-recoverable costs are \$6.42 million and have been included in the calculation of the charge.

The D.C.-recoverable costs have been allocated 86% (\$5.52 million) to residential development and 14% (\$898,500) to non-residential development. This allocation is based on the incremental population and employment growth over the forecast period.

5.3.3 Policing Services

The Town utilizes 6,319 sq.ft. of facility space, located in shared facility with the Fire Protection and By-law Enforcement services, to provide policing services. Additionally, five vehicles and 13 sets of equipment for police officers outfitting are utilized in the provision of these services. The asset inventory provides a historical average level of service of \$592 per capita, which produces a maximum D.C.-eligible amount that can be included in the charge of \$4.20 million.



The anticipated capital needs related to policing services for the forecast period have been determined through discussions with Town staff and are presented in Table 5-10. The total capital program is approximately \$15.79 million and includes facility relocation and expansion, additional outfitting equipment, and vehicles. Approximately \$5.27 million has been deducted to account for growth-related capital beyond the 20-year planning horizon. A further deduction of approximately \$6.32 million has been made for the benefit to existing development. As a result of these deductions, the D.C.-recoverable costs are approximately \$4.16 million and have been included in the calculation of the charge.

The D.C.-recoverable costs have allocated approximately \$3.61 million (86%) to residential and \$587,400 (14%) to non-residential development based on forecast incremental population and employment growth over the 20-year period.



Table 5-8
Town of Carleton Place
Infrastructure Costs Included in the Development Charge Calculation
For Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2043	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 86%	Non-Residential Share 14%
1	Cavanagh Rd Arterial Expansion (Hooper to Boundary)	2027	5,670,000	-	5,670,000	283,500	-	5,386,500	4,632,390	754,110
2	Bates Ave Extension	2026-2028	850,000	-	850,000	326,900	163,451	359,649	309,298	50,351
3	Provision for Vehicles (2)	2025-2038	600,000	-	600,000	-	-	600,000	516,000	84,000
4	Design for Franklin Public Works Facility & Franklin Salt/Sand and Cold Storage	2025	300,000	-	300,000	-	-	300,000	258,000	42,000
5	Franklin Public Works Facility Expansion (5 Bays)	2026	2,000,000	-	2,000,000	-	-	2,000,000	1,720,000	280,000
6	Franklin Salt/Sand and Cold Storage Expansion	2026	1,000,000	-	1,000,000	-	-	1,000,000	860,000	140,000
7	New Sidewalks (Franktown Rd & Highway 7)	2026-2028	465,000	-	465,000	232,500	-	232,500	199,950	32,550
8	Provision for Additional Traffic Signals	2025-2043	40,000	-	40,000	-	-	40,000	34,400	5,600
9	McNeely MUP (year of County road widening)	2027	1,581,000	-	1,581,000	-	-	1,581,000	1,359,660	221,340
10	Loader with Plow	2026	350,000	-	350,000	-	-	350,000	301,000	49,000
11	McNeely Bridge/Road Widening/MUP Town's share	2043	7,768,000	-	7,768,000	1,942,000	-	5,826,000	5,010,360	815,640
12	Townline Road (Industrial to McNeely with County) Town's share	2043	1,786,000	-	1,786,000	447,000	-	1,339,000	1,151,540	187,460
13	Future Employment Lands MUP	2028-2030	560,000	-	560,000	-	-	560,000	481,600	78,400
14	Coleman/Cavanagh Rd MUP (north side)	2043	772,000	-	772,000	193,000	-	579,000	497,940	81,060
15	Townline Road MUP (north side)	2043	1,892,000	-	1,892,000	473,000	-	1,419,000	1,220,340	198,660
16	Lake Ave MUP (north side)	2043	2,826,000	-	2,826,000	706,500	-	2,119,500	1,822,770	296,730
17	Gillies/Mill St. Bridges MUPs	2043	1,432,000	-	1,432,000	358,000	-	1,074,000	923,640	150,360
18	McNeely Ave Widening (with County) Hwy 7 to Cavanagh	2043	2,490,000	-	2,490,000	622,500	-	1,867,500	1,606,050	261,450
19	Townline (McNeely to east Town Limit) with County	2043	498,000	-	498,000	124,500	-	373,500	321,210	52,290
20	Pedestrian Crossover on Lake Ave at Ottawa Valey Recreation Trail	2026-2029	40,000	-	40,000	24,000	-	16,000	13,760	2,240
21	Pedestrian Crossover on Coleman at Ottawa Valey Recreation Trail	2026-2029	40,000	-	40,000	24,000	-	16,000	13,760	2,240
22	Trail-MUP-Flegg to Town Boundary	2043	140,000	-	140,000	-	-	140,000	120,400	19,600
23	Costello Drive Extension	2043	350,000	-	350,000	-	-	350,000	-	350,000
24	McEachen Drive (Captian A. Roy Brown Blvd. to Hwy 7 Service Road)	2027-2030	1,100,000	-	1,100,000	-	-	1,100,000	946,000	154,000
25	Provision for Multi-Use Paths (3 km)	2024-2043	450,000	-	450,000	-	-	450,000	387,000	63,000
26	Reserve Fund Adjustment			-	-	1,953,371	-	(1,953,371)	(1,679,899)	(273,472)
	Total		\$35,000,000	\$0	\$35,000,000	\$7,710,771	\$163,451	\$27,125,778	\$23,027,169	\$4,098,609



Table 5-9
Town of Carleton Place
Infrastructure Costs Included in the Development Charge Calculation
For Fire Protection Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2043	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 86%	Non-Residential Share 14%
1	Fire Prevention/Emergency Trailer	2025	300,000	-	300,000	-	-	300,000	258,000	42,000
2	Training Centre	2025-2026	1,020,000	-	1,020,000	736,700	-	283,300	243,638	39,662
3	Provision for Fully Equipped Firefighter (10)	2024-2043	260,000	-	260,000	-	-	260,000	223,600	36,400
4	Provision for Additional Fire Station Space (6,616 sq.ft.)	2028-2043	3,738,000	-	3,738,000	-	-	3,738,000	3,214,680	523,320
5	Replace and Expand Ladder Truck with Platform	2033	3,500,000	-	3,500,000	3,000,000	-	500,000	430,000	70,000
6	Provision for Pumper/Rescue (1)	2024-2033	1,200,000	-	1,200,000	-	-	1,200,000	1,032,000	168,000
7	Light Duty Vehicle (2)	2024-2033	150,000	-	150,000	-	-	150,000	129,000	21,000
8	Porta Pump & Forestry Equipment	2025-2033	4,400	-	4,400	-	-	4,400	3,784	616
9	Hise Rise Pack	2029	10,000	-	10,000	-	-	10,000	8,600	1,400
10	SCBA/Equipment Washer	2025	68,000	-	68,000	44,700	-	23,300	20,038	3,262
11	Ventilation System for Laundry	2025	25,000	-	25,000	16,400	-	8,600	7,396	1,204
12	Remote Control Light System for Emergency Vehicles	2026	31,000	-	31,000	20,400	-	10,600	9,116	1,484
13	Expansion to Air Filling Station	2027-2033	50,000	-	50,000	32,800	-	17,200	14,792	2,408
14	Additional Covered Trailer	2025-2029	90,000	-	90,000	59,100	-	30,900	26,574	4,326
15	Additional Repeater Channel	2025-2030	50,000	-	50,000	32,800	-	17,200	14,792	2,408
16	Reserve Fund Adjustment		-	-	-	135,542	-	(135,542)	(116,566)	(18,976)
	Total		\$10,496,400	\$0	\$10,496,400	\$4,078,442	\$0	\$6,417,958	\$5,519,444	\$898,514



Table 5-10
Town of Carleton Place
Infrastructure Costs Included in the Development Charge Calculation
For Policing Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2043	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 86%	Non-Residential Share 14%
1	Police Detachment Facility Relocate, Replace and Expansion	2027-2030	15,000,000	5,270,200	-	9,729,800	6,319,000	-	3,410,800	2,933,288	477,512
2	Outfitting of Additional full time equivalent officers	2024-2043	65,000	-	-	65,000	-	-	65,000	55,900	9,100
3	Additional Police Vehicles	2024-2043	720,000	-	-	720,000	-	-	720,000	619,200	100,800
	Total		\$15,785,000	\$5,270,200	\$0	\$10,514,800	\$6,319,000	\$0	\$4,195,800	\$3,608,388	\$587,412



5.4 System Buildout Capital Costs for Municipally Serviced Urban Area D.C. Calculation

This D.C. background study provides for the application of wastewater and water charges within the municipally serviced urban areas. The anticipated development-related capital requirements for these services have been considered over the forecast period to system buildout, which was calculated based on the forecast to urban buildout detailed in Chapter 3.

5.4.1 Water Services

The water program, identified in Table 5-11, includes water treatment capacity expansion, additional water storage, watermain extensions, additions to the distribution system, and a pick-up truck. The anticipated capital needs have been determined through the Water and Wastewater Master Plan and discussions with Town staff. The gross capital cost estimates for the capital program total approximately \$48.33 million. \$3.85 million has been deducted in recognition of the benefits to existing development. Further deductions of approximately \$4.63 million to account for landowners' contributions due to local service requirements, and approximately \$4.52 million in recognition of the benefit to growth beyond the planning horizon. After deducting the existing D.C. reserve fund balance of \$1.17 million, approximately \$34.16 million in capital needs have been included in the D.C. calculation.

The growth-related costs have been allocated 82% (approximately \$28.01 million) to residential and 18% (approximately \$6.15 million) to non-residential development based on population-to-employment growth over the forecast period.

5.4.2 Wastewater Services

The capital program for wastewater services, identified in Table 5-12, includes wastewater treatment capacity expansion, a pumping station, sanitary extension, and sewer upsizing. The anticipated capital needs have been determined through the Water and Wastewater Master Plan and discussions with Town staff. The gross capital cost estimates for the capital program total approximately \$84.03 million. Of that, approximately \$6.78 million has been deducted in recognition of the benefits to existing development. A further deduction of approximately \$35.88 million has been made to account for landowners' contributions due to local service requirements and a grant



from the Province of Ontario. Additionally, deductions of approximately \$8.50 million and \$1.34 million have been made to recognize the benefit to growth beyond the planning horizon and to account for the existing D.C. reserve fund balance, respectively. As a result, approximately \$31.64 million in D.C.-recoverable costs have been included in the calculation of the charge.

Similar to water services, the growth-related costs have been allocated 82% (approximately \$25.94 million) to residential and 18% (approximately \$5.69 million) non-residential development based on population-to-employment growth over the forecast period.



Table 5-11
Town of Carleton Place
Infrastructure Costs Included in the Development Charge Calculation
For Water Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 82%	Non-Residential Share 18%
	2024 to System Buildout - Water										
1	Water Treatment Plant Expansion	2025-2027	40,000,000	4,518,000	-	35,482,000	3,000,000	-	32,482,000	26,635,240	5,846,760
2	Watermain Extension from Uniform Property to South of 7	2024	653,000	-	-	653,000	-	-	653,000	535,460	117,540
3	A-1: Watermain Interconnections (Townline Rd West to Preston Dr)	2026	879,000	-	-	879,000	-	879,000	-	-	-
4	A-2: Watermain Interconnections (Bates Rd to Lanark St)	2026	325,000	-	-	325,000	-	325,000	-	-	-
5	A-3: Watermain Interconnections (Edmund St to Lanark St)	2031	252,000	-	-	252,000	-	252,000	-	-	-
6	A-4: Watermain Interconnections (Robertson Ln to Cavanagh Rd/East Boundary)	2026	983,000	-	-	983,000	-	983,000	-	-	-
7	A-5: Watermain Interconnections (Lake Ave W to Cavanagh Rd/East Boundary)	2026	1,679,000	-	-	1,679,000	-	1,679,000	-	-	-
8	B-1a: Upgrade to Existing Distribution System (Bates Dr)	2025	235,000	-	-	235,000	82,300	-	152,700	125,214	27,486
9	B-1b: New to Distribution System (Bates Dr)	2025	220,000	-	-	220,000	-	-	220,000	180,400	39,600
10	B-2: Upgrade to Existing Distribution System (RD-36 Development Connection to Bridge St)	2026	167,000	-	-	167,000	-	167,000	-	-	-
11	B-3: New to Distribution System (Townline Rd Eats & Lanark St)	2026	340,000	-	-	340,000	-	340,000	-	-	-
12	B-4: New Distribution System (Bridge St)	2026	90,800	-	-	90,800	-	-	90,800	74,456	16,344
13	B-5: Upgrade to Existing Distribution System (Mullett St)	2026	209,000	-	-	209,000	56,700	-	152,300	124,886	27,414
14	B-9: Upgrade to Existing Distribution System (Nelson St & Findlay)	2024-2027	811,000	-	-	811,000	388,100	-	422,900	346,778	76,122
15	B-10: New to Distribution System (Cavanagh Rd)	2027	574,000	-	-	574,000	-	-	574,000	470,680	103,320
16	B-11: Upgrade to Existing Distribution System (Lake Ave E)	2030	758,000	-	-	758,000	268,500	-	489,500	401,390	88,110
17	New Bulk Water Station	2024	100,000	-	-	100,000	58,100	-	41,900	34,358	7,542
18	Additional Pick-up Truck	2028-2035	53,000	-	-	53,000	-	-	53,000	43,460	9,540
19	Reserve Fund Adjustment			-	-	-	1,169,321	-	(1,169,321)	(958,843)	(210,478)
	Total		\$48,328,800	\$4,518,000	\$0	\$43,810,800	\$5,023,021	\$4,625,000	\$34,162,779	\$28,013,479	\$6,149,300



Table 5-12
Town of Carleton Place
Infrastructure Costs Included in the Development Charge Calculation
For Wastewater Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to System Buildout - Wastewater	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 82%	Non-Residential Share 18%
1	Wastewater Treatment Plant Expansion	2025-2027	73,000,000	8,304,000	-	64,696,000	5,000,000	35,000,000	24,696,000	20,250,720	4,445,280
2	Industrial Ave Pumping Station	2025	3,900,000	-	-	3,900,000	1,300,000	-	2,600,000	2,132,000	468,000
3	SEW-GRW2: New Gravity Sewers to service development areas (Comrie Hills)	2031	177,000	-	-	177,000	-	177,000	-	-	-
4	SEW-GRW3: New Gravity Sewers to service development areas (Pegasus & Cavanagh)	2026	700,000	-	-	700,000	-	700,000	-	-	-
5	SEW-GRW4: New Pump Station & Forcemain to service development areas	2026	4,102,000	-	-	4,102,000	-	-	4,102,000	3,363,640	738,360
6	New Bates Sanitary Extension	2025-2026	350,000	-	-	350,000	-	-	350,000	287,000	63,000
5	Trunk Sewer upsizing (Townline Road)	2025	200,000	-	-	200,000	31,000	-	169,000	138,580	30,420
6	New Barrel for Siphon	2030	600,000	193,400	-	406,600	-	-	406,600	333,412	73,188
7	Trunk Sewer upsizing (Industrial and Mullett)	2035	1,000,000	-	-	1,000,000	347,000	-	653,000	535,460	117,540
8	Reserve Fund Adjustment			-	-	-	1,340,906		(1,340,906)	(1,099,543)	(241,363)
	Total		\$84,029,000	\$8,497,400	\$0	\$75,531,600	\$8,018,906	\$35,877,000	\$31,635,694	\$25,941,269	\$5,694,425



Chapter 6

Development Charge Calculation



6. Development Charge Calculation

The calculation of the maximum D.C.s that could be imposed by Council has been undertaken using a cash-flow approach for the growth-related capital costs identified in Chapter 5. Tables 6-1 presents the calculation of the D.C.s to be imposed for water and wastewater services in the municipally serviced area over the buildout forecast period. Table 6-2 presents the calculation of the D.C.s for Town-wide services over a 20-year planning horizon. Table 6-3 provides the calculation of the proposed uniform D.C.s to be imposed on anticipated development on a Town-wide basis for services and class of services over a 10-year planning horizon.

The calculation for residential development is generated on a per capita basis and is based upon five housing types (singles and semi-detached, other multiples, apartments 2+ bedrooms, apartments bachelor and 1-bedroom, and special care units). The non-residential D.C.s have been calculated on a per sq.ft. of gross floor area basis for all types of non-residential development (industrial, commercial, and institutional).

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

The cash-flow calculations of the maximum D.C.s that could be imposed by Council have been undertaken to account for the timing of revenues and expenditures and the resultant financing needs. The cash-flow calculations have been undertaken for each forecast development type (i.e. residential, and non-residential) for all services. D.C. cash flow calculation tables are provided in Appendix G and have been undertaken to account for 3.0% earnings on D.C. reserve fund balances and 4.5% interest charged for reserve fund borrowing.

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The residential D.C.-recoverable capital cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 8a) to calculate the charges in Tables 6-1 to 6-3.

Table 6-4 provides the schedule of charges that is applicable for all services by type of development.



Tables 6-5 and 6-6 provide a comparison of the D.C.s currently imposed in the Town and the charges proposed herein (Table 6-4). These comparisons are provided for a single detached residential house and non-residential development, on a per sq.ft. of G.F.A., respectively. The calculated charges for new development within the urban serviced area of the Town are \$43,980 for a single detached residential house, representing an increase of \$27,306 over the current charges. The calculated non-residential D.C.s for new development within the urban serviced area are \$20.25 per sq.ft. of G.F.A. representing an increase of \$12.26 compared to the Town's current charges.

Table 6-7 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 10-year life of the by-law.

Table 6-1
Town of Carleton Place
Urban Area Services D.C. Calculation
2024-System Buildout

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. <u>Wastewater Services</u>	30,183,973	6,780,389	8,112	5.09
1.1 Capital Costs	25,941,269	5,694,425		
1.2 Financing Costs	4,242,704	1,085,964		
2. <u>Water Services</u>	32,639,769	7,326,550	8,772	5.50
2.1 Capital Costs	28,013,479	6,149,300		
2.2 Financing Costs	4,626,291	1,177,250		
TOTAL	\$62,823,742	\$14,106,939	\$16,884	\$10.59
D.C.-Eligible Capital Cost	\$62,823,742	\$14,106,939		
Buildout Gross Population/GFA Growth (sq.ft.)	9,879	1,332,100		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$6,359.32	\$10.59		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.655	\$16,884		
Other Multiples	2.304	\$14,652		
Apartments - 2 Bedrooms +	1.514	\$9,628		
Apartments - Bachelor and 1 Bedroom	1.100	\$6,995		
Special Care/Special Dwelling Units	1.050	\$6,677		



Table 6-2
Town of Carleton Place
Town-Wide Services D.C. Calculation
2024-2044

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
3. <u>Services Related to a Highway</u>	23,151,458	4,104,492	8,580	5.24
3.1 Capital Costs	23,027,169	4,098,609		
3.2 Financing Costs	124,289	5,883		
4. <u>Fire Protection Services</u>	5,547,715	900,795	2,056	1.15
4.1 Capital Costs	5,519,444	898,514		
4.2 Financing Costs	28,272	2,281		
5. <u>Policing Services</u>	3,807,308	610,974	1,411	0.78
5.1 Capital Costs	3,608,388	587,412		
5.2 Financing Costs	198,920	23,562		
TOTAL	\$32,506,481	\$5,616,261	\$12,047	\$7.17
D.C.-Eligible Capital Cost	32,506,481	\$5,616,261		
15-Year Gross Population/GFA Growth (sq.ft.)	7,164	783,300		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$4,537.48	\$7.17		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.655	\$12,047		
Other Multiples	2.304	\$10,454		
Apartments - 2 Bedrooms +	1.514	\$6,870		
Apartments - Bachelor and 1 Bedroom	1.100	\$4,992		
Special Care/Special Dwelling Units	1.05	\$4,764		



Table 6-3
Town of Carleton Place
Town-Wide Services D.C. Calculation
2024-2034

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
6. <u>Parks and Recreation Services</u>	17,118,283	898,347	11,509	1.83
6.1 Capital Costs	17,113,738	900,723		
6.2 Financing Costs	4,545	(2,376)		
7. <u>Library Services</u>	1,746,187	93,271	1,174	0.19
7.1 Capital Costs	1,746,012	91,895		
7.2 Financing Costs	175	1,376		
8. <u>Growth-Related Studies</u>	1,296,997	191,451	872	0.39
8.1 Capital Costs	1,283,280	177,807		
8.2 Financing Costs	13,717	13,644		
9. <u>Child Care and Early Years Programs</u>	1,958,882	-	1,317	-
9.1 Capital Costs	1,906,371	-		
9.2 Financing Costs	52,511	-		
10. <u>Provincial Offences Act including By-Law Enforcement</u>	175,511	24,545	118	0.05
10.1 Capital Costs	175,535	33,435		
10.2 Financing Costs	(24)	(8,890)		
11. <u>Waste Diversion</u>	87,756	14,727	59	0.03
11.1 Capital Costs	83,580	15,920		
11.2 Financing Costs	4,176	(1,193)		
TOTAL	\$22,383,616	\$1,222,341	\$15,049	\$2.49
D.C.-Eligible Capital Cost	\$22,383,616	\$1,222,341		
10-Year Gross Population/GFA Growth (sq.ft.)	3,949	490,900		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$5,668.17	\$2.49		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	2.655	\$15,049		
Other Multiples	2.304	\$13,059		
Apartments - 2 Bedrooms +	1.514	\$8,581		
Apartments - Bachelor and 1 Bedroom	1.100	\$6,234		
Special Care/Special Dwelling Units	1.050	\$5,952		



Table 6-4
Town of Carleton Place
Calculated Schedule of Development Charges
for Services and Class of Services

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care Units	(per sq.ft. of Gross Floor Area)	(per sq.m. of Gross Floor Area)
Municipal Wide Services/Class of Service:							
Services Related to a Highway	8,580	7,446	4,893	3,555	3,393	5.24	56.40
Fire Protection Services	2,056	1,784	1,172	852	813	1.15	12.38
Policing Services	1,411	1,224	805	585	558	0.78	8.40
Parks and Recreation Services	11,509	9,987	6,563	4,768	4,552	1.83	19.70
Library Services	1,174	1,019	669	486	464	0.19	2.04
Child Care and Early Years Programs	1,317	1,143	751	546	521	-	0.00
Provincial Offences Act including By-Law Enforcement	118	102	67	49	47	0.05	0.54
Waste Diversion	59	51	34	24	23	0.03	0.32
Growth-Related Studies	872	757	497	361	345	0.39	4.20
Total Municipal Wide Services/Class of Services	\$27,096	\$23,513	\$15,451	\$11,226	\$10,716	\$9.66	\$103.98
Urban Services							
Wastewater Services	8,112	7,040	4,626	3,361	3,208	5.09	54.79
Water Services	8,772	7,612	5,002	3,634	3,469	5.50	59.20
Total Urban Services	\$16,884	\$14,652	\$9,628	\$6,995	\$6,677	\$10.59	\$113.99
GRAND TOTAL RURAL AREA	\$27,096	\$23,513	\$15,451	\$11,226	\$10,716	\$9.66	\$103.98
GRAND TOTAL URBAN AREA	\$43,980	\$38,165	\$25,079	\$18,221	\$17,393	\$20.25	\$217.97



Table 6-5
Town of Carleton Place
Single Detached Residential House D.C. Comparison

Service/Class of Service	Current	Calculated
Municipal Wide Services/Classes:		
Services Related to a Highway	2,672	8,580
Fire Protection Services	801	2,056
Policing Services	-	1,411
Parks and Recreation Services	4,514	11,509
Library Services	218	1,174
Child Care and Early Years Programs	450	1,317
Provincial Offences Act including By-Law Enforcement	-	118
Waste Diversion	-	59
Growth-Related Studies	155	872
Total Municipal Wide Services/Classes	\$8,810	\$27,096
Urban Services:		
Wastewater Services	4,287	8,112
Water Services	3,577	8,772
Total Urban Services	\$7,864	\$16,884
Grand Total	\$16,674	\$43,980

Table 6-6
Town of Carleton Place
Non-Residential D.C. Comparison per sq.ft.
of Gross Floor Area

Service/Class of Service	Current	Calculated
Municipal Wide Services/Classes:		
Services Related to a Highway	1.76	5.24
Fire Protection Services	0.50	1.15
Policing Services	-	0.78
Parks and Recreation Services	0.55	1.83
Library Services	0.03	0.19
Child Care and Early Years Programs	-	-
Provincial Offences Act including By-Law Enforcement	-	0.05
Waste Diversion	-	0.03
Growth-Related Studies	0.10	0.39
Total Municipal Wide Services/Classes	\$2.94	\$9.66
Urban Services:		
Wastewater Services	2.67	5.09
Water Services	2.38	5.50
Total Urban Services	\$5.05	\$10.59
Grand Total	\$7.99	\$20.25



Table 6-7
Town of Carleton Place
Gross Expenditure and Sources of Revenue Summary for Costs
to be Incurred over the 10-Year Life of the By-law for all Services and Class of Services

Service/Class	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Wastewater Services							
1.1 Treatment plants & Sewers	83,029,000	-	6,331,000	35,877,000	8,497,400	26,505,352	5,818,248
2. Water Services							
2.1 Treatment, storage and distribution systems	48,313,657	-	3,853,700	4,625,000	4,518,000	28,959,905	6,357,052
3. Services Related to a Highway							
3.1 Roads and Related Infrastructure including Facilities, Vehicles & Equipment	14,568,231	-	890,900	163,451	-	11,621,936	1,891,943
4. Fire Protection Services							
4.1 Fire facilities, vehicles & equipment	7,749,800	-	3,942,900	-	-	3,273,934	532,966
5. Policing Services							
5.1 Facilities, vehicles and equipment, small equipment and gear	15,392,500	-	6,319,000	-	5,270,200	3,270,838	532,462
6. Parks and Recreation Services							
6.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	30,405,171	-	1,648,800	90,000	8,264,800	19,381,492	1,020,079
7. Library Services							
7.1 Library facilities, materials and vehicles	2,888,000	-	25,900	-	969,000	1,798,445	94,655
8. Growth-Related Studies							
8.1 Growth-Related Studies	1,713,000	83,800	448,300	-	-	1,028,549	152,351
9. Child Care and Early Years Programs							
9.1 Facilities, vehicles and equipment	4,380,936	-	3,130,500	-	-	1,250,436	-
10. Provincial Offences Act including By-Law Enforcement							
10.1 Facilities, vehicles and equipment	1,095,270	-	201,300	-	685,000	175,535	33,435
11. Waste Diversion							
11.1 Waste diversion facilities, vehicles, equipment and other	500,000	-	239,000	-	161,500	83,580	15,920
Total Expenditures & Revenues	\$210,035,564	\$83,800	\$27,031,300	\$40,755,451	\$28,365,900	\$97,350,002	\$16,449,111



Chapter 7

Development Charge Policy Recommendations and By-law Rules



7. Development Charge Policy Recommendations and By-law Rules

7.1 Introduction

This chapter outlines the D.C. policy recommendations and by-law rules.

Subsection 5 (1) 9 of the D.C.A. states that rules must be developed:

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

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

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

- the total of all D.C.s that would be imposed on anticipated development must not exceed the capital costs determined under subsection 5 (1) 2-7 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay D.C.s that exceed the capital costs that arise from the increase in the need for service for that type of development; however, this requirement does not relate to any particular development; and
- if the rules provide for a type of development to have a lower D.C. than is allowed, the rules for determining D.C.s may not provide for any resulting shortfall to be made up via other development.

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

The rules provided give consideration for the recent amendments to the D.C.A. as summarized in Chapter 1. These policies, however, are provided for Council’s consideration and may be refined prior to adoption of the by-law.



7.2 Development Charge By-law Structure

It is recommended that:

- The Town uses a uniform Town-wide D.C. calculation for all municipal services, except water and wastewater services;
- The Town uses area-specific D.C. calculations for water and wastewater services in the urban serviced areas of the Town;
- The Town uses a uniform Town-wide D.C. calculation for the growth-related studies class of service; and
- One municipal D.C. by-law be used for all services and class of services.

7.3 Development Charge By-law Rules

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

It is recommended that the following provides the basis for the D.C.s:

7.3.1 Payment in any Particular Case

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

- (a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- (b) the approval of a minor variance under section 45 of the *Planning Act*;
- (c) a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;
- (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
- (e) a consent under section 53 of the *Planning Act*;
- (f) the approval of a description under section 9 of the *Condominium Act, 1998*; or
- (g) the issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure.



7.3.2 Determination of the Amount of the Charge

The following conventions should be adopted:

1. Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous 25 years. Costs allocated to non-residential uses will be assigned based on the number of square feet of G.F.A. constructed for eligible uses (i.e., industrial, commercial, and institutional).
2. Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, as follows:
 - For services related to a highway, fire protection services, and policing services, an 86% residential/14% non-residential attribution has been made based on a population vs. employment growth ratio over the 20-year forecast period;
 - For parks and recreation and library services, attributions for residential and non-residential splits have been determined based on an allocation of 95% to residential development and 5% to non-residential development as the predominant users of parks and recreation and library services tend to be residents of the Town;
 - For child care and early years programs services, 100% residential attribution has been made as residents are the predominant users of the service;
 - For P.O.A., including by-law enforcement services and waste diversion services, an 84% residential and 16% non-residential attribution has been made based on based on the relationship between incremental population and employment growth anticipated over the Town-wide 10-Year forecast period;
 - For water and wastewater services, an 82%/18% residential/non-residential attribution has been made. This is based on a population vs. employment growth ratio over the buildout forecast period.
 - For the growth-related studies class of services, the costs related to each service have been allocated to residential and non-residential development on the same basis as the capital costs for the service.



These allocations result in an overall share between residential and non-residential development for growth-related studies of 88%/12%.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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

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

The demolition credit is allowed only if the demolition permit related to the site was issued less five (5) years prior to the issuance of a building permit. The credit can, in no case, exceed the amount of development charges that would otherwise be payable.

7.3.4 Exemptions

Statutory exemptions include the following:

- Partial exemption for industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50%, is subject to D.C.s (subsection 4 (3) of the D.C.A.).
- Full exemption for buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education.
- Full exemption for the enlargement of an existing residential dwelling unit in accordance with section 2(3) of the D.C.A.
- Full exemption for the creation of the greater of one residential unit or one percent of the existing residential units in an existing rental residential building, which contains four or more residential units (based on prescribed limits out in section 2 (3.1) of the D.C.A.).



- Full exemption for additional residential development in existing buildings: development that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 (3.2) of the D.C.A.
- Full exemption for additional residential development in new dwellings: development that includes the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 (3.3) of the D.C.A).
- Full exemption for a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario.
- Full exemption for affordable units (see bulletin rates identified in section 1.3.8).
- Full exemption for attainable units (note that further definition is required through regulations prior to being in full effect).
- Full exemption for affordable inclusionary zoning units.
- Full exemption for non-profit housing developments.
- Partial exemption through a discount for rental housing units based on the number of bedrooms contained in each unit, as prescribed (note that these discounts are not part of the methodology required for calculating the charge, but a rule that has to be included in the by-law which informs implementation):
 - Residential units intended for use as a rented residential premises with three (3) or more bedrooms - 25% discount.
 - Residential units intended for use as a rented residential premises with two (2) bedrooms - 20% discount.
 - Residential units intended for use as a rented residential premises not referred to 1 or 2 above - 15% discount.

7.3.5 Timing of Collection

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

Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy, and then on the anniversary of occupancy for the following five years.

Moreover, the D.C. amount for all developments occurring within two (2) years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted and approved after January 1, 2020, and June 5, 2024), shall be determined based on the



D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application. The D.C. amount for all developments occurring within eighteen (18) months of a Site Plan or Zoning By-law Amendment planning approval (for applications received on or after January 1, 2020, that have not received approval prior to June 6, 2024), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application.

Instalment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges. The maximum interest rate the Town can impose is the average prime rate plus 1%.

7.3.6 Indexing

All D.C.s will be subject to mandatory indexing annually on January 1st of each year in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index.

7.3.7 Development Charge Spatial Applicability

The D.C.A. historically has provided the opportunity for a municipality to impose municipal-wide charges or area specific charges. Subsections 2 (7) and 2 (8) of the D.C.A. provide that a D.C. by-law may apply to the entire municipality or only part of it and more than one D.C. by-law may apply to the same area. The D.C.A. now require municipalities to consider the application of municipal-wide and area-specific D.C.s. Subsection 10 (2) (c.1) requires Council to consider the use of more than one D.C. by-law to reflect different needs from services in different areas. Most municipalities in Ontario have established uniform, municipal-wide D.C.s. When area-specific charges are used, it is generally to underpin master servicing and front-end financing arrangements for more localized capital costs.

The rationale for maintaining a Town-wide D.C. approach is based, in part, on the following:

1. All Town services, except for water, wastewater, and stormwater services, require that the average 15-year service standard be calculated. This average service standard multiplied by growth in the Town, establishes an upper ceiling on the amount of funds that can be collected from all developing landowners. Section 4 (4) of O. Reg. 82/98 provides that “if a development charge by-law applies to a part of the municipality, the level of service and average level of



service cannot exceed that which would be determined if the by-law applied to the whole municipality.” Put in layman terms, the average service standard multiplied by the growth within the specific area would establish an area-specific ceiling which would significantly reduce the total revenue recoverable for the Town hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.

2. Expanding on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a Town-wide approach to an area-specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area-rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The D.C.s would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to Areas B and C due to reduced revenue.
3. Many services provided (roads, parks, and recreation facilities) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Town will be used by residents from all areas depending on the programming of the facility (i.e., a public skate is available each night, but at a different arena; hence usage of any one facility at any given time is based on programming availability).

Based on the foregoing and discussions with Town staff, area-specific D.C.s are suitable for water and wastewater (urban) services. Therefore, it is recommended that the Town:

- Continues to apply Town-wide D.C.s for all municipal services, except water and wastewater services; and
- Maintains its approach of imposing area-specific D.C.s for water and wastewater services across the urban serviced area.



7.4 Other Development Charge By-law Provisions

It is recommended that:

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

The Town's D.C. collections should be contributed into 11 separate reserve funds, including:

- Services Related to a Highway;
- Fire Protection Services;
- Policing Services;
- Parks and Recreation Services;
- Library Services;
- *Provincial Offences Act* including By-law Enforcement;
- Child Care and Early Years Programs Services;
- Waste Diversion Services;
- Wastewater Services;
- Water Services; and
- Growth-Related Studies (Class of Services).

7.4.2 *By-law In-force Date*

The by-law will come into force on February 18, 2025, unless Council determines an alternative date for enactment.

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

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



7.5 Other Recommendations

It is recommended that Council:

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

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

“Adopt the D.C. approach to calculate the charges on a uniform Town-wide basis for all services and classes of service, except water and wastewater services;”

“Adopt the D.C. approach to calculate the charges on an area specific basis for water and wastewater services;”

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated December 18, 2024, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated December 18, 2024, as amended (if applicable);”

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

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



Chapter 8

By-law Implementation



8. By-law Implementation

8.1 Public Consultation Process

8.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (subsection 8.1.2), as well as the optional, informal consultation process (subsection 8.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 8.2 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

8.1.2 Public Meeting of Council

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

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

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

8.1.3 Other Consultation Activity

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

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



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

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

8.1.4 Anticipated Impact of the Charge on Development

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

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



8.2 Implementation Requirements

8.2.1 Introduction

Once the Town has calculated the charge, prepared the complete background study, carried out the public process and passed a new by-law, the emphasis shifts to implementation matters. These include notices, potential appeals and complaints, credits, front-ending agreements, subdivision agreement conditions and finally the collection of revenues and funding of projects.

The sections that follow present an overview of the requirements in each case.

8.2.2 Notice of Passage

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

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

- notice may be given in one of the following ways:
 - by personal service, fax, or mail to every owner of land in the area to which the by-law relates; or
 - by publication in a newspaper which is (in the Clerk's opinion) of sufficient circulation to give the public reasonable notice. If, in the Clerk's opinion, a newspaper as described above does not exist, the notice can be provided by posting on the municipality's website.
- subsection 10 (4) lists the persons/organizations who must be given notice; and
- subsection 10 (5) lists the eight items that the notice must cover.

8.2.3 By-law Pamphlet

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

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



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

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

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

8.2.4 Appeals

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

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

8.2.5 Complaints

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

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

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



8.2.6 Credits

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

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

8.2.7 Front-Ending Agreements

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

Part III of the D.C.A. (sections 44 to 58) addresses front-ending agreements. Accordingly, the Town assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Town funds being available.

8.2.8 Severance and Subdivision Agreement Conditions

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

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

It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the *Planning Act*,

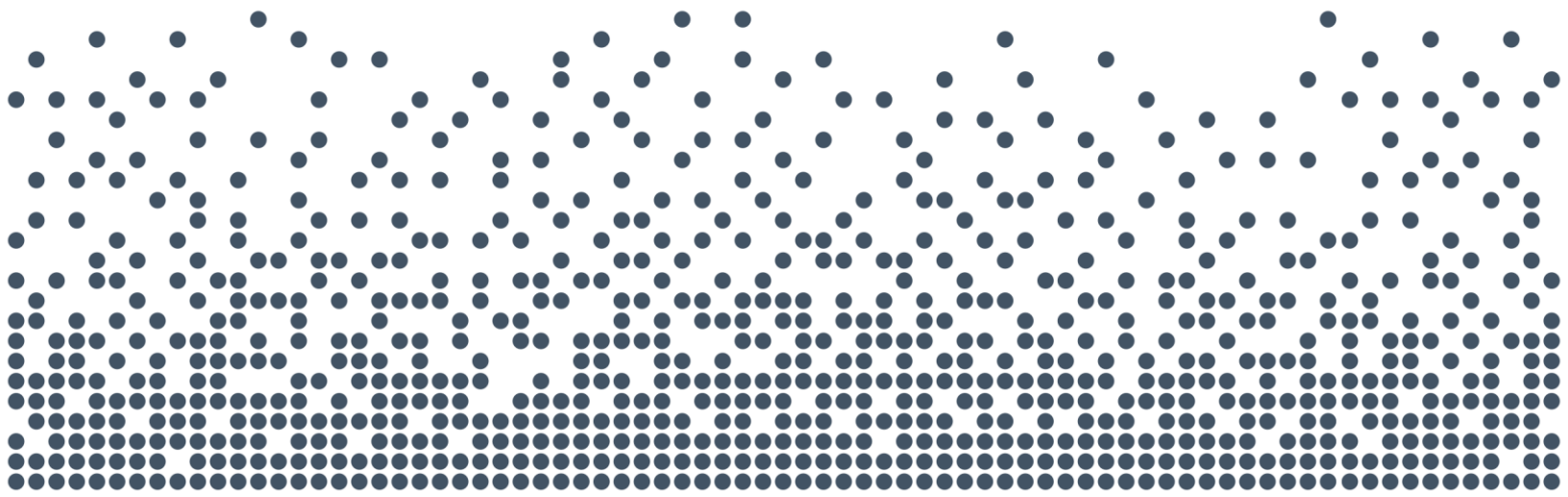


use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the development, at the time the land is transferred.

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

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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1
Town of Carleton Place
Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2011	10,060	9,809	299	9,510	2,747	585	624	17	3,973	272	2.469
	Mid 2016	10,910	10,644	324	10,320	2,960	640	640	30	4,270	295	2.493
	Mid 2021	12,830	12,517	247	12,270	3,405	785	975	50	5,215	225	2.400
Forecast	Mid 2024	14,220	13,871	304	13,567	3,555	991	1,303	50	5,899	278	2.351
	Mid 2034	18,140	17,691	509	17,182	4,458	1,312	1,746	50	7,566	473	2.338
	Mid 2044	21,490	20,964	603	20,361	4,933	1,696	2,459	50.0	9,138	563	2.294
	Buildout	24,236	23,641	875	22,766	5,141	2,172	3,039	50	10,402	822	2.273
Incremental	Mid 2011 - Mid 2016	850	835	25	810	213	55	16	13	297	23	
	Mid 2016 - Mid 2021	1,920	1,873	-77	1,950	445	145	335	20	945	-70	
	Mid 2021 - Mid 2024	1,390	1,354	57	1,297	150	206	328	0	684	53	
	Mid 2024 - Mid 2034	3,920	3,820	205	3,615	903	321	443	0	1,667	195	
	Mid 2024 - Mid 2044	7,270	7,093	299	6,794	1,378	705	1,156	0	3,239	285	
	Mid 2024 - Buildout	10,016	9,770	571	9,199	1,586	1,181	1,736	0	4,503	544	

^[1] Population includes the Census undercount estimated at approximately 3.0% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

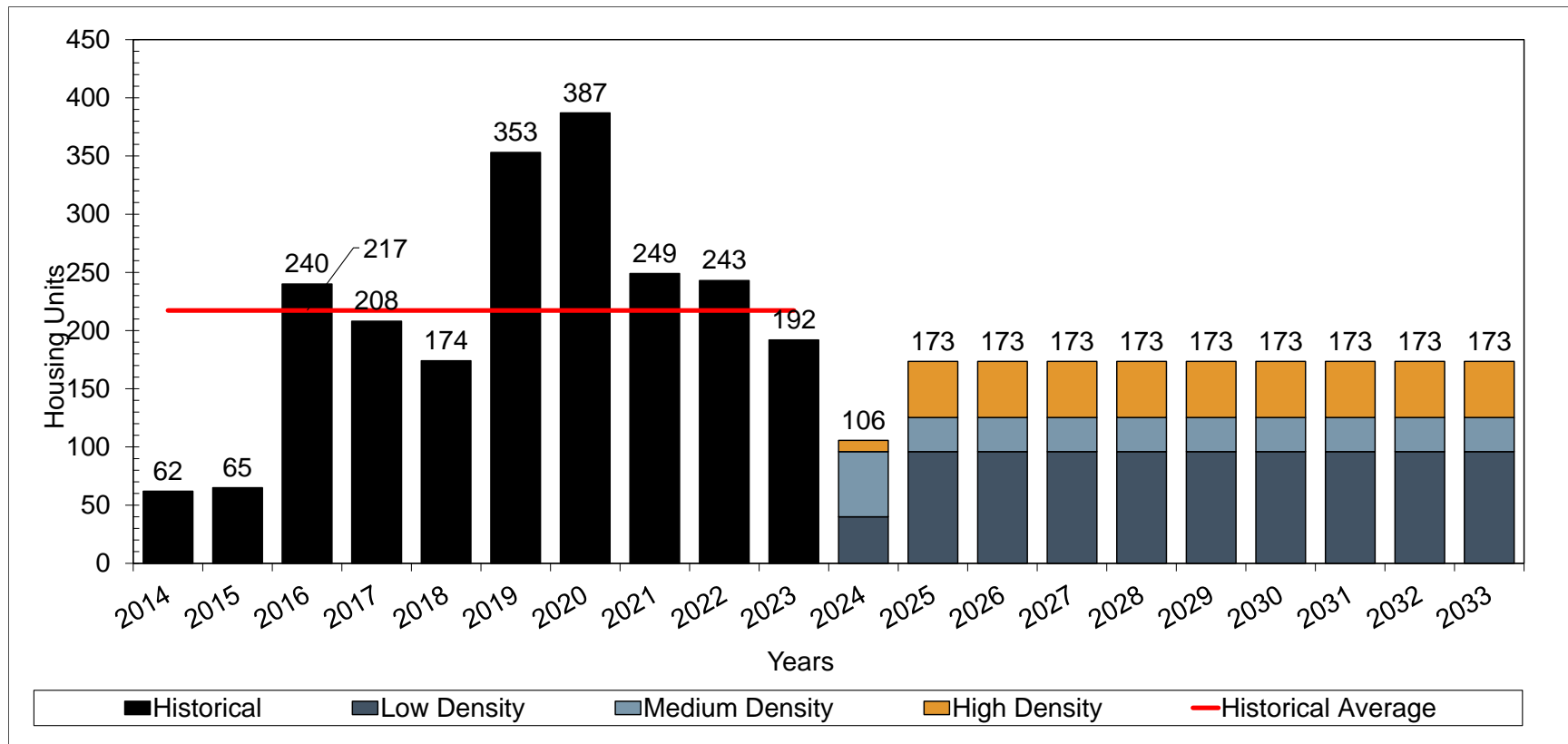
^[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Note: Numbers may not add due to rounding. Growth forecast to buildout refers to the urban area with full services or with plans to provide full services based on discussions with Town of Carleton Place staff.

Source: Watson & Associates Economists Ltd.



Figure A-1
Town of Carleton Place
Annual Housing Forecast^[1]



^[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Statistics Canada building permit data for the Town of Carleton Place by Watson & Associates Economists Ltd.



Schedule 2
Town of Carleton Place
Estimate of the Anticipated Amount, Type and Location of
Development for Which Development Charges can be Imposed

Development Location	Timing	Single & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Urban	2024 - 2034	903	321	443	1,667	3,744	(129)	3,615	205	3,820
	2024 - 2044	1,378	705	1,156	3,239	6,865	(71)	6,794	299	7,093
	2024 - Buildout	1,586	1,181	1,736	4,503	9,308	(109)	9,199	571	9,770

^[1] Includes townhouses and apartments in duplexes.

^[2] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Source: Forecast by Watson & Associates Economists Ltd.



Schedule 3
Town of Carleton Place
Current Year Growth Forecast
Mid-2021 to Mid-2024

		Population
Mid 2021 Population		12,517
Occupants of New Housing Units, Mid 2021 to Mid 2024	<i>Units (2)</i>	684
	<i>multiplied by P.P.U. (3)</i>	2,241
	<i>gross population increase</i>	1,533
		1,533
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2024	<i>Units</i>	54
	<i>multiplied by P.P.U. (3)</i>	1,050
	<i>gross population increase</i>	57
		57
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2024	<i>Units (4)</i>	5,215
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.04525
	<i>total decline in population</i>	-236
		-236
Population Estimate to Mid 2024		13,871
<i>Net Population Increase, Mid 2021 to Mid 2024</i>		1,354

(1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.

(2) Estimated residential units constructed, Mid-2021 to the beginning of the growth period assuming a six-month lag between construction and occupancy.

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.819	22%	0.618
<i>Multiples (6)</i>	2.926	30%	0.881
<i>Apartments (7)</i>	1.545	48%	0.741
Total		100%	2.241

¹ Based on 2021 Census custom database

² Based on Building permit/completion activity

(4) 2021 households taken from Statistics Canada Census.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 4a
Town of Carleton Place
Ten Year Growth Forecast
Mid-2024 to Mid-2034

		Population
Mid 2024 Population		13,871
Occupants of New Housing Units, Mid 2024 to Mid 2034	<i>Units (2)</i>	1,667
	<i>multiplied by P.P.U. (3)</i>	2,246
	<i>gross population increase</i>	3,744
Occupants of New Equivalent Institutional Units, Mid 2024 to Mid 2034	<i>Units</i>	195
	<i>multiplied by P.P.U. (3)</i>	1,050
	<i>gross population increase</i>	205
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2034	<i>Units (4)</i>	5,899
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.02187
	<i>total decline in population</i>	-129
Population Estimate to Mid 2034		17,691
<i>Net Population Increase, Mid 2024 to Mid 2034</i>		3,820

(1) Mid 2024 Population based on:

2021 Population (12,517) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (684 x 2.241 = 1,533) + (54 x 1.05 = 57) + (5,215 x -0.045 = -236) = 13,871

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.655	54%	1.438
<i>Multiples (6)</i>	2.304	19%	0.444
<i>Apartments (7)</i>	1.368	27%	0.364
<i>one bedroom or less</i>	1.100		
<i>two bedrooms or more</i>	1.516		
Total		100%	2.246

¹ Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

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

(4) Mid 2024 households based upon 2021 Census (5,215 units) + Mid 2021 to Mid 2024 unit estimate (684 units) = 5,899 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 4b
Town of Carleton Place
Longer-Term Growth Forecast
Mid-2024 to Mid-2044

		Population
Mid 2024 Population		13,871
Occupants of New Housing Units, Mid 2024 to Mid 2044	<i>Units (2)</i>	3,239
	<i>multiplied by P.P.U. (3)</i>	2,1195
	<i>gross population increase</i>	6,865
Occupants of New Equivalent Institutional Units, Mid 2024 to Mid 2044	<i>Units</i>	285
	<i>multiplied by P.P.U. (3)</i>	1,050
	<i>gross population increase</i>	299
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2044	<i>Units (4)</i>	5,899
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.01207
	<i>total decline in population</i>	-71
Population Estimate to Mid 2044		20,964
<i>Net Population Increase, Mid 2024 to Mid 2044</i>		<i>7,093</i>

(1) Mid 2024 Population based on:

2021 Population (12,517) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (684 x 2.241 = 1,533) + (54 x 1.05 = 57) + (5,215 x -0.045 = -236) = 13,871

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.655	43%	1.130
<i>Multiples (6)</i>	2.304	22%	0.502
<i>Apartments (7)</i>	1.368	36%	0.488
<i>one bedroom or less</i>	1.100		
<i>two bedrooms or more</i>	1.516		
Total		100%	2.120

¹ Persons per unit based on Statistics Canada Custom 2021 Census database.

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

(4) Mid 2024 households based upon 2021 Census (5,215 units) + Mid 2021 to Mid 2024 unit estimate (684 units) = 5,899 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



**Schedule 5
Town of Carleton Place
Buildout Growth Forecast
Mid-2024 to Buildout**

		Population
Mid 2024 Population		13,871
Occupants of New Housing Units, Mid 2024 to Buildout	<i>Units (2)</i>	4,503
	<i>multiplied by P.P.U. (3)</i>	2.067
	<i>gross population increase</i>	9,308
Occupants of New Equivalent Institutional Units, Mid 2024 to Buildout	<i>Units</i>	544
	<i>multiplied by P.P.U. (3)</i>	1.050
	<i>gross population increase</i>	571
Decline in Housing Unit Occupancy, Mid 2024 to Buildout	<i>Units (4)</i>	5,899
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.01852
	<i>total decline in population</i>	-109
Population Estimate to Buildout		23,641
<i>Net Population Increase, Mid 2024 to Buildout</i>		<i>9,770</i>

(1) Mid 2024 Population based on:

2021 Population (12,517) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (684 x 2.241 = 1,533) + (54 x 1.05 = 57) + (5,215 x -0.045 = -236) = 13,871

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.655	35%	0.935
<i>Multiples (6)</i>	2.304	26%	0.604
<i>Apartments (7)</i>	1.368	39%	0.527
<i>one bedroom or less</i>	1.100		
<i>two bedrooms or more</i>	1.516		
Total		100%	2.067

¹ Persons per unit based on Statistics Canada Custom 2021 Census database.

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

(4) Mid 2024 households based upon 2021 Census (5,215 units) + Mid 2021 to Mid 2024 unit estimate (684 units) = 5,899 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedules 6
Town of Carleton Place
Summary of Active Residential Development Applications as of 2024^[1]

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ^[2]	Apartments ^[3]	Total
Registered Not Built	61	166	0	227
<i>% Breakdown</i>	<i>27%</i>	<i>73%</i>	<i>0%</i>	<i>100%</i>
Draft Plans Approved	335	408	72	815
<i>% Breakdown</i>	<i>41%</i>	<i>50%</i>	<i>9%</i>	<i>100%</i>
Application Under Review				826
<i>% Breakdown</i>				<i>100%</i>
Total				1,868
<i>% Breakdown</i>				<i>100%</i>

^[1] Includes townhomes and apartments in duplexes.

^[2] Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Source: Derived from data provided by the Town of Carleton Place, by Watson & Associates Economists Ltd.



Schedule 7
Town of Carleton Place
Historical Residential Building Permits
Years 2014 to 2023

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2014	54	4	4	62
2015	42	10	13	65
2016	44	27	169	240
2017	64	35	109	208
2018	83	43	48	174
Sub-total	287	119	343	749
Average (2014 - 2018)	57	24	69	150
% Breakdown	38.3%	15.9%	45.8%	100.0%
2019	90	134	129	353
2020	219	82	86	387
2021	68	89	92	249
2022	54	94	95	243
2023	28	23	141	192
Sub-total	459	422	543	1,424
Average (2019 - 2023)	92	84	109	285
% Breakdown	32.2%	29.6%	38.1%	100.0%
2014 - 2023				
Total	746	541	886	2,173
Average	75	54	89	217
% Breakdown	34.3%	24.9%	40.8%	100.0%

^[1] Includes townhouses and apartments in duplexes.

^[2] Includes bachelor, 1- bedroom, and 2-bedroom+ apartments.

Source: Historical housing activity derived from Town of Carleton Place building permit data, by Watson & Associates Economists Ltd.



Schedule 8a
Town of Carleton Place
Persons Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted ^[2]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	2.768	-	2.819		
6-10	-	-	-	3.133	-	3.000		
11-15	-	-	-	3.125	-	2.814		
16-20	-	-	-	3.276	-	2.895		
20-25	-	-	-	2.500	-	2.500	2.806	2.655
25-35	-	-	-	2.645	-	2.556		
35+	-	1.385	2.013	2.660	4.167	2.543		
Total	0.533	1.923	1.982	2.760	4.483	2.644		

Age of Dwelling	Multiples ^[1]						25 Year Average	25 Year Average Adjusted ^[2]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	2.840	-	2.926		
6-10	-	-	-	1.867	-	1.933		
11-15	-	-	-	-	-	1.846		
16-20	-	-	-	-	-	1.882		
20-25	-	-	-	3.313	-	2.885	2.294	2.304
25-35	-	-	-	2.267	-	2.100		
35+	-	-	1.944	2.786	-	2.171		
Total	-	-	1.796	2.560	-	2.333		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.333	1.931	2.772	-	2.438
6-10	-	-	1.500	2.596	-	2.433
11-15	-	-	1.813	2.825	-	2.525
16-20	-	-	1.615	2.923	-	2.517
20-25	-	-	1.895	2.780	-	2.516
25-35	-	-	1.429	2.543	-	2.250
35+	-	1.224	1.800	2.621	3.762	2.269
Total	-	1.266	1.777	2.682	4.313	2.351

^[1] Includes townhouses and apartments in duplexes.

^[2] Adjusted based on historical trends.

Note: Does not include Statistics Canada data classified as "Other."

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



Schedule 8b
Lanark County Census Division
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Apartments ^[1]						25 Year Average	25 Year Adjusted ^[2]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.233	1.681	-	-	1.545		
6-10	-	-	1.389	-	-	1.440		
11-15	-	-	-	-	-	1.300		
16-20	-	-	-	-	-	-		
20-25	-	-	-	-	-	1.188	1.368	1.368
25-35	-	1.125	1.471	-	-	1.265		
35+	0.733	1.175	1.620	2.545	-	1.455		
Total	0.850	1.169	1.597	2.523	-	1.449		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.410	1.827	2.693	4.500	2.434
6-10	-	-	1.684	2.760	5.143	2.667
11-15	-	1.438	1.731	2.700	3.600	2.456
16-20	-	1.600	1.833	2.673	3.043	2.507
20-25	-	1.632	1.791	2.691	3.421	2.497
25-35	-	1.318	1.803	2.676	2.929	2.473
35+	1.500	1.249	1.771	2.501	3.443	2.226
Total	1.583	1.296	1.775	2.580	3.597	2.328

^[1] Includes bachelor, 1-bedroom, and 2-bedroom+ apartments.

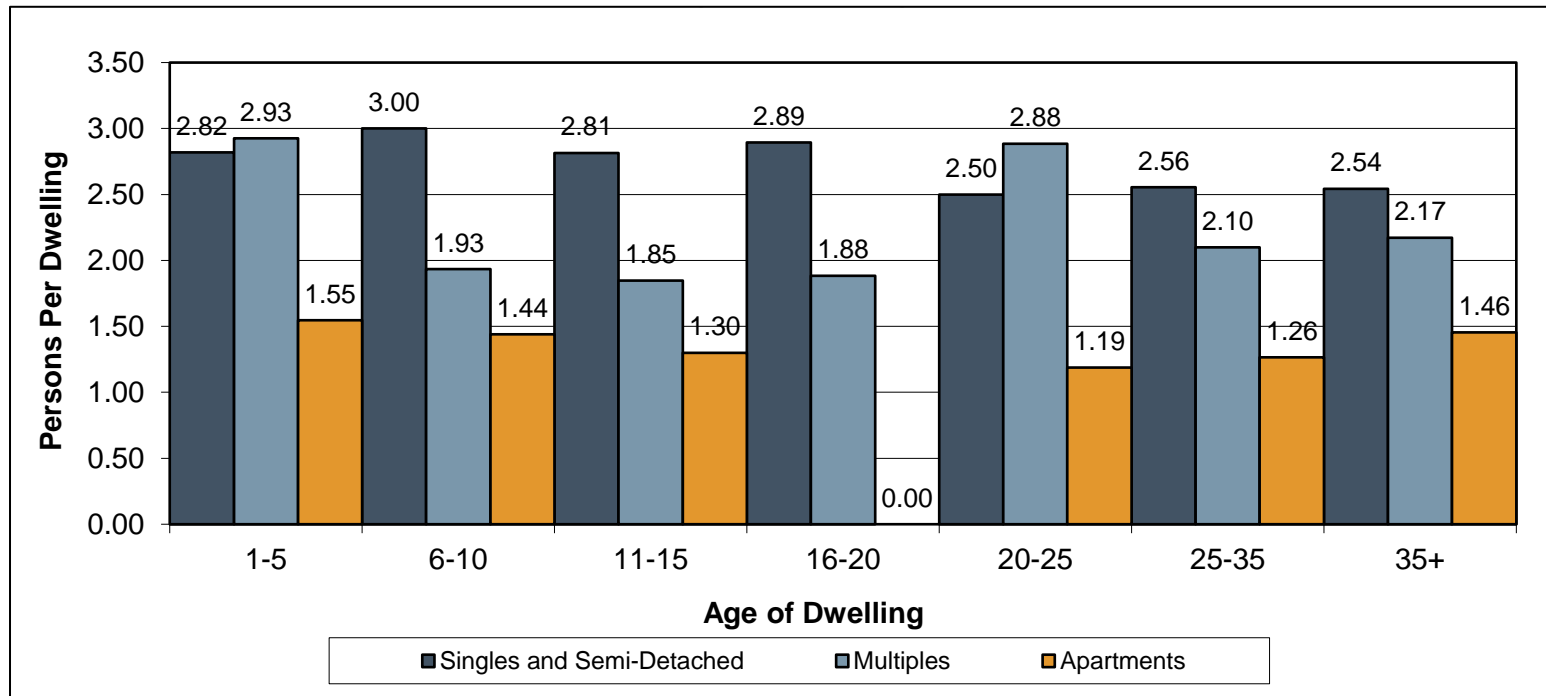
^[2] Adjusted based on historical trends.

Note: Does not include Statistics Canada data classified as "Other."

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



Schedule 9
Town of Carleton Place
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)



Note: Apartment P.P.U.s are based on Lanark County Census Division.



Schedule 10a
Town of Carleton Place
Employment Forecast, 2024 to Buildout

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Employment (Including N.F.P.O.W.)	
Mid 2011	9,809	0.002	0.019	0.096	0.227	0.120	0.464	0.056	0.520	20	185	940	2,230	1,180	4,555	550	5,105	4,370
Mid 2016	10,644	0.001	0.030	0.065	0.210	0.104	0.411	0.054	0.464	15	320	690	2,240	1,105	4,370	572	4,942	4,050
Mid 2024	13,871	0.001	0.037	0.057	0.188	0.093	0.376	0.051	0.427	15	513	794	2,608	1,285	5,215	702	5,917	4,702
Mid 2034	17,691	0.001	0.040	0.053	0.171	0.086	0.352	0.052	0.404	17	708	944	3,033	1,523	6,225	928	7,153	5,517
Mid 2044	20,964	0.001	0.043	0.049	0.155	0.080	0.328	0.054	0.382	17	903	1,037	3,246	1,668	6,871	1,137	8,008	5,968
Buildout	23,641	0.001	0.046	0.045	0.172	0.085	0.348	0.056	0.404	18	1,077	1,057	4,069	2,005	8,226	1,317	9,543	7,149
Incremental Change																		
Mid 2016 - Mid 2024	3,227	0.000	0.007	-0.008	-0.022	-0.011	-0.035	-0.003	-0.038	0	193	104	368	180	845	130	975	652
Mid 2024 - Mid 2034	3,820	0.000	0.003	-0.004	-0.017	-0.007	-0.024	0.002	-0.022	2	195	150	425	238	1,010	226	1,236	815
Mid 2024 - Mid 2044	7,093	0.000	0.006	-0.008	-0.033	-0.013	-0.048	0.004	-0.045	2	390	243	638	383	1,656	435	2,091	1,266
Mid 2024 - Buildout	9,770	0.000	0.009	-0.013	-0.016	-0.008	-0.028	0.005	-0.023	3	564	263	1,461	720	3,011	615	3,626	2,447
Annual Average																		
Mid 2011 - Mid 2016	167	0.000	0.002	-0.006	-0.003	-0.003	-0.011	0.000	-0.011	-1	27	-50	2	-15	-37	4	-33	-64
Mid 2016 - Mid 2024	403	0.000	0.001	-0.001	-0.003	-0.001	-0.004	0.000	-0.005	0	24	13	46	23	106	16	122	82
Mid 2024 - Mid 2034	382	0.000	0.000	0.000	-0.002	-0.001	-0.002	0.000	-0.002	0	20	15	43	24	101	23	124	82
Mid 2024 - Mid 2044	355	0.000	0.000	0.000	-0.002	-0.001	-0.002	0.000	-0.002	0	20	12	32	19	83	22	105	63
Mid 2024 - Buildout	349	0.000	0.000	0.000	-0.001	0.000	-0.001	0.000	-0.001	0	20	9	52	26	108	22	130	87

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

Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021, to June 14, 2021.

Source: Watson & Associates Economists Ltd.



Schedule 10b
Town of Carleton Place
Employment Forecast, 2024 to Buildout

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ^[1]				
		Primary	Industrial	Commercial/ Population Related	Institutional ^[3]	Total	Primary ^[2]	Industrial	Commercial/ Population Related	Institutional ^[3]	Total
Mid 2011	9,809	20	940	2,230	1,180	4,370					
Mid 2016	10,644	15	690	2,240	1,105	4,050					
Mid 2024	13,871	15	794	2,608	1,285	4,702					
Mid 2034	17,691	17	944	3,033	1,435	5,429					
Mid 2044	20,964	17	1,037	3,246	1,540	5,840					
Buildout	23,641	18	1,057	4,069	1,761	6,905					
Incremental Change											
Mid 2011 - Mid 2016	835	-5	-250	10	-75	-320					
Mid 2016 - Mid 2024	3,227	0	104	368	180	652					
Mid 2024 - Mid 2034	3,820	2	150	425	150	727	6,000	195,000	191,300	98,600	490,900
Mid 2024 - Mid 2044	7,093	2	243	638	255	1,138	6,000	315,900	287,100	174,300	783,300
Mid 2024 - Buildout	9,770	3	263	1,461	476	2,203	9,000	341,900	657,500	323,700	1,332,100
Annual Average											
Mid 2011 - Mid 2016	167	-1	-50	2	-15	-64					
Mid 2016 - Mid 2024	403	0	13	46	23	82					
Mid 2024 - Mid 2034	382	0	15	43	15	73	600	19,500	19,130	9,860	49,090
Mid 2024 - Mid 2044	355	0	12	32	13	57	300	15,795	14,355	8,715	39,165
Mid 2024 - Buildout	391	0	10	56	18	84	346	13,150	25,288	12,450	51,234

^[1] Square foot per employee assumptions:

Primary - non-bona fide farming	3,000
Industrial	1,300
Commercial/Population-related	450
Institutional	680

^[2] Primary industry includes agriculture and resource related employment.

^[3] Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

* Reflects Mid-2024 to Buildout forecast period.

Note: Numbers may not add up precisely due to rounding.

Source: Watson & Associates Economists Ltd.



Schedule 11
Town of Carleton Place
Employment Categories by Major Employment Sector

NAICS	Employment by industry	Comments
	<u>Primary Industry Employment</u>	
11	<i>Agriculture, forestry, fishing and hunting</i>	Categories which relate to local land-based resources
21	<i>Mining and oil and gas extraction</i>	
	<u>Industrial and Other Employment</u>	
22	<i>Utilities</i>	Categories which relate primarily to industrial land supply and demand
23	<i>Construction</i>	
31-33	<i>Manufacturing</i>	
41	<i>Wholesale trade</i>	
48-49	<i>Transportation and warehousing</i>	
56	<i>Administrative and support</i>	
	<u>Population Related Employment</u>	
44-45	<i>Retail trade</i>	Categories which relate primarily to population growth within the municipality
51	<i>Information and cultural industries</i>	
52	<i>Finance and insurance</i>	
53	<i>Real estate and rental and leasing</i>	
54	<i>Professional, scientific and technical services</i>	
55	<i>Management of companies and enterprises</i>	
56	<i>Administrative and support</i>	
71	<i>Arts, entertainment and recreation</i>	
72	<i>Accommodation and food services</i>	
81	<i>Other services (except public administration)</i>	
	<u>Institutional</u>	
61	<i>Educational services</i>	
62	<i>Health care and social assistance</i>	
91	<i>Public administration</i>	

Note: Employment is classified by North American Industry Classification System (NAICS) Code.

Source: Watson & Associates Economists Ltd.



Appendix B

Level of Service



Table B-1
Town of Carleton Place
Summary of the Level of Service Ceiling by Services Considered

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	15 Year Average Service Standard				Maximum Ceiling LOS	
		Cost (per capita)		Quantity (per capita)	Quality (per capita)		
Service Related to a Highway	Services Related to a Highway - Roads	\$2,830.33	0.0019	km of roadways	1,489,647	per km	20,075,531
	Services Related to a Highway - Bridges, Culverts & Structures	\$1,281.73	0.0005	Number of Bridges, Culverts & Structures	2,563,460	per item	9,091,311
	Services Related to a Highway - Sidewalks and Active Transportation	\$97.40	0.0006	km of active transportation	162,333	per km	690,858
	Services Related to a Highway - Traffic Signals & Streetlights	\$1,236.33	0.0549	No. of Traffic Signals & Streetlights	22,520	per signal	8,769,289
	Public Works - Facilities	\$680.93	1.3116	sq.ft. of building area	519	per sq.ft.	4,829,836
	Public Works - Vehicles & Equipment	\$565.15	0.0025	No. of vehicles and equipment	226,060	per vehicle	4,008,609
Subtotal - Service Related to a Highway						\$47,465,434	
Fire Protection	Fire Protection Services - Facilities	\$864.33	0.9264	sq.ft. of building area	933	per sq.ft.	6,130,693
	Fire Protection Services - Vehicles & Equipment	\$662.01	0.0009	No. of vehicles	735,567	per vehicle	4,695,637
	Fire Protection Services - Small Equipment and Gear	\$75.11	0.0026	No. of equipment and gear	28,888	per item	532,755
Subtotal - Fire Protection						\$11,359,085	
Policing	Policing Services - Facilities	\$542.65	0.5816	sq.ft. of building area	933	per sq.ft.	3,849,016
	Policing Services - Vehicles	\$45.03	0.0006	No. of vehicles and equipment	75,050	per vehicle	319,398
	Policing Services - Small Equipment and Gear	\$3.88	0.0016	No. of equipment and gear	2,425	per item	27,521
Subtotal - Policing						\$4,195,935	
Parks & Recreation	Parkland Development	\$353.31	0.0078	Acres of Parkland	45,296	per acre	1,349,644
	Parkland Amenities	\$595.62	0.0303	No. of parkland amenities	19,657	per amenity	2,275,268
	Parkland Trails	\$33.78	0.0006	km of Paths and Trails	56,300	per linear m	129,040
	Recreation Facilities	\$8,484.76	12.4307	sq.ft. of building area	683	per sq.ft.	32,411,783
	Parks & Recreation Vehicles and Equipment	\$117.94	0.0023	No. of vehicles and equipment	51,278	per vehicle	450,531
Subtotal - Parks & Recreation						\$36,616,266	
Library	Library Services - Facilities	\$740.42	0.8520	sq.ft. of building area	869	per sq.ft.	2,828,404
	Library Services - Collection Materials	\$157.87	11.8523	No. of library collection items	13	per collection item	603,063
Subtotal - Library						\$3,431,468	
Childcare and Early Years Programs	Child Care and Early Years Programs - Facilities	\$1,825.85	3.0478	sq.ft. of building area	599	per sq.ft.	6,974,747
	Child Care and Early Years Programs - Equipment, Fittings, Toys, etc.	\$37.77	0.0005	No. of equipment, fittings, toy, etc.	75,540	per vehicle	144,281
Subtotal - Childcare and Early Years Programs						\$7,119,028	
Provincial Offences Act including By-law Enforcement	Provincial Offences Act including By-law Enforcement - Facilities	\$49.37	0.0538	sq.ft. of building area	917,6580	per sq.ft.	188,593
	Provincial Offences Act including By-law Enforcement - Vehicles & Equipment	\$5.36	0.0003	No. of Vehicles and Equipment	17,866.6667	per vehicle	20,475
Subtotal - Provincial Offences Act including By-law Enforcement						\$209,069	
Waste Diversion	Waste Diversion - Facilities - Stations/Depots	\$26.24	0.0810	sq.ft. of building area	324	per sq.ft.	100,237
Subtotal - Waste Diversion						\$100,237	
Grand Total						\$110,496,522	



Schedule B-2 Town of Carleton Place Services Related to a Highway – Roads and Related

Unit Measure: km of roadways

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
Arterial/Collector Roads (incl. Sidewalks)	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	\$1,500,000
Total	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	

Population	9,638	9,678	9,809	9,967	10,138	10,313	10,480	10,644	10,856	11,057	11,243	11,821	12,517	13,052	13,567
Per Capita Standard	0.0021	0.0021	0.0021	0.0021	0.0020	0.0020	0.0020	0.0019	0.0019	0.0019	0.0018	0.0017	0.0016	0.0016	0.0015

15 Year Average	2009 to 2023
Quantity Standard	0.0019
Quality Standard	\$1,489,647
Service Standard	\$2,830

D.C. Amount (before deductions)	20 Year
Forecast Population	7,093
\$ per Capita	\$2,830
Eligible Amount	\$20,075,531

Schedule B-3 Town of Carleton Place Services Related to a Highway – Public Works Facilities

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bid'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Franklin Street Public Works Yard	9,850	9,850	9,850	9,850	9,850	9,850	9,850	9,850	9,850	9,850	9,850	9,850	9,850	9,850	9,850	\$520	\$597
Salt/Sand Shed	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	2,900	\$350	\$410
Cold Storage (Sea Cans)	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$177	\$219
Total	14,250	14,250	14,250	14,250	14,250	14,250	14,250	14,250	14,250	14,250	14,250	14,250	14,250	14,250	14,250		

Population	9,638	9,678	9,809	9,967	10,138	10,313	10,480	10,644	10,856	11,057	11,243	11,821	12,517	13,052	13,567
Per Capita Standard	1.4785	1.4724	1.4527	1.4297	1.4056	1.3818	1.3597	1.3388	1.3126	1.2888	1.2675	1.2055	1.1385	1.0918	1.0503

15 Year Average	2009 to 2023
Quantity Standard	1.3116
Quality Standard	\$519
Service Standard	\$681

D.C. Amount (before deductions)	20 Year
Forecast Population	7,093
\$ per Capita	\$681
Eligible Amount	\$4,829,836



Table B-4
Town of Carleton Place
Services Related to a Highway – Public Works Vehicles & Equipment

Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Licensed Vehicles																
Heavy Truck	3	3	3	3	3	3	3	3	3	3	3	3	4	4	4	\$375,000
Pickup Truck	6	6	6	6	6	6	6	6	6	7	7	8	8	9	9	\$53,000
Unlicensed Equipment																
Brush Chipper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$69,500
Loader	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	\$350,000
Plows	5	5	5	5	5	5	5	5	5	5	5	6	7	7	7	\$400,000
Sidewalk Plow	3	3	3	3	3	3	3	3	3	3	3	3	3	4	4	\$200,000
Snowblower	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$200,000
Sweeper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$358,700
Valve Maintenance Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Backhoe	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$210,000
Steamer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Waterworks Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Total	26	26	26	26	26	26	26	26	26	27	27	30	32	34	34	

Population	9,638	9,678	9,809	9,967	10,138	10,313	10,480	10,644	10,856	11,057	11,243	11,821	12,517	13,052	13,567
Per Capita Standard	0.0027	0.0027	0.0027	0.0026	0.0026	0.0025	0.0025	0.0024	0.0024	0.0024	0.0024	0.0025	0.0026	0.0026	0.0025

15 Year Average	2009 to 2023
Quantity Standard	0.0025
Quality Standard	\$226,060
Service Standard	\$565

D.C. Amount (before deductions)	20 Year
Forecast Population	7,093
\$ per Capita	\$565
Eligible Amount	\$4,008,609



Table B-5
Town of Carleton Place
Services Related to a Highway – Bridges, Culverts & Structures

Unit Measure: Number of Bridges, Culverts & Structures

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Central Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$9,020,000
Roasmond Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,020,000
Gillies Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,710,000
Hooper Drain Culvert (Cavangh Rd)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Hooper Drain Culvert (Hooper St)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Total	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	

Population	9,638	9,678	9,809	9,967	10,138	10,313	10,480	10,644	10,856	11,057	11,243	11,821	12,517	13,052	13,567
Per Capita Standard	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0004	0.0004	0.0004	0.0004	0.0004

15 Year Average	2009 to 2023
Quantity Standard	0.0005
Quality Standard	\$2,563,460
Service Standard	\$1,282

D.C. Amount (before deductions)	20 Year
Forecast Population	7,093
\$ per Capita	\$1,282
Eligible Amount	\$9,091,311



Table B-6
Town of Carleton Place
Services Related to a Highway – Sidewalks and Active Transportation

Unit Measure: km of active transportation

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
Cavanagh Trail (AT)	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	\$150,000
Coleman MUP (AT)	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	\$150,000
McNeely MUP (AT)	3.5	3.5	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	\$150,000
Ottawa Valley Recreation Trail (AT)	-	-	-	-	-	-	-	-	-	4.0	4.0	4.0	4.0	4.0	4.0	\$150,000
Total	5	5	6	6	6	6	6	6	6	10	10	10	10	10	10	

Population	9,638	9,678	9,809	9,967	10,138	10,313	10,480	10,644	10,856	11,057	11,243	11,821	12,517	13,052	13,567
Per Capita Standard	0.0005	0.0005	0.0006	0.0006	0.0006	0.0006	0.0005	0.0005	0.0005	0.0009	0.0009	0.0008	0.0008	0.0007	0.0007

15 Year Average	2009 to 2023
Quantity Standard	0.0006
Quality Standard	\$162,333
Service Standard	\$97

D.C. Amount (before deductions)	20 Year
Forecast Population	7,093
\$ per Capita	\$97
Eligible Amount	\$690,858



Table B-7
Town of Carleton Place
Services Related to a Highway – Traffic Signals & Streetlights

Unit Measure: No. of Traffic Signals & Streetlights

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Traffic Signal Intersections	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$350,000
Cobra Head Streetlights - Arterial	65	65	65	65	65	65	65	65	65	65	65	65	65	65	65	\$13,000
Cobra Head Streetlights - Collector	191	191	191	191	191	191	191	191	191	191	191	191	191	191	191	\$13,000
Decorative Streetlights	280	280	280	280	280	317	332	332	332	366	397	397	397	397	397	\$24,500
Pedestrian Crossovers	-	-	-	-	-	-	-	-	-	-	-	-	1	5	5	\$40,000
Ottawa Valley Recreation Trail (AT) lighting (items)	-	-	-	-	-	-	-	-	-	-	-	-	9	9	9	\$113,379
Total	541	541	541	541	541	578	593	593	593	627	658	658	668	672	672	
Population	9,638	9,678	9,809	9,967	10,138	10,313	10,480	10,644	10,856	11,057	11,243	11,821	12,517	13,052	13,567	
Per Capita Standard	0.0561	0.0559	0.0552	0.0543	0.0534	0.0560	0.0566	0.0557	0.0546	0.0567	0.0585	0.0557	0.0534	0.0515	0.0495	

15 Year Average	2009 to 2023
Quantity Standard	0.0549
Quality Standard	\$22,520
Service Standard	\$1,236

D.C. Amount (before deductions)	20 Year
Forecast Population	7,093
\$ per Capita	\$1,236
Eligible Amount	\$8,769,289



Table B-8
Town of Carleton Place
Fire Protection Services - Facilities

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Coleman St Fire Station (Fire's Share)	9,745	9,745	9,745	9,745	9,745	9,745	9,745	9,745	9,745	10,640	10,640	10,640	10,640	10,640	10,640	\$773	\$933
Total	9,745	9,745	9,745	9,745	9,745	9,745	9,745	9,745	9,745	10,640	10,640	10,640	10,640	10,640	10,640		

Population	9,638	9,678	9,809	9,967	10,138	10,313	10,480	10,644	10,856	11,057	11,243	11,821	12,517	13,052	13,567
Per Capita Standard	1.0111	1.0069	0.9934	0.9777	0.9612	0.9449	0.9298	0.9155	0.8976	0.9622	0.9463	0.9001	0.8500	0.8152	0.7842

15 Year Average	2009 to 2023
Quantity Standard	0.9264
Quality Standard	\$933
Service Standard	\$864

D.C. Amount (before deductions)	20 Year
Forecast Population	7,093
\$ per Capita	\$864
Eligible Amount	\$6,130,693



**Table B-9
Town of Carleton Place
Fire Protection Services – Vehicles & Equipment**

Unit Measure: No. of vehicles

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Ladder Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,000,000
Pumper/Rescue Truck	3	3	3	3	3	3	3	3	2	2	2	2	2	2	2	\$1,200,000
Rescue Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$825,000
Trucks & SUVs	3	3	3	3	3	3	3	3	3	3	3	4	4	4	5	\$75,000
Trailer	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$5,000
Rescue Boat	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$35,000
Total	10	10	10	10	10	10	10	10	9	9	9	8	8	8	9	

Population	9,638	9,678	9,809	9,967	10,138	10,313	10,480	10,644	10,856	11,057	11,243	11,821	12,517	13,052	13,567
Per Capita Standard	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0009	0.0008	0.0008	0.0008	0.0007	0.0006	0.0006	0.0007

15 Year Average	2009 to 2023
Quantity Standard	0.0009
Quality Standard	\$735,567
Service Standard	\$662

D.C. Amount (before deductions)	20 Year
Forecast Population	7,093
\$ per Capita	\$662
Eligible Amount	\$4,695,637



Table B-10
Town of Carleton Place
Fire Protection Services – Small Equipment and Gear

Unit Measure: No. of equipment and gear

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Fully Equipped Firefighters	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	\$26,000
SCBA Air Filling Station	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Water Rescue Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,000
Total	28	28	28	28	28	28	28	28	28	28	28	28	28	28	28	

Population	9,638	9,678	9,809	9,967	10,138	10,313	10,480	10,644	10,856	11,057	11,243	11,821	12,517	13,052	13,567
Per Capita Standard	0.0029	0.0029	0.0029	0.0028	0.0028	0.0027	0.0027	0.0026	0.0026	0.0025	0.0025	0.0024	0.0022	0.0021	0.0021

15 Year Average	2009 to 2023
Quantity Standard	0.0026
Quality Standard	\$28,888
Service Standard	\$75

D.C. Amount (before deductions)	20 Year
Forecast Population	7,093
\$ per Capita	\$75
Eligible Amount	\$532,755



**Table B-11
Town of Carleton Place
Policing Services - Facilities**

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Coleman St. Community Policing Centre	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	\$773	\$933
Total	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319	6,319		

Population	9,638	9,678	9,809	9,967	10,138	10,313	10,480	10,644	10,856	11,057	11,243	11,821	12,517	13,052	13,567
Per Capita Standard	0.6556	0.6529	0.6442	0.6340	0.6233	0.6127	0.6030	0.5937	0.5821	0.5715	0.5620	0.5346	0.5048	0.4841	0.4658

15 Year Average	2009 to 2023
Quantity Standard	0.5816
Quality Standard	933
Service Standard	\$543

D.C. Amount (before deductions)	20 Year
Forecast Population	7,093
\$ per Capita	\$543
Eligible Amount	\$3,849,016

**Table B-12
Town of Carleton Place
Policing Services – Vehicles & Equipment**

Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Equivalent Equipped Vehicles	7	7	7	6	6	6	6	6	6	6	6	6	6	5	5	\$80,000
Total	7	7	7	6	6	6	6	6	6	6	6	6	6	5	5	

Population	9,638	9,678	9,809	9,967	10,138	10,313	10,480	10,644	10,856	11,057	11,243	11,821	12,517	13,052	13,567
Per Capita Standard	0.0007	0.0007	0.0007	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0005	0.0005	0.0005	0.0005	0.0004	0.0004

15 Year Average	2009 to 2023
Quantity Standard	0.0006
Quality Standard	\$75,050
Service Standard	\$45

D.C. Amount (before deductions)	20 Year
Forecast Population	7,093
\$ per Capita	\$45
Eligible Amount	\$319,398



**Table B-13
Town of Carleton Place
Policing Services – Small Equipment and Gear**

Unit Measure: No. of equipment and gear

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Uniform Members (Full Time Equivalent)	19.11	18.72	18.34	17.97	17.60	17.24	16.89	17.63	16.61	16.40	16.06	15.51	15.09	14.27	13.29	\$2,500
Total	19.11	18.72	18.34	17.97	17.60	17.24	16.89	17.63	16.61	16.40	16.06	15.51	15.09	14.27	13.29	

Population	9,638	9,678	9,809	9,967	10,138	10,313	10,480	10,644	10,856	11,057	11,243	11,821	12,517	13,052	13,567
Per Capita Standard	0.0020	0.0019	0.0019	0.0018	0.0017	0.0017	0.0016	0.0017	0.0015	0.0015	0.0014	0.0013	0.0012	0.0011	0.0010

15 Year Average	2009 to 2023
Quantity Standard	0.0016
Quality Standard	\$2,425
Service Standard	\$4

D.C. Amount (before deductions)	20 Year
Forecast Population	7,093
\$ per Capita	\$4
Eligible Amount	\$27,521

**Table B-14
Town of Carleton Place
Parks and Recreation Services – Parkland Development**

Unit Measure: Acres of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Acre)
Neighbourhood Parks	37	37	37	37	37	37	37	37	37	37	37	37	38	40	40	\$45,000
Riverside Park	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	\$45,000
Roy Brown Park	26	26	26	26	26	26	26	26	26	26	26	26	26	26	26	\$45,000
Carleton Junction	-	-	-	-	-	-	-	-	-	-	3	3	3	3	3	\$45,000
Total	84	84	84	84	84	84	84	84	84	84	87	87	88	90	90	

Population	9,638	9,678	9,809	9,967	10,138	10,313	10,480	10,644	10,856	11,057	11,243	11,821	12,517	13,052	13,567
Per Capita Standard	0.0087	0.0087	0.0086	0.0084	0.0083	0.0081	0.0080	0.0079	0.0077	0.0076	0.0077	0.0074	0.0070	0.0069	0.0067

15 Year Average	2009 to 2023
Quantity Standard	0.0078
Quality Standard	\$45,296
Service Standard	\$353

D.C. Amount (before deductions)	10 Year
Forecast Population	3,820
\$ per Capita	\$353
Eligible Amount	\$1,349,644



Table B-15
Town of Carleton Place
Parks and Recreation Services – Parkland Amenities

Unit Measure:		No. of parkland amenities															2024 Value (\$/item)
Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)	
Splashpads - Large	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$250,000	
Splashpads - Medium	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$150,000	
Playstructures	15	15	15	16	16	16	16	17	17	18	18	18	19	19	19	\$80,000	
Outdoor Rinks	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$5,000	
Docks/Boat Launches	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$50,000	
Pavilions (large)	-	-	-	-	1	1	1	1	1	2	2	2	2	2	2	\$300,000	
Pavilions (small)	-	-	-	-	-	-	-	-	2	2	2	2	3	3	3	\$30,000	
Gazebo (Riverside)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000	
Skateboard Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$150,000	
Pump track	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$150,000	
Outdoor Sports Courts - Lit	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$250,000	
Swings	33	33	33	37	37	37	37	37	37	37	37	37	37	37	39	\$2,000	
Shade Structures	5	5	5	5	5	5	5	5	5	5	5	5	5	6	10	\$6,000	
Multi-use pad	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$400,000	
Basketball Courts	4	4	4	5	5	5	5	5	5	5	5	5	5	5	5	\$20,000	
Ball Diamonds - Unlit	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$100,000	
Ball Diamonds - Unlit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$250,000	
Batting Cage	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$30,000	
Bleachers	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$5,000	
Soccer Fields - Lit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$450,000	
Soccer Fields - Unlit	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$150,000	
Seasonal Public Washrooms	1	1	1	2	3	3	3	3	3	4	4	4	4	4	4	\$150,000	
Dog Park	-	-	-	1	1	1	1	1	2	2	2	2	2	2	2	\$50,000	
Stage	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$30,000	
Screen	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$5,000	
Storage Building - Riverside Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$90,000	
Storage buildings - Other Parks?	2	2	2	2	2	3	3	3	3	3	3	3	3	3	3	\$30,000	
Old canteen building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$180,000	
Lifeguard Shack	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000	
Minor Ball Shed/Concession	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$125,000	
Trail Site Furniture/Amenities	194	194	194	206	213	213	213	217	227	227	244	244	254	254	257	\$1,800	
Total	289	289	289	309	318	320	320	325	338	341	359	359	372	373	384		

Population	9,638	9,678	9,809	9,967	10,138	10,313	10,480	10,644	10,856	11,057	11,243	11,821	12,517	13,052	13,567
Per Capita Standard	0.0299	0.0298	0.0294	0.0310	0.0313	0.0310	0.0305	0.0305	0.0311	0.0308	0.0319	0.0303	0.0297	0.0285	0.0283

15 Year Average	
Quantity Standard	0.0303
Quality Standard	\$19,657
Service Standard	\$596

D.C. Amount (before deductions)	
Forecast Population	3,820
\$ per Capita	\$596
Eligible Amount	\$2,275,268



Table B-16
Town of Carleton Place
Parks and Recreation Services – Parkland Trails

Unit Measure: km of Paths and Trails

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
Mississippi Riverwalk Trail (Arena) - (Stone Dust)	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	\$47,400
Mississippi Riverwalk Trail (Arena) - (Asphalt)	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$75,000
O-Kee-Lee	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$47,400
Riverside (Stone Dust)	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$47,400
Riverside (Alphalt)	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$75,000
Carambeck	-	-	-	-	-	-	-	-	1.5	1.5	1.5	1.5	1.5	1.5	1.5	\$47,400
Trail Connections	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$75,000
Jackson Ridge Trail	-	-	-	-	-	-	-	-	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$47,400
Coleman Central Trail	-	-	-	-	-	-	-	-	-	-	0.4	0.4	0.4	0.4	0.4	\$47,400
Olympia Homes Trail	-	-	-	-	-	-	-	-	-	-	1.5	1.5	1.5	1.5	1.5	\$47,400
Cardel Trail	-	-	-	-	-	-	-	-	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$47,400
Giles Park Trail	-	-	-	-	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$47,400
Anthony Curro Trail	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$47,400
Willoughby Park	-	-	-	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$75,000
Roy Brown (Stone Dust)	0.6	0.6	0.6	0.6	0.6	0.6	0.6	1.4	1.4	1.4	1.4	1.9	1.9	1.9	1.9	\$47,400
Roy Brown (Paved)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.5	\$75,000
Roy Brown (Boardwalk)	-	-	-	-	-	-	-	-	-	-	-	-	-	0.1	0.1	\$47,400
Total	4.4	4.4	4.4	4.7	5.0	5.0	5.0	5.8	8.2	8.2	10.1	10.6	10.6	11.2	11.2	

Population	9,638	9,678	9,809	9,967	10,138	10,313	10,480	10,644	10,856	11,057	11,243	11,821	12,517	13,052	13,567
Per Capita Standard	0.0005	0.0005	0.0004	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0007	0.0009	0.0009	0.0008	0.0009	0.0008

15 Year Average	2009 to 2023
Quantity Standard	0.0006
Quality Standard	\$56,300
Service Standard	\$34

D.C. Amount (before deductions)	10 Year
Forecast Population	3,820
\$ per Capita	\$34
Eligible Amount	\$129,040



Table B-17
Town of Carleton Place
Parks and Recreation Services – Recreation Facilities

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Carambeck Community Centre (Youth Centre & Share of Gym)	-	-	-	5,260	5,260	5,260	5,260	5,260	5,260	5,260	5,260	5,260	5,260	5,260	5,260	\$381	\$444
Neelin St Community Centre (Arena)	74,821	74,821	74,821	74,821	74,821	74,821	74,821	74,821	74,821	74,821	74,821	74,821	82,181	82,181	82,181	\$638	\$727
Beckwith Recreation Complex (Town's Share)	15,169	15,169	15,169	15,169	15,169	15,169	15,169	15,169	15,169	15,169	15,169	15,169	15,169	15,169	15,169	\$638	\$727
Indoor Pool	10,789	17,760	17,760	17,760	17,760	17,760	17,760	17,760	17,760	17,760	17,760	17,760	17,760	17,760	17,760	\$800	\$906
Canoe Club	9,148	9,148	9,148	9,148	9,148	9,148	9,148	9,148	9,148	9,148	9,148	9,148	9,148	9,148	9,148	\$381	\$444
Train Station	-	-	-	-	-	-	-	-	-	-	-	7,260	7,260	7,260	7,260	\$381	\$444
Parks & Arena Storage	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	\$177	\$219
Neelin St. Arena Cold Storage	2,266	2,266	2,266	2,266	2,266	2,266	2,266	2,266	2,266	2,266	2,266	2,266	2,266	2,266	2,266	\$177	\$219
Auditorium	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731	2,731	\$500	\$575
Total	121,173	128,144	128,144	133,404	133,404	133,404	133,404	133,404	133,404	133,404	140,664	140,664	148,024	148,024	148,024		

Population	9,638	9,678	9,809	9,967	10,138	10,313	10,480	10,644	10,856	11,057	11,243	11,821	12,517	13,052	13,567
Per Capita Standard	12.5724	13.2408	13.0639	13.3845	13.1588	12.9355	12.7294	12.5332	12.2885	12.0651	12.5112	11.8995	11.8258	11.3411	10.9106

15 Year Average	2009 to 2023
Quantity Standard	12.4307
Quality Standard	\$683
Service Standard	\$8,485

D.C. Amount (before deductions)	10 Year
Forecast Population	3,820
\$ per Capita	\$8,485
Eligible Amount	\$32,411,783



Table B-18
Town of Carleton Place
Parks and Recreation Services – Vehicles and Equipment

Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Licensed Vehicles																
Pick-Up Trucks and SUVs	8	8	8	8	8	8	8	8	8	8	9	9	9	9	9	\$70,800
Trailer	3	3	3	3	3	3	3	3	3	3	5	5	5	5	5	\$14,200
Unlicensed Equipment																
Mower	2	2	2	2	2	2	2	2	2	2	3	3	3	3	3	\$21,300
Groomer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,500
Refuse Dumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$28,300
Tractor	2	2	2	2	2	2	2	2	2	2	3	3	3	3	3	\$50,300
Ice Resurfacers	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$170,000
Gene Lift	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$71,000
Floor Scrubber	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	\$10,000
Leaf collector	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$28,800
Ice Edger	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,000
Total	22	22	22	22	23	23	23	23	23	23	29	29	29	29	29	

Population	9,638	9,678	9,809	9,967	10,138	10,313	10,480	10,644	10,856	11,057	11,243	11,821	12,517	13,052	13,567
Per Capita Standard	0.0023	0.0023	0.0022	0.0022	0.0023	0.0022	0.0022	0.0022	0.0021	0.0021	0.0026	0.0025	0.0023	0.0022	0.0021

15 Year Average	2009 to 2023
Quantity Standard	0.0023
Quality Standard	\$51,278
Service Standard	\$118

D.C. Amount (before deductions)	10 Year
Forecast Population	3,820
\$ per Capita	\$118
Eligible Amount	\$450,531



Schedule B-19 Town of Carleton Place Library Services – Facilities

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Beckwith St Library (Town's Share)	9,257	9,257	9,257	9,257	9,257	9,257	9,257	9,257	9,257	9,257	9,257	9,257	9,257	9,257	9,257	\$700	\$869
Total	9,257	9,257	9,257	9,257	9,257	9,257	9,257	9,257	9,257	9,257	9,257	9,257	9,257	9,257	9,257		

Population	9,638	9,678	9,809	9,967	10,138	10,313	10,480	10,644	10,856	11,057	11,243	11,821	12,517	13,052	13,567
Per Capita Standard	0.9605	0.9565	0.9437	0.9288	0.9131	0.8976	0.8833	0.8697	0.8527	0.8372	0.8234	0.7831	0.7396	0.7092	0.6823

15 Year Average		2009 to 2023
Quantity Standard		0.8520
Quality Standard		\$869
Service Standard		\$740

D.C. Amount (before deductions)		10 Year
Forecast Population		3,820
\$ per Capita		\$740
Eligible Amount		\$2,828,404



Schedule B-20
Town of Carleton Place
Library Services – Collection Materials

Unit Measure: No. of library collection items

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Materials	59,870	61,951	63,548	64,540	63,565	55,698	53,977	47,386	43,567	39,920	38,917	35,473	37,493	40,622	38,054	\$31
DVD and CD	721	1,005	950	1,141	2,336	2,620	1,597	2,739	2,748	2,845	2,925	2,714	2,931	3,022	2,922	\$38
E-book and E-audio Copies																
Ontario Library Service Collection	-	-	-	67,772	3,647	3,243	3,524	107,915	127,641	147,950	149,848	111,348	113,805	125,769	122,902	\$0.03
Archambault French Collection	-	-	-	-	-	-	-	4,330	5,088	5,968	6,370	8,382	-	-	-	\$0.03
Overdrive Advantage Collection	-	-	-	-	-	-	-	56	-	-	-	-	34	198	115	\$48
Database subscriptions	5	-	-	14	3	2	14	16	10	4	10	11	7	6	6	\$332
Electronic Periodical Titles	-	-	-	-	-	-	49,129	34,158	2,853	401	1,060	1,036	1,019	1,024	1,028	\$2
eLearning Services	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$388
Downloading and streaming services	-	-	-	-	-	-	-	1	3	2	2	2	2	2	2	\$12,000
Public Workstations	-	7	8	12	9	9	9	8	9	8	9	9	5	6	8	\$1,500.00
Total	60,596	62,963	64,506	133,479	69,560	61,572	108,250	196,609	181,919	197,099	199,142	158,976	155,297	170,650	165,038	

Population	9,638	9,678	9,809	9,967	10,138	10,313	10,480	10,644	10,856	11,057	11,243	11,821	12,517	13,052	13,567
Per Capita Standard	6.29	6.51	6.58	13.39	6.86	5.97	10.33	18.47	16.76	17.83	17.71	13.45	12.41	13.07	12.16

15 Year Average	2009 to 2023
Quantity Standard	11.8523
Quality Standard	\$13
Service Standard	\$158

D.C. Amount (before deductions)	10 Year
Forecast Population	3,820
\$ per Capita	\$158
Eligible Amount	\$603,063



Schedule B-21
Town of Carleton Place
Provincial Offences Act, including By-law Enforcement – Facilities

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
By-law Space	173	173	173	173	173	173	173	173	173	1,322	1,322	1,322	1,322	1,322	1,322	\$773	\$918
Total	173	173	173	173	173	173	173	173	173	1,322	1,322	1,322	1,322	1,322	1,322		

Population	9,638	9,678	9,809	9,967	10,138	10,313	10,480	10,644	10,856	11,057	11,243	11,821	12,517	13,052	13,567
Per Capita Standard	0.0179	0.0179	0.0176	0.0174	0.0171	0.0168	0.0165	0.0163	0.0159	0.1196	0.1176	0.1118	0.1056	0.1013	0.0974

15 Year Average	2009 to 2023
Quantity Standard	0.0538
Quality Standard	\$918
Service Standard	\$49

D.C. Amount (before deductions)	10 Year
Forecast Population	3,820
\$ per Capita	\$49
Eligible Amount	\$188,593



Schedule B-22
Town of Carleton Place
Provincial Offences Act, including By-law Enforcement – Vehicles and Equipment

Unit Measure: No. of Vehicles and Equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	
Truck	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$50,000
SUV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.00	1.00	\$50,000
E-Bikes	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.00	2.00	\$5,000
Equipment and Gear for By-law Officers	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	2.50	2.50	2.50	3.00	3.00	\$1,000
Total	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	3.50	3.50	6.50	7.00		

Population	9,638	9,678	9,809	9,967	10,138	10,313	10,480	10,644	10,856	11,057	11,243	11,821	12,517	13,052	13,567
Per Capita Standard	0.0003	0.0003	0.0003	0.0003	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0003	0.0003	0.0005	0.0005

15 Year Average	2009 to 2023
Quantity Standard	0.0003
Quality Standard	\$17,867
Service Standard	\$5

D.C. Amount (before deductions)	10 Year
Forecast Population	3,820
\$ per Capita	\$5
Eligible Amount	\$20,475



Schedule B-23
Town of Carleton Place
Child Care and Early Years Programs – Facilities

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bid'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Francis St Childcare Centre (152 Spaces)	18,452	18,452	18,452	18,452	18,452	18,452	18,452	18,452	18,452	18,452	18,452	31,583	31,583	31,583	31,583	\$430	\$521
Francis St Building Shed	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$10,000	\$10,000
Carambeck Building Cement Shed	-	-	-	4	4	4	4	4	4	4	4	4	4	4	4	\$16,000	\$16,000
Carambeck Building Shed	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$10,000	\$10,000
Carambeck Childcare Centre (186 Spaces)	-	-	-	15,022	15,022	15,022	15,022	15,022	15,022	15,022	15,022	15,022	15,022	15,022	15,022	\$645	\$735
Total	18,456	18,456	18,456	33,482	33,482	33,482	33,482	33,482	33,483	33,483	33,483	46,614	46,614	46,614	46,614		

Population	9,638	9,678	9,809	9,967	10,138	10,313	10,480	10,644	10,856	11,057	11,243	11,821	12,517	13,052	13,567
Per Capita Standard	1.9149	1.9070	1.8815	3.3592	3.3026	3.2465	3.1948	3.1456	3.0842	3.0282	2.9781	3.9433	3.7240	3.5714	3.4358

15 Year Average	2009 to 2023
Quantity Standard	3.0478
Quality Standard	\$599
Service Standard	\$1,826

D.C. Amount (before deductions)	10 Year
Forecast Population	3,820
\$ per Capita	\$1,826
Eligible Amount	\$6,974,747



Schedule B-24
Town of Carleton Place
Child Care and Early Years Programs - Equipment, Fittings, Toys, etc.

Unit Measure: No. of equipment, fittings, toy, etc.

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/sq.ft.)
Francis St																
Splash pad Infant and Preschool Yard	1	1	1	1	1	1	1	1	1	1	1	2	2	2	2	\$100,000
Playstructure - Preschool	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$80,000
Playstructure - Toddler	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$80,000
Covered Stage	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$5,000
Carambeck																
Playground - School Age	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Shade Structure	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$2,900
Splash pad	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$100,000
Total	5	5	5	5	5	5	5	5	5	5	6	7	7	7	7	

Population	9,638	9,678	9,809	9,967	10,138	10,313	10,480	10,644	10,856	11,057	11,243	11,821	12,517	13,052	13,567
Per Capita Standard	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0006	0.0006	0.0005	0.0005

15 Year Average	2009 to 2023
Quantity Standard	0.0005
Quality Standard	\$75,540
Service Standard	\$38

D.C. Amount (before deductions)	10 Year
Forecast Population	3,820
\$ per Capita	\$38
Eligible Amount	\$144,281



Schedule B-25
Town of Carleton Place
Waste Diversion - Facilities - Stations/Depots

Unit Measure: sq.ft. of building area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Household Hazardous Waste Facility	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880	\$272	\$324
Total Eligible Portion of Facilities	880	880	880	880	880	880	880	880	880	880	880	880	880	880	880		

Population	9,638	9,678	9,809	9,967	10,138	10,313	10,480	10,644	10,856	11,057	11,243	11,821	12,517	13,052	13,567
Per Capita Standard	0.0913	0.0909	0.0897	0.0883	0.0868	0.0853	0.0840	0.0827	0.0811	0.0796	0.0783	0.0744	0.0703	0.0674	0.0649

15 Year Average	2009 to 2023
Quantity Standard	0.0810
Quality Standard	\$324
Service Standard	\$26

D.C. Amount (before deductions)	10 Year
Forecast Population	3,820
\$ per Capita	\$26
Eligible Amount	\$100,237



Appendix C

Long-Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

As a requirement of the D.C.A. under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. background study. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e., sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Town's approved 2023 Financial Information Return (F.I.R.).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs that are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. Lifecycle costs were estimated by dividing the growth-related costs by the average useful life. The useful life assumptions used for each asset class are provided in Table C-1.

Table C-1
Average Useful Life by Asset Class

Asset	Lifecycle Cost Average Useful Life
Facilities	50
Services Related to a Highway	30 to 50
Water and Wastewater Services	20 to 80
Parkland Development	20
Vehicles	10 to 20
Small Equipment & Gear	10 to 15



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

Table C-2
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE/CLASS OF SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Wastewater Services				
1.1 Treatment plants & Sewers	76,010,094	1,300,486	1,442,760	2,743,246
2. Water Services				
2.1 Treatment, storage and distribution systems	43,305,779	839,648	1,134,367	1,974,015
3. Services Related to a Highway				
3.1 Roads and Related Infrastructure including Facilities, Vehicles & Equipment	27,289,229	742,819	564,966	1,307,785
4. Fire Protection Services				
4.1 Fire facilities, vehicles & equipment	6,417,958	219,212	735,985	955,198
5. Policing Services				
5.1 Facilities, vehicles and equipment, small equipment and gear	9,466,000	285,763	1,312,630	1,598,392
6. Parks and Recreation Services				
6.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	28,756,371	878,126	730,258	1,608,384
7. Library Services				
7.1 Library facilities, materials and vehicles	2,806,908	113,493	191,040	304,533
8. Growth-Related Studies	1,544,888	-	-	-
9. Child Care and Early Years Programs				
9.1 Facilities, vehicles and equipment	1,906,371	31,402	1,295,011	1,326,413
10. Provincial Offences Act including By-Law Enforcement				
10.1 Facilities, vehicles and equipment	893,970	23,370	101,428	124,799
11. Waste Diversion				
11.1 Waste diversion facilities, vehicles, equipment and other	261,000	2,610	136,379	138,989
Total	198,658,567	4,436,928	7,644,825	12,081,753



Appendix D

Development Charge Reserve Fund Policy



Appendix D: Development Charge Reserve Fund Policy

D.1 Legislative Requirements

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

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

Annually, the Treasurer of the municipality is required to provide Council with a financial statement related to the D.C. by-law(s) and reserve funds. This statement must be made available to the public and may be requested to be forwarded to the Minister of Municipal Affairs and Housing.

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

- opening balance;
- closing balance;



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

Recent changes arising from Bill 109 (*More Homes for Everyone Act, 2022*) provide that the Council shall make the statement available to the public by posting the statement on the website or, if there is no such website, in the municipal office. In addition, Bill 109 introduced the following requirements which shall be included in the treasurer's statement:

- For each service for which a development charge is collected during the year,
 - whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law; and
 - if the answer to the above is no, the amount the municipality now expects to incur and a statement as to why this amount is expected.



- For any service for which a development charge was collected during the year but in respect of which no money from a reserve fund was spent during the year, a statement as to why there was no spending during the year.

Additionally, as per subsection 35 (3) of the D.C.A.:

“35 (3) If a service is prescribed for the purposes of this subsection, beginning in the first calendar year that commences after the service is prescribed and in each calendar year thereafter, a municipality shall spend or allocate at least 60 per cent of the monies that are in a reserve fund for the prescribed service at the beginning of the year.”

The services currently prescribed are water, wastewater, and services related to a highway. Therefore, as of 2023, a municipality shall spend or allocate at least 60 percent of the monies in the reserve fund at the beginning of the year. There are generally two ways in which a municipality may approach this requirement:

1. Include a schedule as part of the annual Treasurer’s statement; or
2. Incorporate the information into the annual budgeting process.

Based upon the above, Figure D-1 and Attachments 1 and 2, set out the format for which annual reporting to Council should be provided. Figure D-4 provides the schedule for allocating reserve fund balances to projects.

Based upon the above, Tables D-1 to D-4 provide an example format for which annual reporting to Council should be provided. Table D-5 provides the schedule for allocating prescribed reserve fund balances to projects.

D.2 Development Charge Reserve Fund Application

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

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

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



**Table D-1
Annual Treasurer's Statement of Development Charge Reserve Funds**

Description	Services to which the Development Charge Relates											Total
	Services Related to a Highway	Water Services	Wastewater Services	Policing Services	Fire Protection Services	Parks and Recreation Services	Library Services	Growth-Related Studies	Child Care and Early Years Programs	Provincial Offences Act including By-Law Enforcement	Waste Diversion	
Opening Balance, January 1, _____												0
<i>Plus:</i>												
Development Charge Collections												0
Accrued Interest												0
Repayment of Monies Borrowed from Fund and Associated Interest ¹												0
Sub-Total	0	0	0	0	0	0	0	0	0	0	0	0
<i>Less:</i>												
Amount Transferred to Capital (or Other) Funds ²												0
Amounts Refunded												0
Amounts Loaned to Other D.C. Service Category for Interim Financing												0
Credits ³												0
Sub-Total	0	0	0	0	0	0	0	0	0	0	0	0
Closing Balance, December 31, _____	0	0	0	0	0	0	0	0	0	0	0	0

¹ Source of funds used to repay the D.C. reserve fund

² See Attachment 1 for details

³ See Attachment 2 for details

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



Table D-2
Annual Treasurer's Statement of Development Charge Reserve Funds
Amount Transferred to Capital (or Other) Funds - Capital Fund Transactions

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



Table D-3
 Annual Treasurer's Statement of Development Charge Reserve Funds
 Amount Transferred to Operating (or Other) Funds - Operating Fund Transactions

Operating Fund Transactions	Annual Debt Repayment Amount	D.C. Reserve Fund Draw		Post D.C. Forecast Period			Non-D.C. Recoverable Cost Share		
		Principal	Interest	Principal	Interest	Source	Principal	Interest	Source
<u>Services Related to a Highway</u>									
Capital Cost J									
Capital Cost K									
Capital Cost L									
Sub-Total - Services Related to a Highway	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<u>Water Services</u>									
Capital Cost M									
Capital Cost N									
Capital Cost O									
Sub-Total - Water	\$0	\$0	\$0	\$0	\$0		\$0	\$0	
<u>Wastewater Services</u>									
Capital Cost P									
Capital Cost Q									
Capital Cost R									
Sub-Total - Wastewater	\$0	\$0	\$0	\$0	\$0		\$0	\$0	



Table D-4
Annual Treasurer's Statement of Development Charge Reserve Funds
Statement of Credit Holder Transactions

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



Table D-5
Annual Treasurer's Statement of Development Charge Reserve Funds
Statement of Reserve Fund Balance Allocations

Service:	Water
Balance in Reserve Fund at Beginning of Year:	
60% of Balance to be Allocated (at a minimum):	

Projects to Which Funds Will be Allocated

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Project Number 1				
Project Number 2				
Project Number 3				
Project Number 4				
Total		\$0	\$0	\$0

Service:	Wastewater
Balance in Reserve Fund at Beginning of Year:	
60% of Balance to be Allocated (at a minimum):	

Projects to Which Funds Will be Allocated

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Project Number 1				
Project Number 2				
Project Number 3				
Project Number 4				
Total		\$0	\$0	\$0

Service:	Services Related to a Highway
Balance in Reserve Fund at Beginning of Year:	
60% of Balance to be Allocated (at a minimum):	

Projects to Which Funds Will be Allocated

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Project Number 1				
Project Number 2				
Project Number 3				
Project Number 4				
Total		\$0	\$0	\$0



Table D-6
Annual Treasurer's Statement of Development Charge Reserve Funds
Description of the Service (or Class of Service) for which each Development Charge Reserve Fund was Established

Service/Class of Service	Description
Services Related to a Highway	The fund is used for growth-related projects for roads, bridges, active transportation, streetlights, sidewalks, public works related facilities, vehicles, and equipment, and other related road infrastructure
Fire Protection Services	The fund is used for growth-related projects supporting fire protection services, including facilities, vehicles, equipment, and gear
Policing Services	The fund is used for growth-related projects supporting policing services, including facilities, vehicles, equipment, and gear
Parks and Recreation Services	The fund is used for growth-related projects related to parkland development, parkland amenities, recreational trails, parkland buildings, recreation facilities, and parks & recreation vehicles and equipment
Library Services	The fund is used for growth-related projects including library facilities, furniture, shelving, collection materials, and other related library infrastructure
Growth-Related Studies	The fund is used for growth-related to growth-related studies
Child Care and Early Years Programs	The fund is used for growth-related projects related to child care and early years program facilities, vehicles, and equipment
Provincial Offences Act including By-Law Enforcement	The fund is used for growth-related projects including facilities, vehicles, and equipment
Waste Diversion	The fund is used for growth-related projects for, facilities and other waste diversion infrastructure
Wastewater Services	The fund is used for growth-related projects for wastewater treatment, storage, pumping, collection, and other wastewater related infrastructure
Water Services	The fund is used for growth-related projects for water treatment, supply, storage, pumping, distribution, and other water related infrastructure



Appendix E

Local Service Policy



Appendix E: Local Service Policy

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

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

A. Services Related to a Highway

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

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



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

1. Local Roads

- 1.1 Local Roads internal or abutting development – Direct developer responsibility under s.59 of the D.C.A. (as a local service).

2. Collector Roads

- 2.1 Collector roads internal or abutting development up to 10m width plus two sidewalks/MUPs and two lifts of asphalt – Direct developer responsibility under s.59 of the D.C.A. (as a local service).
- 2.2 Roads (collector and arterial) external to development and oversizing of collector roads internal to development - Include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).
- 2.3 Stream crossing and rail crossing road works, excluding underground utilities but including all other works within lands to be dedicated to the municipality or rail corridors - include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (dependent on local circumstances).

3. Arterial Roads

- 3.1 Arterial Roads – Include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

4. Rural Roads

- 4.1 Rural Roads – Include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

5. Provincial Highways and County Roads

- 5.1 Provincial Highways and County Roads – Include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.



6. Traffic Signals

- 6.1 Traffic signalization within or external to development – Include in D.C calculation to the extent permitted under s.5(1) of the D.C.A.

7. Pedestrian Crossovers

- 7.1 Pedestrian Crossovers required to service a specific development – Direct developer responsibility under s.59 of the D.C.A. (as a local service).
- 7.2 Pedestrian Crossovers required for safety in existing developed areas, triggered by overall growth in the Town not specific to any one development – Include in D.C calculation to the extent permitted under s.5(1) of the D.C.A.

8. Intersection/Intersection Improvements

- 8.1 New roads intersections (local, collector, arterial, rural, Provincial highways, and/or County) – Include as part of road costing noted in items 1 through 5, to limits of ROW.
- 8.2 Intersection improvements within specific developments and all works necessary to connect to entrances (private and specific subdivision) to the roadway – Direct developer responsibility under s.59 of D.C.A. (as a local service)
- 8.3 Intersection improvements on other roads due to development growth increasing traffic – Include in D.C. calculation.

9. Streetlights

- 9.1 Streetlights on external roads – Include in Municipal D.C. (linked to road funding source identified in items 2 through 5).
- 9.2 Streetlights within specific developments – Direct developer responsibility under s.59 of D.C.A. (as a local service).

10. Sidewalks

- 10.1 Sidewalks on Municipal roads – Linked to roads funding source in items 1 through 5.
- 10.2 Other sidewalks external to development (which are a local service within the area to which the plan relates) – Direct developer responsibility as a local service provision (under s.59 of D.C.A.).



11. Bike Routes/Bike Lanes/Bike Paths/Multi-Use Trails/Naturalized Walkways

- 11.1 Bike routes and bike lanes, within road allowance, external to development – Include in D.C. road costs, consistent with the service standard provisions of the D.C.A., s.5(1).
- 11.2 Bike paths/multi-use trails/naturalized walkways, including supporting structures such as bridges or box culverts for crossing drainage infrastructure, where required, external to development – Include in D.C.s consistent with the service standard provisions of the D.C.A., s.5(1).
- 11.3 Bike lanes, within road allowance, internal to development – Direct developer responsibility under s.59 of the D.C.A. (as a local service).

12. Noise Abatement Measures

- 12.1 Internal to Development and/or Abutting Development – Direct developer responsibility though local service provisions (s.59 of D.C.A.).
- 12.2 External to Development and/or required along roads – Linked to roads funding source in items 2 through 5.

13. Traffic Control Systems

- 13.1 Include in D.C. calculation.

14. Land Acquisition for Road Allowances

- 14.1 Land Acquisition for arterial roads – Dedication under the *Planning Act* subdivision provisions (s.51) through development lands; in areas with limited or no development, include in D.C. (to the extent eligible).
- 14.2 Land Acquisition for collector roads – Dedication under the *Planning Act* subdivision provision (s.51) through development lands (up to 27 metre right-of-way); in areas with limited or no development, include in D.C. (to the extent eligible).
- 14.3 Land Acquisition for grade separations (beyond normal dedication requirements) – Include in the D.C. to the extent eligible.

15. Land Acquisition for Easements

- 15.1 Easement costs external to subdivisions shall be included in D.C. calculation.



16. Landscape Buffer Blocks, Features and Berms

- 16.1 The cost of developing all landscape buffer blocks, landscape features, berms grade transition areas, walkway connections to adjacent arterial roads, open space and other remnant pieces of land conveyed to the Town shall be a direct developer responsibility as a local service under s.59 of the D.C.A. Such costs include but are not limited to:
- 16.1.1. Pre-grading, sodding, and seeding, supply and installation of amended topsoil (to the Town's required depth), landscape features, perimeter fencing and amenities and all planting.
 - 16.1.2. Perimeter fencing to the Town standard located on the public property side of the property line to adjacent land uses (residential, industrial, commercial) as required by the Town.

B. Stormwater Management

17. Storm Water Management

- 17.1 Quality, Quantity Works, and all associated infrastructure, such as landscaping, direct developer responsibility through local service provisions (s. 59 of D.C.A.).
- 17.2 Oversizing of stormwater management works for development external to developments will be subject to best efforts clauses by the municipality.
- 17.3 Dedication of all lands required for stormwater management facilities including any lands deemed necessary by the Town to provide adequate buffering and for oversizing capacity will be developer responsibility.

C. Water Services

18. Water

- 18.1 Water Supply, Treatment, and Storage Facilities and associated infrastructure – include in the D.C.
- 18.2 Pumping stations to service a particular development – direct developer responsibility through local service provisions (s. 59 of D.C.A.)
- 18.3 Watermains external to new subdivisions and upsizing of watermains internal to existing subdivisions that are being triggered by external growth – include within the D.C.



- 18.4 Connections to trunk mains and pumping stations to service specific areas, to be direct developer responsibility.
- 18.5 Watermains within the development that are 300mm and under are to be a local service and are a direct funding responsibility of the developer. Watermains within the development larger than 300mm that service lands outside of the development are to be included in the development charge calculation. The amount of cost contribution for watermains within a development shall be calculated using tendered unit prices and shall be the difference between the cost of the actual pipe diameter and the cost of a 300 mm pipe diameter including a 5% engineering fee. Only watermain and valves will be included in the D.C. calculation. Any costs related to the depth of pipe including rock removal are the responsibility of the developer.

D. Wastewater Services

19. Wastewater

- 19.1 Wastewater Treatment and Storage Facilities and associated infrastructure – included in the D.C.
- 19.2 Pumping stations to service a particular development – direct developer responsibility through local service provisions (s. 59 of D.C.A.)
- 19.3 Pumping stations not servicing a particular development and/or oversizing of existing pumping stations required to service overall development – included in D.C.
- 19.4 Sanitary sewers external to new subdivisions and upsizing of sanitary sewer internal to existing subdivisions that are being triggered by external growth – included in the D.C.
- 19.5 Connections to trunk mains and pumping stations to service specific areas, to be direct developer responsibility.
- 19.6 Sewer collectors within the development that are 300 mm and under are deemed to be a local service and are a direct funding responsibility of the developer. Sanitary sewers within the development that are larger than 300 mm that also service upstream properties will have cost sharing calculated on the tendered unit prices and shall be the difference between the cost of the actual pipe diameter and the cost of a 300 mm pipe including a 5% engineering fee. All other appurtenances with respect to oversizing and any costs related to the depth of pipe including rock removal are the responsibility of the developer.



- 19.7 Dedication of all lands required for pump station facilities including any lands deemed necessary by the Town will be developer responsibility.

E. Parkland Development

20. Recreational Trails

- 20.1 Recreation Trails that do not form part of the Town's active transportation network, and their associated infrastructure (landscaping, bridges, trail surface, etc. – included in the D.C.

21. Parkland Development

- 21.1 Parkland Development for Town parks, the responsibility to provide up to base condition is a direct developer responsibility as a local service provision under s. 59 of the D.C.A. including, but not limited to, the following:
- 21.1.1. Clearing and grubbing.
 - 21.1.2. Topsoil stripping, screening, and stockpiling, (Topsoil or any fill or soils shall not be stockpiled on parkland without the approval of the Municipality).
 - 21.1.3. Parkland shall be free of any contaminated soil or subsoil.
 - 21.1.4. Servicing - Water, Hydro, Stormwater, Sanitary, Electrical, Fibre/phone, catch basins, meter, and meter boxes to a point just inside the property line as per Municipal requirements. This includes providing catch basins, manholes, access boxes and meter boxes within the park property.
 - 21.1.5. Rough grading (pre-grading) to allow for positive drainage of the park, with a minimum slope of 2%. If necessary, this may include some minor drainage tile work and grading as per the overall subdivision grading design complete with any required swales or catch basins. Runoff from the development property shall not drain into the park unless approved by the Municipality
 - 21.1.6. Supply and spreading of topsoil to 200 mm depth as per Municipal requirements (import topsoil if existing on-site is insufficient to reach required depth).
 - 21.1.7. Parkland shall not be mined for engineering fill and replaced with fill or topsoil.



- 21.1.8. Seeding of site with Municipal-approved seed mix. Maintenance of seed until acceptance by the Municipality.
 - 21.1.9. Parkland shall be conveyed free and clear of all encumbrances.
 - 21.1.10. Temporary fencing may also be required where there is no permanent fence to prevent illegal dumping.
 - 21.1.11. Temporary Park sign advising future residents that the site is a future park.
 - 21.1.12. Perimeter fencing of parkland to the Municipal standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Municipality.
 - 21.1.13. The Park block shall not be used for topsoil or other construction material, equipment storage, or sales pavilions.
 - 21.1.14. Required natural and cultural heritage features within the development lands (which may or may not be located in a park) as set out within the Planning approval conditions.
- 21.2 Program facilities, including but limited to, sports facilities, creative play structures/equipment, shade shelters, multi-purpose courts, walkways, trails, site furnishings, and other amenities (including associated utilities) within Parks are included in the parkland D.C.



Appendix F

Asset Management Plan



Appendix F: Asset Management Plan

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

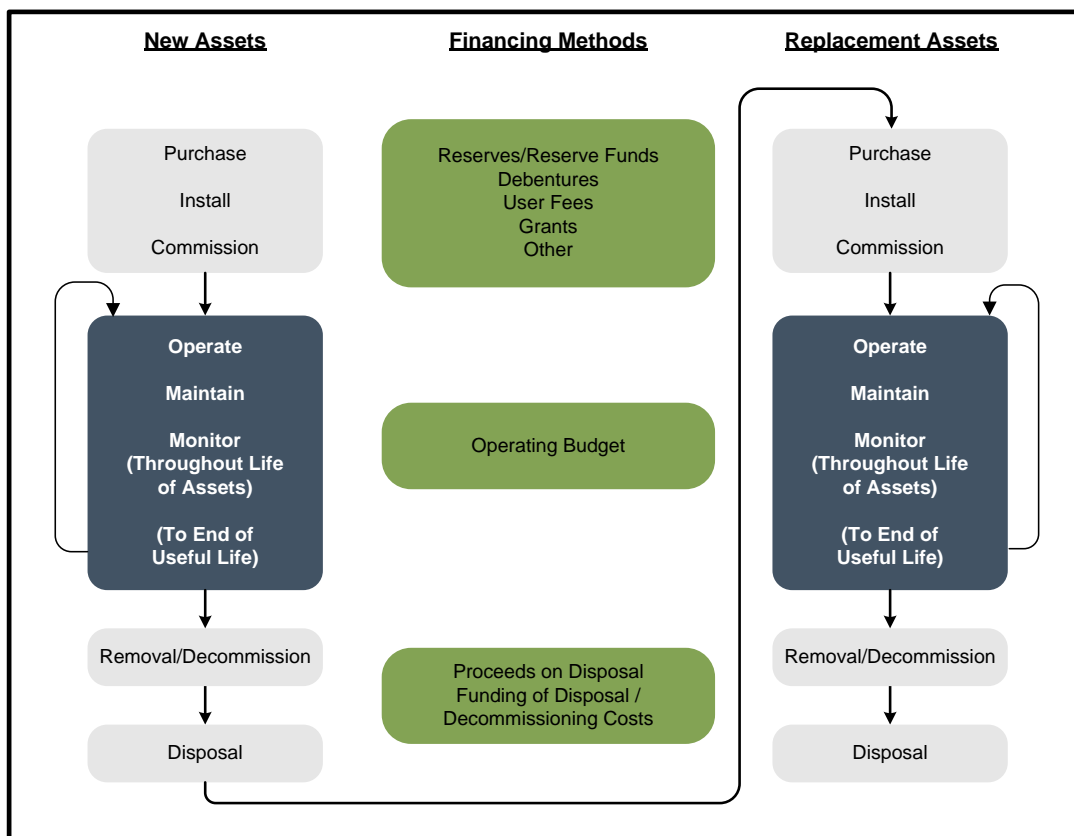
“The asset management plan shall,

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

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

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

It should be noted that with the recent passing of the *Infrastructure for Jobs and Prosperity Act* (I.J.P.A.) municipalities are now required to complete A.M.P.s, based on certain criteria, which are to be completed by 2022 for core municipal services and 2024 for all other services. The D.C.A. does not require municipalities to complete these A.M.P.s (required under I.J.P.A.) for the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.



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

- **State of local infrastructure:** asset types, quantities, age, condition, financial accounting valuation and replacement cost valuation.
- **Desired levels of service:** defines levels of service through performance measures and discusses any external trends or issues that may affect expected levels of service or the municipality's ability to meet them (for example, new accessibility standards, climate change impacts).
- **Asset management strategy:** the asset management strategy is the set of planned actions that will seek to generate the desired levels of service in a sustainable way, while managing risk, at the lowest lifecycle cost.
- **Financing strategy:** having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.



Commensurate with the above, the Town prepared an A.M.P. in 2024 for its existing core infrastructure assets; however, it did not consider future growth-related assets. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition of the schematic above, the following table (presented in 2024\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C.-eligible capital costs are not included in the Town's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C.-recoverable portion of the projects that will require financing from municipal financial resources (i.e., rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2024 D.C. capital works have been presented based on a straight-line basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are approximately \$16.33 million.
5. Consideration was given to the potential new tax and user fee revenue which will be generated as a result of new growth. These revenues will be available to assist in financing the expenditures above. The new operating revenues are \$12.69 million. This additional revenue would increase the existing revenues from \$38.03 million to \$50.73 million.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table F-1
Town of Carleton Place
Asset Management – Future Expenditures and Associated Revenues
2024\$

	2043 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	\$2,070,044
Annual Debt Payment on Post Period Capital ²	\$2,180,661
Lifecycle	\$4,436,928
Incremental Operating Costs (for D.C. Services)	\$7,644,825
Total Expenditures	\$16,332,458
Revenue (Annualized)	
Total Existing Revenue ⁴	\$38,034,092
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$12,694,123
Total Revenues	\$50,728,215

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR



Appendix G

Development Charge Cash Flow Calculation



Schedule G-1
Town of Carleton Place
Cash-Flow Calculation - Services Related to a Highway (Residential)

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	SDE per year (Rounded)	\$8,579.82	Anticipated Revenues	Annual Surplus/ (Deficit)	3% / 4.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per SDE per Year Inflated at (3%) Starting in 2024			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	1,679,899	19,350	19,350	149	\$8,579.82	1,278,393	2,938,942	88,168	3,027,111
2025	3,027,111	316,018	325,498	149	8,837.22	1,316,745	4,018,357	120,551	4,138,908
2026	4,138,908	3,115,647	3,305,390	149	9,102.33	1,356,247	2,189,766	65,693	2,255,459
2027	2,255,459	6,463,197	7,062,510	149	9,375.40	1,396,935	(3,410,116)	(153,455)	(3,563,571)
2028	(3,563,571)	631,680	710,962	149	9,656.66	1,438,843	(2,835,690)	(127,606)	(2,963,296)
2029	(2,963,296)	461,931	535,505	149	9,946.36	1,482,008	(2,016,792)	(90,756)	(2,107,548)
2030	(2,107,548)	455,051	543,355	149	10,244.76	1,526,469	(1,124,434)	(50,600)	(1,175,034)
2031	(1,175,034)	58,018	71,354	148	10,552.10	1,561,710	315,322	9,460	324,782
2032	324,782	58,018	73,495	148	10,868.66	1,608,562	1,859,849	55,795	1,915,644
2033	1,915,644	58,018	75,700	148	11,194.72	1,656,819	3,496,763	104,903	3,601,666
2034	3,601,666	58,018	77,971	121	11,530.56	1,395,198	4,918,893	147,567	5,066,460
2035	5,066,460	58,018	80,310	121	11,876.48	1,437,054	6,423,204	192,696	6,615,900
2036	6,615,900	58,018	82,719	121	12,232.77	1,480,166	8,013,346	240,400	8,253,746
2037	8,253,746	58,018	85,201	121	12,599.76	1,524,571	9,693,116	290,793	9,983,910
2038	9,983,910	58,018	87,757	121	12,977.75	1,570,308	11,466,460	343,994	11,810,454
2039	11,810,454	21,161	32,967	121	13,367.08	1,617,417	13,394,904	401,847	13,796,751
2040	13,796,751	21,161	33,956	121	13,768.09	1,665,939	15,428,734	462,862	15,891,596
2041	15,891,596	21,161	34,975	121	14,181.14	1,715,918	17,572,538	527,176	18,099,714
2042	18,099,714	21,161	36,024	121	14,606.57	1,767,395	19,831,085	594,933	20,426,017
2043	20,426,017	12,695,411	22,261,479	122	15,044.77	1,835,462	0	0	0
Total		24,707,068	35,536,479	2,698		30,632,158		3,224,422	

Note: Numbers may not add due to rounding



Schedule G-2
Town of Carleton Place
Cash-Flow Calculation - Services Related to a Highway (Non-Residential)

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Sq. Ft. of Gross Floor Area	\$5.241	Anticipated Revenues	Annual Surplus/ (Deficit)	3% / 4.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		per sq.ft. per Year Inflated at (3%) Starting in 2024			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	273,472	3,150	3,150	49,090	5.241	257,294	527,616	15,828	543,445
2025	543,445	51,445	52,988	49,090	5.399	265,013	755,470	22,664	778,134
2026	778,134	507,198	538,087	49,090	5.560	272,964	513,011	15,390	528,401
2027	528,401	1,052,148	1,149,711	49,090	5.727	281,152	(340,158)	(15,307)	(355,465)
2028	(355,465)	102,832	115,738	49,090	5.899	289,587	(181,616)	(8,173)	(189,788)
2029	(189,788)	75,198	87,175	49,090	6.076	298,275	21,311	639	21,950
2030	21,950	74,078	88,453	49,090	6.258	307,223	240,720	7,222	247,942
2031	247,942	9,445	11,616	49,090	6.446	316,440	552,765	16,583	569,348
2032	569,348	9,445	11,964	49,090	6.639	325,933	883,317	26,500	909,816
2033	909,816	9,445	12,323	49,090	6.839	335,711	1,233,204	36,996	1,270,200
2034	1,270,200	9,445	12,693	29,240	7.044	205,962	1,463,469	43,904	1,507,373
2035	1,507,373	9,445	13,074	29,240	7.255	212,141	1,706,440	51,193	1,757,633
2036	1,757,633	9,445	13,466	29,240	7.473	218,505	1,962,672	58,880	2,021,552
2037	2,021,552	9,445	13,870	29,240	7.697	225,060	2,232,742	66,982	2,299,724
2038	2,299,724	9,445	14,286	29,240	7.928	231,812	2,517,250	75,518	2,592,768
2039	2,592,768	3,445	5,367	29,240	8.166	238,766	2,826,167	84,785	2,910,952
2040	2,910,952	3,445	5,528	29,240	8.411	245,929	3,151,354	94,541	3,245,894
2041	3,245,894	3,445	5,694	29,240	8.663	253,307	3,493,508	104,805	3,598,313
2042	3,598,313	3,445	5,864	29,240	8.923	260,906	3,853,355	115,601	3,968,955
2043	3,968,955	2,416,695	4,237,689	29,240	9.191	268,733	(0)	(0)	(0)
Total		4,372,081	6,398,735	783,300		5,310,712		814,551	

Note: Numbers may not add due to rounding



Schedule G-3
Town of Carleton Place
Cash-Flow Calculation - Fire Protection Services (Residential)

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	SDE per year (Rounded)	\$2,056.14	Anticipated Revenues	Annual Surplus/ (Deficit)	3% / 4.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per SDE per Year Inflated at (3%) Starting in 2024			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	116,566	127,280	127,280	149	\$2,056.14	306,366	295,652	8,870	304,522
2025	304,522	542,734	559,016	149	2,117.83	315,557	61,063	1,832	62,894
2026	62,894	266,416	282,640	149	2,181.36	325,023	105,277	3,158	108,436
2027	108,436	137,594	150,352	149	2,246.80	334,774	292,857	8,786	301,643
2028	301,643	338,511	380,997	149	2,314.21	344,817	265,463	7,964	273,427
2029	273,427	347,111	402,397	149	2,383.64	355,162	226,191	6,786	232,977
2030	232,977	333,196	397,854	149	2,455.14	365,817	200,940	6,028	206,968
2031	206,968	330,731	406,758	148	2,528.80	374,262	174,472	5,234	179,707
2032	179,707	330,731	418,960	148	2,604.66	385,490	146,236	4,387	150,623
2033	150,623	760,731	992,582	148	2,682.80	397,055	(444,903)	(20,021)	(464,924)
2034	(464,924)	212,098	285,041	121	2,763.29	334,358	(415,608)	(18,702)	(434,310)
2035	(434,310)	212,098	293,593	121	2,846.19	344,388	(383,514)	(17,258)	(400,772)
2036	(400,772)	212,098	302,400	121	2,931.57	354,720	(348,452)	(15,680)	(364,133)
2037	(364,133)	212,098	311,472	121	3,019.52	365,362	(310,244)	(13,961)	(324,204)
2038	(324,204)	212,098	320,816	121	3,110.10	376,323	(268,698)	(12,091)	(280,790)
2039	(280,790)	212,098	330,441	121	3,203.41	387,612	(223,619)	(10,063)	(233,682)
2040	(233,682)	212,098	340,354	121	3,299.51	399,241	(174,795)	(7,866)	(182,661)
2041	(182,661)	212,098	350,565	121	3,398.49	411,218	(122,008)	(5,490)	(127,498)
2042	(127,498)	212,098	361,082	121	3,500.45	423,554	(65,026)	(2,926)	(67,952)
2043	(67,952)	212,098	371,914	122	3,605.46	439,866	(0)	(0)	(0)
Total		5,636,010	7,386,515	2,698		7,340,963		(71,014)	

Note: Numbers may not add due to rounding



Table G-4
Town of Carleton Place
Cash-Flow Calculation - Fire Protection Services (Non-Residential)

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Sq. Ft. of Gross Floor Area	\$1.147	Anticipated Revenues	Annual Surplus/ (Deficit)	3% / 4.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		per sq.ft. per Year Inflated at (3%) Starting in 2024			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	18,976	20,720	20,720	49,090	1.147	56,311	54,566	1,637	56,203
2025	56,203	88,352	91,003	49,090	1.182	58,000	23,201	696	23,897
2026	23,897	43,370	46,011	49,090	1.217	59,740	37,625	1,129	38,754
2027	38,754	22,399	24,476	49,090	1.253	61,532	75,810	2,274	78,085
2028	78,085	55,106	62,023	49,090	1.291	63,378	79,440	2,383	81,823
2029	81,823	56,506	65,506	49,090	1.330	65,279	81,596	2,448	84,044
2030	84,044	54,241	64,767	49,090	1.370	67,238	86,515	2,595	89,110
2031	89,110	53,840	66,216	49,090	1.411	69,255	92,149	2,764	94,913
2032	94,913	53,840	68,203	49,090	1.453	71,333	98,043	2,941	100,984
2033	100,984	123,840	161,583	49,090	1.497	73,472	12,873	386	13,260
2034	13,260	34,528	46,402	29,240	1.542	45,076	11,934	358	12,292
2035	12,292	34,528	47,794	29,240	1.588	46,428	10,926	328	11,254
2036	11,254	34,528	49,228	29,240	1.635	47,821	9,847	295	10,142
2037	10,142	34,528	50,705	29,240	1.685	49,256	8,694	261	8,954
2038	8,954	34,528	52,226	29,240	1.735	50,734	7,462	224	7,686
2039	7,686	34,528	53,793	29,240	1.787	52,256	6,149	184	6,333
2040	6,333	34,528	55,407	29,240	1.841	53,823	4,750	142	4,892
2041	4,892	34,528	57,069	29,240	1.896	55,438	3,262	98	3,359
2042	3,359	34,528	58,781	29,240	1.953	57,101	1,680	50	1,730
2043	1,730	34,528	60,544	29,240	2.011	58,814	0	0	0
Total		917,490	1,202,456	783,300		1,162,284		21,196	

Note: Numbers may not add due to rounding



Table G-5
Town of Carleton Place
Cash-Flow Calculation - Policing Services (Residential)

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	SDE per year (Rounded)	\$1,410.89	Anticipated Revenues	Annual Surplus/ (Deficit)	3% / 4.5% D.C. Reserve Fund Interest Earnings/ (Cost)	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per SDE per Year Inflated at (3%) Starting in 2024				
2024	-	33,755	33,755	149	\$1,410.89	210,222	176,467	5,294	181,761
2025	181,761	33,755	34,768	149	1,453.21	216,529	363,522	10,906	374,427
2026	374,427	33,755	35,811	149	1,496.81	223,024	561,641	16,849	578,490
2027	578,490	767,077	838,206	149	1,541.71	229,715	(30,000)	(1,350)	(31,350)
2028	(31,350)	767,077	863,352	149	1,587.96	236,607	(658,096)	(29,614)	(687,710)
2029	(687,710)	767,077	889,252	149	1,635.60	243,705	(1,333,258)	(59,997)	(1,393,254)
2030	(1,393,254)	767,077	915,930	149	1,684.67	251,016	(2,058,168)	(92,618)	(2,150,786)
2031	(2,150,786)	33,755	41,514	148	1,735.21	256,811	(1,935,489)	(87,097)	(2,022,586)
2032	(2,022,586)	33,755	42,760	148	1,787.27	264,516	(1,800,831)	(81,037)	(1,881,868)
2033	(1,881,868)	33,755	44,043	148	1,840.88	272,451	(1,653,460)	(74,406)	(1,727,865)
2034	(1,727,865)	33,755	45,364	121	1,896.11	229,429	(1,543,800)	(69,471)	(1,613,271)
2035	(1,613,271)	33,755	46,725	121	1,952.99	236,312	(1,423,683)	(64,066)	(1,487,749)
2036	(1,487,749)	33,755	48,127	121	2,011.58	243,402	(1,292,474)	(58,161)	(1,350,635)
2037	(1,350,635)	33,755	49,570	121	2,071.93	250,704	(1,149,502)	(51,728)	(1,201,229)
2038	(1,201,229)	33,755	51,057	121	2,134.09	258,225	(994,062)	(44,733)	(1,038,794)
2039	(1,038,794)	33,755	52,589	121	2,198.11	265,972	(825,412)	(37,144)	(862,555)
2040	(862,555)	33,755	54,167	121	2,264.06	273,951	(642,772)	(28,925)	(671,696)
2041	(671,696)	33,755	55,792	121	2,331.98	282,169	(445,319)	(20,039)	(465,358)
2042	(465,358)	33,755	57,466	121	2,401.94	290,634	(232,189)	(10,449)	(242,638)
2043	(242,638)	33,755	59,190	122	2,474.00	301,827	-	-	-
Total		3,608,388	4,259,437	2,698		5,037,221		-777,784	



Table G-6
Town of Carleton Place
Cash-Flow Calculation - Policing Services (Non-Residential)

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Sq. Ft. of Gross Floor Area	\$0.783	Anticipated Revenues	Annual Surplus/ (Deficit)	3% / 4.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		per sq.ft. per Year Inflated at (3%) Starting in 2024			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	-	5,495	5,495	49,090	0.783	38,458	32,963	989	33,952
2025	33,952	5,495	5,660	49,090	0.807	39,612	67,904	2,037	69,941
2026	69,941	5,495	5,830	49,090	0.831	40,800	104,912	3,147	108,059
2027	108,059	124,873	136,452	49,090	0.856	42,024	13,632	409	14,041
2028	14,041	124,873	140,546	49,090	0.882	43,285	(83,220)	(3,745)	(86,965)
2029	(86,965)	124,873	144,762	49,090	0.908	44,584	(187,143)	(8,421)	(195,565)
2030	(195,565)	124,873	149,105	49,090	0.935	45,921	(298,749)	(13,444)	(312,192)
2031	(312,192)	5,495	6,758	49,090	0.964	47,299	(271,652)	(12,224)	(283,876)
2032	(283,876)	5,495	6,961	49,090	0.992	48,718	(242,119)	(10,895)	(253,015)
2033	(253,015)	5,495	7,170	49,090	1.022	50,179	(210,005)	(9,450)	(219,455)
2034	(219,455)	5,495	7,385	29,240	1.053	30,785	(196,055)	(8,822)	(204,877)
2035	(204,877)	5,495	7,606	29,240	1.084	31,709	(180,775)	(8,135)	(188,909)
2036	(188,909)	5,495	7,835	29,240	1.117	32,660	(164,084)	(7,384)	(171,467)
2037	(171,467)	5,495	8,070	29,240	1.150	33,640	(145,897)	(6,565)	(152,462)
2038	(152,462)	5,495	8,312	29,240	1.185	34,649	(126,125)	(5,676)	(131,800)
2039	(131,800)	5,495	8,561	29,240	1.221	35,689	(104,673)	(4,710)	(109,383)
2040	(109,383)	5,495	8,818	29,240	1.257	36,759	(81,441)	(3,665)	(85,106)
2041	(85,106)	5,495	9,082	29,240	1.295	37,862	(56,326)	(2,535)	(58,861)
2042	(58,861)	5,495	9,355	29,240	1.334	38,998	(29,218)	(1,315)	(30,533)
2043	(30,533)	5,495	9,636	29,240	1.374	40,168	-	-	-
Total		587,412	693,397	783,300		793,801		-100,404	



Table G-7
Town of Carleton Place
Cash-Flow Calculation - Parks and Recreation Services (Residential)

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	SDE per year (Rounded)	\$11,508.90	Anticipated Revenues	Annual Surplus/ (Deficit)	3% / 4.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per SDE per Year Inflated at (3%) Starting in 2024			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	2,267,754	1,947,267	1,947,267	149	\$11,508.90	1,714,826	2,035,313	61,059	2,096,373
2025	2,096,373	1,159,562	1,194,349	149	11,854.17	1,766,271	2,668,295	80,049	2,748,344
2026	2,748,344	1,113,571	1,181,387	149	12,209.79	1,819,259	3,386,216	101,586	3,487,803
2027	3,487,803	513,610	561,235	149	12,576.09	1,873,837	4,800,405	144,012	4,944,417
2028	4,944,417	951,878	1,071,347	149	12,953.37	1,930,052	5,803,122	174,094	5,977,216
2029	5,977,216	475,793	551,575	149	13,341.97	1,987,954	7,413,595	222,408	7,636,003
2030	7,636,003	1,093,813	1,306,070	149	13,742.23	2,047,592	8,377,525	251,326	8,628,851
2031	8,628,851	1,027,727	1,263,975	148	14,154.50	2,094,866	9,459,742	283,792	9,743,534
2032	9,743,534	1,051,759	1,332,337	148	14,579.13	2,157,712	10,568,909	317,067	10,885,976
2033	10,885,976	10,046,512	13,108,419	148	15,016.51	2,222,443	0	0	0
Total		19,381,492	23,517,961	1,487		19,614,813		1,635,394	

Note: Numbers may not add due to rounding



Table G-8
Town of Carleton Place
Cash-Flow Calculation - Parks and Recreation Services (Non-Residential)

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Sq. Ft. of Gross Floor Area	\$1.835	Anticipated Revenues	Annual Surplus/ (Deficit)	3% / 4.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		per sq.ft. per Year Inflated at (3%) Starting in 2024			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	119,355	102,488	102,488	49,090	1.835	90,072	106,940	3,208	110,148
2025	110,148	61,030	62,860	49,090	1.890	92,774	140,062	4,202	144,264
2026	144,264	58,609	62,178	49,090	1.947	95,558	177,644	5,329	182,973
2027	182,973	27,032	29,539	49,090	2.005	98,424	251,859	7,556	259,414
2028	259,414	50,099	56,387	49,090	2.065	101,377	304,405	9,132	313,537
2029	313,537	25,042	29,030	49,090	2.127	104,418	388,925	11,668	400,593
2030	400,593	57,569	68,741	49,090	2.191	107,551	439,403	13,182	452,586
2031	452,586	54,091	66,525	49,090	2.257	110,778	496,838	14,905	511,743
2032	511,743	55,356	70,123	49,090	2.324	114,101	555,721	16,672	572,393
2033	572,393	528,764	689,917	49,090	2.394	117,524	(0)	(0)	(0)
Total		1,020,079	1,237,787	490,900		1,032,578		85,854	

Note: Numbers may not add due to rounding



Table G-9
Town of Carleton Place
Cash-Flow Calculation - Library Services (Residential)

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	SDE per year (Rounded)	\$1,174.18	Anticipated Revenues	Annual Surplus/ (Deficit)	3% / 4.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per SDE per Year Inflated at (3%) Starting in 2024			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	52,433	60,135	60,135	149	\$1,174.18	174,953	167,251	5,018	172,269
2025	172,269	60,135	61,939	149	1,209.41	180,202	290,532	8,716	299,248
2026	299,248	82,294	87,305	149	1,245.69	185,608	397,551	11,927	409,477
2027	409,477	60,919	66,568	149	1,283.06	191,176	534,086	16,023	550,108
2028	550,108	239,994	270,115	149	1,321.55	196,912	476,905	14,307	491,212
2029	491,212	239,994	278,219	149	1,361.20	202,819	415,813	12,474	428,287
2030	428,287	263,744	314,924	149	1,402.04	208,904	322,267	9,668	331,935
2031	331,935	263,744	324,372	148	1,444.10	213,727	221,290	6,639	227,929
2032	227,929	263,744	334,103	148	1,487.42	220,138	113,964	3,419	117,383
2033	117,383	263,744	344,126	148	1,532.04	226,743	0	0	0
Total		1,798,445	2,141,805	1,487		2,001,182		88,190	

Note: Numbers may not add due to rounding



Table G-10
Town of Carleton Place
Cash-Flow Calculation - Library Services (Non-Residential)

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Sq. Ft. of Gross Floor Area	\$0.187	Anticipated Revenues	Annual Surplus/ (Deficit)	3% / 4.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		per sq.ft. per Year Inflated at (3%) Starting in 2024			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	2,760	3,165	3,165	49,090	0.187	9,190	8,784	264	9,048
2025	9,048	3,165	3,260	49,090	0.193	9,465	15,253	458	15,711
2026	15,711	4,331	4,595	49,090	0.199	9,749	20,865	626	21,491
2027	21,491	3,206	3,504	49,090	0.205	10,042	28,029	841	28,870
2028	28,870	12,631	14,217	49,090	0.211	10,343	24,996	750	25,746
2029	25,746	12,631	14,643	49,090	0.217	10,653	21,756	653	22,409
2030	22,409	13,881	16,575	49,090	0.224	10,973	16,806	504	17,311
2031	17,311	13,881	17,072	49,090	0.230	11,302	11,540	346	11,887
2032	11,887	13,881	17,584	49,090	0.237	11,641	5,943	178	6,122
2033	6,122	13,881	18,112	49,090	0.244	11,990	(0)	(0)	(0)
Total		94,655	112,727	490,900		105,348		4,619	

Note: Numbers may not add due to rounding



Table G-11
Town of Carleton Place
Cash-Flow Calculation - Child Care and Early Years Programs Services (Residential)

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	SDE per year (Rounded)	\$1,316.56	Anticipated Revenues	Annual Surplus/ (Deficit)	3% / 4.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per SDE per Year Inflated at (3%) Starting in 2024			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	(655,936)	165,594	165,594	149	\$1,316.56	196,168	(625,361)	(28,141)	(653,503)
2025	(653,503)	76,844	79,149	149	1,356.06	202,053	(530,599)	(23,877)	(554,476)
2026	(554,476)	103,844	110,168	149	1,396.74	208,114	(456,529)	(20,544)	(477,073)
2027	(477,073)	65,594	71,676	149	1,438.64	214,358	(334,391)	(15,048)	(349,439)
2028	(349,439)	278,094	312,997	149	1,481.80	220,788	(441,647)	(19,874)	(461,521)
2029	(461,521)	298,094	345,572	149	1,526.26	227,412	(579,682)	(26,086)	(605,767)
2030	(605,767)	65,594	78,322	149	1,572.04	234,234	(449,855)	(20,243)	(470,098)
2031	(470,098)	65,594	80,672	148	1,619.20	239,642	(311,128)	(14,001)	(325,129)
2032	(325,129)	65,594	83,092	148	1,667.78	246,831	(161,389)	(7,263)	(168,652)
2033	(168,652)	65,594	85,585	148	1,717.81	254,236	(0)	(0)	(0)
Total		1,250,436	1,412,825	1,487		2,243,837		(175,076)	

Note: Numbers may not add due to rounding



Table G-12
Town of Carleton Place
Cash-Flow Calculation - Child Care and Early Years Programs Services (Non-Residential)

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	Sq. Ft. of Gross Floor Area	\$0.000	Anticipated Revenues	Annual Surplus/ (Deficit)	3% / 4.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		per sq.ft. per Year Inflated at (3%) Starting in 2024			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	-	-	-	-	49,500	(0.000)	(0)	(0)	(0)	(0)
2025	(0)	-	-	-	49,500	(0.000)	(0)	(0)	(0)	(0)
2026	(0)	-	-	-	49,500	(0.000)	(0)	(0)	(0)	(0)
2027	(0)	-	-	-	49,500	(0.000)	(0)	(0)	(0)	(0)
2028	(0)	-	-	-	49,500	(0.000)	(0)	(0)	(0)	(0)
2029	(0)	-	-	-	49,500	(0.000)	(0)	(0)	(0)	(0)
2030	(0)	-	-	-	49,500	(0.000)	(0)	(0)	(0)	(0)
2031	(0)	-	-	-	49,500	(0.000)	(0)	(0)	(0)	(0)
2032	(0)	-	-	-	49,500	(0.000)	(0)	(0)	(0)	(0)
2033	(0)	-	-	-	49,500	(0.000)	(0)	(0)	(0)	(0)
Total		0	0	0	495,000		(0)		(0)	

Note: Numbers may not add due to rounding



Table G-13
Town of Carleton Place
Cash-Flow Calculation - Provincial Offences Act, including By-law Enforcement Services (Residential)

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Development Related Long-Term Debt	SDE per year (Rounded)	\$118.05	Anticipated Revenues	Annual Surplus/ (Deficit)	3% / 4.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%	Existing Debt Payments		Per SDE per Year Inflated at (3%) Starting in 2024			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	-	1,467	1,467	-	149	\$118.05	17,590	16,123	484	16,606
2025	16,606	17,185	17,700	-	149	121.60	18,118	17,024	511	17,534
2026	17,534	17,185	18,231	-	149	125.24	18,661	17,964	539	18,503
2027	18,503	17,185	18,778	-	149	129.00	19,221	18,946	568	19,515
2028	19,515	23,177	26,086	-	149	132.87	19,798	13,227	397	13,623
2029	13,623	24,017	27,842	-	149	136.86	20,392	6,173	185	6,358
2030	6,358	23,324	27,850	-	149	140.96	21,003	(488)	(22)	(510)
2031	(510)	17,332	21,316	-	148	145.19	21,488	(338)	(15)	(353)
2032	(353)	17,332	21,955	-	148	149.55	22,133	(175)	(8)	(183)
2033	(183)	17,332	22,614	-	148	154.03	22,797	0	0	0
Total		175,535	203,841	0	1,487		201,202		2,639	

Note: Numbers may not add due to rounding



Table G-14
Town of Carleton Place
Cash-Flow Calculation - Provincial Offences Act, including By-law Enforcement Services (Non-Residential)

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Sq. Ft. of Gross Floor Area	\$0.050	Anticipated Revenues	Annual Surplus/ (Deficit)	3% / 4.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		per sq.ft. per Year Inflated at (3%) Starting in 2024			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	8,831	280	280	49,090	0.050	2,460	11,012	330	11,342
2025	11,342	3,273	3,371	49,090	0.052	2,534	10,505	315	10,820
2026	10,820	3,273	3,473	49,090	0.053	2,610	9,958	299	10,256
2027	10,256	3,273	3,577	49,090	0.055	2,689	9,368	281	9,649
2028	9,649	4,415	4,969	49,090	0.056	2,769	7,450	223	7,673
2029	7,673	4,575	5,303	49,090	0.058	2,852	5,222	157	5,379
2030	5,379	4,443	5,305	49,090	0.060	2,938	3,012	90	3,102
2031	3,102	3,301	4,060	49,090	0.062	3,026	2,068	62	2,130
2032	2,130	3,301	4,182	49,090	0.063	3,117	1,065	32	1,097
2033	1,097	3,301	4,307	49,090	0.065	3,210	0	0	0
Total		33,435	38,827	490,900		28,206		1,790	

Note: Numbers may not add due to rounding



Table G-15
Town of Carleton Place
Cash-Flow Calculation - Waste Diversion Services (Residential)

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	SDE per year (Rounded)	\$59.16	Anticipated Revenues	Annual Surplus/ (Deficit)	3% / 4.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per SDE per Year Inflated at (3%) Starting in 2024			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	-	-	-	149	\$59.16	8,815	8,815	264	9,079
2025	9,079	83,580	86,087	149	60.93	9,079	(67,929)	(3,057)	(70,986)
2026	(70,986)	-	-	149	62.76	9,351	(61,635)	(2,774)	(64,408)
2027	(64,408)	-	-	149	64.64	9,632	(54,776)	(2,465)	(57,241)
2028	(57,241)	-	-	149	66.58	9,921	(47,320)	(2,129)	(49,450)
2029	(49,450)	-	-	149	68.58	10,219	(39,231)	(1,765)	(40,997)
2030	(40,997)	-	-	149	70.64	10,525	(30,472)	(1,371)	(31,843)
2031	(31,843)	-	-	148	72.76	10,768	(21,075)	(948)	(22,023)
2032	(22,023)	-	-	148	74.94	11,091	(10,932)	(492)	(11,424)
2033	(11,424)	-	-	148	77.19	11,424	0	0	0
Total		83,580	86,087	1,487		100,825		(14,737)	

Note: Numbers may not add due to rounding



Table G-16
Town of Carleton Place
Cash-Flow Calculation - Waste Diversion Services (Non-Residential)

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Sq. Ft. of Gross Floor Area	\$0.034	Anticipated Revenues	Annual Surplus/ (Deficit)	3% / 4.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		per sq.ft. per Year Inflated at (3%) Starting in 2024			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	-	-	-	49,090	0.034	1,676	1,676	50	1,726
2025	1,726	15,920	16,398	49,090	0.035	1,726	(12,946)	(583)	(13,528)
2026	(13,528)	-	-	49,090	0.036	1,778	(11,750)	(529)	(12,279)
2027	(12,279)	-	-	49,090	0.037	1,831	(10,448)	(470)	(10,918)
2028	(10,918)	-	-	49,090	0.038	1,886	(9,032)	(406)	(9,438)
2029	(9,438)	-	-	49,090	0.040	1,943	(7,496)	(337)	(7,833)
2030	(7,833)	-	-	49,090	0.041	2,001	(5,832)	(262)	(6,095)
2031	(6,095)	-	-	49,090	0.042	2,061	(4,034)	(182)	(4,215)
2032	(4,215)	-	-	49,090	0.043	2,123	(2,092)	(94)	(2,186)
2033	(2,186)	-	-	49,090	0.045	2,186	(0)	(0)	(0)
Total		15,920	16,398	490,900		19,211		(2,813)	

Note: Numbers may not add due to rounding



Table G-17
Town of Carleton Place
Cash-Flow Calculation - Wastewater Services (Residential)

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	SDE per year (Rounded)	\$8,112.45	Anticipated Revenues	Annual Surplus/ (Deficit)	3% / 4.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per SDE per Year Inflated at (3%) Starting in 2024			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	1,099,543	-	-	149	\$8,112.45	1,208,755	2,308,298	69,249	2,377,547
2025	2,377,547	9,164,320	9,439,250	149	8,355.82	1,245,018	(5,816,684)	(261,751)	(6,078,435)
2026	(6,078,435)	10,257,380	10,882,054	149	8,606.50	1,282,368	(15,678,121)	(705,515)	(16,383,637)
2027	(16,383,637)	6,750,240	7,376,170	149	8,864.69	1,320,839	(22,438,967)	(1,009,754)	(23,448,721)
2028	(23,448,721)	-	-	149	9,130.63	1,360,465	(22,088,256)	(993,972)	(23,082,227)
2029	(23,082,227)	-	-	149	9,404.55	1,401,278	(21,680,949)	(975,643)	(22,656,592)
2030	(22,656,592)	333,412	398,111	149	9,686.69	1,443,317	(21,611,386)	(972,512)	(22,583,899)
2031	(22,583,899)	-	-	148	9,977.29	1,476,639	(21,107,260)	(949,827)	(22,057,086)
2032	(22,057,086)	-	-	148	10,276.61	1,520,938	(20,536,148)	(924,127)	(21,460,275)
2033	(21,460,275)	-	-	148	10,584.91	1,566,566	(19,893,708)	(895,217)	(20,788,925)
2034	(20,788,925)	-	-	121	10,902.46	1,319,197	(19,469,728)	(876,138)	(20,345,866)
2035	(20,345,866)	535,460	741,202	121	11,229.53	1,358,773	(19,728,295)	(887,773)	(20,616,068)
2036	(20,616,068)	-	-	121	11,566.41	1,399,536	(19,216,532)	(864,744)	(20,081,276)
2037	(20,081,276)	-	-	121	11,913.41	1,441,522	(18,639,753)	(838,789)	(19,478,542)
2038	(19,478,542)	-	-	121	12,270.81	1,484,768	(17,993,774)	(809,720)	(18,803,494)
2039	(18,803,494)	-	-	121	12,638.93	1,529,311	(17,274,183)	(777,338)	(18,051,521)
2040	(18,051,521)	-	-	121	13,018.10	1,575,190	(16,476,331)	(741,435)	(17,217,766)
2041	(17,217,766)	-	-	121	13,408.64	1,622,446	(15,595,320)	(701,789)	(16,297,109)
2042	(16,297,109)	-	-	121	13,810.90	1,671,119	(14,625,990)	(658,170)	(15,284,160)
2043	(15,284,160)	-	-	122	14,225.23	1,735,478	(13,548,681)	(609,691)	(14,158,372)
2044	(14,158,372)	-	-	114	14,651.99	1,670,327	(12,488,045)	(561,962)	(13,050,007)
2045	(13,050,007)	-	-	114	15,091.55	1,720,436	(11,329,571)	(509,831)	(11,839,402)
2046	(11,839,402)	-	-	114	15,544.29	1,772,050	(10,067,352)	(453,031)	(10,520,383)
2047	(10,520,383)	-	-	114	16,010.62	1,825,211	(8,695,172)	(391,283)	(9,086,455)
2048	(9,086,455)	-	-	114	16,490.94	1,879,967	(7,206,487)	(324,292)	(7,530,779)
2049	(7,530,779)	-	-	114	16,985.67	1,936,366	(5,594,413)	(251,749)	(5,846,161)
2050	(5,846,161)	-	-	113	17,495.24	1,976,962	(3,869,199)	(174,114)	(4,043,313)
2051	(4,043,313)	-	-	113	18,020.10	2,036,271	(2,007,042)	(90,317)	(2,097,359)
2052	(2,097,359)	-	-	113	18,560.70	2,097,359	0	0	0
Total		27,040,812	28,836,787	3,721		45,878,475		(18,141,232)	

Note: Numbers may not add due to rounding



Table G-18
Town of Carleton Place
Cash-Flow Calculation - Wastewater Services (Non-Residential)

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Sq. Ft. of Gross Floor Area	\$5.086	Anticipated Revenues	Annual Surplus/ (Deficit)	3% / 4.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		per sq.ft. per Year Inflated at (3%) Starting in 2024			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	241,363	-	-	49,090	5.086	249,651	491,014	14,730	505,745
2025	505,745	2,011,680	2,072,030	49,090	5.238	257,141	(1,309,145)	(58,912)	(1,368,056)
2026	(1,368,056)	2,251,620	2,388,744	49,090	5.395	264,855	(3,491,945)	(157,138)	(3,649,083)
2027	(3,649,083)	1,481,760	1,619,159	49,090	5.557	272,801	(4,995,441)	(224,795)	(5,220,236)
2028	(5,220,236)	-	-	49,090	5.724	280,985	(4,939,252)	(222,266)	(5,161,518)
2029	(5,161,518)	-	-	49,090	5.896	289,414	(4,872,104)	(219,245)	(5,091,348)
2030	(5,091,348)	73,188	87,390	49,090	6.072	298,097	(4,880,642)	(219,629)	(5,100,271)
2031	(5,100,271)	-	-	49,090	6.255	307,039	(4,793,232)	(215,695)	(5,008,927)
2032	(5,008,927)	-	-	49,090	6.442	316,251	(4,692,676)	(211,170)	(4,903,847)
2033	(4,903,847)	-	-	49,090	6.636	325,738	(4,578,109)	(206,015)	(4,784,124)
2034	(4,784,124)	-	-	29,240	6.835	199,844	(4,584,280)	(206,293)	(4,790,573)
2035	(4,790,573)	117,540	162,703	29,240	7.040	205,839	(4,747,436)	(213,635)	(4,961,071)
2036	(4,961,071)	-	-	29,240	7.251	212,014	(4,749,057)	(213,708)	(4,962,765)
2037	(4,962,765)	-	-	29,240	7.468	218,374	(4,744,390)	(213,498)	(4,957,888)
2038	(4,957,888)	-	-	29,240	7.692	224,926	(4,732,962)	(212,983)	(4,945,945)
2039	(4,945,945)	-	-	29,240	7.923	231,673	(4,714,272)	(212,142)	(4,926,414)
2040	(4,926,414)	-	-	29,240	8.161	238,624	(4,687,790)	(210,951)	(4,898,741)
2041	(4,898,741)	-	-	29,240	8.406	245,782	(4,652,959)	(209,383)	(4,862,342)
2042	(4,862,342)	-	-	29,240	8.658	253,156	(4,609,186)	(207,413)	(4,816,599)
2043	(4,816,599)	-	-	29,240	8.918	260,751	(4,555,849)	(205,013)	(4,760,862)
2044	(4,760,862)	-	-	60,978	9.185	560,091	(4,200,771)	(189,035)	(4,389,806)
2045	(4,389,806)	-	-	60,978	9.461	576,893	(3,812,913)	(171,581)	(3,984,494)
2046	(3,984,494)	-	-	60,978	9.744	594,200	(3,390,294)	(152,563)	(3,542,857)
2047	(3,542,857)	-	-	60,978	10.037	612,026	(2,930,831)	(131,887)	(3,062,718)
2048	(3,062,718)	-	-	60,978	10.338	630,387	(2,432,331)	(109,455)	(2,541,786)
2049	(2,541,786)	-	-	60,978	10.648	649,298	(1,892,488)	(85,162)	(1,977,650)
2050	(1,977,650)	-	-	60,978	10.968	668,777	(1,308,872)	(58,899)	(1,367,772)
2051	(1,367,772)	-	-	60,978	11.297	688,841	(678,931)	(30,552)	(709,483)
2052	(709,483)	-	-	60,976	11.635	709,483	0	0	0
Total		5,935,788	6,330,026	1,332,100		10,842,950		(4,754,287)	

Note: Numbers may not add due to rounding



Table G-19
Town of Carleton Place
Cash-Flow Calculation - Water Services (Residential)

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	SDE per year (Rounded)	\$8,772.36	Anticipated Revenues	Annual Surplus/ (Deficit)	3% / 4.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per SDE per Year Inflated at (3%) Starting in 2024			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	958,843	656,513	656,513	149	\$8,772.36	1,307,082	1,609,412	48,282	1,657,695
2025	1,657,695	9,270,722	9,548,843	149	9,035.53	1,346,294	(6,544,855)	(294,518)	(6,839,373)
2026	(6,839,373)	9,164,450	9,722,565	149	9,306.60	1,386,683	(15,175,255)	(682,886)	(15,858,142)
2027	(15,858,142)	9,435,788	10,310,740	149	9,585.80	1,428,283	(24,740,598)	(1,113,327)	(25,853,925)
2028	(25,853,925)	5,433	6,114	149	9,873.37	1,471,132	(24,388,907)	(1,097,501)	(25,486,408)
2029	(25,486,408)	5,433	6,298	149	10,169.57	1,515,266	(23,977,440)	(1,078,985)	(25,056,425)
2030	(25,056,425)	406,823	485,767	149	10,474.66	1,560,724	(23,981,468)	(1,079,166)	(25,060,634)
2031	(25,060,634)	5,433	6,681	148	10,788.90	1,596,757	(23,470,559)	(1,056,175)	(24,526,734)
2032	(24,526,734)	5,433	6,882	148	11,112.56	1,644,659	(22,888,957)	(1,030,003)	(23,918,960)
2033	(23,918,960)	5,433	7,088	148	11,445.94	1,693,999	(22,232,049)	(1,000,442)	(23,232,491)
2034	(23,232,491)	5,433	7,301	121	11,789.32	1,426,508	(21,813,284)	(981,598)	(22,794,882)
2035	(22,794,882)	5,433	7,520	121	12,143.00	1,469,303	(21,333,099)	(959,989)	(22,293,088)
2036	(22,293,088)	-	-	121	12,507.29	1,513,382	(20,779,706)	(935,087)	(21,714,793)
2037	(21,714,793)	-	-	121	12,882.51	1,558,783	(20,156,010)	(907,020)	(21,063,030)
2038	(21,063,030)	-	-	121	13,268.98	1,605,547	(19,457,483)	(875,587)	(20,333,070)
2039	(20,333,070)	-	-	121	13,667.05	1,653,713	(18,679,357)	(840,571)	(19,519,928)
2040	(19,519,928)	-	-	121	14,077.06	1,703,325	(17,816,603)	(801,747)	(18,618,350)
2041	(18,618,350)	-	-	121	14,499.38	1,754,424	(16,863,926)	(758,877)	(17,622,803)
2042	(17,622,803)	-	-	121	14,934.36	1,807,057	(15,815,746)	(711,709)	(16,527,454)
2043	(16,527,454)	-	-	122	15,382.39	1,876,651	(14,650,803)	(659,286)	(15,310,089)
2044	(15,310,089)	-	-	114	15,843.86	1,806,200	(13,503,889)	(607,675)	(14,111,564)
2045	(14,111,564)	-	-	114	16,319.17	1,860,386	(12,251,178)	(551,303)	(12,802,481)
2046	(12,802,481)	-	-	114	16,808.75	1,916,197	(10,886,284)	(489,883)	(11,376,167)
2047	(11,376,167)	-	-	114	17,313.01	1,973,683	(9,402,483)	(423,112)	(9,825,595)
2048	(9,825,595)	-	-	114	17,832.40	2,032,894	(7,792,701)	(350,672)	(8,143,373)
2049	(8,143,373)	-	-	114	18,367.37	2,093,881	(6,049,492)	(272,227)	(6,321,719)
2050	(6,321,719)	-	-	113	18,918.40	2,137,779	(4,183,940)	(188,277)	(4,372,218)
2051	(4,372,218)	-	-	113	19,485.95	2,201,912	(2,170,306)	(97,664)	(2,267,969)
2052	(2,267,969)	-	-	113	20,070.53	2,267,969	(0)	(0)	(0)
Total		28,972,322	30,772,312	3,721		49,610,474		(19,797,005)	

Note: Numbers may not add due to rounding



Table G-20
Town of Carleton Place
Cash-Flow Calculation - Water Services (Non-Residential)

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Sq. Ft. of Gross Floor Area	\$5.499	Anticipated Revenues	Annual Surplus/ (Deficit)	3% / 4.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		per sq.ft. per Year Inflated at (3%) Starting in 2024			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	210,478	144,113	144,113	49,090	5.499	269,959	336,324	10,090	346,414
2025	346,414	2,035,037	2,096,088	49,090	5.664	278,058	(1,471,616)	(66,223)	(1,537,838)
2026	(1,537,838)	2,011,709	2,134,222	49,090	5.834	286,400	(3,385,660)	(152,355)	(3,538,015)
2027	(3,538,015)	2,071,271	2,263,333	49,090	6.009	294,992	(5,506,356)	(247,786)	(5,754,143)
2028	(5,754,143)	1,193	1,342	49,090	6.189	303,841	(5,451,643)	(245,324)	(5,696,967)
2029	(5,696,967)	1,193	1,382	49,090	6.375	312,957	(5,385,393)	(242,343)	(5,627,736)
2030	(5,627,736)	89,303	106,632	49,090	6.566	322,345	(5,412,022)	(243,541)	(5,655,563)
2031	(5,655,563)	1,193	1,467	49,090	6.763	332,016	(5,325,014)	(239,626)	(5,564,640)
2032	(5,564,640)	1,193	1,511	49,090	6.966	341,976	(5,224,174)	(235,088)	(5,459,262)
2033	(5,459,262)	1,193	1,556	49,090	7.175	352,235	(5,108,583)	(229,886)	(5,338,469)
2034	(5,338,469)	1,193	1,603	29,240	7.391	216,100	(5,123,972)	(230,579)	(5,354,550)
2035	(5,354,550)	1,193	1,651	29,240	7.612	222,583	(5,133,618)	(231,013)	(5,364,631)
2036	(5,364,631)	-	-	29,240	7.841	229,260	(5,135,371)	(231,092)	(5,366,462)
2037	(5,366,462)	-	-	29,240	8.076	236,138	(5,130,324)	(230,865)	(5,361,189)
2038	(5,361,189)	-	-	29,240	8.318	243,222	(5,117,966)	(230,308)	(5,348,275)
2039	(5,348,275)	-	-	29,240	8.568	250,519	(5,097,756)	(229,399)	(5,327,155)
2040	(5,327,155)	-	-	29,240	8.825	258,035	(5,069,120)	(228,110)	(5,297,231)
2041	(5,297,231)	-	-	29,240	9.089	265,776	(5,031,455)	(226,415)	(5,257,870)
2042	(5,257,870)	-	-	29,240	9.362	273,749	(4,984,121)	(224,285)	(5,208,407)
2043	(5,208,407)	-	-	29,240	9.643	281,961	(4,926,446)	(221,690)	(5,148,136)
2044	(5,148,136)	-	-	60,978	9.932	605,651	(4,542,484)	(204,412)	(4,746,896)
2045	(4,746,896)	-	-	60,978	10.230	623,821	(4,123,075)	(185,538)	(4,308,614)
2046	(4,308,614)	-	-	60,978	10.537	642,535	(3,666,078)	(164,974)	(3,831,052)
2047	(3,831,052)	-	-	60,978	10.853	661,812	(3,169,240)	(142,616)	(3,311,856)
2048	(3,311,856)	-	-	60,978	11.179	681,666	(2,630,190)	(118,359)	(2,748,549)
2049	(2,748,549)	-	-	60,978	11.514	702,116	(2,046,433)	(92,089)	(2,138,522)
2050	(2,138,522)	-	-	60,978	11.860	723,179	(1,415,343)	(63,690)	(1,479,033)
2051	(1,479,033)	-	-	60,978	12.215	744,875	(734,159)	(33,037)	(767,196)
2052	(767,196)	-	-	60,976	12.582	767,196	(0)	(0)	(0)
Total		6,359,778	6,754,898	1,332,100		11,724,973		(5,180,553)	

Note: Numbers may not add due to rounding



Table G-21
Town of Carleton Place
Cash-Flow Calculation – Growth-Related Studies (Residential)

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	SDE per year (Rounded)	\$871.91	Anticipated Revenues	Annual Surplus/ (Deficit)	3% / 4.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per SDE per Year Inflated at (3%) Starting in 2024			D.C. Reserve Fund Interest Earnings/ (Cost)	
2024	(246,092)	174,499	174,499	149	\$871.91	129,914	(290,677)	(13,080)	(303,757)
2025	(303,757)	198,514	204,469	149	898.06	133,812	(374,415)	(16,849)	(391,264)
2026	(391,264)	473	502	149	925.01	137,826	(253,940)	(11,427)	(265,367)
2027	(265,367)	473	517	149	952.76	141,961	(123,923)	(5,577)	(129,500)
2028	(129,500)	107,037	120,471	149	981.34	146,220	(103,751)	(4,669)	(108,420)
2029	(108,420)	88,834	102,983	149	1,010.78	150,606	(60,797)	(2,736)	(63,532)
2030	(63,532)	158,170	188,863	149	1,041.10	155,124	(97,271)	(4,377)	(101,649)
2031	(101,649)	203,463	250,234	148	1,072.34	158,706	(193,177)	(8,693)	(201,870)
2032	(201,870)	82,363	104,335	148	1,104.51	163,467	(142,738)	(6,423)	(149,161)
2033	(149,161)	14,723	19,210	148	1,137.64	168,371	(0)	(0)	(0)
Total		1,028,549	1,166,083	1,487		1,486,007		(73,831)	

Note: Numbers may not add due to rounding



Table G-22
Town of Carleton Place
Cash-Flow Calculation - Growth-Related Studies (Non-Residential)

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Sq. Ft. of Gross Floor Area	\$0.386	Anticipated Revenues	Annual Surplus/ (Deficit)	3% / 4.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		per sq.ft. per Year Inflated at (3%) Starting in 2024			D.C. Reserve Fund Interest Earnings /(Cost)	
2024	(34,096)	27,151	27,151	49,090	0.386	18,949	(42,299)	(1,903)	(44,202)
2025	(44,202)	24,036	24,757	49,090	0.398	19,517	(49,442)	(2,225)	(51,667)
2026	(51,667)	77	82	49,090	0.410	20,103	(31,646)	(1,424)	(33,070)
2027	(33,070)	77	84	49,090	0.422	20,706	(12,448)	(560)	(13,009)
2028	(13,009)	16,513	18,586	49,090	0.434	21,327	(10,267)	(462)	(10,729)
2029	(10,729)	14,816	17,176	49,090	0.447	21,967	(5,938)	(267)	(6,205)
2030	(6,205)	26,880	32,096	49,090	0.461	22,626	(15,676)	(705)	(16,381)
2031	(16,381)	37,587	46,227	49,090	0.475	23,304	(39,304)	(1,769)	(41,073)
2032	(41,073)	4,387	5,557	49,090	0.489	24,004	(22,626)	(1,018)	(23,645)
2033	(23,645)	827	1,079	49,090	0.504	24,724	0	0	0
Total		152,351	172,795	490,900		217,225		(10,334)	

Note: Numbers may not add due to rounding



Appendix H

Proposed Development Charge By-law



BY-LAW NO. ____

**BEING A BY-LAW OF THE CORPORATION OF THE TOWN OF CARLETON PLACE
WITH RESPECT TO DEVELOPMENT CHARGES**

WHEREAS the Town of Carleton Place will experience growth through development and redevelopment; and

AND WHEREAS development and re-development requires the provision of physical and social services by the Town of Carleton Place; and

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

AND WHEREAS Section 2(1) of the *Development Charges Act*, 1997, S.O. 1997, c. 27 (hereinafter called the Act) enables the Council of a municipality to pass by-laws for the imposition of development charges against land located in the municipality where the development of the land would increase the need for municipal services as designated in the by-law and the development requires one or more of the actions set out in Subsection 2(2) of the Act; and

AND WHEREAS a Development Charges Background Study for the Corporation of the Town of Carleton Place, dated December 18, 2024 (the "Study") as required by the Act was presented to Council along with a draft of this By-law as then proposed on January 14, 2025; and

AND WHEREAS notice of a public meeting was given pursuant to subsection 12(1) of the Act, and in accordance with the regulations under the Act, on December 6, 2024, and copies of the Study and this proposed development charge by-law were made available to the public not later than December 18, 2024, in accordance with subsection 12(1) of the Act; and

AND WHEREAS a public meeting was held on January 14, 2025, in accordance with the Act to hear comments and representations from all persons who applied to be heard (the "Public Meeting"); and



AND WHEREAS any person who attended the public meeting was afforded an opportunity to make representations and the public generally were afforded an opportunity to make written submissions relating to this proposed By-law; and

AND WHEREAS the Council, in adopting the Town of Carleton Place Development Charges Background Study on December 18, 2024, directed that development charges be imposed on land under development or redevelopment within the geographical limits of the municipality as hereinafter provided.

Now, therefore, the Council of the Corporation of the Town of Carleton Place enacts as follows:

1. DEFINITIONS

In this by-law,

- (1) “Act” means the *Development Charges Act, 1997, S.O. 1997, c. 27, as amended*;
- (2) “affordable residential unit” means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;
- (3) “ancillary residential use” means a residential dwelling unit that would be ancillary to a single detached house, semi-detached house, or rowhouse;
- (4) “apartment” means a building or part of a building of residential use, consisting of four or more dwelling units, in which the dwelling units have a common entrance from street level and common halls and/or stairs, elevators, and yards;
- (5) “Assessment Act” means the *Assessment Act, R.S.O. 1990, c. A.31, as amended* or any successor thereto;
- (6) “attainable residential unit” means a residential unit that meets the criteria set out in subsection 4.1 of the Act;
- (7) “bedroom” means any room used, designed, intended, or capable of being used as a sleeping quarter, and includes any room in excess of the first living room, such as a den, a study, a family room, or other such similar room;



- (8) “building” means a structure having a roof supported by columns or walls or directly on the foundation and used for the shelter and accommodation of persons, animals, or goods, and without limiting the foregoing, includes buildings as defined the *Building Code Act*;
- (9) “Building Code Act” means the *Building Code Act, S.O. 1992*, as amended, or any successor thereof;
- (10) "capital costs" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or under an agreement:
- (a) to acquire land or an interest in land;
 - (b) to improve land;
 - (c) to acquire, construct or improve buildings and structures;
 - (d) to acquire, construct or improve facilities including:
 - (i) rolling stock, furniture, and equipment with an estimated useful life of seven years or more,
 - (ii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act, 1984, S. 0, 1984, c. 57*,
 - (iii) furniture and equipment, other than computer equipment;
 - (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d), required for the provision of services designated in this by-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a), (b), (c) and (d) that are growth-related;
- (11) “children’s residence” means a building, or part of a building of residential use regulated by the *Child, Youth, and Family Services Act, 2017*;
- (12) “Council” means the Council of the Corporation of the Town of Carleton Place;
- (13) “development” includes redevelopment;
- (14) “development charge” means a charge imposed pursuant to this by-law adjusted in accordance with Section 14;



- (15) "Development Permit By-law" means a Development Permit By-law of the Town of Carleton Place or any successor thereof passed pursuant to Section 70.2 of the *Planning Act*.
- (16) "dwelling unit" means a suite operated as a housekeeping unit, used or intended to be used by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities, and includes a suite in a retirement home but does not include a room or suite of rooms in a hotel or motel;
- (17) "existing" means existing as of the date of the passing of this By-law;
- (18) "existing industrial building" means a building used for or in connection with,
- (a) manufacturing, producing, processing, storing or distributing something,
 - (b) research or development in connection with manufacturing, producing or processing something,
 - (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place,
 - (d) office or administrative purposes, if they are,
 - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
- (19) "gross floor area" means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
- (20) "group home" means a building or part of a building of residential use for the accommodation of persons requiring a supervised living environment



and that is licensed, by the Province of Ontario under any general or special act and amendments or replacements thereto;

- (21) “home-based business” means a dwelling unit that contains a subsidiary business which is used and operated by one or more persons who are residents of the dwelling unit, and includes a live/work unit as defined in the Ontario Building Code regulation made under the *Building Code Act, 1992*;
- (22) "home for special care" means a building or part of a building of residential use, as defined in, and licenced under, the *Homes for Special Act, R.S.O. 1990*.
- (23) "hospice" means a building or part of a building of residential use providing palliative care to the terminally ill;
- (24) “house” means a detached house, semi-detached house, or rowhouse, that,
 - (a) contains not more than three dwelling units, where the dwelling units may share means of egress, common rooms and areas, and service rooms,
 - (b) contains only residential occupancies, or home-based business,
 - (c) does not exceed three stories in building height, and,
 - (d) does not share any interior means of egress, interior common areas, roof spaces, crawl spaces, service rooms, or other similar spaces, with another house.
- (25) “institutional development,” for the purposes of Subsection 7(2), means development of a building or structure intended for use:
 - (a) as a long-term care home within the meaning of subsection 2 (1) of the *Fixing Long-Term Care Act, 2021*, S.O. 2021, c. 39, Sched.1;
 - (b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;



- (c) by any institution of the following post-secondary institutions for the objects of the institution:
 - (i) a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
 - (ii) a college or university federated or affiliated with a university described in subclause (i); or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
 - (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - (e) as a hospice to provide end of life care.
- (26) “long-term care home” means a building or part of a building of residential use, as defined in subsection 2 (1) of the *Fixing Long-Term Care Homes Act, 2021*;
- (27) “Local Board” means a local board as defined in the Act;
- (28) “non-profit housing development” for the purposes of Subsection 7(3), means development of a building or structure intended for use as residential premises and developed by:
- (a) a corporation to which the *Not-for-profit Corporation Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing,
 - (b) a corporation without share capital to which the *Canada Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing; or
 - (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act, 2022*.
- (29) “non-residential use” means land, buildings, or structures or portions thereof used, or designed or intended for a use other than a residential use;
- (30) “Official Plan” means the Official Plan adopted for the Town, as amended, and approved;



- (31) “Owner” means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;
- (32) “other multiple” means any residential dwelling unit which is not within a single-detached house, a semi-detached house, an apartment building, or a special care unit;
- (33) "Planning Act" means the *Planning Act, R.S.O. 1990, c. P.13*, as amended or any successor thereto;
- (34) “rental housing” for the purposes of Subsection 7(2), means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- (35) “residential use” means land, buildings, structures, or part thereof of any kind whatsoever used, designed, or intended to be used as a residence for one or more individuals but does not include a hotel or motel;
- (36) "retirement home" means a building or part of a building that is a retirement home as defined in subsection 2 (1) of the *Retirement Homes Act, 2010*;
- (37) “rowhouse” means part of a residential building that is separated from other rowhouses by vertical fire separations extending from top of the footings to the underside of the roof deck, and where the building contains only other rowhouses, and townhouse has a corresponding meaning;
- (38) “semi-detached house” means part of a residential building that is separated from another semi-detached house by a vertical fire separation extending from top of the footings to the underside of the roof deck, and where the building contains only one other semi-detached house;
- (39) “service” (or “services” or “class of services”) means a service or class of services designed in Schedule “A” to this By-law;
- (40) “single-detached house” means a residential building that contains only one house, and "detached house" has a corresponding meaning;



- (41) “special care unit” means:
- (a) An individual resident room or space in a long-term care home, a hospice, a group home, a home for special care, or a children’s residence,
 - (b) A dwelling unit in a retirement home;
- (42) “suite” means a single room or series of rooms of complementary use, operated under a single tenancy;

2. SCHEDULE OF DEVELOPMENT CHARGES

- (1) Subject to the provisions of this by-law, development charges against land shall be calculated and collected in accordance with the base rates set out in Schedule "B", which relate to the services set out in Schedule "A".
- (2) The development charge with respect to the use of any land, buildings or structures shall be calculated as follows:
 - (a) in the case of residential use development, or the residential use portions of a mixed-use development, based upon the number and type of dwelling units or special care units;
 - (b) in the case of non-residential development use, or the non-residential use portion of a mixed-use development, based upon the gross floor area of such development;
- (3) Where a firewall divides a building in accordance with the Ontario Building Code regulation made under the *Building Code Act*, each portion of the building so divided shall be considered as a separate building;
- (4) Non-residential use rooms and spaces that are part of a residential use building, including but not limited to a pool, fitness room, assembly room, meeting rooms, or party rooms, that do not serve the primary functions of cooking, eating, sleeping and sanitary facilities, exiting and egress facilities, resident storage rooms, and utility rooms for the residential use, shall be calculated as non-residential gross floor area;



- (5) Council hereby determines that the development of land, buildings, or structures for residential use or non-residential use will require the provision, enlargement, expansion, or improvement of the services referenced in Schedule "B".

3. APPLICABLE LANDS

- (1) Subject to Section 6, this by-law applies to all lands in the Town of Carleton Place, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act, 1990, c.A..31*.
- (2) Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to land that is owned by and used for purposes of:
 - (a) Town of Carleton Place, or any local board thereof;
 - (b) County of Lanark, or any local board thereof; and
 - (c) a board of education as defined in subsection 1(1) of the *Education Act*.

4. APPLICATION OF CHARGES

- (1) Development charges shall be imposed on all lands, buildings, or structures that are developed for residential or non-residential uses if the development requires:
 - (a) the passing of a zoning by-law or of an amendment to a zoning by-law (i.e., the Town's Development Permit By-law) under Section 34 of the *Planning Act*,
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*,
 - (c) a conveyance of land to which a by-law passed under Subsection 50(7) of the *Planning Act* applies;
 - (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*,



- (e) a consent under Section 53 of the *Planning Act*,
 - (f) the approval of a description under Section 50 of the *Condominium Act, R.S.O. 1990, Chap. C.26, as amended*, or any successor thereof; or
 - (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (2) Subsection (1) shall not apply in respect of local services as described in s.s.59(2) (a) and (b) of the Act;

5. MULTIPLE CHARGES

- (1) Where two or more of the actions described in Section 4(1) are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.
- (2) Notwithstanding Subsection (1), if two or more of the actions described in Section 4(1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as designated in Schedule "A", an additional development charge on the additional residential units and/or non-residential gross floor area shall be calculated and collected in accordance with the provisions of this By-law.

6. EXEMPTIONS

- (1) Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to that category of exempt development described in s.s. 2(3), 2(3.1), 2(3.2), and 2(3.3) of the Act, namely:
- (a) an enlargement to an existing dwelling unit;
 - (b) A second residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house,



semi-detached house or rowhouse cumulatively contain no more than one residential unit;

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



residential Dwelling Unit or one percent of the existing residential Dwelling Units.

- (2) Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to that category of exempt development described in in s.4 of the Act, and s.1 of O. Reg. 82/98, namely:
- (a) the enlargement of the gross floor area of an existing industrial building, if the gross floor area is enlarged by 50 percent or less;
 - (b) for the purpose of (a), the terms “gross floor area” and “existing industrial building” shall have the same meaning as those terms have in O. Reg. 82/98 under the Act; and
 - (c) notwithstanding subsection (a), if the gross floor area is enlarged by more than 50 per cent, development charges shall be payable and collected, and the amount payable shall be calculated in accordance with s.4(3) of the Act.
- (3) Other Exemptions:

Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:

- (a) Land vested in or leased to a publicly assisted university where it is intended to be occupied and used by the university that receives direct, regular, and ongoing operating funds from the Government of Ontario for the purposes of post-secondary education if the development is intended to be occupied and used by the university;
- (b) Non-profit housing development;
- (c) Inclusionary zoning residential units, that are affordable housing units required to be included in a development or redevelopment pursuant to a by-law passed under section 34 of the *Planning Act*; ;
- (d) Affordable residential units; and
- (e) Attainable residential units.



7. TIMING OF CALCULATION AND PAYMENT

- (1) Development charges are due and payable in full to the Corporation of the Town of Carleton Place on the date a building permit is issued for any land, buildings, or structures affected by the applicable development charge and a building permit with respect to a building or structure shall be withheld where the applicable development charge has not been paid pursuant to Section 28 of the Act.
- (2) Notwithstanding Subsection 7(1), development charges for rental housing and institutional developments are due and payable in 6 instalments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, including interest, payable on the anniversary date each year thereafter.
- (3) Despite subsections 7(1) to 7(2), Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.
- (4) Notwithstanding subsections 7(1) through 7(3), where the development of land results from the approval of a Site Plan or zoning by-law Amendment (i.e., as per the Town's Development Permit By-law) received and approved between January 1, 2020, and June 5, 2024, and the approval of the application occurred within 2 years of building permit issuance, the development charges under Section 2 shall be calculated based on the rates set out in Schedule "B" on the date of the planning application was made, including interest at the prescribed rate. Where both planning applications apply, development charges shall be calculated on the rates set out in Schedule "B", on the date of the latter planning application, including interest at the prescribed rate.
- (5) Notwithstanding subsections 7(1) through 7(3), where the development of land results from the approval of a Site Plan or zoning by-law Amendment (i.e., as per the Town's Development Permit By-law) received on or after January 1, 2020, where the approval of the application occurred on or after June 6, 2024, and the approval of the application occurred within 18 months of building permit issuance, the development charges under



Section 2 shall be calculated based on the rates set out in Schedule "B" on the date of the planning application, including interest at the prescribed rate. Where both planning applications apply, development charges shall be calculated on the rates set out in Schedule "B", on the date of the latter planning application, including interest at the prescribed rate.

- (6) Interest for the purposes of sections 7(2), 7(3), 7(4), and 7(5) shall be determined based on the prescribed rate in the Act, where:
- (a) The base rate shall be equal to the average prime rate, plus 1% on:
 - (i) October 15 of the previous year if the adjustment date is January 1;
 - (ii) January 15 of the same year if the adjustment date is April 1;
 - (iii) April 15 of the same year if the adjustment date is July 1;
and
 - (iv) July 15 of the same year if the adjustment date is October 1.
 - (b) The average prime rate, on a particular date means, the mean, rounded to the nearest hundredth of a percentage point, of the annual rates of interest announced by each of the Royal Bank of Canada, The Bank of Nova Scotia, the Canadian Imperial Bank of Commerce, the Bank of Montreal and The Toronto-Dominion Bank to be its prime or reference rate of interest in effect on that date for determining interest rates on Canadian dollar commercial loans by that bank in Canada.
- (7) If the development charge or any part thereof imposed by the Town of Carleton Place remains unpaid after the due date, in the absence of an agreement to address the amount unpaid amount per subsection 7(3), then the amount unpaid shall be added to the tax roll as taxes as prescribed by in Section 32 of the Act.



8. DISCOUNTING FOR RENTAL HOUSING

- (1) The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:
 - (a) Three or more bedrooms – 25% reduction;
 - (b) Two bedrooms – 20% reduction; and
 - (c) All other bedroom quantities – 15% reduction.

9. SERVICE STANDARDS

- (1) The approved service standards for the Town of Carleton Place are those contained in the Development Charges Background Study.

10. SERVICES IN LIEU

- (1) Council may authorize an owner, through an agreement under Section 38 of the Act, to substitute the whole or such part of the development charge applicable to the owner's development as may be specified in an agreement by the provision at the sole expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu, in accordance with the agreement, Council shall give to the owner a credit against the development charge otherwise applicable to the development, equal to the reasonable cost to the owner of providing the services in lieu, provided such credit shall not exceed the total development charge payable by an owner to the municipality.

11. DEVELOPMENT CHARGE CREDITS

- (1) Where residential use space is being converted to non-residential use space, the development charge equivalent that would have been payable on the existing residential use space shall be deducted from the charge calculated on the proposed non-residential use space being added.
- (2) Where non-residential use space is being converted to residential use space, the development charge equivalent that would have been payable on the existing non-residential use space shall be deducted from the charge calculated on the proposed residential use space being added.



- (3) Where residential use space is being converted from one type or quantity of dwelling unit or special care unit to another type or quantity of dwelling unit or special care unit, the development charge equivalent that would have been payable on the existing residential use space shall be deducted from the charge calculated on the proposed residential use space being added.
- (4) An owner who has obtained a demolition permit and demolished existing dwelling units or a non-residential building or structure in accordance with the provisions of *the Building Code Act* shall not be subject to the development charge with respect to the development being replaced, provided that the building permit for the replacement residential units or non-residential building or structure is issued not more than five (5) years after the date of issuance of the demolition permit and provided that any dwelling units or non-residential gross floor area created in excess of what was demolished shall be subject to the development charge imposed under this By-law.
- (5) No redevelopment credit shall be made in excess of the development charge payable for a redevelopment.

12. BY-LAW REGISTRATION

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

13. RESERVE FUNDS

- (1) Monies received from payment of development charges shall be maintained in separate reserve funds and shall be used only to meet the growth-related net capital costs for which the development charge was levied under this by-law.
- (2) Council directs the Treasurer to divide the reserve fund(s) created hereunder into the separate subaccounts in accordance with the service/class of service categories set out in Schedule "A" to which the development charge payments shall be credited in accordance with the amounts shown, plus interest earned thereon.



- (3) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- (4) Where any unpaid development charges are collected as taxes under Subsection (3), the monies so collected shall be credited to the development charge reserve fund or funds referred to in Subsection (1).
- (5) The Treasurer is hereby directed to prepare an annual financial statement for the development charges reserve fund as prescribed under Section 12 of Ontario Regulation 82/98 and to submit the statement for Council's consideration and within 60 days thereafter.

14. BY-LAW AMENDMENT OR REPEAL

- (1) Where this by-law or any development charge prescribed thereunder is amended or repealed by order of the Ontario Land Tribunal or by resolution of the Council, the Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) Refunds that are required to be paid under Subsection (1) shall be paid to the registered owner of the land on the date on which the refund is paid.
- (3) Refunds that are required to be paid under Subsection (1) shall be paid with interest to be calculated as follows:
 - (a) interest shall be calculated from the date on which the overpayment was collected to the day on which the refund is paid;
 - (b) interest shall be paid at the Bank of Canada rate in effect on the date of enactment of this by-law.

15. DEVELOPMENT CHARGE SCHEDULE INDEXING

- (1) The development charges referred to in Schedule "B" shall be adjusted annually, without amendment to this by-law, on January 1st of each year, in accordance with s.7 of O. Reg. 82/98.



16. BY-LAW ADMINISTRATION

- (1) This by-law shall be administered by the Treasurer.

17. SCHEDULES TO THE BY-LAW

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

Schedule “A” – Designated Municipal Services/Class of Services Under this By-law

Schedule “B” – Schedule of Development Charges

18. SEVERABILITY

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

19. SHORT TITLE

- (1) This by-law may be cited as the Development Charge By-law.

20. REPEAL OF PREVIOUS BY-LAW

- (1) That By-law No. 41-2021 is hereby repealed in its entirety.

21. DATE BY-LAW EFFECTIVE

- (1) This by-law shall come into force and effect on the date of passing.



READ A FIRST TIME, SECOND TIME, AND THIRD TIME AND FINALLY PASSED
THIS __ DAY OF _____, 2025.

Toby Randell, Mayor

Stacey Blair, Clerk



SCHEDULE “A” TO BY-LAW ____
THE CORPORATION OF THE TOWN OF CARLETON PLACE

Designated Municipal Services/Class of Services Under this By-law

Municipal-wide Services/Class of Services

1. Services Related to a Highway
2. Fire Protection Services
3. Policing Services
4. Parks and Recreation Services
5. Library Services
6. *Provincial Offences Act* including By-law Enforcement
7. Child Care and Early Years Programs Services
8. Waste Diversion Services
9. Growth-Related Studies (class of service)

Urban Services

10. Wastewater Services
11. Water Services



SCHEDULE "B" SCHEDULE OF DEVELOPMENT CHARGES

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL	NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care Units	(per sq.ft. of Gross Floor Area)	(per sq.m. of Gross Floor Area)
Municipal Wide Services/Class of Service:							
Services Related to a Highway	8,580	7,446	4,893	3,555	3,393	5.24	56.40
Fire Protection Services	2,056	1,784	1,172	852	813	1.15	12.38
Policing Services	1,411	1,224	805	585	558	0.78	8.40
Parks and Recreation Services	11,509	9,987	6,563	4,768	4,552	1.83	19.70
Library Services	1,174	1,019	669	486	464	0.19	2.04
Child Care and Early Years Programs	1,317	1,143	751	546	521	-	0.00
Provincial Offences Act including By-Law Enforcement	118	102	67	49	47	0.05	0.54
Waste Diversion	59	51	34	24	23	0.03	0.32
Growth-Related Studies	872	757	497	361	345	0.39	4.20
Total Municipal Wide Services/Class of Services	\$27,096	\$23,513	\$15,451	\$11,226	\$10,716	\$9.66	\$103.98
Urban Services							
Wastewater Services	8,112	7,040	4,626	3,361	3,208	5.09	54.79
Water Services	8,772	7,612	5,002	3,634	3,469	5.50	59.20
Total Urban Services	\$16,884	\$14,652	\$9,628	\$6,995	\$6,677	\$10.59	\$113.99
GRAND TOTAL RURAL AREA	\$27,096	\$23,513	\$15,451	\$11,226	\$10,716	\$9.66	\$103.98
GRAND TOTAL URBAN AREA	\$43,980	\$38,165	\$25,079	\$18,221	\$17,393	\$20.25	\$217.97