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**REGION OF DURHAM**

**REGIONAL DEVELOPMENT CHARGE  
BACKGROUND STUDY  
SUPPORTING PROPOSED AMENDMENTS TO  
REGIONAL RESIDENTIAL AND NON-  
RESIDENTIAL DEVELOPMENT CHARGE  
BY-LAW NO. 28-2018**

Prepared by:

**THE REGIONAL MUNICIPALITY OF DURHAM**

**AND**

**WATSON & ASSOCIATES ECONOMISTS LTD.**

**April 23, 2021**

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## **1.0 Purpose of Development Charge Background Study**

1.1 The purpose of this Background Study is to set out proposed amendments to Regional Development Charge By-law No. 28-2018 of the Regional Municipality of Durham. These amendments are required to:

- a. Address the changes in the *Development Charges Act, 1997* (DCA) resulting from Bill 108: *More Homes, More Choice Act, 2019*, Bill 138: *Plan to Build Ontario Together Act*, Bill 197, *COVID-19 Economic Recovery Act 2020* and O. Reg. 454/19; and
- b. Modify the development charge calculation for long-term care to include the costs of a new long-term care home as the Region received approval by the Province for the funding of 200 long-term care beds (Approval letter dated March 18, 2021).

## **2.0 Rationale of Proposed DC By-law Amendments**

2.1 The changes to the DCA has:

- a. Impacted the timing and process for the collection of DCs;
- b. Modified the determination of the DC rates (i.e. freezing of DC rates);
- c. Broadened the exemptions for additional (secondary) units;
- d. Modified the list of services that are eligible for DC funding; and
- e. Removed the ten per cent statutory reduction.

### **Collection and Timing of DC Collections and Freezing of DC Rates**

2.2 DCs for rental housing development, that is not non-profit housing development, and institutional developments (as defined in O. Reg. 454/19) are to be paid in six equal installments over five years, commencing the earlier of the date of issuance of occupancy permit or the date of first occupancy. The subsequent annual installments are due on the annual anniversary date of the first installment.

2.3 DCs for non-profit housing developments (as defined in O. Reg. 454/19) will pay DCs in twenty-one equal installments over twenty years, commencing the earlier of the date of issuance of occupancy permit or the date of first occupancy. The subsequent annual installments are due on the annual anniversary date of the first installment.

2.4 The applicable DC rate will be determined, based on the rates in effect on the following dates:

- a. The date of building permit issuance or at subdivision agreement execution, unless the building permit is being issued in respect of an approval of development in a site plan control area under subsection

- 41(4) of the Planning Act, or for an amendment to a by-law passed under section 34 of the Planning Act;
- b. If the approval under subsection 41(4) or section 34 of the Planning Act occurred within two years of building permit issuance, and the planning application was submitted on or after January 1, 2020, the rates under a) do not apply and the rates are determined as at the time of planning application submission; and
  - c. If the approval under subsection 41(4) or section 34 of the Planning Act occurred earlier than two years of building permit issuance, and the planning application was submitted on or after January 1, 2020, the rates under a) would apply.
- 2.5 These changes have been in effect since January 1, 2020 and are being applied by the Region. The purpose of the amendments set out in Appendix C to DC By-law No. 28-2018 is to bring the by-law in conformity with the DCA.
- 2.6 As the legislation allows municipalities to charge interest to recover the costs associated with the development charge deferral and / or the freezing of DCs, the amending by-law provides a clause to allow for the application of interest charges. Regional staff are developing a Regional Development Charge Interest Rate Policy for Committee and Council consideration.

### **Exemption of Additional (Secondary) Units**

- 2.7 Prior to the recent changes to the DCA, the DCA provided exemptions for additional (secondary) units that were limited to additional units created within prescribed existing residential units.
- 2.8 Given the changes to the DCA, the exemptions for additional units has been broadened and now applies to the creation of additional units ancillary to prescribed existing residential units and within, or ancillary to, prescribed new residential units.
- 2.9 In the 2018 Regional DC By-law approved by Regional Council, the Region broadened the exemptions for additional units within existing residential units to include units ancillary to the existing unit. The proposed amendments to Regional DC By-law No. 28-2018 as shown in Appendix C expand the exemptions to include secondary units constructed within or ancillary to new residential units.

## Changes to Eligible DC Services

- 2.10 The DCA now lists the services that are eligible for DC funding, whereas previously the DCA listed the services that were ineligible. The following provides the list of eligible services:
- a. Water supply services, including distribution and treatment;
  - b. Waste water services, including sewers and treatment;
  - c. Storm water drainage and control services;
  - d. Services related to a highway;
  - e. Electrical power services;
  - f. Toronto-York subway extension;
  - g. Transit services;
  - h. Policing services;
  - i. Fire protection services;
  - j. Ambulance services;
  - k. Waste diversion services;
  - l. Public Libraries services;
  - m. Services related to long-term care;
  - n. Parks and recreation services (excluding parkland acquisition);
  - o. Services related to public health;
  - p. Child care and early years programs and services;
  - q. Housing services;
  - r. Services related to proceedings under the Provincial Offences Act;
  - s. Services related to emergency preparedness; and
  - t. Services related to Airports (only in Regional Municipality of Waterloo).
- 2.11 Durham's current Region-wide DC By-law No. 28-2018 includes a Health and Social Services category, which includes capital cost for Social Services (i.e. facilities for Ontario Works delivery and Family Services). Social Service is not identified as an eligible service under the DCA. The Region can continue to collect development charges for the social services facilities under the current DC by-law until September 17, 2022. The amending by-law in Appendix C provides a new schedule that will be in effect on September 18, 2022 which removes the charges related to the social services facilities.
- 2.12 Development Related Studies is no longer listed as an eligible DC service. However, the cost of development related studies is eligible for DC funding and the costs are to be allocated out to the eligible DC services.
- 2.13 Currently, the Region's DC By-law includes two studies under the Development Related Studies category, which includes the Development

Charge Background Study and Municipal Comprehensive Review. The costs of these studies are being allocated to the Roads, Water Supply and Sanitary Sewer services, based on their pro-rated share of capital costs in the 2018 DC Study. Appendix B provides the detailed calculations and the recalculated cash flows for Roads, Water Supply and Sanitary Sewer services.

### **Removal of Ten Per Cent Statutory Reduction**

- 2.14 The changes to the DCA removes the statutory ten per cent reduction for soft services. For Durham, the ten per cent reduction impacts Paramedic Services, Health Services, Housing Services and Development Related Studies. The Development Related Studies DC applied a two per cent reduction in the 2018 DC Study as the majority of the cost of the studies are related to roads, water and sewer which are not subject to the ten per cent reduction. Removal of the two per cent did not alter the charge.
- 2.15 The Long-Term Care DC calculation did not include the ten per cent reduction in the 2018 DC By-law as the DC included the remaining debt charges from debt issued in 2004 (i.e. the ten per cent reduction was applied in the 2003 DC Study).
- 2.16 Staff are not proposing to remove the ten per cent statutory reduction for the Health and Social Services DC since this is now an ineligible service. However, as mentioned previously, the Region can continue to collect DCs for the social services facility until September 17, 2022.

### **3.0 Approval of a New Long-Term Care Home**

- 3.1 The Region applied to build a new 200-bed Long-term Care Home to be located in North Pickering. The Region received a letter from the Minister of Long-Term Care dated March 18, 2021 advising the Ministry of Long-Term Care approved the application for 200 long-term care beds.
- 3.2 The estimated cost of the facility is \$67.6 million (\$2018). This excludes land acquisition costs as the facility is planned to be constructed on property that was provided to the Region from the Province at no cost, as per the Seaton Community Lands Agreement.
- 3.3 It is recognized that the additional beds will relieve the pressure on existing waiting lists and over the long term, will provide accommodation for both existing and new residents. In order to recognize the benefit to existing development, a 50 per cent deduction has been made. Therefore, it is assumed that 100 beds are growth related and the estimated cost of the facility in the DC calculation is \$33.8 million (50 per cent of \$67.6 million).

- 3.4 It is anticipated that the Region will receive subsidies from the Province towards the new Long-Term Care Home. The estimated subsidy to be included in the DC calculation is \$18.2 million (based on 100 beds as being growth-related) as follows:

	<b>Subsidy</b>	<b>Amount</b>
1.	Annual subsidy from the Ministry of Long-Term Care assumed to be \$23.78 per resident (bed) per day to be paid over 25 years. The present value of this subsidy (based on a 5% borrowing cost) has been calculated at \$128,452 per bed (assume 100 beds as being growth-related)	\$12,845,221
2.	Development grant per bed at \$51,376 (100 beds)	5,137,600
3.	One Time Planning Grant for Non-profit Homes	250,000
	<b>TOTAL</b>	<b>\$18,232,821</b>

**4.0 Recalculation of the DCs from Removal of the Ten Per Cent Reduction, Addition of a New Long-Term Care Home and Re-allocation of Development Related Studies Costs**

- 4.1 Appendix A provides the tables with the revised development charge calculation excluding the ten per cent reduction and inclusion of a new long-term care home.
- 4.2 Other than the revisions to remove the ten per cent reduction and inclusion of costs for a new long-term care home, all other capital needs and determination of DC recoverable costs contained in the 2018 DC Background Study remain unchanged. The historical level of service schedules are provided in Appendix A for information purposes. No changes were made to these schedules.
- 4.3 As well, for the purpose of this study, the 2018 DC Background Study growth forecast remains unchanged. The revised capital needs estimates and adjustments to the DC calculations reflecting the amendments to the DCA have been considered in the context of the growth forecast in the 2018 DC Study as shown below:

**Table 1**  
**Region of Durham**  
**Growth Forecasts**  
**July 1, 2018- June 30, 2028**

Type of Growth	Incremental Amount
Population Growth	182,955 Persons
Household Unit Growth	86,435 Households
Employment Growth	77,230 Employees
Additional Non-Residential Floor Space	6,722,700 Square Metres

4.4 The following table (Table 2) provides the Regional DCs as of July 1, 2018.

**Table 2**  
**Region of Durham**  
**Residential Development Charges**  
**Effective July 1, 2018**

SERVICE CATEGORY	Single / Semi Detached \$	Medium Density Multiples \$	Two Bedroom Apartment and Larger \$	One Bedroom Apartment and Smaller \$
Regional Roads	9,250	7,432	5,373	3,502
GO Transit <sup>(1)</sup>	723	641	454	270
Regional Transit <sup>(1)</sup>	1,143	919	664	431
Regional Police Services	715	575	416	271
Long Term Care	19	15	11	7
Paramedic Services	170	137	99	64
Health and Social Services	123	99	72	47
Housing Services	387	311	225	147
Development Related Studies	19	15	11	7
Water Supply	9,420	7,569	5,472	3,566
Sanitary Sewerage	9,170	7,368	5,327	3,472
Total (All Services)	<u>\$ 31,139</u>	<u>\$ 25,081</u>	<u>\$ 18,124</u>	<u>\$ 11,784</u>

Note:

- GO Transit and Regional Transit DCs are not subject to DC By-law No. 28-2018, however are shown for information purposes only. There are no proposed changes to the GO Transit and Regional Transit DC rates.

4.5 Table 3 provides the DC rates recalculated for July 1, 2018 with the ten per cent statutory reduction removed, inclusion of the new long-term care

home and the reallocation of Development Related Studies costs to roads, water supply and sanitary sewer services.

- 4.6 The result is an increase in the DC for a single / semi-detached unit of \$282 (from \$31,139 to \$31,421).

**Table 3**  
**Region of Durham**  
**Residential Development Charges**  
**Recalculated for July 1, 2018**  
**Removes Ten Per Cent Reduction, Includes New Long-term Care Home**  
**and Reallocation of Development Related Studies Costs**

SERVICE CATEGORY	Single / Semi Detached \$	Medium Density Multiples \$	Two Bedroom Apartment and Larger \$	One Bedroom Apartment and Smaller \$
Regional Roads	9,257	7,438	5,377	3,505
GO Transit	723	641	454	270
Regional Transit	1,143	919	664	431
Regional Police Services	715	575	416	271
Long Term Care	238	192	138	90
Paramedic Services	188	151	109	71
Health and Social Services	123	99	72	47
Housing Services	430	346	250	163
Development Related Studies	-	-	-	-
Water Supply	9,428	7,575	5,477	3,569
Sanitary Sewerage	9,176	7,373	5,331	3,474
<b>Total (All Services)</b>	<b>\$ 31,421</b>	<b>\$ 25,309</b>	<b>\$ 18,288</b>	<b>\$ 11,891</b>

- 4.7 Since July 1, 2018, the DC rates have been indexed on July 1, 2019 (5.2%) and on July 1, 2020 (2.9%). Table 4 adjusts the DC rates in Table 2 to allow for the indexing on July 1, 2019 and July 1, 2020.



**Table 4**  
**Recalculated Regional DC Rates in Effect For July 1, 2021<sup>(1)</sup>**  
**(adjusted for July 1, 2019 and July 1, 2020 indexing)**

SERVICE CATEGORY	Single / Semi Detached \$	Medium Density Multiples \$	Two Bedroom Apartment and Larger \$	One Bedroom Apartment and Smaller \$
Regional Roads	10,021	8,052	5,821	3,794
GO Transit	767	679	482	286
Regional Transit	1,237	995	719	466
Regional Police Services	774	623	451	293
Long Term Care	258	208	149	97
Paramedic Services	204	163	118	77
Health and Social Services	133	107	78	50
Housing Services	465	375	271	176
Development Related Studies	-	-	-	-
Water Supply	10,206	8,200	5,929	3,863
Sanitary Sewerage	9,933	7,981	5,771	3,761
Total (All Services)	<u>\$ 33,998</u>	<u>\$ 27,383</u>	<u>\$ 19,789</u>	<u>\$ 12,863</u>

Note:

- The proposed DC rates are subject to annual indexing on July 1, 2021. The indexing percentage should be released by Statistics Canada in the middle of May 2021.
- 4.8 Table 5 provides the existing rates for a single detached / semi- detached unit and the proposed rates with all the adjustments, resulting in an increase of \$305.

**Table 5**  
**Comparison of Current and Proposed DCs for July 1, 2021<sup>(1)</sup>**  
**Single Detached / Semi Detached Unit**

<b>SERVICE CATEGORY</b>	<b>Current Rate</b> \$	<b>Proposed Rate</b> \$	<b>Change</b> \$
Regional Roads	10,013	10,021	8
GO Transit	767	767	-
Regional Transit	1,237	1,237	-
Regional Police Services	774	774	-
Long Term Care	21	258	237
Paramedic Services	184	204	20
Health and Social Services	133	133	-
Housing Services	419	465	46
Development Related Studies	21	-	(21)
Water Supply	10,197	10,206	9
Sanitary Sewerage	9,927	9,933	6
<b>Total (All Services)</b>	<b>\$ 33,693</b>	<b>\$ 33,998</b>	<b>\$ 305</b>

Note:

- The proposed DC rates are subject to annual indexing on July 1, 2021. The indexing percentage should be released by Statistics Canada in the middle of May 2021.

## **5.0 Long Term Operating Analysis**

- The 2018 DC Study provided an examination of the long-term capital and operating costs associated with the capital items included in the DC Study, including an asset management plan. The 2018 DC Study did not include the long-term care home in North Pickering.
- It is assumed that 50 per cent of the capital costs of the new long-term care home in North Pickering is growth related, therefore an estimated \$38.8 million will be funded by non-DC sources.
- The 2018 DC Study provided a table identifying the estimated incremental operating, maintenance and depreciation costs associated with the growth-related capital program. That table has been updated to include the new long-term care home in North Pickering as shown below. The annual operating cost estimate has increased from \$2.0 million to \$5.8 million and the estimated annual maintenance cost has increased from \$1.28 million to \$2.9 million with the addition of the long-term care home.

**Table 6  
 Estimated Incremental Operating, Maintenance and Depreciation  
 Costs Associated with the Total Forecasted 2018-2027 Growth  
 Capital (\$2018)**

	<b>Operating Cost (Annual)</b>	<b>Maintenance Cost (Annual)</b>	<b>Depreciation Factor (Annual)</b>	<b>Total</b>
Water Supply and Sanitary Sewer	26,730,000	4,030,000	28,220,000	58,980,000
Transportation	890,000	2,340,000	24,000,000	27,230,000
Other Services <sup>(1)</sup>				
Vehicles	630,000	610,000	1,340,000	2,580,000
Facilities	5,760,000	2,930,000	2,410,000	11,100,000
Other Services Sub Total	6,390,000	3,540,000	3,750,000	13,680,000
<b>Total</b>	<b>34,010,000</b>	<b>9,910,000</b>	<b>55,970,000</b>	<b>99,890,000</b>

Note:

1. Other services include Regional Police, Paramedic Services, Health and Social Services and Long-Term Care Services.

## **6.0 Recommended Amendments and Implementation**

- 6.1 The proposed amendments to By-law 28-2018 is to address the changes to the DCA relating to the timing and collection of DCs, broadening exemption of secondary units, removal of the ten per cent statutory reduction, removing social services as an eligible DC service and to modify the development charge calculation for long-term care to include the cost of a new long-term care home.
- 6.2 Appendix A provides the amended pages (schedules) to reflect the removal of the ten per cent statutory reduction and inclusion of a new long-term care home.
- 6.3 Appendix B provides the detailed calculations for reallocating the development related studies costs to roads, water supply and sanitary sewer services.
- 6.4 Appendix C includes the proposed by-law amendment.
- 6.5 Appendix D includes the existing Regional Development Charge By-law (No. 28-2018).
- 6.6 It is proposed that the amendments to By-law No. 28-2018 take effect on July 1, 2021.

6.7 Figure 1 shows the timing of the necessary actions to amend By-law No. 28-2018. Please contact Legislative Services at [clerks@durham.ca](mailto:clerks@durham.ca) or 905-668-7711, ext. 2054 for any updates and the process for providing comments, as the Region’s current COVID-19 response evolves.

**Figure 1**  
**Schedule of Dates for the Region of Durham**  
**DC By-law Amendment Process**

1.	Background study and proposed amending by-law available to public on the Region’s website	April 23, 2021
2.	Public Meeting Ad placed in newspapers	By May 5, 2021
3.	Public Meeting of Council	May 26, 2021
4.	Final Date for Public Comment	May 28, 2021 5:00 pm
5.	Finance and Administration Committee Consideration of Final Amending By-law	June 8, 2021
5.	Consideration of Final Amending By-law by Regional Council	June 23, 2021
6.	Newspaper and other notice given of by-law passage	Within 20 days after passage of by-law
7.	Last day for by-law appeal	40 days after passage of by-law
8.	Region makes pamphlet available (where by-law not appealed)	By 60 days after in-force date

## **Appendix A**

**Documentation for Revised Capital Sheets and Cash Flow Calculations  
(10% Reduction Removed and New Long-Term Care Home Added)**

**Service Level Calculation Sheet**

**Service:** Paramedic Stations  
**Unit Measure:** Sq. Ft. of Building Space

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 Value (\$/s.f.)
<b>Total Floor Area</b>											
Whitby Paramedic Station	19,945	19,945	19,945	19,945	19,945	19,945	19,945	19,945	19,945	19,945	560
North Oshawa Paramedic Station (Ritson)	4,746	4,746	4,746	4,746	4,746	4,746	4,746	4,746	4,746	4,746	560
South Oshawa Paramedic Station (Bloor)	4,608	4,608	4,608	4,608	4,608	4,608	4,608	4,608	4,608	4,608	560
Oshawa Paramedic Station (Wilson)	6,060	6,060	6,060	6,060	6,060	6,060	6,060	6,060	6,060	6,060	560
Ajax Paramedic Station	2,692	2,692	-	-	-	-	-	-	-	-	560
Pickering Paramedic Station (625 Kingston Rd)	-	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	560
Pickering Paramedic Station	-	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	560
Courtice Paramedic Station	2,630	2,630	2,630	2,630	2,630	2,630	2,630	2,630	2,630	2,630	560
Uxbridge Paramedic Station	2,602	2,602	2,602	2,602	2,602	2,602	2,602	2,602	2,602	2,602	560
Bowmanville Paramedic Station	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	560
Port Perry Paramedic Station	3,528	3,528	3,528	3,528	3,528	3,528	3,528	3,528	3,528	3,528	560
Beaverton Paramedic Station	-	-	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	204
4040 Anderson EMS Storage Facility	-	-	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	560
Sunderland Satellite Facility	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	560
Conlin Depot Maintenance	8,000	8,000	8,000	-	-	-	-	-	-	-	204
Banting Avenue Storage Facility	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>59,411</b>	<b>71,811</b>	<b>79,319</b>	<b>71,319</b>	<b>71,319</b>	<b>71,319</b>	<b>78,119</b>	<b>73,373</b>	<b>73,373</b>	<b>73,373</b>	

Population	611,390	621,865	626,110	632,500	639,655	649,320	655,700	663,345	671,700	677,125
Per Capita Service Level	0.098	0.116	0.127	0.113	0.112	0.110	0.120	0.111	0.110	0.109

	2008-2017
10 Year Average	
Quantity per capita	0.112
Quality (\$/sq.ft.)	\$ 512.32
Combined Quantity/Quality Level (\$/capita)	\$ 57.42

DC Amount (before deductions)	
2018-2028 Forecast Population Growth	182,955
\$ per Capita	\$ 57.42
Eligible Amount	\$ 10,504,891

Service Level Calculation Sheet

Service: Paramedic Services Vehicles  
 Unit Measure: Total Value of Vehicles and Other Assets

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Quantity Measure											\$ Value per Item <sup>(1)</sup>
<b>Number of Vehicles</b>											
Ambulances with defibrillators	24	25	25	27	27	25	26	27	27	27	263,000
Ambulances with defibrillators and power cots with power load	-	-	-	-	-	-	-	-	-	-	311,500
Ambulances Spare (no defibrillators)	11	11	11	12	12	15	15	16	16	15	190,000
Bariatric Special Purpose Vehicle	-	-	-	-	-	-	-	-	-	-	210,000
Emergency Response Vehicles with defibrillators	5	5	6	6	6	6	6	6	6	6	99,200
Emergency Response Vehicle Spares (no defib.)	1	1	2	2	2	2	2	2	2	2	76,200
EMS Command and Response Vehicles with defibrillators	2	3	3	3	3	3	3	3	3	3	99,200
EMS Command and Response Vehicle Spares (no defib.)	-	-	-	1	1	1	1	1	1	1	76,200
Management Support Vehicles with Emergency Warning Systems	3	3	3	4	4	4	4	4	4	4	42,000
Management support spare	-	-	-	-	-	-	-	-	-	-	42,000
Emergency Support Van	1	1	1	1	1	1	1	1	1	1	105,000
Emergency Support Trailers	2	2	2	2	2	2	2	2	2	2	60,000
Logistics Trucks	2	2	2	2	2	2	2	2	2	2	100,000
All Terrain Gator	1	1	1	1	1	1	1	1	1	1	18,000
ESU pull trucks	-	-	-	-	-	2	2	2	2	2	80,000
G&D Van	-	-	-	-	-	-	-	-	-	-	70,000
Golf Carts	-	-	-	-	-	-	-	-	-	-	30,000
Paramedic transport vehicles	-	-	-	-	-	10	11	11	11	11	7,000
Land (acres)	12	12	12	12	12	12	13	12	16	16	530,000
<b>Total Value of Vehicles and Other Assets</b>	\$ 15,997,031	\$ 16,359,231	\$ 16,314,992	\$ 17,394,592	\$ 17,394,592	\$ 17,780,592	\$ 18,703,022	\$ 18,758,408	\$ 20,887,749	\$ 22,317,249	

Population	\$ 611,390	621,865	626,110	632,500	639,655	649,320	655,700	663,345	671,700	677,125
Service Level per Capita/Employment	\$ 26.17	\$ 26.31	\$ 26.06	\$ 27.51	\$ 27.20	\$ 27.39	\$ 28.53	\$ 28.28	\$ 31.25	\$ 32.96

10 Year Average	2008-2017
Combined Quantity/Quality Level (\$/capita)	\$ 28.22

DC Amount (before deductions)	182,955
2018-2028 Forecast Population Growth	28.22
\$ per Capita	\$ 5,163,695
Eligible Amount	

<sup>(1)</sup> Values include equipment such as radio, lights and roof bar where applicable, and exclude computers.

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION  
MUNICIPALITY: Region of Durham**

**SERVICE: Paramedic Services - Vehicles**

Pj. No.	Increased Service Needs Attributable to Anticipated Development 2018-2027	Timing	Gross Capital Cost Est. (\$2018)	Ineligible re: Level of Service	Eligible Increase in Need	Benefit to Existing Development/ U.E.C. (1)	Less:		Sub Total	Less: Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost	
							Grants, Subsidies & Other Contributions Attrib. to New Development	Development			Net Costs Benefiting New Development	Residential Share 88%
	<b>Cost to be Incurred During Term of Proposed By-law (2018-2022)</b>											
1	2 Additional Ambulances with Defibrillator	2019	512,000	-	512,000	-			512,000		450,560	61,440
2	2 Additional Ambulances with Defibrillator	2021	512,000	-	512,000	-			512,000		450,560	61,440
	<b>Cost to be Incurred Post By-law Term (i.e. 2023-2027)</b>											
3	2 Additional Ambulances with Defibrillator	2023	512,000	-	512,000	-			512,000		450,560	61,440
4	2 Additional Ambulances with Defibrillator	2025	512,000	-	512,000	-			512,000		450,560	61,440
5	2 Additional Ambulances with Defibrillator	2027	512,000	-	512,000	-			512,000		450,560	61,440
	Total Estimated Capital Cost		\$ 2,560,000	\$ -	\$ 2,560,000	\$ -	\$ -	\$ -	\$ 2,560,000	\$ -	\$ 2,252,800	\$ 307,200

Notes:

(1) Uncommitted excess capacity, where applicable



**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION  
MUNICIPALITY: Region of Durham**

**SERVICE: Paramedic Services - Land Ambulance (Facilities)**

P/I No.	Increased Service Needs Attributable to Anticipated Development 2018-2027	Timing	Gross Capital Cost Est. (\$2018)	Ineligible re: Level of Service	Eligible Increase in Need	Benefit to Existing Development/ U.E.C. (1)	Less: Grants, Subsidies & Other Contributions Attrib. to New Development	Sub Total	Less: Other (e.g. 10% Statutory Deduction)	Net Costs Benefiting New Development	Potential DC Recoverable Cost	
											Residential Share 88%	Non-Residential Share 12%
<b>Cost to be Incurred During Term of Proposed By-law (2018-2022)</b>												
1	Additional Paramedic Station - Clarrington (2)											
	- Land and Design	2018	638,000	-	638,000	31,900	-	606,100		606,100	533,368	72,732
	- Construction	2019	1,566,000	-	1,566,000	78,300	-	1,487,700		1,487,700	1,309,176	178,524
2	Additional Paramedic Station - Uxbridge (3)											
	- Land and Design	2019	725,000	-	725,000	36,250	-	688,750		688,750	606,100	82,650
	- Construction	2021	2,610,000	-	2,610,000	130,500	-	2,479,500		2,479,500	2,181,960	297,540
<b>Cost to be Incurred Post By-law Term (i.e. 2023-2027)</b>												
3	Additional Paramedic Station - North-West Whitby											
	- Land and Design	2024	1,300,000	-	1,300,000	65,000	-	1,235,000		1,235,000	1,086,800	148,200
	- Construction	2025	2,500,000	-	2,500,000	125,000	-	2,375,000		2,375,000	2,090,000	285,000
4	Additional Paramedic Station - North-East Oshawa											
	- Land and Design	2025	1,300,000	-	1,300,000	65,000	-	1,235,000		1,235,000	1,086,800	148,200
	- Construction	2026	2,500,000	30,413	2,469,587	123,479	-	2,346,107		2,346,107	2,064,574	281,533
Total Estimated Capital Cost			\$ 13,139,000	\$ 30,413	\$ 13,108,587	\$ 655,429	\$ -	\$ 12,453,157	\$ -	\$ 12,453,157	\$ 10,958,778	\$ 1,494,379

Notes:

- (1) Uncommitted excess capacity, where applicable
- (2) The cost of the Clarrington Paramedic Station replacement and expansion is estimated at \$3.8 million, \$2.2 million (58%) of which is growth related as a portion of the building is replacing an existing facility.
- (3) The cost of the Uxbridge Paramedic Station replacement and expansion is estimated at \$5.75 million, \$3.3 million (58%) of which is growth related as a portion of the building is replacing an existing facility.

**PARAMEDIC SERVICES (LAND AMBULANCE)**  
 Region-Wide Development Charge  
 Cash Flow Calculation of the Residential Development Charge  
 (\$'000's)

Year	DC Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expend. Inflated @ 3.0%	Issuing of New Debt	Debt Costs on new Debt 5.0%	Equivalent Single Detached Units	Unit Charge Inflated @ 3.0%	Anticipated Revenue	Surplus (Deficit)	Int. Earnings 2.5%/debt rate 5.0%	DC Reserve Fund Closing Bal.
2018-19	0	533	533	0	0	8,075	188	1,520	986	25	1,011
2019-20	1,011	2,366	2,437	1,000 <sup>(1)</sup>	0	8,075	194	1,565	1,140	28	1,168
2020-21	1,168	0	0	0	130	8,075	200	1,612	2,651	66	2,717
2021-22	2,717	2,633	2,877	1,300 <sup>(2)</sup>	130	8,075	206	1,661	2,672	67	2,739
2022-23	2,739	0	0	0	298	8,075	212	1,711	4,151	104	4,255
2023-24	4,255	451	522	0	298	6,457	218	1,409	4,844	121	4,965
2024-25	4,965	1,087	1,298	0	298	6,457	225	1,451	4,820	121	4,941
2025-26	4,941	3,627	4,461	1,500 <sup>(3)</sup>	298	6,457	231	1,495	3,176	79	3,256
2026-27	3,256	2,065	2,615	0	492	6,457	238	1,539	1,688	42	1,730
2027-28	1,730	451	588	0	2,729 <sup>(4)</sup>	6,465	246	1,588	0	0	0
<b>TOTAL</b>		<b>13,212</b>	<b>15,331</b>	<b>3,800</b>	<b>4,672</b>	<b>72,668</b>		<b>15,550</b>		<b>653</b>	

	Single/Semi Detached	Medium Density Multiple	2 Bedroom Apartment	1 Bedroom Apartment
<b>DC/Unit Revised Rates</b>	<b>\$188</b>	<b>\$151</b>	<b>\$109</b>	<b>\$71</b>
<b>DC/Unit Previous Rates</b>	<b>\$170</b>	<b>\$137</b>	<b>\$99</b>	<b>\$64</b>

- (1) Debt issued for the Additional Paramedic Stations - Clarington.
- (2) Debt issued for the Additional Paramedic Station - Uxbridge.
- (3) Debt issued for Additional Paramedic Station - North-West Whitby
- (4) Final year of new debt costs represents debt servicing costs from 2027 to 2035.

## Durham Region

## 2018 Development Charges Background Study

## Average Level of Service

Service:	Housing Services									
Unit Measure:	Housing Units									
Housing Provider	Quantity - # of units									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<b>Non-Profit &amp; Co-operatives</b>										
Ajax Municipal Housing Corporation	490	490	490	490	490	490	490	490	490	490
Borelia Co-operative Homes	70	70	70	70	70	70	70	70	70	70
Bowmanville Valley Co-operative Homes	68	68	68	68	68	68	68	68	68	68
Brock Non-Profit Housing Corporation	53	53	53	53	53	53	53	53	53	53
Consideration Co-operative Homes	99	99	99	99	99	99	99	99	99	99
Cornerstone Community Association	56	56	56	56	56	56	56	56	56	56
Duffin's Creek Co-operative Homes	75	75	75	75	75	75	75	75	75	75
Durham Region Non-Profit Housing Corporation	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
Providence Place Christian Homes	124	124	124	124	124	124	124	124	124	124
Gateway Community Homes	118	118	118	118	118	118	118	118	118	118
Harmony-King Cooperative Homes (Cormack Station)	76	76	76	76	76	76	76	76	76	76
Heritage Community Housing Corporation	125	125	125	125	125	125	125	125	125	125
Inter Faith Homes (Bloor Apartments)	36	36	36	36	36	36	36	36	36	36
J.D. Cochrane Court (Immaculate Conception)	38	38	38	38	38	38	38	38	38	38
John Howard Society	8	8	8	8	8	8	8	8	8	8
Life Centre Non-Profit Housing Corporation	126	126	126	126	126	126	126	126	126	126
Maple Glen Housing Co-operative Homes	40	40	40	40	40	40	40	40	40	40
Marigold Cooperative Homes	70	70	70	70	70	70	70	70	70	70
New Hope Non-Profit Dwellings (Durham) Inc.	118	118	118	118	118	118	118	118	118	118
Northview Meadow Co-operative Homes	261	261	261	261	261	261	261	261	261	261
Oshawa Legion Manor	38	38	38	38	38	38	38	38	38	38
Oshawa YWCA	40	40	40	40	40	40	40	40	40	40
Otter Creek Co-op	84	84	84	84	84	84	84	84	84	84
Participation House (Campbell Court)	39	39	39	39	39	39	39	39	39	39
Prisma Non-Profit Residence Corporation	186	186	186	186	186	186	186	186	186	186
Rougemount Co-operative Homes	105	105	105	105	105	105	105	105	105	105
Sarah McDonald Place (Inter Organizational Network)	63	63	63	63	63	63	63	63	63	63
Sunrise Place Non-Profit Housing Co-operative	58	58	58	58	58	58	58	58	58	58
Sunrise Seniors Place (Oshawa-Durham)	89	89	89	89	89	89	89	89	89	89
Unity Village Local 183 Non-Profit Homes	82	82	82	82	82	82	82	82	82	82
Whitby Christian Non-Profit Housing Corporation (Harvest Place)	85	85	85	85	85	85	85	85	85	85
William Peak Co-operative Homes	141	141	141	141	141	141	141	141	141	141
Willow Park Co-operative Homes	90	90	90	90	90	90	90	90	90	90
Sub-total	4,279	4,279	4,279	4,279	4,279	4,279	4,279	4,279	4,279	4,279
<b>Federal Non-Profits</b>										
Canadian Foresters Project (Foretree Place) (OCHAP)	61	61	61	61	61	61	61	61	61	61
Durham County Seniors Citizen Lodge (CSHP)	41	41	41	41	41	41	41	41	41	41
Faith Place	186	186	186	186	186	186	186	186	186	186
Kingsway Pioneer Home (CSHP)	80	80	80	80	80	80	80	80	80	80
Manning Mews Non-Profit Homes	20	20	20	20	20	20	20	20	20	20
Newcastle Lodge - Parkview (OCHAP)	43	43	43	43	43	43	43	43	43	43
Oshawa Housing - Normandy Street	63	63	63	63	63	63	63	63	63	63
Oshawa Housing - Westmount Avenue	20	20	20	20	20	20	20	20	20	20
Parkview Place (OCHAP)	115	115	115	115	115	115	115	115	115	115
St. Martin's Centre (OCHAP)	58	58	58	58	58	58	58	58	58	58
St. Mary's Senior Citizens Residence Oshawa	92	92	92	92	92	92	92	92	92	92
Trinity Manor	40	40	40	40	40	40	40	40	40	40
Sub-total	819	819	819	819	819	819	819	819	819	819
<b>Durham Regional Local Housing Corporation</b>	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276
<b>Affordable Housing Program and Investments in Affordable Housing Program</b>										
Ajax Municipal Housing Corporation (Hubbard Station)	-	-	84	84	84	84	84	84	84	84
BGS Homes (Whitby Village - 310 Mary Street)	-	-	-	-	-	-	139	139	139	139
Cher-brook Properties (Bloor Park Village - 394 Bloor Street)	-	-	-	42	42	42	42	42	42	42
DRLHC (Brookside Apartments)	-	-	5	5	5	5	5	5	5	5
DRLHC (Lakeview Harbourside)	-	-	-	12	12	12	12	12	12	12
Mahogany Management (Ritson Residence - 1658 Ritson Rd. N)	-	-	-	-	-	-	-	-	-	75
TGFG Ventures Inc. (Harmony Ridge Gardens - 762 King Street)	-	-	-	-	32	32	32	32	32	32
Sub-total	0	0	89	143	175	175	314	314	314	389
<b>Total</b>	<b>6,374</b>	<b>6,374</b>	<b>6,463</b>	<b>6,517</b>	<b>6,549</b>	<b>6,549</b>	<b>6,688</b>	<b>6,688</b>	<b>6,688</b>	<b>6,763</b>
Population	611,390	621,865	626,110	632,500	639,655	649,320	655,700	663,345	671,700	677,125
Per Capita Service Level	0.0104	0.0102	0.0103	0.0103	0.0102	0.0101	0.0102	0.0101	0.0100	0.0100

10 Year Average	2008-2017
Quantity per capita	0.0102
Forecast Population (net)	182,955
Eligible Amount (number of units)	1,863

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION  
MUNICIPALITY: Region of Durham**

**SERVICE: Housing Services**

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2018-2027	Timing	Gross Capital Cost Est. (\$2018)	Ineligible re: Level of Service	Eligible Increase in Need	Benefit to Existing Development/ U.E.C. (1)	Less:		Sub Total	Other (e.g. 10% Statutory Deduction)	Net Costs Benefiting New Development	Potential DC Recoverable Cost	
							Grants, Subsidies & Other Contributions Attrib. to New Development	Development				Residential Share 100%	Non-Residential Share 0%
	<b>Cost to be Incurred During Term of Proposed By-law (2018-2022)</b>												
1	208 Housing Units	2018-2022	31,221,346	-	31,221,346	15,610,673	-	15,610,673	-	15,610,673	15,610,673	15,610,673	-
	<b>Cost to be Incurred Post By-law Term (2023-2027)</b>												
2	208 Housing Units	2023-2027	31,221,346	-	31,221,346	15,610,673	-	15,610,673	-	15,610,673	15,610,673	15,610,673	-
	Total Estimated Capital Cost		\$ 62,442,691	\$ -	\$ 62,442,691	\$ 31,221,346	\$ -	\$ 31,221,346	\$ -	\$ 31,221,346	\$ 31,221,346	\$ 31,221,346	\$ -

Notes:

(1) Uncommitted excess capacity, where applicable

**Housing Services**  
**Region-Wide Development Charge**  
**Cash Flow Calculation of the Residential Development Charge**  
**(\$000's)**

Year	DC Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expend. Inflated @ 3.0%	Issuing of New Debt	Debt Costs on new Debt 5.0%	Eqv. Single Detached Units	Unit Charge Inflated @ 3.0%	Anticipated Revenue	Surplus (Deficit)	Int. Earnings 2.5%/debt rate 5.0%	DC Reserve Fund Closing Bal.
2018-19	0	3,122	3,122	0	0	8,075	430	3,474	352	9	361
2019-20	361	3,122	3,216	0	0	8,075	443	3,578	723	18	741
2020-21	741	3,122	3,312	0	0	8,075	456	3,686	1,115	28	1,143
2021-22	1,143	3,122	3,412	0	0	8,075	470	3,796	1,527	38	1,565
2022-23	1,565	3,122	3,514	0	0	8,075	484	3,910	1,962	49	2,011
2023-24	2,011	3,122	3,619	0	0	6,457	499	3,220	1,612	40	1,652
2024-25	1,652	3,122	3,728	0	0	6,457	514	3,317	1,241	31	1,272
2025-26	1,272	3,122	3,840	0	0	6,457	529	3,417	849	21	870
2026-27	870	3,122	3,955	0	0	6,457	545	3,519	434	11	445
2027-28	445	3,122	4,074	0	0	6,465	561	3,629	0	0	0
<b>TOTAL</b>		<b>31,221</b>	<b>35,792</b>	<b>0</b>	<b>0</b>	<b>72,668</b>		<b>35,547</b>		<b>245</b>	

	Single / Semi Detached	Medium Density Multiple	2 Bedroom Apartment	1 Bedroom Apartment
DC/Unit Revised Rates	\$430	\$346	\$250	\$163
DC/Unit Previous Rates	\$387	\$311	\$225	\$147

**Service Level Calculation Sheet**

**Service:** Long Term Care Facilities  
**Unit Measure:** sq.ft. of building space

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Value (\$/s.f.)
Hilsdale Estates	265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000	265,000
Hilsdale Terraces	164,510	164,510	164,510	164,510	164,510	164,510	164,510	164,510	164,510	164,510	164,510
Fairview	128,306	128,306	128,306	128,306	128,306	128,306	128,306	170,911	170,911	170,911	170,911
Lakeview	123,559	123,559	123,559	123,559	123,559	123,559	123,559	123,559	123,559	123,559	123,559
<b>Total</b>	<b>681,375</b>	<b>681,375</b>	<b>681,375</b>	<b>681,375</b>	<b>681,375</b>	<b>681,375</b>	<b>681,375</b>	<b>723,980</b>	<b>723,980</b>	<b>723,980</b>	<b>250</b>

Population	611,390
Per Capita Service Level	1.115
<b>10 Year Average</b>	<b>2008-2017</b>
Quantity per capita	1.077
Quality (\$/sq.ft.)	250
Combined Quantity/Quality Level (\$/capita)	\$ 269.20

<b>DC Amount (before deductions)</b>	
2018-2028 Forecast Population Growth	182,955
\$ per Capita	\$ 269.20
<b>Eligible Amount</b>	<b>\$ 49,251,486</b>

Population	611,390	621,865	626,110	632,500	639,655	649,320	655,700	663,345	671,700	677,125
Per Capita Service Level	1.115	1.096	1.088	1.077	1.065	1.049	1.039	1.091	1.078	1.069

**Service Level Calculation Sheet**

**Service:** Long Term Care Facilities  
**Unit Measure:** Total Value of Other Assets

<i>Quantity Measure</i>		2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 Value
Description												
Land (acres)		33	33	33	33	33	33	33	33	33	33	\$ 530,000
Total Value of Other Assets		\$ 17,338,086	\$ 17,338,086	\$ 17,338,086	\$ 17,338,086	\$ 17,338,086	\$ 17,338,086	\$ 17,338,086	\$ 17,338,086	\$ 17,338,086	\$ 17,338,086	\$ 17,338,086

Population	611,390	621,865	626,110	632,500	639,655	649,320	655,700	663,345	671,700	677,125
Per Capita Service Level	\$ 28.36	\$ 27.88	\$ 27.69	\$ 27.41	\$ 27.11	\$ 26.70	\$ 26.44	\$ 26.14	\$ 25.81	\$ 25.61

10 Year Average	2008-2017
Quantity per capita	\$ 26.91

DC Amount (before deductions)	182,955
2018-2028 Forecast Population Growth	\$ 26.91
Eligible Amount	\$ 4,924,197

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION  
MUNICIPALITY: Region of Durham**

**SERVICE: Long Term Care**

Pri. No.	Increased Service Needs Attributable to Anticipated Development 2018-2027	Timing	Gross Capital Cost Est. (\$2018)	Ineligible re: Level of Service	Eligible Increase in Need	Benefit to Existing Development/ U.E.C.	Less:		Subtotal	Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost	
							Grants, Subsidies & Other Contributions Attrib. to New Development	Net Costs Benefiting New Development			Residential Share 100%	Non-Residential Share 0%
1	65 Bed Addition to Hillsdale Terraces <sup>(1)</sup>		1,272,484	-	N/A	N/A	N/A	-	1,272,484	-	1,272,484	-
2	New 200 Long Term Care Home <sup>(2)</sup>	2024	33,805,000	-	33,805,000	-	\$18,232,821	-	15,572,179	-	15,572,179	-
	Total Estimated Capital Cost		\$ 35,077,484	\$ -	\$ 33,805,000	\$ -	\$ 18,232,821	\$ -	\$ 16,844,663	\$ -	\$ 16,844,663	\$ -

Notes

- (1) The Region issued \$2,626,000 in debentures in 2004 to finance the growth related share of the Hillsdale Terraces Facility. The outstanding debt of \$1,272,484 plus interest charges are the amounts included in the cash flow table that will be funded by DC's.
- (2) The Region received approval by the Province for 200 new long-term care beds (letter dated March 18, 2021). The estimated cost of the facility is \$67.61 million and 50% (\$33.8 million) is growth related.



**LONG TERM CARE**  
**Region-Wide Development Charge**  
**Cash Flow Calculation of the Residential Development Charge**  
 (\$'000's)

Year	DC Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expend. Inflated @ 3.0%	Issuing of New Debt	Debt Costs Existing Debt (1)	Eqv. Single Detached Units	Unit Charge Inflated @ 3.0%	Anticipated Revenue	Surplus (Deficit)	Int. Earnings 2.5%/debt rate 5%	DC Reserve Fund Closing Bal.
2018-19	91	0	0	0	223	8,075	238	1,925	1,793	45	1,838
2019-20	1,838	0	0	0	223	8,075	246	1,983	3,597	90	3,687
2020-21	3,687	0	0	0	223	8,075	253	2,042	5,506	138	5,644
2021-22	5,644	0	0	0	223	8,075	261	2,104	7,524	188	7,712
2022-23	7,712	0	0	0	223	8,075	268	2,167	9,656	241	9,897
2023-24	9,897	15,572	18,052	0	223	6,457	276	1,785	-6,594	-330	-6,924
2024-25	-6,924	0	0	0	223	6,457	285	1,838	-5,309	-265	-5,574
2025-26	-5,574	0	0	0	0	6,457	293	1,893	-3,681	-184	-3,865
2026-27	-3,865	0	0	0	0	6,457	302	1,950	-1,915	-96	-2,011
2027-28	-2,011	0	0	0	0	6,465	311	2,011	0	0	0
<b>TOTAL</b>		<b>15,572</b>	<b>18,052</b>	<b>0</b>	<b>1,563</b>	<b>72,668</b>		<b>19,697</b>		<b>-173</b>	<b>0</b>

	Single/Semi Detached	Medium Density Multiple	2 Bedroom Apartment	1 Bedroom Apartment
DC/Unit Revised Rates	\$238	\$192	\$138	\$90
DC/Unit Previous Rates	\$19	\$15	\$11	\$7

Notes

(1) Existing debt payments related to debt issued for Hillside Terraces in Oshawa in 2004 (200 Bed Home)

## **Appendix B**

**Documentation for Revised Capital Sheets and Cash Flow  
Calculations to Transfer Development Related Studies Costs to  
Roads, Water Supply and Sanitary Sewer Services**

## 1. Introduction

Development Related Studies is no longer listed as an eligible DC service in the Development Charges Act. However, the cost of development related studies is eligible for DC funding and the costs are to be allocated out to the eligible DC services.

Currently, the Region’s DC By-law includes two studies under the Development Related Studies category, including the Development Charge Background Study and Municipal Comprehensive Review as shown in the table below:

**Table 1  
Infrastructure Costs Covered in the DC Calculation  
Development Related Studies**

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2018-2027	Timing	Gross Capital Cost Est. (\$2018)	Deduction for Non-DC Eligible Services	Eligible Increase in Need	Less:			Less:			Potential DC Recoverable Cost		
						Benefit to Existing Development/ U.E.C.	Grants, Subsidies & Other Contributions Attrib. to New Development	Sub Total	Other (e.g. 10% Statutory Deduction)	Net Costs Benefiting New Development	Residential Share 70%	Non-Residential Share 30%		
<b>Cost to be Incurred During Term of Proposed By-law (2018-2022)</b>														
1	Municipal Comprehensive Review	2018	500,000	50,000	450,000	-	-	450,000		450,000	315,000	135,000		
2	Development Charge Study	2022	350,000		350,000	-	-	350,000		350,000	245,000	105,000		
<b>Cost to be Incurred Post By-law Term (i.e. 2023-2027)</b>														
3	Development Charge Study	2027	350,000		350,000	-	-	350,000		350,000	245,000	105,000		
4	Municipal Comprehensive Review	2027	750,000	75,000	675,000	-	-	675,000		675,000	472,500	202,500		
Total Estimated Capital Cost			\$ 1,950,000	\$ 125,000	\$ 1,825,000	\$ -	\$ -	\$ 1,825,000	\$ -	\$ 1,825,000	\$ 1,277,500	\$ 547,500		

The share of cost of the studies to be funded by residential DCs is \$1,277,500 as shown in Table 1. These costs are being allocated to the Roads, Water Supply and Sanitary Sewer services, based on their pro-rated share of capital costs in the 2018 DC Study as shown below:

**Table 2  
Capital Costs in the 2018 DC Study  
Residential Share Only**

Roads	\$ 701,722,000	37.6%
Water Supply	670,688,000	36.0%
Sanitary Sewer	491,711,000	26.4%
	<b><u>\$ 1,864,121,000</u></b>	<b>100.0%</b>

Based on the shares shown in Table 2, the \$1,277,500 in costs are allocated to Roads, Water Supply and Sanitary Sewer services as follows:

**Table 3**  
**Allocation of Development Related Studies Costs**

	<u>Roads</u>	<u>Water</u>	<u>Sewer</u>	<u>Total</u>
<b>2018-19</b>	\$118,577	\$113,333	\$ 83,090	\$ 315,000
<b>2022-23</b>	92,227	88,148	64,625	245,000
<b>2027-28</b>	270,093	258,148	189,260	717,500
	<b>\$480,897</b>	<b>\$459,629</b>	<b>\$336,974</b>	<b>\$1,277,500</b>
	<b>37.6%</b>	<b>36.0%</b>	<b>26.4%</b>	

1.1. Revised Cash Flows for Roads, Water Supply and Sanitary Sewer Services

The following three 2018 cash flows for roads, water supply and sanitary sewer services (Page B-3) have been revised to include the development related studies costs as shown in Table 3. Based on the three cash flows, the increase in the roads, water supply and sanitary sewer development charges for a single / semi detached unit is \$21 as follows:

**Table 4**  
**Increase in Roads, Water Supply and Sanitary Sewer Development Charges**  
**For a Single / Semi-Detached Unit**  
**(As of July 1, 2018)**

<b>Service</b>	<b>Increase</b>
Roads	<b>7</b>
Water Supply	<b>8</b>
Sanitary Sewer	<b>6</b>
<b>Total</b>	<b>\$21</b>

This is slightly higher than the Development Related Studies DC calculated in 2018 (\$19 for a single / semi-detached unit). The reason for the slightly higher charge is that DCs for water supply and sanitary sewer services are collected on fewer units (units serviced by water and sewer or designated to be serviced in the Regional Official Plan), therefore a slightly higher charge is needed to recover the same level of revenue.

**RESIDENTIAL ROADS**  
**Region-Wide Development Charge (With Seaton)**  
**Cash Flow Calculation of the Residential Development Charge**  
**(\$000's)**

Year	1 DC Reserve Fund Opening Balance	2 Development Related Expenditures	3 Transfer of Development Studies Costs	4 Development Related Expend. Inflated @ 3.0%	5 Equivalent Single Detached Units	6 Unit Charge Inflated @ 3.0%	7 Anticipated Revenue	8 Surplus (Deficit)	9 Int. Earnings 2.5%/debt rate 5.00%	10 DC Reserve Fund Closing Bal.
2018-19	33,363	31,501	119	31,620	8,075	9,257	74,742	76,486	1,912	78,398
2019-20	78,398	39,653		40,843	8,075	9,534	76,984	114,539	2,863	117,403
2020-21	117,403	134,996		143,217	8,075	9,820	79,294	53,480	1,337	54,817
2021-22	54,817	34,355		37,541	8,075	10,115	81,673	98,949	2,474	101,422
2022-23	101,422	46,487	92	52,425	8,075	10,418	84,123	133,120	3,328	136,448
2023-24	136,448	104,370		120,993	6,457	10,731	69,289	84,744	2,119	86,863
2024-25	86,863	47,939		57,242	6,457	11,053	71,368	100,989	2,525	103,514
2025-26	103,514	60,380		74,260	6,457	11,384	73,509	102,763	2,569	105,332
2026-27	105,332	50,171		63,555	6,457	11,726	75,714	117,491	2,937	120,429
2027-28	120,429	151,872	270	198,511	6,465	12,078	78,082	0	0	0
<b>TOTAL</b>		<b>701,724</b>	<b>481</b>	<b>820,206</b>	<b>72,666</b>		<b>764,779</b>		<b>22,064</b>	

	Single / Semi Detached	Medium Density Multiple	2 Bedroom Apartment	1 Bedroom Apartment
<b>DC/Unit - Revised Rates</b>	<b>\$9,257</b>	<b>\$7,438</b>	<b>\$5,377</b>	<b>\$3,505</b>
<b>DC/Unit - Previous Rates</b>	<b>\$9,250</b>	<b>\$7,432</b>	<b>\$5,373</b>	<b>\$3,502</b>

**RESIDENTIAL WATER**  
**Region-Wide Development Charge (With-out Seaton)**  
**Cash Flow Calculation of the Residential Development Charge**  
**(\$000's)**

Year	1 DC Reserve Fund Opening Balance	2 Existing Debt Payments	3 Development Related Expenditures	4 Transfer of Development Studies Costs	5 Development Related Expend. Inflated @ 3.0%	6 Issuing of New Debt	7 Debt Costs on new Debt 5.0%	8 Equivalent Single Detached Units	9 Unit Charge Inflated @ 3.0%	10 Anticipated Revenue	11 Surplus (Deficit)	12 Int. Earnings 2.5%/debt rate 5.00%	13 DC Reserve Fund Closing Bal.
2018-19	146,013	0	28,032	113	28,145	0	0	6,316	9,428	59,546	177,414	4,435	181,849
2019-20	181,849	0	108,707		111,968	0	0	6,316	9,711	61,333	131,214	3,280	134,494
2020-21	134,494	0	122,999		130,490	42,000 <sup>(1)</sup>	0	6,316	10,002	63,173	109,177	2,729	111,906
2021-22	111,906	0	112,734		123,187	0	5,439	6,316	10,302	65,068	48,348	1,209	49,556
2022-23	49,556	0	25,950	88	29,306	0	5,439	6,321	10,611	67,073	81,884	2,047	83,931
2023-24	83,931	0	43,633		50,583	0	5,439	5,034	10,929	55,019	82,928	2,073	85,001
2024-25	85,001	0	12,510		14,938	0	5,439	5,034	11,257	56,669	121,294	3,032	124,326
2025-26	124,326	0	82,040		100,899	0	5,439	5,034	11,595	58,370	76,358	1,909	78,267
2026-27	78,267	0	90,772		114,987	24,000 <sup>(2)</sup>	5,439	5,034	11,943	60,121	41,961	1,049	43,010
2027-28	43,010	0	43,313	258	56,850	0	48,133	5,038	12,301	61,973	0	0	0
<b>Total</b>		<b>0</b>	<b>670,690</b>	<b>460</b>	<b>761,354</b>	<b>66,000</b>	<b>80,768</b>	<b>56,759</b>		<b>608,344</b>		<b>21,764</b>	

	Single/Semi Detached	Medium Density Multiple	2 Bedroom Apartment	1 Bedroom Apartment
<b>DC/Unit - Revised Rates</b>	<b>\$9,428</b>	<b>\$7,575</b>	<b>\$5,477</b>	<b>\$3,569</b>
<b>DC/Unit - Previous Rates</b>	<b>\$9,420</b>	<b>\$7,569</b>	<b>\$5,472</b>	<b>\$3,566</b>

**Notes**

- (1) Debt issued for expansion of Whitby WSP
- (2) Debt issued for the expansion of Bowmanville WSP

**RESIDENTIAL SEWER**  
**Region-Wide Development Charge (With-out Seaton)**  
**Cash Flow Calculation of the Residential Development Charge**  
**(\$000's)**

Year	1 DC Reserve Fund Opening Balance	2 Existing Debt Payments Total	3 Development Related Expenditures	4 Transfer of Development Studies Costs	5 Development Related Expend. Inflated @ 3.0%	6 Issuing of New Debt	7 Debt Costs on new Debt 5.0%	8 Equivalent Single Detached Units	9 Unit Charge Inflated @ 3.0%	10 Anticipated Revenue	11 Surplus (Deficit)	12 Int. Earnings 2.5%/debt rate 5.00%	13 DC Reserve Fund Closing Bal.
2018-19	35,669	11,167	13,579	83	13,662			6,316	9,176	57,958	68,797	1,720	70,517
2019-20	70,517	11,167	48,370		49,821			6,316	9,452	59,696	69,225	1,731	70,956
2020-21	70,956	9,347	36,236		38,443			6,316	9,735	61,487	84,653	2,116	86,769
2021-22	86,769	5,930	55,064		60,170			6,316	10,027	63,332	84,001	2,100	86,101
2022-23	86,101	5,663	98,284	65	110,692			6,321	10,328	65,283	35,030	876	35,905
2023-24	35,905	5,663	57,512		66,672			5,034	10,638	53,551	17,121	428	17,549
2024-25	17,549	5,663	46,372		55,371			5,034	10,957	55,158	11,673	292	11,965
2025-26	11,965	5,661	65,305		80,317			5,034	11,286	56,812	-17,200	-860	-18,060
2026-27	-18,060	5,658	37,929		48,047			5,034	11,624	58,517	-13,249	-662	-13,911
2027-28	-13,911	3,026	33,060	189	43,383		0	5,038	11,973	60,320	-0	-0	-0
<b>Total</b>		<b>68,945</b>	<b>491,711</b>	<b>337</b>	<b>566,578</b>	<b>0</b>	<b>0</b>	<b>56,759</b>		<b>592,114</b>		<b>7,740</b>	

	Single/Semi Detached	Medium Density Multiple	2 Bedroom Apartment	1 Bedroom Apartment
<b>DC/Unit - Revised Rates</b>	<b>\$9,176</b>	<b>\$7,373</b>	<b>\$5,331</b>	<b>\$3,474</b>
<b>DC/Unit - Previous Rates</b>	<b>\$9,170</b>	<b>\$7,368</b>	<b>\$5,327</b>	<b>\$3,472</b>

## **Appendix C**

# **Proposed Amendments to Development Charge By-law No. 28-2018**

**THE REGIONAL MUNICIPALITY OF DURHAM**

**BY-LAW NO. • XX-2021**

**a by-law to amend By-law No. 28-2018**

**WHEREAS** section 19 of the *Development Charges Act, 1997*, S.O. 1997, c.27 (the “Act”) provides for amendments to development charge by-laws;

**AND WHEREAS** the Council of The Regional Municipality of Durham requires certain amendments to By-law 28-2018;

**AND WHEREAS** in accordance with the *Act*, a development charge background study has been completed in support of the proposed amendment to By-law 28-2018;

**AND WHEREAS** the Council of The Regional Municipality of Durham has given notice and held a public meeting on the 26<sup>th</sup> day of May 2021 in accordance with the *Act*;

**AND WHEREAS** the Council of The Regional Municipality of Durham has permitted any person who attended the public meeting to make representations in respect of the proposed amendments;

**AND WHEREAS** the Council of The Regional Municipality of Durham has determined that a further public meeting is not necessary pursuant to Section 12(3) of the *Act*;

**NOW THEREFORE THE COUNCIL OF THE REGIONAL MUNICIPALITY OF DURHAM HEREBY ENACTS AS FOLLOWS:**

**1. Section 1 of By-law 28-2018 is hereby amended by adding the following definitions and renumbering the remaining definitions accordingly:**

(x) “institutional development”, for the purposes of section 23(1) of the by-law, means development of a building or structure intended for use,

(a) as a long-term care home within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;

(b) as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;

(c) by any of the following post-secondary institutions for the objects of the institution:

(i) a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,

(ii) a college or university federated or affiliated with a university described in subclause (i), or

(iii) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;

(d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or

(e) as a hospice to provide end of life care.

(cc) non-profit housing development, for the purpose of section 23(2) means development of a building or structure intended for use as residential premises by,

(a) a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing;

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

(c) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act.

(kk) “rental housing” for the purpose of section 23(1) of the by-law, means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.

**2. Section 9(1)(i) of By-law 28-2018 is deleted and section 9(2) of By-law 28-2018 is hereby deleted and replaced with the following:**

9(2) The components of the services designated in subsection 9(1) to September 17, 2022 are described on Schedule “A-1”. The components of the services designated in subsection 9(1) from September 18, 2022 are described on Schedule “A-2”.

**3. Section 10 of By-law 28-2018 is hereby amended as follows:**

Delete “Schedule” and insert “Schedules”; and insert “B-2” following ““B-1” and”

**4. Section 11 of By-law 28-2018 is hereby deleted and replaced with the following:**

**Exemptions**

11(1) For the purpose of section 11, “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.

11(2) Development charges shall not be imposed in respect to:

- (a) the issuance of a building permit not resulting in the creation of an additional dwelling unit;
- (b) the enlargement of an existing dwelling unit;
- (c) the creation of additional dwelling units in accordance with the following table:

<b>Description of Class of Existing Residential Buildings</b>	<b>Maximum Number of Additional Dwelling Units</b>	<b>Restrictions</b>
Existing single detached residential buildings, each of which contains a single dwelling unit, that are not attached to other buildings.	Two	The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the building.
Existing semi-detached or row residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the building.



Existing rental residential buildings, each of which contains four or more dwelling units.	Greater of one and 1% of the existing units in the building	None
An existing residential building not in another class of residential building described in this table.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building.

(d) the creation of a second dwelling unit in accordance with the following table:

<b>Description of Class of Proposed New Residential Buildings</b>	<b>Restrictions</b>
Proposed new residential detached buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new detached dwelling must only contain two dwelling units.</p> <p>The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
Proposed new semi-detached or row residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.</p> <p>The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	<p>The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.</p> <p>The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.</p>

**5. Section 19 of By-law 28-2018 is hereby deleted and replaced with the following:**

19. Development charges, determined in accordance with section 24 and adjusted in accordance with section 26 of this by-law, are payable in full on the date on which a building permit is issued with respect to each dwelling unit, building or structure.

**6. Section 20(1) of By-law 28-2018 is hereby amended as follows:**

Delete “adjusted” and insert “determined” after “charges”; delete “section 24 to the date” and replace with “sections 24 and 26”; and delete payment and insert “this by-law”.

**7. Section 20(3)(a) of By-law 28-2018 is hereby amended as follows:**

Delete “24” after “section” and replace with “26”.

**8. Section 20(3)(b) of By-law 28-2018 is hereby amended as follows:**

Delete “24” after “section” and replace with “26”; and delete “24” after section and replace with “26” before “to the date of payment”.

**9. Section 21(1) of By-law 28-2018 is hereby amended as follows:**

Delete “24” after “section” and replace with “26”.

**10. By-law 28-2018 is hereby amended by inserting a new Section 23 as follows and renumbering the remaining sections:**

23. Notwithstanding sections 19 and 20, where development charges become payable after January 1, 2020 for development of:

- (a) rental housing that is not non-profit housing development and institutional development, development charges shall be paid in equal annual instalments beginning on the earlier of the date of issuance of a permit under the *Building Code Act, 1992* authorizing occupation of the building and the date the building is first occupied, and continuing on the following five anniversaries of that date;
- (b) Non-profit housing development, development charges shall be paid in equal annual instalments beginning on the earlier of the date of issuance of a permit under the *Building Code Act, 1992* authorizing occupation of the building and the date the building is first occupied, and continuing on the following twenty anniversaries of that date;

**11. By-law 28-2018 is hereby amended by inserting a new Section 24 as follows and renumbering the remaining sections:**

**Determining Amount Payable**

24. The development charges payable will be the development charge shown in the applicable Schedules to this by-law to be payable, with indexing under section 26, and, where applicable, with interest under section 27 of this by-law as follows:

- (2) for those developments to which section 23 applies,
  - (a) for applications filed after December 31, 2019, the day an application for an approval of development in a site plan control area under subsection 41 (4) of the *Planning Act* was made, provided the first building permit is issued within two years of the date that application was approved;
  - (b) if clause (a) does not apply, for applications filed after December 31, 2019, the day an application for an amendment to a by-law passed under section 34 of the *Planning Act* was made, provided the first building permit is issued within two years of the date that amendment comes into force and effect; or
  - (c) if neither clause (a) nor clause (b) applies, the day the development charge would be payable in accordance with sections 19 and 20 of this by-law; and
- (3) for those developments to which section 23 does not apply,
  - (a) for applications filed after December 31, 2019, the day an application for an approval of development in a site plan control area under subsection 41 (4) of the *Planning Act* was made, provided the date the development charge is payable is within two years of the date that application was approved;

- (b) if clause (a) does not apply, for applications filed after December 31, 2019, the day an application for an amendment to a by-law passed under section 34 of the *Planning Act* was made, provided the date the development charge is payable is within two years of the date that amendment is brought into force and effect; or
- (c) if neither clause (a) nor clause (b) applies, the day the development charge would be payable in accordance with sections 19 and 20 of this by-law.

**12. By-law 28-2018 is hereby amended by inserting a new Section 27 as follows and renumbering the remaining sections:**

**Instalment Interest**

27. Development charges payable by instalment pursuant to section 24 of this by-law shall bear interest in accordance with the Region of Durham Development Charge Interest Rate Policy, as amended from time to time.

**13. Section 28 of By-law 28-2018 is hereby amended as follows:**

28. Add “to September 17, 2022” after “Components of Services Designated in section” for Schedule “A-1”; amend “Schedule “B-1” to add “to September 17, 2022” after “Residential Development Charges”; and insert ““Schedule “B-2”- Residential Development Charges from September 18, 2022”.

**14. The Schedules to By-law 28-2018 are hereby deleted and replaced with the Schedules to this by-law.**

**15. Section 29 of By-law 28-2018 is hereby deleted and replaced as follows:**

29. This By-law shall come into force on July 1, 2021.

This By-law Read and Passed on the 23<sup>rd</sup> day of June, 2021.

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John Henry, Regional Chair and CEO

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R. Walton, Regional Clerk

## Schedule "A-1"

### Designated Regional Services and Service Components Thereunder to September 17, 2022

<b>Category of Regional Services</b>	<b>Service Components</b>
1. Regional Road	<ul style="list-style-type: none"><li>• Regional Road Construction/Improvements/Urbanization</li><li>• Improvements to Highway Interchanges/Grade Separations</li><li>• Intersection and Corridor Improvements</li><li>• Traffic Signals and Systems</li><li>• Property Acquisition</li><li>• Maintenance Facilities</li><li>• Capital Equipment</li><li>• Landscaping</li><li>• Studies</li><li>• Environmental Assessment</li></ul>
2. Regional Police	<ul style="list-style-type: none"><li>• Costs to Acquire Land or an Interest in Land, Including a Leasehold Interest</li><li>• Costs to Improve Land</li><li>• Costs to Acquire, Lease, Construct or Improve Buildings and Structures</li><li>• Costs to Acquire, Lease, Construct or Improve Facilities</li><li>• Vehicles and Equipment</li></ul>
3. Long Term Care	<ul style="list-style-type: none"><li>• Costs to Acquire Land or an Interest in Land, Including a Leasehold Interest</li><li>• Costs to Improve Land</li><li>• Costs to Acquire, Lease, Construct or Improve Buildings and Structures</li><li>• Costs to Acquire, Lease, Construct or Improve Facilities</li></ul>
4. Water Supply	<ul style="list-style-type: none"><li>• Pumping Stations</li><li>• Reservoirs</li><li>• Feeder mains</li><li>• Water Supply Plants and Municipal Wells</li><li>• Capital Equipment</li><li>• Studies</li><li>• Environmental Assessment</li><li>• Water Use Efficiency Strategy</li><li>• Well Interference</li></ul>
5. Sanitary Sewerage	<ul style="list-style-type: none"><li>• Sewage Pumping Stations and Forcemains</li><li>• Trunk Sanitary Sewers</li><li>• Water Pollution Control Plants</li><li>• Sludge Storage and Disposal Facilities</li><li>• Capital Equipment</li><li>• Studies</li><li>• Environmental Assessment</li><li>• Water Use Efficiency</li></ul>
6. Paramedic Services	<ul style="list-style-type: none"><li>• Land Ambulances and Equipment Stations and Land</li></ul>
7. Health and Social Services	<ul style="list-style-type: none"><li>• Costs to Acquire Land and Buildings</li><li>• Studies</li></ul>

8. Housing Services

- Costs to Acquire Land and Buildings or Units
- Costs to Improve Land
- Costs for Construction of new Buildings or Units
- Studies

## Schedule "A-2"

### Designated Regional Services and Service Components Thereunder from September 18, 2022

<b>Category of Regional Services</b>	<b>Service Components</b>
1. Regional Road	<ul style="list-style-type: none"><li>• Regional Road Construction/Improvements/Urbanization</li><li>• Improvements to Highway Interchanges/Grade Separations</li><li>• Intersection and Corridor Improvements</li><li>• Traffic Signals and Systems</li><li>• Property Acquisition</li><li>• Maintenance Facilities</li><li>• Capital Equipment</li><li>• Landscaping</li><li>• Studies</li><li>• Environmental Assessment</li></ul>
2. Regional Police	<ul style="list-style-type: none"><li>• Costs to Acquire Land or an Interest in Land, Including a Leasehold Interest</li><li>• Costs to Improve Land</li><li>• Costs to Acquire, Lease, Construct or Improve Buildings and Structures</li><li>• Costs to Acquire, Lease, Construct or Improve Facilities</li><li>• Vehicles and Equipment</li></ul>
3. Long Term Care	<ul style="list-style-type: none"><li>• Costs to Acquire Land or an Interest in Land, Including a Leasehold Interest</li><li>• Costs to Improve Land</li><li>• Costs to Acquire, Lease, Construct or Improve Buildings and Structures</li><li>• Costs to Acquire, Lease, Construct or Improve Facilities</li></ul>
4. Water Supply	<ul style="list-style-type: none"><li>• Pumping Stations</li><li>• Reservoirs</li><li>• Feeder mains</li><li>• Water Supply Plants and Municipal Wells</li><li>• Capital Equipment</li><li>• Studies</li><li>• Environmental Assessment</li><li>• Water Use Efficiency Strategy</li><li>• Well Interference</li></ul>
5. Sanitary Sewerage	<ul style="list-style-type: none"><li>• Sewage Pumping Stations and Forcemains</li><li>• Trunk Sanitary Sewers</li><li>• Water Pollution Control Plants</li><li>• Sludge Storage and Disposal Facilities</li><li>• Capital Equipment</li><li>• Studies</li><li>• Environmental Assessment</li><li>• Water Use Efficiency</li></ul>
6. Paramedic Services	<ul style="list-style-type: none"><li>• Land Ambulances and Equipment Stations and Land</li></ul>
7. Health Services	<ul style="list-style-type: none"><li>• Costs to Acquire Land and Buildings</li><li>• Studies</li></ul>

8. Housing Services

- Costs to Acquire Land and Buildings or Units
- Costs to Improve Land
- Costs for Construction of new Buildings or Units
- Studies

**Schedule “B-1”**

**Residential Development Charges per Dwelling Unit  
Effective July 1, 2018 - to September 17, 2022 \$ per Dwelling Type**

Service Category	Single Detached & Semi-Detached \$	Medium Density Multiples \$	Two Bedroom Apartment & Larger \$	One Bedroom Apartment & Smaller \$
<b>Region-Wide Charges</b>				
Regional Roads	9,257	7,438	5,377	3,505
Regional Police	715	575	416	271
Long-Term Care	238	192	138	90
Paramedic Services	188	151	109	71
Health & Social Services	123	99	72	47
Housing Services	430	346	250	163
Subtotal	10,951	8,801	6,362	4,147
<b>Regional Water Supply &amp; Sanitary Sewer Charges</b>				
Water Supply	9,428	7,575	5,477	3,569
Sanitary Sewerage	9,176	7,373	5,331	3,474
Subtotal	18,604	14,948	10,808	7,043
<b>Total of All Charges</b>	<b>29,555</b>	<b>23,749</b>	<b>17,170</b>	<b>11,190</b>

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to Section 26 of this By-law.



**Schedule “B-2”**

**Residential Development Charges per Dwelling Unit  
Effective from September 18, 2022 \$ per Dwelling Type**

Service Category	Single Detached & Semi-Detached \$	Medium Density Multiples \$	Two Bedroom Apartment & Larger \$	One Bedroom Apartment & Smaller \$
<b>Region-Wide Charges</b>				
Regional Roads	9,257	7,438	5,377	3,505
Regional Police	715	575	416	271
Long-Term Care	238	192	138	90
Paramedic Services	188	151	109	71
Health Services	-	-	-	-
Housing Services	430	346	250	163
Subtotal	10,828	8,702	6,290	4,100
<b>Regional Water Supply &amp; Sanitary Sewer Charges</b>				
Water Supply	9,428	7,575	5,477	3,569
Sanitary Sewerage	9,176	7,373	5,331	3,474
Subtotal	18,604	14,948	10,808	7,043
<b>Total of All Charges</b>	<b>29,432</b>	<b>23,650</b>	<b>17,098</b>	<b>11,143</b>

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to Section 26 of this By-law.

**Schedule "C"**

**Commercial Development Charges Effective July 1, 2018  
\$ per Square Foot of Gross Floor Area**

Service Category	Commercial Development Charges
Water Supply	3.51
Sanitary Sewerage	5.88
Regional Roads	8.54
<b>Total of All Charges</b>	<b>17.93</b>

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to section 26 of this By-law.

**Schedule "D"**

**Institutional Development Charges Effective July 1, 2018  
\$ per Square Foot of Gross Floor Area**

Service Category	Institutional Development Charges
Water Supply	0.86
Sanitary Sewerage	1.05
Regional Roads	7.18
<b>Total of All Charges</b>	<b>9.09</b>

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to section 26 of this By-law.

**Schedule "E"**

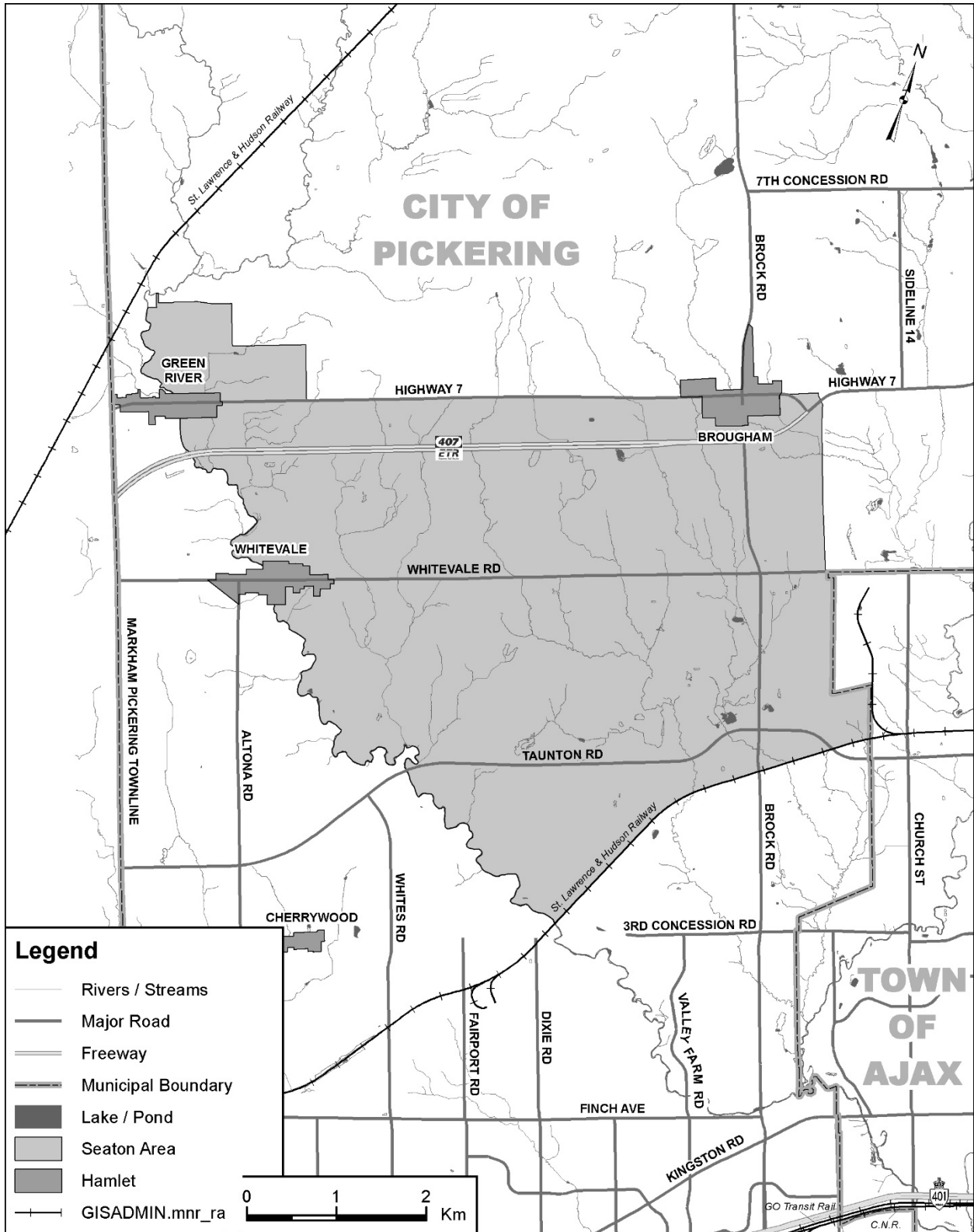
**Industrial Development Charges Effective July 1, 2018  
\$ per Square Foot of Gross Floor Area**

SERVICE CATEGORY	INDUSTRIAL DEVELOPMENT CHARGES
Water Supply	2.80
Sanitary Sewerage	3.38
Regional Roads	3.24
<b>Total of All Charges</b>	<b><u>9.42</u></b>

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to section 26 of this By-law.

# Schedule "F"

## Seaton Community



## **Appendix D**

### **Regional Development Charge By-law No. 28-2018**

## By-law Number 28-2018

### of The Regional Municipality of Durham

Being a by-law regarding the imposition of development charges.

Whereas section 2(1) of the *Development Charges Act, 1997*, provides that council of a municipality may by by-law, impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies if the development requires one or more of the approvals identified in section 2(2) of the *Development Charges Act, 1997*;

And Whereas a development charge background study, dated March 27, 2018, has been prepared in support of the imposition of development charges;

And Whereas the Council of the Regional Municipality of Durham has given notice and will hold a public meeting on April 11, 2018, in accordance with section 12(1) of the *Development Charges Act, 1997*;

And Whereas the Council of the Regional Municipality of Durham has permitted any person who attended the public meeting to make representations in respect of the proposed development charges;

And Whereas Council considered all of the submissions made in respect of the background study and the proposed development charges;

And Whereas at the Council meeting on June 13, 2018, Council approved the Study and adopted the recommendations in Report #2018-COW-108.

Now therefore the Council of The Regional Municipality of Durham hereby enacts as follows:

#### Part I

#### Interpretation

##### Definitions

1. In this By-law,
  - (a) "Act" means the *Development Charges Act, 1997*, or a successor statute;
  - (b) "agricultural use" means lands, buildings or structures, excluding any portion thereof used as a dwelling unit or for a commercial use, used or designed or intended for use for the purpose of a *bona fide* farming operation including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, greenhouses, horticulture, market gardening, pasturage, poultry keeping, and equestrian facilities;
  - (c) "air-supported structure" means a structure consisting of a pliable membrane that achieves and maintains its shape and is supported by internal air pressure;
  - (d) "apartment building" means a residential building, or the residential portion of a mixed-use building, other than a triplex, semi-detached duplex, semi-detached triplex, townhouse or stacked townhouse, consisting of more than 3 dwelling units, which dwelling units have a common entrance to grade;
  - (e) "apartment" means a dwelling unit in an apartment building or a single storey dwelling unit located within or above a residential garage or a commercial use;

- (f) “area municipality” means a lower-tier municipality that forms part of the Region;
- (g) “bedroom” means a habitable room, including a den, study, loft, or other similar area, but does not include a living room, a dining room, a bathroom or a kitchen;
- (h) “building or structure: means a permanent enclosed structure and includes an air-supported structure;
- (i) “commercial accessory building or structure” means a building or structure that complies with all of the following criteria:
  - (i) is not essential to,
  - (ii) is naturally and normally incidental to or subordinate in purpose to,
  - (iii) is exclusively devoted to,
  - (iv) is detached from, and
  - (v) is situated on the same property as,

a principal commercial use. Commercial accessory buildings or structures shall include, but not limited to, the separate storage of refuse or the storage of mechanical equipment related to the operation or maintenance of the principal use, building, structure or site. Commercial accessory building or structure shall not include any building or structure, whether in whole or in part, falling within the definition of “commercial use” in this by-law.”
- (j) “commercial use” means land, buildings or structures used, designed or intended for use for either or both of office and retail uses as defined in this by-law;
- (k) “Council” means the Council of the Regional Municipality of Durham;
- (l) “development” includes redevelopment;
- (m) “development charges” means charges imposed pursuant to this By-law in accordance with the Act, except in sections 20 and 21 where “development charges” means charges with respect to water supply services, sanitary sewer services and regional road services;
- (n) “duplex” means a building comprising, by horizontal division, two dwelling units;
- (o) “dwelling unit” means a room or suite of rooms used, or designed or intended for use by one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons;
- (p) “existing industrial building” means a building used for or in connection with,
  - (i) manufacturing, producing, processing, storing or distributing something,
  - (ii) research or development in connection with manufacturing, producing or processing something,
  - (iii) 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,
  - (iv) office or administrative purposes, if they are,



- (1) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
  - (2) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
- (q) “farm building” means a building or structure used, in connection with a bona fide agricultural use and includes barns, silos, and similar structures, and includes a dwelling located on the same lot as the agricultural use or on a lot directly abutting the agricultural use, which is used exclusively for the housing of temporary or seasonal persons employed exclusively for the farming of that agricultural use, but otherwise excludes a building or structure used, or designed or intended for use for residential or commercial uses;
- (r) “garden suite” means a one-unit detached, temporary residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable;
- (s) “gross floor area” means (except for the purposes of sections 11 and 17), in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or pliable membrane in the case of an air supported structure, or from the centre line of a common wall separating a non-residential and a residential use, and, for the purposes of this definition, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure;
- (t) “hospice” means a building or structure used to provide not for profit palliative care to the terminally ill;
- (u) “housing services use”/ “housing services” means social housing which is rental housing provided by Durham Region Local Housing Corporation (DRLHC) or by a non-profit housing provider that receives ongoing subsidy from the Region of Durham and Affordable Housing which are rental units provided by private or non-profit housing providers that receive capital funding through a federal and / or provincial government affordable housing program;
- (v) “industrial use” means lands, buildings or structures used or designed or intended for use for manufacturing, producing, processing, fabricating or assembly of raw goods, research or development in connection therewith, and includes office uses, warehousing or bulk storage of goods and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club or similar use;
- (w) “institutional use” means lands, buildings or structures used or designed or intended for use by a non-profit organized body, society or religious group for promoting a public and non-profit purpose, and would include a hospice and office uses where such uses are accessory to an institutional use;
- (x) “local board” means a local board as defined in the *Municipal Affairs Act*, other than a board defined in subsection 1(1) of the *Education Act*;
- (y) “medium density multiples” includes plexes, townhouses, stacked townhouses and all other residential uses that are not included in the definition of “apartment building”, “apartment”, “garden suites”, “mobile homes”, “retirement residence units”, “single detached”, “single detached dwelling” or “semi-detached dwelling”;
- (z) “mixed-use” means land, buildings or structures used, or designed or intended for use, for a combination of at least two of commercial, industrial, institutional or residential uses;

- (aa) “mobile home” means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent or temporary residence for one or more persons, but does not include a travel trailer or tent trailer or trailer otherwise designed;
- (bb) “non-residential use” means lands, buildings or structures or portions thereof used, or designed or intended for use for other than residential use, and includes commercial, industrial and institutional uses;
- (cc) “office use” means lands, buildings or structures used or designed or intended for use for the practice of a profession, the carrying on of a business or occupation and, for greater certainty, but without in any way limiting the generality of the foregoing, shall include but not be limited to the office of a physician, lawyer, dentist, architect, engineer, accountant, real estate or insurance agency, insurance company, veterinarian, surveyor, appraiser, financial institution, consumer loan company, employment agency, advertising agency, consulting firm, business service, investment company, security broker, mortgage company, medical clinic, builder, land developer;
- (dd) “place of worship” means a building or structure or part thereof that is used primarily for worship and is exempt from taxation as a place of worship under the *Assessment Act*;
- (ee) “plex” means a duplex, a semi-detached duplex, a triplex or a semi-detached triplex;
- (ff) “Region” means the Regional Municipality of Durham;
- (gg) “region-wide charges” means the development charges imposed in regard to the region-wide services;
- (hh) “region-wide services” means services in regard to regional roads, regional police, paramedic services, health and social services, long term care, development related studies, and housing services;
- (ii) “residential use” means lands, buildings or structures used, or designed or intended for use as a home or residence of one or more individuals, and shall include, but is not limited to, a single detached dwelling, a semi-detached dwelling, a townhouse, a plex, a stacked townhouse, an apartment, an apartment building, a mobile home, a retirement residence and a residential dwelling unit accessory to a non-residential use;
- (jj) “retail use” means lands, buildings or structures used or designed or intended for use for the sale or rental or offer for sale or rental of goods or services for consumption or use and, for greater certainty, but without in any way limiting the generality of the foregoing, shall include, but not be limited to, food stores, pharmacies, clothing stores, furniture stores, department stores, sporting goods stores, appliance stores, garden centres, automotive dealers, automotive repair shops, gasoline service stations, government owned retail facilities, private daycare, private schools, private lodging, private recreational facilities, sports clubs, golf courses, skiing facilities, race tracks, gambling operations, medical clinics, funeral homes, motels, hotels, rooming houses, restaurants, theatres, facilities for motion picture, audio and video production and distribution, sound recording services, self-storage facilities and secure document storage;
- (kk) “retirement residence” means a residential building or the residential portion of a mixed-use building which provides accommodation for persons of retirement age, where common facilities for the preparation and consumption of food are provided for the residents of the building, and where each unit or living accommodation has separate sanitary facilities, less than full culinary facilities and a separate entrance from a common hall;
- (ll) “retirement residence unit” means a unit within a retirement residence;

- (mm) “rooming house” means a detached building or structure which comprises rooms that are rented for lodging and where the rooms do not have both culinary and sanitary facilities for the exclusive use of individual occupants;
  - (nn) “Seaton Community” means the lands shown on Schedule “F”, which may generally be described as being bounded: to the south by the Canadian Pacific Railway right-of-way; to the west by West Duffins Creek; to the north by Provincial Highway No. 7; and to the east by Sideline 16 and the boundary between the City of Pickering and the Town of Ajax, and excludes the lands comprising the Hamlet communities of Whitevale, Green River and Brougham;
  - (oo) “semi-detached duplex” means one of a pair of attached duplexes, each duplex divided vertically from the other by a party wall;
  - (pp) “semi-detached dwelling” means a building divided vertically (above or below ground) into and comprising 2 dwelling units;
  - (qq) “semi-detached triplex” means one of a pair of triplexes divided vertically one from the other by a party wall;
  - (rr) “serviced” means the particular service is connected to or available to be connected to the lands, buildings or structures, or, as a result of the development, will be connected to or will be available to be connected to the lands, buildings or structures, or the lands to be developed are in an area designated for the particular service in the Region’s Official Plan;
  - (ss) “services” means the services designated in section 7 of this by-law;
  - (tt) “single detached dwelling” and “single detached” means a building comprising 1 dwelling unit;
  - (uu) “stacked townhouse” means a building, other than a plex, townhouse or apartment building, containing at least 3 dwelling units; each dwelling unit separated from the other vertically and/or horizontally and each dwelling unit having a separate entrance to grade;
  - (vv) “townhouse” means a building, other than a plex, stacked townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit separated vertically from the other by a party wall and each dwelling unit having a separate entrance to grade;
  - (ww) “triplex” means a building comprising 3 dwelling units.
2. In this by-law where reference is made to a statute or a section of a statute such reference is deemed to be a reference to any successor statute or section.

## **Part II**

### **Application of By-Law — Rules**

#### **Circumstances Where Development Charges are Payable**

3. Development charges shall be payable in the amounts set out in sections 10, 13, 14 and 15 of this by-law where:
- (a) the lands are located in the area described in subsection 4(1); and
  - (b) the development of the lands requires any of the approvals set out in section 5.

#### **Area to Which By-law Applies**

4. (1) Subject to subsections 4(2) and 4(3), this by-law applies to all lands in the Region.

- (2) This by-law shall not apply to lands that are owned by and used for the purposes of:
  - (a) the Region or a local board thereof;
  - (b) a board as defined in subsection 1(1) of the *Education Act*; and
  - (c) an area municipality or a local board thereof in the Region.
- (3) Development charges imposed under this by-law in regard to water supply and sanitary sewerage services do not apply to the development of lands located within the Seaton Community. For greater certainty, the balance of the development charges imposed under this by-law apply to the development of lands located within the Seaton Community.

### **Approvals for Development**

5. Development charges shall be imposed upon 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 thereto under section 34 of the *Planning Act*;
  - (b) the approval of a minor variance under section 45 of the *Planning Act*;
  - (c) a conveyance of land to which a by-law passed under subsection 50(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.

### **Designation of Services**

6. It is hereby declared by Council that all development of land within the area to which this By-law applies will increase the need for services.
7. The development charges under this By-law applicable to a development shall apply without regard to the services required or used by a particular development.
8.
  - (1) No more than one development charge for each service designated in section 9 shall be imposed on land to which this by-law applies even though two or more of the actions described in section 5 are required before the land can be developed.
  - (2) Notwithstanding subsection 8(1), if two or more of the actions described in section 5 occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.
9.
  - (1) The categories of services for which development charges are imposed under this by-law are as follows:
    - (a) water supply;
    - (b) sanitary sewerage;
    - (c) regional roads;

- (d) long term care;
  - (e) regional police;
  - (f) paramedic services;
  - (g) health and social services;
  - (h) housing services; and
  - (i) development related studies.
- (2) The components of the services designated in subsection 9(1) are described on Schedule “A”.

## **Amount of Charge**

### **Residential**

10. The development charges described in Schedule “B” to this by-law shall be imposed upon residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, upon the residential uses in the mixed use building or structure, according to the type of residential unit. The development charges payable shall comprise the following:
- (a) Region-wide Charges
    - (i) a development charge with respect to each of the region-wide services according to the type of residential use;
  - (b) Regional Water Supply and Sanitary Sewer Charges
    - (i) where the lands, buildings or structures are serviced by regional water supply services, the development charge with respect to water supply services according to the type of residential use;
    - (ii) where the lands, buildings or structures are serviced by regional sanitary sewer services, the development charge with respect to sanitary sewer services according to the type of residential use.

### **Exemptions**

11. (1) In this section,
- (a) “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;
  - (b) “other residential building” means a residential building not in another class of residential building described in this subsection;
  - (c) “semi-detached or row dwelling” means a residential building consisting of one dwelling unit having one or two vertical walls, but no other parts, attached to another structure;
  - (d) “single detached dwelling” means a residential building consisting of one dwelling unit and not attached to another structure.
- (2) Subject to subsections 11(3), 11(4) and 11(5), development charges shall not be imposed in respect to:
- (a) the issuance of a building permit not resulting in the creation of an additional dwelling unit;

- (b) the enlargement of an existing dwelling unit;
  - (c) the creation of one or two additional dwelling units within an existing single detached dwelling or on the same lot as an existing single detached dwelling;
  - (d) the creation of one additional dwelling unit within a semi-detached dwelling, a row dwelling, or any other residential building, or on the same lot as an existing semi-detached dwelling, a row dwelling, or any other residential building; or
  - (e) the creation of a garden suite.
- (3) Notwithstanding 11(2)(c) and (d), prior to the issuance of a building permit for any additional dwelling unit located on the same lot, but not within a single detached dwelling, semi-detached dwelling, a row dwelling, or any other residential building, the owner shall be required to enter into an agreement with the Region under section 27 of the Act respecting the timing and calculation of payment of development charges, notice of which the owner shall register on the title to the lands at its sole cost and expense with the intention that the provisions shall bind and run with title to the lands. Such agreement will require that in the event that the lands upon which any additional dwelling unit is located are the subject of an application for consent under section 53 of the *Planning Act*; or for which a by-law is passed under subsection 50(7) of the *Planning Act*, within 10 years of the date of building permit issuance for such additional dwelling unit, the development charges that would have otherwise been payable for such dwelling unit, shall become due and payable.
- (4) Notwithstanding subsection 11(2)(c), development charges shall be imposed in accordance with section 10 if the total gross floor area of the additional one or two dwelling units within the existing single detached dwelling or on the same lot as the existing single detached dwelling exceeds the gross floor area of the existing dwelling unit.
- (5) Notwithstanding subsection 11(2)(d), development charges shall be imposed in accordance with section 10 if the additional dwelling unit has a gross floor area greater than:
- (a) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
  - (b) in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.

### **Mobile Home**

12. (1) The development charges imposed upon a mobile home under section 10 shall be payable at the rate applicable to an apartment of two bedrooms or larger.
- (2) The development charges paid in regard to a mobile home shall be refunded in full to the then current owner thereof, upon request, if the mobile home is removed within ten years of the issuance of the building permit relating thereto.
- (3) The onus is on the applicant to produce evidence to the satisfaction of the Region, acting reasonably, which establishes that the applicant is entitled to the refund claimed under this section.

### **Retirement Residence Unit**

- 12.1 (1) The development charges imposed on a retirement residence unit under section 10 shall be payable at the rate applicable to an apartment of one bedroom and smaller.

## **Non-Residential**

### **Commercial**

13. (1) The development charges described in Schedule “C” to this by-law shall be imposed upon commercial uses of lands, buildings or structures, and, in the case of a mixed use building or structure, upon the commercial uses in the mixed use building or structure. The development charges payable shall comprise the following:
  - (a) Regional Road Charges
    - (i) a development charge with respect to regional road services according to the gross floor area of the commercial use;
  - (b) Regional Water Supply and Sanitary Sewer Charges
    - (i) where the lands, buildings or structures are serviced by regional water supply services, the development charge with respect to water supply services according to the gross floor area of the commercial use;
    - (ii) where the lands, buildings or structures are serviced by regional sanitary sewer services, the development charge with respect to sanitary sewer services according to the gross floor area of the commercial use.
- (2) Subject to subsections 13(3) and 13(4) of this by-law, the development charges imposed on commercial accessory buildings or structures shall be payable at the rate applicable to industrial development under Schedule “E”.
- (3) The application of development charges at the industrial rate in regard to commercial accessory buildings or structures shall be limited to an aggregate of 7,000 square feet of gross floor area of all such buildings or structures on the same site.
- (4) Development charges at the rate applicable to commercial development under Schedule “C” shall be imposed upon the gross floor area of commercial accessory buildings or structures in excess of 7,000 square feet on the same site.

### **Institutional**

14. The development charges described in Schedule “D” to this by-law shall be imposed upon institutional uses of lands, buildings or structures, and, in the case of a mixed use building or structure, upon the institutional uses in the mixed use building or structure. The development charges payable shall comprise the following:
  - (a) Regional Road Charges
    - (i) a development charge with respect to regional road services according to the gross floor area of the institutional use;
  - (b) Regional Water Supply and Sanitary Sewer Charges
    - (i) where the lands, buildings or structures are serviced by regional water supply services, the development charge with respect to water supply services according to the gross floor area of the institutional use;
    - (ii) where the lands, buildings or structures are serviced by regional sanitary sewer services, the development charge with respect to sanitary sewer services according to the gross floor area of the institutional use.

## **Industrial**

15. The development charges described in Schedule “E” to this by-law shall be imposed upon industrial uses of lands, buildings or structures, and, in the case of a mixed use building or structure, upon the industrial uses in the mixed use building or structure. The development charges payable shall comprise the following:
- (a) Regional Road Charges
    - (i) a development charge with respect to regional road services according to the gross floor area of the industrial use;
  - (b) Regional Water Supply and Sanitary Sewer Charges
    - (i) where the lands, buildings or structures are serviced by regional water supply services, the development charge with respect to water supply services according to the gross floor area of the industrial use;
    - (ii) where the lands, buildings or structures are serviced by regional sanitary sewer services, the development charge with respect to sanitary sewer services according to the gross floor area of the industrial use.

## **Exemptions**

16. (1) Notwithstanding the provisions of this by-law, development charges shall not be imposed in regard to:
- (a) agricultural uses and farm buildings;
  - (b) places of worship;
  - (c) public hospitals receiving aid under the *Public Hospitals Act*, R.S.O. 1990, c. P.40, excluding such buildings or structures or parts thereof used, designed or intended for use primarily for or in connection with a commercial purpose;
  - (d) any part of a building or structure used for the parking of motor vehicles, excluding parking spaces for display of motor vehicles for sale or lease or parking spaces associated with the servicing of motor vehicles;
  - (e) free standing roof-like structures and canopies that do not have exterior walls.

## **Exemption for Enlargement of Existing Industrial Building**

17. (1) Despite any other provisions of this by-law, if a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement shall be calculated as follows:
- (a) if the gross floor area is enlarged by fifty percent or less, the amount of the development charge in respect of the enlargement is zero;
  - (b) if the gross floor area is enlarged by more than fifty percent the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
    - (i) determine the amount by which the enlargement exceeds fifty percent of the gross floor area before the enlargement; and
    - (ii) divide the amount determined under paragraph (i) by the amount of the enlargement.



- (2) For the purposes of subsection 17(1) the following provisions apply:
- (a) the gross floor area of an existing industrial building shall be calculated as it existed as of July 1, 2018;
  - (b) subject to 2(c) below, the enlargement need not be an attached addition or expansion of an existing industrial building, but rather may be a new standalone structure, provided it is located on the same parcel of land as the existing industrial building;
  - (c) in the event that the enlargement is in the form of a standalone building or structure located on the same parcel of land as per 2(b) above, prior to the issuance of a building permit for the standalone building or structure, the owner shall be required to enter into an agreement with the Region under section 27 of the Act respecting the timing and calculation of payment of development charges, notice of which the owner shall register on the title to the lands at its sole cost and expense with the intention that the provisions shall bind and run with title to the lands. Such agreement will require that in the event that the lands upon which any standalone building or structure is located are the subject of an application for consent under section 53 of the *Planning Act*; or for which a by-law is passed under subsection 50(7) of the *Planning Act*, within 10 years of building permit issuance for such standalone building or structure, that the development charges that would have otherwise been payable for such standalone building or structure, shall become due and payable.
- (3) In this section “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.

### **Reduction of Development Charges For Redevelopment**

18. (1) Despite any other provision of this by-law, where, as a result of the redevelopment of land, a building or structure existing on the land within ten years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:
- (a) in the case of a residential building or structure, the amount of the reduction in the applicable development charges will equal the applicable development charges under section 10 of this by-law that would have been chargeable on the type of dwelling units demolished or to be demolished or converted to another use; and
  - (b) in the case of a non-residential building or structure, the amount of the reduction in the applicable development charges will equal the applicable development charges under sections 13, 14 or 15 of this by-law that would have been chargeable on the gross floor area of the non-residential building or structure that was demolished or to be demolished or converted to another use;
  - (c) in the case of a non-residential building or structure that would have been exempt from the payment of development charges under the current Regional Development Charge By-law, the amount of the reduction in the applicable development charge will equal the applicable development charge under section 14 of this by-law that, had the building or structure not been exempt, could have been chargeable on the gross floor area of the non-residential building or

structure that was demolished or to be demolished or converted to another use; and

- (d) in the case of a mixed-use building or structure, the amount of the reduction in the applicable development charges will equal the applicable development charges under sections 10, 13, 14 and 15 of this by-law that would have been chargeable either upon the type of dwelling units or the gross floor area of non-residential use in the mixed-use building or structure that is being demolished or to be demolished or converted to another use;

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

- (2) The ten year period referred to in subsection 18(1) of this by-law shall be calculated from the date of the issuance of the first demolition permit.
- (3) Development charges shall not be reduced under this section where the building or structure that is to be demolished or has been demolished or converted from one principal use to another was, or would have been, exempt from development charges under this by-law.
- (4) The onus is on the applicant to produce evidence to the satisfaction of the Region, acting reasonably, which establishes that the applicant is entitled to the reduction in the payment of development charges claimed under this section.

### **Part III**

#### **Administration**

##### **Timing of Payment of Development Charges**

- 19. Development charges, adjusted in accordance with section 24 of this by-law to the date of payment, are payable in full on the date on which a building permit is issued with respect to each dwelling unit, building or structure.
- 20.
  - (1) Notwithstanding section 19, development charges, adjusted in accordance with section 24 to the date of payment, with respect to water supply services, sanitary sewer services and regional road services shall be payable, with respect to an approval of a residential plan of subdivision under section 51 of the Planning Act, immediately upon the owner entering into the subdivision agreement with the Region, on the basis of the proposed number and type of dwelling units in the plan of subdivision.
  - (2) Notwithstanding section 20(1), development charges applicable to a high density or condominium block in a residential plan of subdivision are payable in accordance with section 19.
  - (3) Notwithstanding subsection 20(1), where an owner elects to enter into an agreement with the Region pursuant to section 27 of the Act, development charges with respect to water supply services, sanitary sewer services and regional road services may be payable as follows:
    - (a) upon the execution of the subdivision agreement, 50% of the development charges otherwise payable under subsection 20(1), adjusted in accordance with section 24 to the date of payment; and
    - (b) on the first anniversary date of the execution of the subdivision agreement, 50% of the development charges otherwise payable under subsection 20(1), adjusted in accordance with section 24 to the date of payment;

provided, however, in regard to any lot on the plan of subdivision, any balance of the development charges owing during the one year period

following execution of the subdivision agreement shall become payable, after adjustment in accordance with section 24 to the date of payment, on the date a building permit is issued in regard to such lot.

- (4) The balance of the development charges outstanding at any time that are payable in accordance with subsection 20(3) shall be secured by a letter of credit, in a form acceptable to the Region, in an amount which is equal to 55% of the development charges as determined under section 10. The payment of the outstanding balance under subsection 20(3) may be made by way of a draw by the Region on the letter of credit.
  - (5) Notwithstanding section 19 and subsection 20(3), Council, from time to time, and at any time, may enter into agreements in accordance with section 27 of the Act which provide for all or any part of a development charge to be paid before or after it would otherwise be payable.
  - (6) Notwithstanding any of the foregoing, for lands, buildings and structures developed for a housing services use, the Region may defer the timing of the payment of development charges from building permit issuance to a period of time not to exceed eighteen months from the date of first building permit issuance, to be at the discretion of the Commissioner of Finance, if the owner enters into an agreement with the Region and the applicable area municipality under section 27 of the Act respecting the timing and calculation of payment of development charges, notice of which the owner shall register on the title to the lands at its sole cost and expense, with the intention that the provisions shall bind and run with title to the lands.
- 21.
- (1) If, at the time of issuance of a building permit or permits in regard to a lot on a plan of subdivision for which payments have been made pursuant to subsection 20(1) or 20(3), the type of dwelling unit for which building permits are being issued is different than that used for the calculation and payment under subsection 20(1) or 20(3), and there has been no change in the zoning affecting such lot, and the development charges for the type of dwelling unit for which building permits are being issued were greater at the time that payments were made pursuant to subsection 20(1) or 20(3) than for the type of dwelling unit used to calculate the payment under subsection 20(1) or 20(3), an additional payment to the Region is required, which payment, in regard to such different unit types, shall be the difference between the development charges in respect to the type of dwelling unit for which building permits are being issued, calculated as at the date of issuance of the building permit or permits, and the development charges previously collected in regard thereto, adjusted in accordance with section 24 of this by-law to the date of issuance of the building permit or permits.
  - (2) If, at the time of issuance of a building permit or permits in regard to a lot on a plan of subdivision for which payments have been made pursuant to subsection 20(1) or 20(3), the total number of dwelling units of a particular type for which building permits have been or are being issued is greater, on a cumulative basis, than that used for the calculation and payment under subsection 20(1) or 20(3), and there has been no change in the zoning affecting such lot, an additional payment to the Region is required, which payment shall be calculated on the basis of the number of additional dwelling units at the rate prevailing as at the date of issuance of the building permit or permits for such dwelling units.
  - (3) If, at the time of issuance of a building permit or permits in regard to a lot on a plan of subdivision for which payments have been made pursuant to subsection 20(1) or 20(3), the type of dwelling unit for which building permits are being issued is different than that used for the calculation and payment under subsection 20(1) or 20(3), and there has been no change in the zoning affecting such lot, and the development charges for the type of dwelling unit for which building permits are being issued were less at the time that payments were made pursuant to subsection 20(1) or 20(3) than for the type of dwelling unit used to calculate the payment under subsection 20(1) or

20(3), a refund in regard to such different unit types shall be paid by the Region, which refund shall be the difference between the development charges previously collected, adjusted in accordance with section 24 of this by-law to the date of issuance of the building permit or permits, and the development charges in respect to the type of dwelling unit for which building permits are being issued, calculated as at the date of issuance of the building permit or permits.

- (4) If, at the time of issuance of a building permit or permits in regard to a lot on a plan of subdivision for which payments have been made pursuant to subsection 20(1) or 20(3), the total number of dwelling units of a particular type for which building permits have been or are being issued is less, on a cumulative basis, than that used for the calculation and payment under subsection 20(1) or 20(3), and there has been no change in the zoning affecting such lot, a refund shall be paid by the Region, which refund shall be calculated on the basis of the number of fewer dwelling units at the rate prevailing as at the date of issuance of the building permit or permits.
- (5) Notwithstanding subsections 21(3) and 21(4), a refund shall not exceed the amount of the development charges paid under section 20.

### **Payment by Services**

22. Notwithstanding the payments required under sections 19 and 20, the Region may, by agreement pursuant to section 38 of the Act, permit an owner to provide services in lieu of the payment of all or any portion of a development charge. The Region shall give the owner who performed the work a credit towards the development charge in accordance with the agreement subject to the requirements of the Act.

### **Front-Ending Agreements**

23. Council, from time to time, and at any time, may enter into front-ending agreements in accordance with the Act.

### **Indexing**

24. Development charges imposed pursuant to this by-law shall be adjusted annually, without amendment to this by-law, as of the 1st day of July, 2019, and on each successive July 1<sup>st</sup> date in accordance with the Statistics Canada Quarterly, *Construction Price Statistics*, catalogue number 62-207, for the most recently available annual period ending March 31.

### **Schedules**

25. The following schedules to this by-law form an integral part thereof:

Schedule "A"	-	Components of Services Designated in section 7
Schedule "B"	-	Residential Development Charges
Schedule "C"	-	Commercial Development Charges
Schedule "D"	-	Institutional Development Charges
Schedule "E"		Industrial Development Charges
Schedule "F"	-	Map of Seaton Community

### **Date By-law in Force**

26. This by-law shall come into force on July 1, 2018.

**Date By-law Expires**

27. This by-law will expire five years from the date it comes into force, unless it is repealed at an earlier date by a subsequent by-law.

**Repeal**

28. By-law No.16-2013 is hereby repealed effective on the date this by-law comes into force.

**Registration**

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

**Severability**

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

**Short Title**

31. This By-law may be cited as the Regional Municipality of Durham Development Charges By-law, 2018

This By-law Read and Passed on the 13<sup>th</sup> day of June, 2018.

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G.L. O'Connor, Regional Chair and CEO

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R. Walton, Regional Clerk

## Schedule "A"

### Designated Regional Services and Service Components Thereunder

Category of Regional Services	Service Components
1. Regional Road	<ul style="list-style-type: none"><li>• Regional Road Construction/Improvements/Urbanization</li><li>• Improvements to Highway Interchanges/Grade Separations</li><li>• Intersection and Corridor Improvements</li><li>• Traffic Signals and Systems</li><li>• Property Acquisition</li><li>• Maintenance Facilities</li><li>• Capital Equipment</li><li>• Landscaping</li><li>• Studies</li><li>• Environmental Assessment</li></ul>
2. Regional Police	<ul style="list-style-type: none"><li>• Costs to Acquire Land or an Interest in Land, Including a Leasehold Interest</li><li>• Costs to Improve Land</li><li>• Costs to Acquire, Lease, Construct or Improve Buildings and Structures</li><li>• Costs to Acquire, Lease, Construct or Improve Facilities</li><li>• Vehicles and Equipment</li></ul>
3. Long Term Care	<ul style="list-style-type: none"><li>• Costs to Acquire Land or an Interest in Land, Including a Leasehold Interest</li><li>• Costs to Improve Land</li><li>• Costs to Acquire, Lease, Construct or Improve Buildings and Structures</li><li>• Costs to Acquire, Lease, Construct or Improve Facilities</li></ul>
4. Water Supply	<ul style="list-style-type: none"><li>• Pumping Stations</li><li>• Reservoirs</li><li>• Feeder mains</li><li>• Water Supply Plants and Municipal Wells</li><li>• Capital Equipment</li><li>• Studies</li><li>• Environmental Assessment</li><li>• Water Use Efficiency Strategy</li><li>• Well Interference</li></ul>
5. Sanitary Sewerage	<ul style="list-style-type: none"><li>• Sewage Pumping Stations and Forcemains</li><li>• Trunk Sanitary Sewers</li><li>• Water Pollution Control Plants</li><li>• Sludge Storage and Disposal Facilities</li><li>• Capital Equipment</li><li>• Studies</li><li>• Environmental Assessment</li><li>• Water Use Efficiency</li></ul>
6. Paramedic Services	<ul style="list-style-type: none"><li>• Land Ambulances and Equipment Stations and Land</li></ul>
7. Health and Social Services	<ul style="list-style-type: none"><li>• Costs to Acquire Land and Buildings</li><li>• Studies</li></ul>

8. Housing Services
  - Costs to Acquire Land and Buildings or Units
  - Costs to Improve Land
  - Costs for Construction of new Buildings or Units
  - Studies
9. Development Related Studies

**Schedule "B"**

**Residential Development Charges per Dwelling Unit  
Effective July 1, 2018 - \$ per Dwelling Type**

Service Category	Single Detached & Semi-Detached \$	Medium Density Multiples \$	Two Bedroom Apartment & Larger \$	One Bedroom Apartment & Smaller \$
<b>Region-Wide Charges</b>				
Regional Roads	9,250	7,432	5,373	3,502
Regional Police	715	575	416	271
Long-Term Care	19	15	11	7
Paramedic Services	170	137	99	64
Health & Social Services	123	99	72	47
Housing Services	387	311	225	147
Development Related Studies	19	15	11	7
Subtotal	10,683	8,584	6,207	4,045
<b>Regional Water Supply &amp; Sanitary Sewer Charges</b>				
Water Supply	9,420	7,569	5,472	3,566
Sanitary Sewerage	9,170	7,368	5,327	3,472
Subtotal	18,591	14,938	10,799	7,038
<b>Total of All Charges</b>	<b>29,273</b>	<b>23,521</b>	<b>17,006</b>	<b>11,083</b>

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to Section 24 of this By-law.



**Schedule "C"**

**Commercial Development Charges Effective July 1, 2018  
\$ per Square Foot of Gross Floor Area**

Service Category	Commercial Development Charges
Water Supply	3.51
Sanitary Sewerage	5.88
Regional Roads	8.54
<b>Total of All Charges</b>	<b>17.93</b>

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to section 24 of this By-law.

**Schedule "D"**

**Institutional Development Charges Effective July 1, 2018  
\$ per Square Foot of Gross Floor Area**

Service Category	Institutional Development Charges
Water Supply	0.86
Sanitary Sewerage	1.05
Regional Roads	7.18
<b>Total of All Charges</b>	<b>9.09</b>

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to section 24 of this By-law.

**Schedule "E"**

**Industrial Development Charges Effective July 1, 2018  
\$ per Square Foot of Gross Floor Area**

SERVICE CATEGORY	INDUSTRIAL DEVELOPMENT CHARGES
Water Supply	2.80
Sanitary Sewerage	3.38
Regional Roads	3.24
<b>Total of All Charges</b>	<b><u>9.42</u></b>

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to section 24 of this By-law.

# Schedule "F"

## Seaton Community

