Addendum to 2024 Development Charges Background Study

City of Brockville

For Public Circulation and Comment

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1. Background

In accordance with the provisions of the *Development Charges Act, 1997*, as amended (D.C.A.), the City of Brockville (City) has undertaken a Development Charges Background Study (D.C.B.S.) and has distributed the study and draft by-law to the public. The following provides a summary of the key dates in the Development Charges (D.C.s) by-law process based on the anticipated timelines set out in the D.C.B.S., dated December 23, 2024:

- December 23, 2024 – Release D.C.B.S. and draft by-law;
- February 5, 2025 – Public Meeting of Council;
- February 5, 2025 – Anticipated passage of the D.C. by-law; and
- February 5, 2025 – Anticipated date of by-law enactment.

The purpose of this addendum to the December 23, 2024 D.C.B.S. is to revise the background study for the following:

- Correction to the threshold for affordable residential ownership units in the City;
- Revision to the reserve fund adjustments included in the D.C. calculations for fire protection, parks and recreation, police, and library services, as well the growth-related studies class of services;
- Refinement to the services related to a highway capital program;
- Refinements to the local service policy; and
- Updated public process dates.

2. Discussion

This section of the addendum report provides an explanation for the refinements noted above.

2.1 Threshold for Affordable Residential Ownership Units

In Chapter 1 of the 2024 D.C.B.S., the threshold for affordable residential ownership and rental units is listed, based on the Bulletin released by the Minister of Municipal Affairs and Housing. The cost of a house based on average household income in the City for all residential development types, which provides the amount to be measured against, was listed as $247,900, in error. This has been revised to reflect the correct amount of $274,900 for every residential development type (as outlined in Table 1). This refinement is for information purposes only and does not have any impact on the calculated D.C.s.

Table 1
Threshold for Affordable Residential Ownership Units

Units	90% of Average Purchase Price in the City	Cost of House Based on Average Household Income in the City
Detached House	$414,000	**$274,900**
Semi-Detached House	$297,000	**$274,900**
Row/Townhouse	$306,000	**$274,900**
Condominium Apartment	$351,000	**$274,900**

2.2 Revised Reserve Fund Adjustments

The December 23, 2024 D.C.B.S. allocated the existing reserve fund balance for the respective services/class of services included in the study. However, the City's current D.C. By-law 012-2020, as amended, exempts non-residential development for payment of D.C.s for the following services/class of services:

- Fire Protection Services;
- Policing Services;
- Parks and Recreation Services; and
- Growth-Related Studies (Class of Service).

As such, the balances in the D.C. reserve funds related to revenue recovered from residential development only, therefore, the respective forecasted capital programs for the services/class of services have been amended to ensure that the reserve fund adjustments are made against the residential portion of the calculations only, versus splitting the reserve fund balance to adjust both the residential and non-residential charges. In addition, the Parks and Recreation reserve fund has been updated to reflect revised commitments related to the "Provision for Reynolds Park

Redevelopment” project. Therefore, the overall adjusted reserve fund balance to Dec. 31, 2023, has been updated to a total of $165,146.15, net of commitments.

Based on the reserve fund allocations and updates, the following provides a summary of the impacts to the overall capital amounts attributed to the benefit of residential and non-residential development, as further detailed in Tables 2 to 6 which provide the revised capital programs for these services/class of services:

- Fire Protection Services Reserve Fund Adjustment:
  - Residential share: Decreased from $1,105,948 (2024 D.C.B.S.) to $1,104,384.
  - Non-residential share: Increased from $649,525 (2024 D.C.B.S.) to $651,089.
- Policing Services Reserve Fund Adjustment:
  - Residential share: Decreased from $443,453 (2024 D.C.B.S.) to $442,371.
  - Non-residential share: Increased from $260,441 (2024 D.C.B.S.) to $261,523.
- Parks and Recreation Services Reserve Fund Adjustment:
  - Residential share: Decreased from $5,858,141 (2024 D.C.B.S.) to $5,849,835.
  - Non-residential share: Increased from $308,323 (2024 D.C.B.S.) to $316,578.
- Growth-Related Studies (Class of Service) Reserve Fund Adjustment:
  - Residential share: Decreased from $593,691 (2024 D.C.B.S.) to $589,757.
  - Non-residential share: Increased from $309,160 (2024 D.C.B.S.) to $312,895.
- Growth-Related Studies Residential/Non-residential shares:
  - Residential Share: Increased from 66% (2024 D.C.B.S.) to 75%.
  - Non-residential share: Decreased from 34% (2024 D.C.B.S.) to 25%.

Table 2
City of Brockville
Amended Infrastructure Costs Included in the Development Charge Calculation
For Fire Protection Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less: Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New Development	Potential D.C. Recoverable Cost: Total	Potential D.C. Recoverable Cost: Residential Share 63%	Potential D.C. Recoverable Cost: Non-Residential Share 37%
1	Provision for New Fully Equipped Firefighters (3)	2024-2033	54,000	-	-	54,000	13,500	-	40,500	25,515	14,985
2	Provision for New Facility to replace and expand Station 1	2025-2029	9,984,000	1,560,300	-	8,423,700	7,767,600	-	656,100	413,343	242,757
3	Replace Rescue #2 with an Aerial	2027-2027	2,859,000	1,056,500	-	1,802,500	746,000	-	1,056,500	665,595	390,905
4	Additional Sea Cans (3) for Training	2026	16,500	-	-	16,500	15,600	-	900	567	333
5	Training Hydrant & Propane Tank & Piping	2026	100,000	-	-	100,000	94,300	-	5,700	3,591	2,109
6	Reserve Fund Adjustment		-	-	-	-	4,227	-	(4,227)	(4,227)	-
	Total		**$13,013,500**	**$2,616,800**	**$0**	**$10,396,700**	**$8,641,227**	**$0**	**$1,755,473**	**$1,104,384**	**$651,089**

Table 3
City of Brockville
Amended Infrastructure Costs Included in the Development Charge Calculation
For Policing Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less: Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New Development	Potential D.C. Recoverable Cost: Total	Potential D.C. Recoverable Cost: Residential Share 63%	Potential D.C. Recoverable Cost: Non-Residential Share 37%
1	Provision for New Fully Equipped Police Officer (4)	2026	34,320	-	-	34,320	-	-	34,320	21,622	12,698
2	Next Generation 911 Integration	2024	150,000	-	-	150,000	141,400	-	8,600	5,418	3,182
3	Provision for Replacement and Expansion of Facility Space	2026-2029	23,900,000	12,613,900	-	11,286,100	10,622,200	-	663,900	418,257	245,643
4	Reserve Fund Adjustment		-	-	-	-	2,926	-	(2,926)	(2,926)	-
	Total		**$24,084,320**	**$12,613,900**	**$0**	**$11,470,420**	**$10,766,526**	**$0**	**$703,894**	**$442,371**	**$261,523**

Table 4
City of Brockville
Amended Infrastructure Costs Included in the Development Charge Calculation
For Parks and Recreation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less: Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New Development	Potential D.C. Recoverable Cost: Total	Potential D.C. Recoverable Cost: Residential Share 95%	Potential D.C. Recoverable Cost: Non-Residential Share 5%
1	Brock Trail	2024-2033	1,130,000	-	-	1,130,000	1,062,000	-	68,000	64,600	3,400
2	Memorial Centre Replace and Expand	2025-2029	42,110,000	13,988,440	-	28,121,560	13,379,000	10,000,000	4,742,560	4,505,432	237,128
3	Reynolds Park Development - Pavillion	2025	700,000	-	-	700,000	-	70,000	630,000	598,500	31,500
4	Memorial Park Soccer Field (Lit)	2024-2025	491,000	-	-	491,000	-	-	491,000	466,450	24,550
5	Water & Market West Parkette Washrooms	2025	400,000	-	-	400,000	-	-	400,000	380,000	20,000
6	Reserve Fund Adjustment			-	-	-	165,146	-	(165,146)	(165,146)	-
	Total		**$44,831,000**	**$13,988,440**	**$0**	**$30,842,560**	**$14,606,146**	**$10,070,000**	**$6,166,414**	**$5,849,836**	**$316,578**

Table 5
City of Brockville
Amended Infrastructure Costs Included in the Development Charge Calculation
For Growth-Related Studies

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2024$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less: Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New Development	Potential D.C. Recoverable Cost: Total	Potential D.C. Recoverable Cost: Residential Share	Potential D.C. Recoverable Cost: Non-Residential Share
1	DC Background Study (2)	2024	All Services	110,400	-	-	110,400	-	-	110,400	76,784	33,616
2	Official Plan Amendment	2024-2033	All Services	73,000	-	7,300	65,700	18,500	-	47,200	32,825	14,375
3	Zoning By-law Review	2024-2033	All Services	73,000	-	7,300	65,700	18,500	-	47,200	32,825	14,375
4	Policy Strategic Plan (every 3 years)	2026	All Services	150,000	-	15,000	135,000	37,400	-	97,600	67,892	29,708
5	Fire Community Risk Assessment	2024-2033	Fire Protection Services	60,000	-	-	60,000	6,000	-	54,000	34,020	19,980
6	Parkland Needs Assessment	2025-2030	Parks and Recreation Services	110,000	-	-	110,000	11,000	-	99,000	94,050	4,950
7	Transportation Master Plan	2024-2033	Services Related to a Highway	100,000	-	-	100,000	10,000	-	90,000	56,700	33,300
8	Fire Master Plan	2026	Fire Protection Services	50,000	-	-	50,000	5,000	-	45,000	28,350	16,650
9	Strategic Plan Update	2026	Policing Services	30,000	-	-	30,000	15,000	-	15,000	9,450	5,550
10	Strategic Plan Update	2029	Policing Services	30,000	-	-	30,000	15,000	-	15,000	9,450	5,550
11	Strategic Plan Update	2032	Policing Services	30,000	-	-	30,000	15,000	-	15,000	9,450	5,550
12	Library Master Plan	2027	Library Services	7,300	-	-	7,300	1,800	-	5,500	5,225	275
13	Facility Needs Assessment	2024	Policing Services	77,000	-	-	77,000	38,500	-	38,500	24,255	14,245
14	Wastewater Master Plans	2025-2026	Wastewater Services	250,000	-	-	250,000	200,000	-	50,000	22,000	28,000
15	Sewer Flow Monitoring for Development	2026	Wastewater Services	50,000	-	-	50,000	25,000	-	25,000	11,000	14,000
16	Water Master Plan	2025-2026	Water Services	250,000	-	-	250,000	62,500	-	187,500	105,000	82,500
14	Reserve Fund Adjustment		All Services	-	-	-	-	39,248	-	(39,248)	(29,520)	(9,728)
	Total			**1,450,700**	**-**	**29,600**	**1,421,100**	**518,448**	**-**	**902,652**	**589,757**	**312,895**

Table 6
City of Brockville
Amended Infrastructure Costs Included in the Development Charge Calculation
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies – Residential/Non-Residential Shares

Service	Total	Residential Share	Non-Residential Share
Services Related to a Highway	$142,281	$89,637	$52,644
Fire Protection Services	$122,019	$122,019	$0
Policing Services	$92,675	$92,675	$0
Parks and Recreation Services	$179,728	$179,728	$0
Library Services	$14,694	$14,694	$0
Wastewater Services	$155,522	$78,092	$77,430
Water Services	$234,981	$131,589	$103,392
Total	**$941,900**	**$708,435**	**$233,465**
Overall Growth Studies Class of Services Residential/Non-Residential %		**75%**	**25%**

2.3 Refinements to the Capital Program for Services Related to a Highway

Through further discussion with City staff, an additional capital project has been added to the services related to a highway capital program. This revision to the capital program related to a provisional project for traffic calming measures required due to growth-related increased traffic volumes anticipated over the forecast period. The estimated gross capital cost is $100,000 ($10,000 per year), with an assumed benefit to the existing community of $10,000 (10%). As such, the D.C. recoverable amount of this project is $90,000, with $56,700 (63%) attributed to residential development and the remaining $33,300 (37%) attributed to non-residential development. The residential and non-residential allocations remain consistent with the 2024 D.C.B.S., where they are based on the incremental population and employment growth over the period.

Further, the timing of the provision for active transportation cycle networks for various lengths (project numbers 7, 8, and 9) have been updated as follows:

- Project 7, “Provision for Active Transportation Cycling Network (29 km)” is corrected to 2024-2026;
- Project 8 “Provision for Active Transportation Cycling Network (26 km)” is corrected to 2027-2031; and
- Project 9 “Provision for Active Transportation Cycling Network (4.8 km)” is corrected to 2032-2033. These updates do not have an impact on the calculated D.C.

The revised timing of the active transportation provisions does not impact the overall calculated charges. However, the addition of the traffic calming measures, does increase the calculated D.C.s. by increasing the calculated rate per single detached residential unit by $90 (from $3,922 to $4,012) and for non-residential development by $0.05 (from $2.42 to $2.47) per square foot of gross floor area. Note that these rates have been recalculated in 2024 values, as the D.C.B.S. utilized a 2024 valuation year.

The updated capital program for services related to a highway is present in Table 7 (with highlighted sections indicating refinements).

Table 7
City of Brockville
Amended Infrastructure Costs Included in the Development Charge Calculation
For Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less: Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New Development	Potential D.C. Recoverable Cost: Total	Residential Share 63%	Non-Residential Share 37%
1	Stewart Blvd. Intersection Improvement (Laurier & Stewart)	2029	1,000,000	-	-	1,000,000	200,000	-	800,000	504,000	296,000
2	Stewart Blvd./Central Ave. to Hwy 401 Intersection Improvement	2027	584,000	-	-	584,000	58,400	-	525,600	331,128	194,472
3	Parkedale Ave. (Millwood to Ormond) Widening	2030	1,000,000	-	-	1,000,000	200,000	-	800,000	504,000	296,000
4	Parkedale Ave. (Stewart to Windsor) Widening	2033	1,065,000	-	-	1,065,000	213,000	-	852,000	536,760	315,240
5	Parkedale Ave. (Kent westerly) Expand and Upgrade to Urban Standard (City Portion)	2026	500,000	-	-	500,000	400,000	-	100,000	63,000	37,000
6	Windsor Drive Expand/Widen and Upgrade to Urban Standard (Centennial Road Southerly)	2025	300,000	-	-	300,000	150,000	-	150,000	94,500	55,500
7	Provision for Active Transportation Cycling Network (29 km)	2024-2026	2,965,000	-	-	2,965,000	2,786,500	-	178,500	112,455	66,045
8	Provision for Active Transportation Cycling Network (26 km)	2027-2031	2,658,000	-	-	2,658,000	2,498,000	-	160,000	100,800	59,200
9	Provision for Active Transportation Cycling Network (4.8 km)	2032-2033	491,000	-	-	491,000	461,400	-	29,600	18,648	10,952
10	Salt Dome Replacement and Expansion	2024	900,000	-	-	900,000	-	-	900,000	567,000	333,000
11	Traffic Signalization at Laurier and Windsor	2029-2033	250,000	-	-	250,000	-	125,000	125,000	78,750	46,250
12	Additional Pickup Truck	2026-2033	25,000	-	-	25,000	-	-	25,000	15,750	9,250
13	Provision for Traffic Calming Measures due to Growth-Related Increased Traffic Volumes	2025-2033	100,000	-	-	100,000	10,000	-	90,000	56,700	33,300
14	Reserve Fund Adjustment		-	-	-	-	737,456	-	(737,456)	(464,597)	(272,859)
	Total		**$11,838,000**	**$0**	**$0**	**$11,838,000**	**$7,714,756**	**$125,000**	**$3,998,244**	**$2,518,894**	**$1,479,350**

2.4 Updates to the Local Service Policy

City staff have provided further refinements to the existing local service policy for services related to a highway, water, wastewater, and parkland services. The policy has been refined to provide greater clarity related to infrastructure works that are the responsibility of developers to put in place as a process of undertaking their development, versus the costs that the D.C. calculations include, which benefit multiple developments throughout the City. As such, these revisions do not have an impact on the D.C. calculations for the purposes of this study.

2.5 Updates Public Process Dates

City staff have revised the meeting dates related to the public process. Initially, the public meeting was scheduled for February 5, 2025, but has been reschedule to March 4, 2025. Additionally, the by-law passage was scheduled for February 25, 2025, which has been rescheduled for April 8, 2025.

3. Revised Development Charges

Tables 8 and 9 provide the amended D.C.s for residential development (single and semi-detached unit) and for non-residential developments, respectfully, based on the revisions discussed herein. The current rates and calculated rates for each development as per the December 23, 2024 D.C.B.S. are presented in 2024$ and then indexed to 2025$, as the City indexes their D.C.s on January 1st each year. Similarly, the amending D.C.s are also show in 2024$ and 2025$.

Overall, the D.C. for residential development (single and semi-detached unit) increased from $25,513 to $25,579 in 2024$, (from $26,091 to $26,158 in 2025$), demonstrating an increase of $66. Similarly, the non-residential D.C. increased by $0.08, from $11.29 per sq.ft. to $11.37 per sq.ft. in 2024$ (from $11.54 to $11.62 in 2025$).

Table 8
City of Brockville
Amended Schedule of Town-Wide Development Charges

Services/Class of Services	2024$			2025$		
	Current Rate	Calculated Rate as per December 23, 2024 D.C.B.S.	Calculated Rate - Addendum Report February 25, 2025	Current Rate	Calculated Rate as per December 23, 2024 D.C.B.S.	Calculated Rate - as per Addendum Report February 25, 2025
City-Wide Services/Class of Services:						
Services Related to a Highway	2,626	3,922	4,012	2,685	4,011	4,103
Fire Protection Services	35	1,762	1,759	36	1,802	1,799
Policing Services	24	706	705	25	722	721
Parks and Recreation Services	351	9,331	9,317	359	9,543	9,528
Library Services	-	1,067	1,067	-	1,091	1,091
Growth-Related Studies	104	945	939	107	966	960
Total City-Wide Services/Class of Services	**$3,141**	**$17,733**	**$17,799**	**$3,212**	**$18,135**	**$18,202**
Urban Services						
Wastewater Services	1,395	2,957	2,957	1,427	3,024	3,024
Water Services	739	4,823	4,823	756	4,932	4,932
Total Urban Services	**$2,134**	**$7,780**	**$7,780**	**$2,183**	**$7,956**	**$7,956**
Grand Total Services/Class of Services	**$5,275**	**$25,513**	**$25,579**	**$5,395**	**$26,091**	**$26,158**

Table 9
Comparison of Current, Calculated (December 23, 2024 D.C.B.S.), and
Amended D.C.s for Square Foot of Non-Residential Gross Floor Area (2024$)

Services/Class of Services	2024$			2025$		
	Current Rate	Calculated Rate as per December 23, 2024 D.C.B.S.	Calculated Rate - Addendum Report February 25, 2025	Current Rate	Calculated Rate as per December 23, 2024 D.C.B.S.	Calculated Rate - as per Addendum Report February 25, 2025
City-Wide Services/Class of Services:						
Services Related to a Highway	0.31	2.42	2.47	0.32	2.47	2.53
Fire Protection Services	-	1.09	1.09	-	1.11	1.11
Policing Services	-	0.44	0.44	-	0.45	0.45
Parks and Recreation Services	-	0.51	0.53	-	0.52	0.54
Library Services	-	0.06	0.06	-	0.06	0.06
Growth-Related Studies	-	0.51	0.52	-	0.53	0.53
Total City-Wide Services/Class of Services	**$0.31**	**$5.03**	**$5.11**	**$0.32**	**$5.14**	**$5.22**
Urban Services						
Wastewater Services	0.79	2.38	2.38	0.81	2.43	2.43
Water Services	0.42	3.88	3.88	0.43	3.97	3.97
Total Urban Services	**$1.21**	**$6.26**	**$6.26**	**$1.24**	**$6.40**	**$6.40**
Total Municipal Wide Services/Classes	**$1.52**	**$11.29**	**$11.37**	**$1.56**	**$11.54**	**$11.62**

4. Changes to the D.C.B.S.

Based on the foregoing, the following revisions are made to the December 23, 2024, D.C.B.S. Accordingly, the amended pages are appended to this report.

Page Reference	Description of Revisions
Executive Summary page iv to ix	Updated to reflect the revised gross capital cost estimates, D.C. recoverable costs, along with the appropriate residential and non-residential shares. Table ES-2 has been updated to provide the revised costs anticipated during the term of the by-law along with the revised dates for the public meeting and by-law passage. Updated to reflect the revised timelines for the public process. The amended D.C. rates have been updated in Tables ES-3 for residential and non-residential development, along with the rate comparisons in Table ES-4 and ES-5.
1-1	Updated text related to the revised date of the public meeting.
1-3	Updated text and Figure 1-1 related to the D.C. process, including the release date of this addendum and revised dates for the public meeting, by-law passage, and by-law effective date.
1-12	Updated text and Table 1-2 related to the affordable residential ownership units threshold to be based on the cost of a house based on the average household income in the City.
4-8	Updated Table 4-2 to address the correct adjustment/commitment for parks and recreation services related to the “Provision for Reynolds Park Redevelopment” project.
5-2 to 5-4	Updated text to reflect the revised capital program descriptions related to services related to a highway, policing services, and parks and recreation services.

Page Reference	Description of Revisions
5-6 to 5-7	Updated text to reflect the revised capital program for growth-related studies
5-8	Updated Table 5-1 to include revised capital program for services related to a highway.
5-9	Updated Table 5-2 to include revised capital program for fire protection services.
5-10	Updated Table 5-3 to include revised capital program for policing services.
5-11	Updated Table 5-4 to include revised capital program for parks and recreation services.
5-13 and 5-14	Updated Table 5-6 to include revised capital program for growth-related studies and updated Table 5-7 for the revised infrastructure costs covered in the D.C. calculation.
6-1	Updated text to reflect the revised calculated rates in 2025 values (as per this addendum report)
6-3	Updated Table 6-2 updated to reflect the revised calculations for the services/class of services within the 10-year forecast period.
6-4 to 6-5	Updated Table 6-3 with the revised D.C. rates, as amended, in 2024$ and updated Table 6-4 with the revised D.C. rates, as amended, in 2025$.
6-6	Updated Table 6-5 with the revised rate comparison for single detached units with the 2024$ and 2025$ current D.C. rates, calculated D.C. rates as of December 23, 2024, and the amended D.C. rates.

Page Reference	Description of Revisions
6-7	Updated Table 6-7 to include revisions to the costs to be incurred over the 10-year life of the by-law.
7-8	Updated section 7.4.3 to reflect the revised by-law enforcement date.
7-9	Updated the recommendations to Council to reflect this addendum report.
C-3	Updated Table C-2 for revised operating and capital expenditure impacts based on the revised capital programs.
E-2 to E-10	Updates to the local service for services related to a highway, water, wastewater, and parkland policies.
F-4 to F-5	Updates the text related to total annualized expenditures, including asset management impacts of the revised growth-related capital programs, and updates to Table F-1 summarizing the revised impacts.
Appendix G	Draft D.C. by-law revised to reflect this addendum, revised public process dates, and updated Schedule B, to reflect the revised schedule of charges, presented in 2025 indexed values (the amount of the charges that will be considered by Council).

5. Process for Adoption of the D.C. By-law

The revisions provided herein form the basis for the D.C. by-law and will be incorporated into the D.C.B.S. to be provided to Council prior to Council's consideration and adoption of the proposed D.C. by-law.

If Council is satisfied with the above-noted changes to the D.C.B.S. and D.C. by-law, then prior to by-law passage Council must:

- Approve the D.C.B.S., as amended;
- Determine that no further public meetings are required on the matter; and
- Adopt the new D.C. by-law.

Appendix A
Amended Pages

Appendix A: Amended Pages

(e) Table ES-2 includes a summary of the D.C.-eligible capital costs for each eligible service arising from the anticipated development. These capital costs are provided in detail in Chapter 5. The D.C.A. requires that the background study include a summary of the gross and net capital costs to be incurred over the term of the by-law (i.e., 10 years) for existing and future development. This summary is provided by service in Table 6-3 of the D.C. Background Study.

In total, gross capital costs of approximately $147.5 million are forecasted for the 10-year by-law term. These capital costs have been identified through discussion with staff. Of these capital costs, approximately $29.31 million is related to the needs of growth beyond the forecast period and approximately $84.04 million has been deducted related to the benefit to the existing community. Further, deductions related to grants, subsidies, and other contributions along with deductions related to D.C. ineligible services of approximately $10.2 million and $29,600, respectively, have been made.

The resultant net D.C.-recoverable costs included in the calculations for capital works anticipated over the 10-year forecast period totals approximately $24.01 million, of which approximately $16.65 million is attributed to the forecast residential development and approximately $7.36 allocated to the forecast non-residential development.

Table ES-2
City of Brockville
Summary of Costs Anticipated During the Term of the By-law

Description	Value (2024$)
Total gross expenditures planned over the next 10 years	$147,597,873
Less: benefit to existing development	$84,043,742
Less: post planning period benefit	$29,314,140
Less: grants, subsidies, and other contributions	$10,195,000
Less: deductions related to D.C.-ineligible services	$29,600
Net costs to be recovered from D.C.s. over the term of the by-law	**$24,015,391**

(f) At present, the City imposes D.C.s on residential and non-residential developments in accordance with By-Law 012-2020. The City is undertaking a D.C. public process and anticipates passing a new D.C. by-law for the services identified in the D.C. Background Study. The statutory mandatory public meeting has been set for March 4, 2025, with adoption of the D.C. by-law anticipated for April 8, 2025 and enactment of the by-law anticipated for April 8, 2025.

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

- Services Related to a Highway;
- Fire Protection Services;
- Policing Services;
- Parks and Recreation Services;
- Library Services; and
- Growth-Related Studies (class of services).

The following services are calculated based on a buildout forecast period:

- Wastewater Services; and
- Water Services.

(g) The calculated D.C. for a single detached unit within the City in 2024$ is $25,579. The calculated non-residential charge for developments in 2024$ is $11.37 per sq.ft. of G.F.A. Table ES-3 provides the calculated D.C.s for residential and non-residential developments by service and class of services.

Table ES-3
City of Brockville
Calculated Schedule of Development Charges (2024$)

Services/Class of Services	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
City-Wide Services/Class of Services					
Services Related to a Highway	4,012	2,988	2,957	1,890	2.47
Fire Protection Services	1,759	1,310	1,296	829	1.09
Policing Services	705	525	520	332	0.44
Parks and Recreation Services	9,317	6,939	6,867	4,389	0.53
Library Services	1,067	795	786	503	0.06
Growth-Related Studies	939	699	692	442	0.52
Total City-Wide Services/Class of Services	**$17,799**	**$13,256**	**$13,118**	**$8,385**	**$5.11**
Urban Services					
Wastewater Services	2,957	2,202	2,179	1,393	2.38
Water Services	4,823	3,592	3,555	2,272	3.88
Total Urban Services	**$7,780**	**$5,794**	**$5,734**	**$3,665**	**$6.26**
GRAND TOTAL RURAL AREA	**$17,799**	**$13,256**	**$13,118**	**$8,385**	**$5.11**
GRAND TOTAL URBAN AREA	**$25,579**	**$19,050**	**$18,852**	**$12,050**	**$11.37**

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

The calculated charges were undertaken in 2024 values, however, as the City indexes their D.C.s on January 1st annually, the current and calculated 2024 rates will be indexed by 2.3%. Therefore, for new development within the urban serviced area of the City, the indexed calculated rates for 2025 are $26,158 for a single detached residential house, representing an increase of $20,763 over the current charges indexed to 2025 values. The calculated non-residential D.C.s for new development within the urban serviced area are $11.62 per sq.ft. of G.F.A. representing an increase of $10.06 compared to the City's current charges indexed to 2025 values.

Table ES-4
City of Brockville
Single Detached Residential Dwelling Unit D.C. Comparison
(2024$ and indexed 2025$)

Services/Class of Services	2024$			2025$		
	Current Rate	Calculated Rate as per December 23, 2024 D.C.B.S.	Calculated Rate Addendum Report February 25, 2025	Current Rate	Calculated Rate as per December 23, 2024 D.C.B.S.	Calculated Rate as per Addendum Report February 25, 2025
City-Wide Services/Class of Services:						
Services Related to a Highway	2,626	3,922	4,012	2,685	4,011	4,103
Fire Protection Services	35	1,762	1,759	36	1,802	1,799
Policing Services	24	706	705	25	722	721
Parks and Recreation Services	351	9,331	9,317	359	9,543	9,528
Library Services	-	1,067	1,067	-	1,091	1,091
Growth-Related Studies	104	945	939	107	966	960
Total City-Wide Services/Class of Services	**$3,141**	**$17,733**	**$17,799**	**$3,212**	**$18,135**	**$18,202**
Urban Services						
Wastewater Services	1,395	2,957	2,957	1,427	3,024	3,024
Water Services	739	4,823	4,823	756	4,932	4,932
Total Urban Services	**$2,134**	**$7,780**	**$7,780**	**$2,183**	**$7,956**	**$7,956**
Grand Total Services/Class of Services	**$5,275**	**$25,513**	**$25,579**	**$5,395**	**$26,091**	**$26,158**

Table ES-5
City of Brockville
Non-Residential D.C. Comparison per sq.ft.
of Gross Floor Area (2024$ and indexed 2025$)

Services/Class of Services	2024$			2025$		
	Current Rate	Calculated Rate as per December 23, 2024 D.C.B.S.	Calculated Rate Addendum Report February 25, 2025	Current Rate	Calculated Rate as per December 23, 2024 D.C.B.S.	Calculated Rate as per Addendum Report February 25, 2025
City-Wide Services/Class of Services:						
Services Related to a Highway	0.31	2.42	2.47	0.32	2.47	2.53
Fire Protection Services	-	1.09	1.09	-	1.11	1.11
Policing Services	-	0.44	0.44	-	0.45	0.45
Parks and Recreation Services	-	0.51	0.53	-	0.52	0.54
Library Services	-	0.06	0.06	-	0.06	0.06
Growth-Related Studies	-	0.51	0.52	-	0.53	0.53
Total City-Wide Services/Class of Services	**$0.31**	**$5.03**	**$5.11**	**$0.32**	**$5.14**	**$5.22**
Urban Services						
Wastewater Services	0.79	2.38	2.38	0.81	2.43	2.43
Water Services	0.42	3.88	3.88	0.43	3.97	3.97
Total Urban Services	**$1.21**	**$6.26**	**$6.26**	**$1.24**	**$6.40**	**$6.40**
Total Municipal Wide Services/Classes	**$1.52**	**$11.29**	**$11.37**	**$1.56**	**$11.54**	**$11.62**

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

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

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

1. Introduction

1.1 Purpose of this Document

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

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

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

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

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

1.2 Summary of the Process

The public meeting required under section 12 of the D.C.A., has been scheduled for March 4, 2025. Its purpose is to present the study to the public and to solicit public

Figure 1-1
Schedule of Key D.C. Process Dates

Process Steps	Dates
Data collection, growth forecast development, staff review, engineering work, D.C. calculations and policy work	Mid to late 2024
Senior Management Team Meeting	December 4, 2024
Public release of final D.C. Background study and proposed by-law	December 23, 2024
Public meeting notice provided as per the D.C.A.	By 21 days prior to the Public Meeting
Addendum to 2024 D.C. Background Study and proposed by-law	February 25, 2025
Public meeting of Council	March 4, 2025
Council considers adoption of background study	April 8, 2025
Council considers passage of by-law	April 8, 2025
By-law effective date	April 8, 2025
Notice given of by-law passage	By 20 days after passage
Last day for by-law appeal	40 days after passage
City makes pamphlet available (where by-law not appealed)	By 60 days after in force date

1.3 Changes to the *Development Charges Act, 1997*

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

- Bill 197: *COVID-19 Economic Recovery Act*, 2020;
- Bill 213: *Better for People, Smarter for Business Act*, 2020;
- Bill 109: *More Homes for Everyone Act*, 2022;
- Bill 23: *More Homes Built Faster Act*, 2022;
- Bill 97: *Helping Homebuyers, Protecting Tenants Act*, 2023;
- Bill 134: *Affordable Homes and Good Jobs Act*, 2023; and
- Bill 185: *Cutting Red Tape to Build More Homes Act*, 2024.

Table 1-2
Threshold for Affordable Residential Ownership Units

Units	90% of Average Purchase Price in the City	Cost of House Based on Average Household Income in the City
Detached House	$414,000	**$274,900**
Semi-Detached House	$297,000	**$274,900**
Row/Townhouse	$306,000	**$274,900**
Condominium Apartment	$351,000	**$274,900**

- For Affordable Rental Units: The monthly rents based on average household income in the City are lower than the average monthly market rent in the City and therefore, provide the amount to be measured against as provided in Table 1-3. Note applicable thresholds are in bold font in Table 1-3.

Table 1-3
Threshold for Affordable Residential Rental Units

Units	Average Monthly Market Rent in the City	Monthly Rent Based on Average Household Income in the City
Bachelor Unit	**$872**	$1,480
1-Bedroom Unit	**$965**	$1,480
2-Bedroom Unit	**$1,180**	$1,480
3 or More Bedrooms	**$1,284**	$1,480

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

The City D.C. reserve fund balances, by service, as of December 31, 2023, are provided in Table 4-2. The balances have been adjusted to reflect commitments outstanding for prior approved growth-related projects and debenture payments. These balances have been considered in the D.C. calculations:

Table 4-2
City of Brockville
Projected Development Charge Reserve Fund Balances
As of December 31, 2023

Services/Class of Services	Balance Dec. 31, 2023	Adjustments/ Commitments	Adjusted Balance Dec. 31, 2023
Services Related to a Highway	$798,661.52	$61,205.93	$737,455.59
Fire Protection Services	$4,227.20	$0.00	$4,227.20
Policing Services	$2,926.04	$0.00	$2,926.04
Parks and Recreation Services	$166,096.15	$950.00	$165,146.15
Library Services	$0.00	$0.00	$0.00
Growth-Related Studies	$39,248.38	$0.00	$39,248.38
Wastewater Services	$503,243.92	$503,243.92	$0.00
Water Services	$247,439.31	$100,500.12	$146,939.08
Total	**$1,761,842.52**	**$665,950.08**	**$1,095,892.44**

The total inventory of assets over the past 15-years results in an invested level of service of $9,186 per capita. When applied to the 10-year forecast population, a maximum D.C.-eligible cost of approximately $12.70 million is applicable.

Table 5-1 provides the 10-year capital program for services related to a highway. The capital program includes works related to roadways, additional facility space needed, streetlights, and vehicles. The total gross capital cost of the program is approximately $11.84 million over the 2024-2033 forecast period. A deduction related to the anticipated grants, subsidies, and other contributions for new development of $125,000 has been made. Further, a deduction related to the benefit to the existing development has been applied for approximately $6.97 million, along with a deduction related to the existing D.C. reserve fund balance of $737,456. As a result, the total D.C.-recoverable cost of approximately $3.99 million has been included in the calculation of the charge. Approximately $2.52 million (63%) and $1.48 million (37%) have been attributed to residential and non-residential developments, respectfully. These attributions are based on the incremental growth anticipated in population and employment over the 10-year forecast period.

5.2.2 Fire Protection Services

The City currently provides fire protection services to its community through two fire stations, one located at 61 Perth Street, and the second location at 360 Laurier Blvd. Further, there are additional sea-cans and training space at station 2 that provide space and resources for fire department staff to undertaking regular training. The total facility space totals 21,894 sq.ft. The department has 10 vehicles and equipment, along with 39 items of equipment and gear, including gear to outfit firefighters.

The total inventory of assets over the past 15 years results in an invested level of service of $1,307 per capita. When applied to the 10-year forecast population, a maximum D.C.-eligible cost of approximately $1.81 million is applicable.

The 10-year capital program for fire protection services is provided in Table 5-2. The capital program included a total gross capital cost of $13.0 million over the 10-year forecast period. The capital program includes provisions for additional gear and equipment for fully equipped firefighters along with an additional facility and expansion to the existing fire station 1 and sea-cans. Of the gross capital costs, approximately $2.62 million has been deducted related to the post period benefit. Further, approximately $8.64 million, has been deducted for the benefit to the existing community, along with $4,227 related to the amount in the current D.C. reserve fund.

As a result of these deductions, the D.C.-recoverable cost of approximately $1.76 million has been included in the calculation of the charge and has been apportioned to residential and non-residential development. The residential development cost share totals $1.11 (63%) and non-residential development cost share totals approximately $651,000 (37%). The allocation of D.C.-recoverable costs by type of development is based on the incremental population and employment growth over the period.

5.2.3 Policing Services

The City provides policing services to its community through its share of the Ontario Provincial Police (O.P.P.) headquarters, sea-cans, and a training facility called Zero4North. In total, there is 17,257 sq.ft. of facility space related to policing services. There are also 22 vehicles related to the service along with 161 items related to equipment and gear, including outfitting equipped police officers, emergency response team officers, special constables, and other specialize equipment items.

The total inventory of assets over the past 15 years results in an invested level of service of $605 per capita. When applied to the 10-year forecast population, a maximum D.C.-eligible cost of approximately $837,000 is applicable.

The 10-year capital program for policing services is provided in Table 5-3. The gross capital costs for program totals approximately $24.08 million over the 10-year forecast period. The capital program includes provisions for additional gear and equipment for fully equipped police officers along with the replacement and additional facility space. Of the gross capital costs, approximately $12.61 million has been deducted related to the post period benefit. Further, approximately $10.76 million has been deducted for the benefit to the existing community, along with $2,926 related to the amount in the current D.C. reserve fund.

As a result, the D.C.-recoverable cost of approximately $704,000 has been included in the calculation of the charge and have been apportioned to residential and non-residential development. The residential development cost share totals approximately $442,000 (63%) and non-residential development cost share totals approximately $262,000 (37%). The allocation of D.C.-recoverable costs by type of development is based on the incremental population and employment growth over the period.

5.2.4 Parks and Recreation Services

The City currently owns 169 acres of parkland which includes various different City developed parks and green spaces. There are 284 parkland amenities, which include various sports fields, playgrounds, benches, amenities on the islands (including fire pits on the islands), along with 16.162 lane km of trails throughout the City. Further, the City also has 107,045 sq.ft. of recreational facility space along with 19 vehicles and equipment related to parks and recreation.

The total inventory of assets related to parks and recreation services over the past 15-years results in an invested level of service of $7,915 per capita. When applied to the 10-year forecast population, a maximum D.C.-eligible cost of approximately $10.94 million is applicable.

Table 5-4 provides the capital program related to parks and recreation services for the 10-year forecast period. It includes capital works related to the Brock trail, additional sports fields, and the replacement and expansion of the Memorial Centre. The gross capital cost for the capital program totals approximately $44.83 million. A post-period deduction of approximately $14.0 million has been made to account for the benefit related to the Memorial Centre beyond the 10-year forecast period. Further, deductions related to the benefit to the existing community and grants, subsidies, and other contributions of approximately $14.44 million and $10.07 million, respectively, have been made, along with a reduction to recognize the D.C. reserve balance of $165,096.

As a result, approximately $6.17 million has been included in the calculation of the charge. As the predominant users of parks and recreation services tend to be residents of the City, the forecast D.C.-recoverable costs have been allocated 95% to future residential development and 5% to future non-residential development. Therefore, approximately $5.85 million, and $317,000 have been allocated to residential and non-residential developments, respectively.

5.2.5 Library Services

The City owns one public library located at 23 Buell Street. The size of the library is 18,813 sq.ft. and has 160,968 collection items, which include items such as hard and soft cover books, e-books, periodicals, databases and subscriptions, 3D printers, special collections, etc.

- Parks and Recreation Services;
- Library Services;
- Wastewater Services; and
- Water Services.

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

- Development Charge Studies;
- Official Plan Amendment;
- Zoning By-law Review;
- Policy Strategic Plans;
- Fire Community Risk Assessment;
- Parkland Needs Assessment;
- Transportation Master Plan;
- Fire Master Plan;
- Strategic Plan Updates;
- Library Master Plan;
- Wastewater Master Plans;
- Water Master Plans;
- Sewer Flow Monitoring for Development
- Facility Needs Assessment;

The list of growth-related studies, as provided in Table 5-6, has an estimated gross capital cost of approximately $1.45 million. For planning related studies, a deduction of 10% of the growth-related costs, totalling $29,600, has been applied to recognize the extent to which the studies relate to non-D.C.-eligible services. Further deductions related to the benefit to existing development of $479,000 and existing D.C. reserve fund of $39,248 have been made resulting in net D.C. recoverable costs of approximately $902,600.

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

- Services Related to a Highway – 17%;
- Fire Protection Services – 8%;
- Policing Services – 3%;

- Parks and Recreation Services – 27%;
- Library Services – 3%;
- Wastewater Services – 27%; and
- Water Services – 16%.

The allocation of the net growth-related costs between residential and non-residential development is based on the residential and non-residential allocations for each service area and are presented in Table 5-7 (i.e. 75% residential and 25% non-residential).

Table 5-1
City of Brockville
Infrastructure Costs Included in the Development Charge Calculation
For Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less: Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New Development	Potential D.C. Recoverable Cost: Total	Potential D.C. Recoverable Cost: Residential Share 63%	Potential D.C. Recoverable Cost: Non-Residential Share 37%
1	Stewart Blvd. Intersection Improvement (Laurier & Stewart)	2029	1,000,000	-	-	1,000,000	200,000	-	800,000	504,000	296,000
2	Stewart Blvd./Central Ave. to Hwy 401 Intersection Improvement	2027	584,000	-	-	584,000	58,400	-	525,600	331,128	194,472
3	Parkedale Ave. (Millwood to Ormond) Widening	2030	1,000,000	-	-	1,000,000	200,000	-	800,000	504,000	296,000
4	Parkedale Ave. (Stewart to Windsor) Widening	2033	1,065,000	-	-	1,065,000	213,000	-	852,000	536,760	315,240
5	Parkedale Ave. (Kent westerly) Expand and Upgrade to Urban Standard (City Portion)	2026	500,000	-	-	500,000	400,000	-	100,000	63,000	37,000
6	Windsor Drive Expand/Widen and Upgrade to Urban Standard (Centennial Road Southerly)	2025	300,000	-	-	300,000	150,000	-	150,000	94,500	55,500
7	Provision for Active Transportation Cycling Network (29 km)	2024-2026	2,965,000	-	-	2,965,000	2,786,500	-	178,500	112,455	66,045
8	Provision for Active Transportation Cycling Network (26 km)	2027-2031	2,658,000	-	-	2,658,000	2,498,000	-	160,000	100,800	59,200
9	Provision for Active Transportation Cycling Network (4.8 km)	2032-2033	491,000	-	-	491,000	461,400	-	29,600	18,648	10,952
10	Salt Dome Replacement and Expansion	2024	900,000	-	-	900,000	-	-	900,000	567,000	333,000
11	Traffic Signalization at Laurier and Windsor	2029-2033	250,000	-	-	250,000	-	125,000	125,000	78,750	46,250
12	Additional Pickup Truck	2026-2033	25,000	-	-	25,000	-	-	25,000	15,750	9,250
13	Provision for Traffic Calming Measures due to Growth-Related Increased Traffic Volumes	2025-2033	100,000	-	-	100,000	10,000	-	90,000	56,700	33,300
14	Reserve Fund Adjustment		-	-	-	-	737,456	-	(737,456)	(464,597)	(272,859)
	Total		**$11,838,000**	**$0**	**$0**	**$11,838,000**	**$7,714,756**	**$125,000**	**$3,998,244**	**$2,518,894**	**$1,479,350**

Table 5-2
City of Brockville
Infrastructure Costs Included in the Development Charge Calculation
For Fire Protection Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 63%	Non-Residential Share 37%
1	Provision for New Fully Equipped Firefighters (3)	2024-2033	54,000	-	-	54,000	13,500	-	40,500	25,515	14,985
2	Provision for New Facility to replace and expand Station 1	2025-2029	9,984,000	1,560,300	-	8,423,700	7,767,600	-	656,100	413,343	242,757
3	Replace Rescue #2 with an Aerial	2027-2027	2,859,000	1,056,500	-	1,802,500	746,000	-	1,056,500	665,595	390,905
4	Additional Sea Cans (3) for Training	2026	16,500	-	-	16,500	15,600	-	900	567	333
5	Training Hydrant & Propane Tank & Piping	2026	100,000	-	-	100,000	94,300	-	5,700	3,591	2,109
6	Reserve Fund Adjustment		-	-	-	-	4,227	-	(4,227)	(4,227)	-
	Total		**$13,013,500**	**$2,616,800**	**$0**	**$10,396,700**	**$8,641,227**	**$0**	**$1,755,473**	**$1,104,384**	**$651,089**

Table 5-3
City of Brockville
Infrastructure Costs Included in the Development Charge Calculation
For Policing Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less: Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New Development	Potential D.C. Recoverable Cost: Total	Potential D.C. Recoverable Cost: Residential Share 63%	Potential D.C. Recoverable Cost: Non-Residential Share 37%
1	Provision for New Fully Equipped Police Officer (4)	2026	34,320	-	-	34,320	-	-	34,320	21,622	12,698
2	Next Generation 911 Integration	2024	150,000	-	-	150,000	141,400	-	8,600	5,418	3,182
3	Provision for Replacement and Expansion of Facility Space	2026-2029	23,900,000	12,613,900	-	11,286,100	10,622,200	-	663,900	418,257	245,643
4	Reserve Fund Adjustment		-	-	-	-	2,926	-	(2,926)	(2,926)	-
	Total		**$24,084,320**	**$12,613,900**	**$0**	**$11,470,420**	**$10,766,526**	**$0**	**$703,894**	**$442,371**	**$261,523**

Table 5-4
City of Brockville
Infrastructure Costs Included in the Development Charge Calculation
For Parks and Recreation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Gross Capital Cost Estimate (2024$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less: Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New Development	Potential D.C. Recoverable Cost: Total	Potential D.C. Recoverable Cost: Residential Share 95%	Potential D.C. Recoverable Cost: Non-Residential Share 5%
1	Brock Trail	2024-2033	1,130,000	-	-	1,130,000	1,062,000	-	68,000	64,600	3,400
2	Memorial Centre Replace and Expand	2025-2029	42,110,000	13,988,440	-	28,121,560	13,379,000	10,000,000	4,742,560	4,505,432	237,128
3	Reynolds Park Development - Pavillion	2025	700,000	-	-	700,000	-	70,000	630,000	598,500	31,500
4	Memorial Park Soccer Field (Lit)	2024-2025	491,000	-	-	491,000	-	-	491,000	466,450	24,550
5	Water & Market West Parkette Washrooms	2025	400,000	-	-	400,000	-	-	400,000	380,000	20,000
6	Reserve Fund Adjustment			-	-	-	165,146	-	(165,146)	(165,146)	-
	Total		**$44,831,000**	**$13,988,440**	**$0**	**$30,842,560**	**$14,606,146**	**$10,070,000**	**$6,166,414**	**$5,849,836**	**$316,578**

Table 5-6
City of Brockville
Infrastructure Costs Included in the Development Charge Calculation
For Growth-Related Studies Class of Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2033	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2024$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less: Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New Development	Potential D.C. Recoverable Cost: Total	Potential D.C. Recoverable Cost: Residential Share	Potential D.C. Recoverable Cost: Non-Residential Share
1	DC Background Study (2)	2024	All Services	110,400	-	-	110,400	-	-	110,400	76,784	33,616
2	Official Plan Amendment	2024-2033	All Services	73,000	-	7,300	65,700	18,500	-	47,200	32,825	14,375
3	Zoning By-law Review	2024-2033	All Services	73,000	-	7,300	65,700	18,500	-	47,200	32,825	14,375
4	Policy Strategic Plan (every 3 years)	2026	All Services	150,000	-	15,000	135,000	37,400	-	97,600	67,892	29,708
5	Fire Community Risk Assessment	2024-2033	Fire Protection Services	60,000	-	-	60,000	6,000	-	54,000	34,020	19,980
6	Parkland Needs Assessment	2025-2030	Parks and Recreation Services	110,000	-	-	110,000	11,000	-	99,000	94,050	4,950
7	Transportation Master Plan	2024-2033	Services Related to a Highway	100,000	-	-	100,000	10,000	-	90,000	56,700	33,300
8	Fire Master Plan	2026	Fire Protection Services	50,000	-	-	50,000	5,000	-	45,000	28,350	16,650
9	Strategic Plan Update	2026	Policing Services	30,000	-	-	30,000	15,000	-	15,000	9,450	5,550
10	Strategic Plan Update	2029	Policing Services	30,000	-	-	30,000	15,000	-	15,000	9,450	5,550
11	Strategic Plan Update	2032	Policing Services	30,000	-	-	30,000	15,000	-	15,000	9,450	5,550
12	Library Master Plan	2027	Library Services	7,300	-	-	7,300	1,800	-	5,500	5,225	275
13	Facility Needs Assessment	2024	Policing Services	77,000	-	-	77,000	38,500	-	38,500	24,255	14,245
14	Wastewater Master Plans	2025-2026	Wastewater Services	250,000	-	-	250,000	200,000	-	50,000	22,000	28,000
15	Sewer Flow Monitoring for Development	2026	Wastewater Services	50,000	-	-	50,000	25,000	-	25,000	11,000	14,000
16	Water Master Plan	2025-2026	Water Services	250,000	-	-	250,000	62,500	-	187,500	105,000	82,500
14	Reserve Fund Adjustment		All Services	-	-	-	-	39,248	-	(39,248)	(29,520)	(9,728)
	Total			**1,450,700**	**-**	**29,600**	**1,421,100**	**518,448**	**-**	**902,652**	**589,757**	**312,895**

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

Service	Total	Residential Share	Non-Residential Share
Services Related to a Highway	$142,281	$89,637	$52,644
Fire Protection Services	$122,019	$122,019	$0
Policing Services	$92,675	$92,675	$0
Parks and Recreation Services	$179,728	$179,728	$0
Library Services	$14,694	$14,694	$0
Wastewater Services	$155,522	$78,092	$77,430
Water Services	$234,981	$131,589	$103,392
Total	**$941,900**	**$708,435**	**$233,465**
Overall Growth Studies Class of Services Residential/Non-Residential %		**75%**	**25%**

5.3 2024 to Urban Buildout Capital Costs for Urban Services D.C. Calculation

This section evaluates the development-related capital requirements for services within the City's urban boundary. The forecast period for the anticipated development is to build out of the urban service areas of the City. These services are not subject to the historical level of service ceiling, and as a result, only the capital needs listing has been provided. The capital needs are based on prior master plans, the capital budget and forecast, as well as information provided by City staff based on the most current information related to capital needs for the urban serviced areas, which extends beyond a 10-year period.

5.3.1 Water Services

The capital plan for water services reflects updated capital cost estimates for projects previously contained in the 2019 D.C. Background Study, along with additional capital projects identified by City staff that are anticipated. These projects include the watermain oversizing costs required to address service bottlenecks arising from development within six different service zones along with other works for the entire water system.

6. Development Charge Calculation

Tables 6-1 and 6-2 calculate the proposed D.C.s to be imposed on development for all City-wide services over the buildout forecast period and the 10-year forecast period, respectively. The D.C. eligible costs for each service were determined in Chapter 5 for all City-wide services, based on their associated capital programs.

The calculation for residential development is generated on a per capita basis and is based upon four (4) forms of housing types (singles and semi-detached dwellings, multiple dwellings, bachelor and 1-bedroom apartments, and 2+ bedrooms apartments). The non-residential D.C. has been calculated on a uniform per sq.ft. of G.F.A. basis for all types of non-residential development (primary, industrial, commercial, and institutional).

For the residential calculations, the total cost is divided by the "gross" (new resident) population to determine the per capita amount. The residential D.C. recoverable capital cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 3) to calculate the charges in Tables 6-1 and 6-2.

Table 6-3 provides the schedule of charges that is applicable for all services by type of development, as calculated herein, in 2024 values. As the City indexes their D.C. rates annually on January 1st, the 2024, the calculated schedule of charges will also require indexing. Table 6-4 provides the schedule of D.C.s indexed to 2025 values; this amount will be the charges considered by Council for implementation. The calculated charges for new development within the urban serviced area of the City are $26,158 (2025$) for a single detached residential house, representing an increase of $20,763 (2025$) over the current charges. The calculated non-residential D.C.s for new development within the urban serviced area are $11.62 (2025$) per sq.ft. of G.F.A. representing an increase of $10.06 (2025$) compared to the City's current charges.

Tables 6-5 and 6-6 provide a comparison of the D.C.s currently imposed in the City and the charges proposed herein, in 2024 values and indexed 2025 values. These comparisons are provided for a single detached residential house and non-residential development, on a per sq.ft. of G.F.A., respectively.

Table 6-1
City of Brockville
City-Wide D.C. Calculation for the Buildout Forecast Period (2024$)

SERVICE/CLASS		2024$ D.C.-Eligible Cost Residential	2024$ D.C.-Eligible Cost Non-Residential	2024$ D.C.-Eligible Cost S.D.U.	2024$ D.C.-Eligible Cost per sq.ft.
		$	$	$	$
1. Wastewater Services					
1.1 Wastewater Facilites and Other		3,745,727	2,943,071	2,957	2.38
2. Water Services					
2.1 Water Facilites and Other		6,109,802	4,800,559	4,823	3.88
TOTAL		**$9,855,529**	**$7,743,630**	**$7,780**	**$6.26**
D.C.-Eligible Capital Cost		$9,855,529	$7,743,630		
Buildout Gross Population/GFA Growth (sq.ft.)		2,958	1,237,700		
Cost Per Capita/Non-Residential GFA (sq.ft.)		**$3,331.82**	**$6.26**		
By Residential Unit Type	**P.P.U.**				
Single and Semi-Detached Dwelling	2.335	$7,780			
Other Multiples	1.739	$5,794			
Apartments - 2 Bedrooms +	1.721	$5,734			
Apartments - Bachelor and 1 Bedroom	1.100	$3,665			

Table 6-2
City of Brockville
City-Wide D.C. Calculation for the 10-year Forecast Period (2024$)

SERVICE/CLASS		2024$ D.C.-Eligible Cost Residential	2024$ D.C.-Eligible Cost Non-Residential	2024$ D.C.-Eligible Cost S.D.U.	2024$ D.C.-Eligible Cost per sq.ft.
		$	$	$	$
3. Services Related to a Highway					
3.1 Roads and Related		2,518,894	1,479,350	4,012	2.47
4. Fire Protection Services					
4.1 Fire facilities, vehicles & equipment		1,104,384	651,089	1,759	1.09
5. Policing Services					
5.1 Facilities, vehicles and equipment, small equipment and gear		442,371	261,523	705	0.44
6. Parks and Recreation Services					
6.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment		5,849,836	316,578	9,317	0.53
7. Library Services					
7.1 Library facilities and collection materials		669,845	35,225	1,067	0.06
8. Growth-Related Studies					
8.1 Growth-Related Studies		589,757	312,895	939	0.52
TOTAL		**$11,175,086**	**$3,056,661**	**$17,799**	**$5.11**
D.C.-Eligible Capital Cost		$11,175,086	$3,056,661		
10-Year Gross Population/GFA Growth (sq.ft.)		1,466	597,900		
Cost Per Capita/Non-Residential GFA (sq.ft.)		**$7,622.84**	**$5.11**		
By Residential Unit Type	**P.P.U.**				
Single and Semi-Detached Dwelling	2.335	$17,799			
Other Multiples	1.739	$13,256			
Apartments - 2 Bedrooms +	1.721	$13,119			
Apartments - Bachelor and 1 Bedroom	1.100	$8,386			

Table 6-3
City of Brockville
Calculated Schedule of Development Charges by Service and Class of Services
(2024$)

Services/Class of Services	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
City-Wide Services/Class of Services					
Services Related to a Highway	4,012	2,988	2,957	1,890	2.47
Fire Protection Services	1,759	1,310	1,296	829	1.09
Policing Services	705	525	520	332	0.44
Parks and Recreation Services	9,317	6,939	6,867	4,389	0.53
Library Services	1,067	795	786	503	0.06
Growth-Related Studies	939	699	692	442	0.52
Total City-Wide Services/Class of Services	**$17,799**	**$13,256**	**$13,118**	**$8,385**	**$5.11**
Urban Services					
Wastewater Services	2,957	2,202	2,179	1,393	2.38
Water Services	4,823	3,592	3,555	2,272	3.88
Total Urban Services	**$7,780**	**$5,794**	**$5,734**	**$3,665**	**$6.26**
GRAND TOTAL RURAL AREA	**$17,799**	**$13,256**	**$13,118**	**$8,385**	**$5.11**
GRAND TOTAL URBAN AREA	**$25,579**	**$19,050**	**$18,852**	**$12,050**	**$11.37**

Table 6-4
City of Brockville
Calculated Schedule of Development Charges by Service and Class of Services
(Indexed to 2025$)

Services/Class of Services	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
City-Wide Services/Class of Services					
Services Related to a Highway	4,103	3,056	3,024	1,933	2.53
Fire Protection Services	1,799	1,340	1,325	848	1.11
Policing Services	721	537	532	340	0.45
Parks and Recreation Services	9,528	7,096	7,023	4,489	0.54
Library Services	1,091	813	804	514	0.06
Growth-Related Studies	960	715	708	452	0.53
Total City-Wide Services/Class of Services	**$18,202**	**$13,557**	**$13,416**	**$8,576**	**$5.22**
Urban Services					
Wastewater Services	3,024	2,252	2,228	1,425	2.43
Water Services	4,932	3,673	3,636	2,324	3.97
Total Urban Services	**$7,956**	**$5,925**	**$5,864**	**$3,749**	**$6.40**
GRAND TOTAL RURAL AREA	**$18,202**	**$13,557**	**$13,416**	**$8,576**	**$5.22**
GRAND TOTAL URBAN AREA	**$26,158**	**$19,482**	**$19,280**	**$12,325**	**$11.62**

Table 6-5
City of Brockville
Single Detached Residential House D.C. Comparison
2024$ and indexed 2025$

Services/Class of Services	2024$			2025$		
	Current Rate	Calculated Rate as per December 23, 2024 D.C.B.S.	Calculated Rate Addendum Report February 25, 2025	Current Rate	Calculated Rate as per December 23, 2024 D.C.B.S.	Calculated Rate as per Addendum Report February 25, 2025
City-Wide Services/Class of Services:						
Services Related to a Highway	2,626	3,922	4,012	2,685	4,011	4,103
Fire Protection Services	35	1,762	1,759	36	1,802	1,799
Policing Services	24	706	705	25	722	721
Parks and Recreation Services	351	9,331	9,317	359	9,543	9,528
Library Services	-	1,067	1,067	-	1,091	1,091
Growth-Related Studies	104	945	939	107	966	960
Total City-Wide Services/Class of Services	**$3,141**	**$17,733**	**$17,799**	**$3,212**	**$18,135**	**$18,202**
Urban Services						
Wastewater Services	1,395	2,957	2,957	1,427	3,024	3,024
Water Services	739	4,823	4,823	756	4,932	4,932
Total Urban Services	**$2,134**	**$7,780**	**$7,780**	**$2,183**	**$7,956**	**$7,956**
Grand Total Services/Class of Services	**$5,275**	**$25,513**	**$25,579**	**$5,395**	**$26,091**	**$26,158**

Table 6-6
City of Brockville
Non-Residential House D.C. Comparison per sq.ft. of Gross Floor Area
2024$ and indexed 2025$

Services/Class of Services	2024$			2025$		
	Current Rate	Calculated Rate as per December 23, 2024 D.C.B.S.	Calculated Rate Addendum Report February 25, 2025	Current Rate	Calculated Rate as per December 23, 2024 D.C.B.S.	Calculated Rate as per Addendum Report February 25, 2025
City-Wide Services/Class of Services:						
Services Related to a Highway	0.31	2.42	2.47	0.32	2.47	2.53
Fire Protection Services	-	1.09	1.09	-	1.11	1.11
Policing Services	-	0.44	0.44	-	0.45	0.45
Parks and Recreation Services	-	0.51	0.53	-	0.52	0.54
Library Services	-	0.06	0.06	-	0.06	0.06
Growth-Related Studies	-	0.51	0.52	-	0.53	0.53
Total City-Wide Services/Class of Services	**$0.31**	**$5.03**	**$5.11**	**$0.32**	**$5.14**	**$5.22**
Urban Services						
Wastewater Services	0.79	2.38	2.38	0.81	2.43	2.43
Water Services	0.42	3.88	3.88	0.43	3.97	3.97
Total Urban Services	**$1.21**	**$6.26**	**$6.26**	**$1.24**	**$6.40**	**$6.40**
Total Municipal Wide Services/Classes	**$1.52**	**$11.29**	**$11.37**	**$1.56**	**$11.54**	**$11.62**

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

Services/Class of Services	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Wastewater Services							
1.1 Wastewater Facilites and Other	27,148,398	0	20,994,600	0	0	3,446,127	2,707,671
2. Water Services							
2.1 Water Facilites and Other	24,299,955	0	20,670,139	0	0	2,032,697	1,597,119
3. Services Related to a Highway							
3.1 Roads and Related	11,838,000	0	7,714,756	125,000	0	2,518,894	1,479,350
4. Fire Protection Services							
4.1 Fire facilities, vehicles & equipment	13,013,500	0	8,641,227	0	2,616,800	1,104,384	651,089
5. Policing Services							
5.1 Facilities, vehicles and equipment, small equipment and gear	24,084,320	0	10,766,526	0	12,613,900	442,371	261,523
6. Parks and Recreation Services							
6.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	44,831,000	0	14,606,146	10,070,000	13,988,440	5,849,836	316,578
7. Library Services							
7.1 Library facilities and collection materials	932,000	0	131,900	0	95,000	669,845	35,225
8. Growth-Related Studies							
8.1 Growth-Related Studies	1,450,700	29,600	518,448	0	0	589,757	312,895
Total Expenditures & Revenues	**$147,597,873**	**$29,600**	**$84,043,742**	**$10,195,000**	**$29,314,140**	**$16,653,910**	**$7,361,451**

Based on the foregoing and discussions with City staff, only water and wastewater services need to be calculated based on an urban-area basis and apply City-wide D.C.s for all other services and class of services.

7.4 Other Development Charge By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

The City's D.C. collections should be contributed into eight (8) separate reserve funds, including:

- Services Related to a Highway;
- Fire Protection Services;
- Policing Services;
- Parks and Recreation Services;
- Library Services;
- Growth-related Studies;
- Wastewater Services; and
- Water Services.

7.4.2 Categories for Class of Services for Reserve Fund and Credit Purposes

It is recommended that the City's D.C. collections related to the growth-related studies class of services be contributed into a separate reserve fund from the eight (8) reserve funds specific for the services noted above in section 7.4.1. Note that the current D.C. reserve fund balance for Development Charges Study has been included in the growth-related studies D.C. calculations.

7.4.3 By-law In-force Date

The by-law will come into force on April 8, 2025, unless Council determines an alternative date for enactment.

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

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

7.5 Other Recommendations

The following recommendations are required to be approved by Council to ensure the background study, and assumptions within it, are accepted as a basis for approval of the by-law. These recommendations are often included in a supporting staff report to Council for approval of the background study and D.C. by-law.

It is recommended that Council:

> "Whenever appropriate, request that grants, subsidies and other contributions be clearly designated by the donor as being to the benefit of existing development or new development, as applicable;"
>
> "Adopt the assumptions contained herein as an 'anticipation' with respect to capital grants, subsidies, and other contributions;"
>
> "Adopt the D.C. approach to calculate the charges on a uniform City-wide basis for all services and class of services, except water and wastewater services, which are to be calculated on an urban-area basis;"
>
> "Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated December 23, 2024, as amended, subject to further annual review during the capital budget process;"
>
> "Approve the D.C. Background Study dated December 23, 2024, as amended (if applicable);"
>
> "Determine that no further public meeting is required;" and
>
> "Approve the D.C. By-law as set out in Appendix G."

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

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

SERVICE/CLASS OF SERVICE		GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1.	**Wastewater Services**				
1.1	Wastewater Facilites and Other	13,355,798	54,971	411,747	466,719
2.	**Water Services**				
2.1	Water Facilites and Other	10,910,361	172,996	186,235	359,230
3.	**Services Related to a Highway**				
3.1	Roads and Related	4,123,244	161,932	410,064	571,995
4.	**Fire Protection Services**				
4.1	Fire facilities, vehicles & equipment	4,372,273	104,414	684,182	788,595
5.	**Policing Services**				
5.1	Facilities, vehicles and equipment, small equipment and gear	13,317,794	16,139	1,153,789	1,169,929
6.	**Parks and Recreation Services**				
6.1	Park development, amenities, trails, recreation facilities, vehicles, and equipment	30,224,854	176,000	292,233	468,233
7.	**Library Services**				
7.1	Library facilities and collection materials	800,100	89,904	89,469	179,373
Total		**$77,104,424**	**$776,356**	**$3,227,719**	**$4,004,074**

Appendix E: Local Service Policy

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

The following policy guidelines are general principles by which staff will be guided in considering development applications. Each application will be considered, in the context of these policy guidelines and subsection 59(2) of the *Development Charges Act, 1997*, as amended (D.C.A.), on its own merits. Other factors, such as the nature, type, and location of the development, any existing and proposed development in the surrounding area, as well as the location and type of services required and their relationship to the proposed development and to existing and proposed development in the area, will be taken into account.

A. Services Related to a Highway

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

The complete street concept or "road" includes a common and/or public highway and any facilities within a municipally owned road allowance including but not limited to road pavement structure and curbs; grade separation/bridge structures (for any vehicles, railways and/or pedestrians); land acquisition (for road allowances); grading, drainage and retaining wall features; culvert structures; stormwater drainage systems; utilities (gas, telephone, hydro, cable, etc.); traffic signals and control systems; street and walkway lighting; signage; gateway features; street furniture; active transportation facilities (e.g. bike routes/bike lanes/bike paths/multi-use trails/naturalized walkways, etc.); traffic calming measures; transit infrastructure including but not limited to transit lanes and lay-bys; transit shelters and pads; transit signs; road way illumination systems; boulevard and median surfaces (e.g. sod and topsoil, paving, etc.); cul-de-sacs or round abouts; street trees and landscaping; wildlife crossings; parking lanes and lay-bys; driveway entrances; noise attenuation systems; railings and safety barriers; fencing.

1. Arterial, Collector, and Local Roads (Including all associated infrastructure to achieve a complete street)

   i. Roads internal to development up to 9.8 metres in width including all infrastructure and three lifts of asphalt - Direct developer responsibility under s.59 of the D.C.A. (as a local service).

   ii. Roads internal to development in excess of 9.8 metres in width including all infrastructure and three lifts of asphalt – Include oversizing component in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

   iii. Roads external to the development required in the area to which the development relates up to 9.8 metres to connect the development to the main existing road network - Direct developer responsibility under s.59 of the D.C.A. (as a local service).

   iv. Roads external to the development required in the area to which the development relates in excess of 9.8 metres to connect the development to the main existing road network - Include oversizing component in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

   v. New, widened, extended or upgraded, roads that are external and not within the area to which the development relates - Include in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

2. Traffic Signals (including traffic control systems)

   i. Traffic signalization directly required within the area to which the development relates, or within or adjacent to the frontage of the development required due to traffic generated by the development - Direct developer responsibility under s.59 of the D.C.A. (as a local service) with the potential of cost sharing.

ii. Traffic signalization not directly required within the area to which the development related, and not within or adjacent to the frontage of the development - Include in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

3. Intersection Improvements

   i. Intersection improvements directly required within the area to which the development relates, or within or adjacent to the frontage of the development required due to traffic generated by the development - Direct developer responsibility under s.59 of the D.C.A. (as a local service) with the potential of cost sharing.

   ii. Intersection improvements not directly required within the area to which the development related, and not within or adjacent to the frontage of the development - Include in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

4. Streetlights

   i. Streetlights required on internal and external roads not adjacent or connecting to the development - include in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A. (Linked to road funding source in item 1).

5. Sidewalks

   i. Sidewalks on roads - Linked to road funding source in item 1.

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

   i. New bike routes, bike lanes, bike paths, multi-use trails, and naturalized walkways within the road allowance, internal to development – Direct developer responsibility under s.59 of the D.C.A. (as a local service).

   ii. New bike routes, bike lanes, bike paths, multi-use trails, and naturalized walkways within the road allowance, external and within the area to which the development to connect to an existing system – Direct developer responsibility under s.59 of the D.C.A. (as a local service).

iii. New bike routes, bike lanes, bike paths, multi-use trails, and naturalized walkways within the road allowance, external and not within the area to which the development to connect to an existing system – Include in the D.C. road costs calculation to the extent permitted under s.5(1) of the D.C.A., consistent with the service standard provisions of the D.C.A., s.5(1).

7. Noise Abatement Measures

i. Internal and external abutting to Development - Direct developer responsibility under s.59 of the D.C.A. (as a local service).

ii. External and not abutting to Development - Include in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

8. Traffic Calming Measures

i. Traffic calming measures required due to increased traffic volumes throughout the City - Include in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

9. Land Acquisition for Road Allowances

i. Land Acquisition for roads to achieve a complete street - Dedication under the *Planning Act* subdivision provisions (s.51) (up to 27 metre right-of-way) - link to item 1 above.

ii. Land Acquisition for roads to achieve a complete street - Dedication under the *Planning Act* subdivision provisions (s.51) (in excess of the 27 metre right-of-way) – Include in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

10. Easements

i. Easement required that are located internal to development shall be - Direct developer responsibility as dedication under the *Planning Act*.

ii. Easement required that are located external to development but having a direct connection required to the development shall be - Direct developer responsibility to negotiate with the property owner(s).

11. Storm Water Management Facilities

i. Quality and Quantity Works - Direct developer responsibility under s.59 of the D.C.A. (as a local service).

ii. Oversizing of stormwater management works for lands external to a development will be:

a) Recovered through a joint service agreement between multiple active developing landowners, with facilitation by the City; or

b) Funded by the City and recovered from future non-active developing landowners, as they become active.

12. Storm Sewers

i. Storm sewers constructed internal to a development are a direct responsibility of the developer under s.59 of the D.C.A. (as a local service), unless the City requests sewers to be oversized, in which case the incremental cost of oversizing will be financed by area-specific development charges or through a joint service agreement to be developed by the parties, and with the facilitation of the City through its best efforts.

ii. Storm sewers, diversion channels and storm sewer outfalls constructed external to a development and greater in size than determined by engineering standards to be necessary to drain the owner's lands will be financed by area-specific development charges or through a joint service agreement to be developed by the parties, and with the facilitation of the City through its best efforts, and with the prior agreement and approval of the City.

iii. Storm sewers of any size required by a development to connect to an existing local trunk storm sewer or outlet - Direct developer's responsibility under s.59 of the D.C.A. (as a local service).

13. Water

i. Linear waterworks internal to a development required to service the development – Direct developer responsibility under s.59 of the D.C.A. (as a local service).

ii. Marginal costs of linear waterworks for oversizing internal to the development – Include in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

iii. Linear waterworks external to a development required to connect to the existing system up to the required size to service the development – Direct developer responsibility under s.59 of the D.C.A. (as a local service).

iv. Marginal costs related to linear waterworks external to a development required to connect to the existing system in excess of the required size to service the development – include in the D.C. to the extent the costs relate to growth and/or through a Municipal Act Part XII by-law for the costs related to existing properties that will benefit from the works.

v. Pumping stations internal to a development required to service that development – Direct developer responsibility under s.59 of the D.C.A. (as a local service).

vi. Supply, treatment, and pumping stations external to a development, and works associated with Zone boundaries – Include in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

14. Wastewater

i. Treatment and pumping/lift stations external to a development - Include in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

ii. Pumping/lift stations internal to a development required to service that development – Direct developer responsibility under s.59 of the D.C.A. (as a local service).

iii. Linear wastewater works internal to a development at the size required to service the development, at a minimum of 200mm – Direct developer responsibility under s.59 of the D.C.A. (as a local service).

iv. Marginal costs of linear wastewater works for oversizing internal to the development, above what is required to service the development – Include in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

v. Linear wastewater works external to a development required to connect to the existing system up to the required size to service the development and at a minimum of 200mm – Direct developer responsibility under s.59 of the D.C.A. (as a local service).

vi. Marginal costs related to linear wastewater works external to a development required to connect to the existing system in excess of the required size to service the development – include in the D.C. to the extent the costs relate to growth and/or through a Municipal Act Part XII by-law for the costs related to existing properties that will benefit from the works.

15. Erosion Control Measures

i. Erosion works required to mitigate the impact of a development – Direct developer responsibility under s.59 of the D.C.A. (as a local service).

16. Parkland

a. Recreation Trails and Multi-Use Trails internal to the development - Direct developer responsibility under s.59 of the D.C.A. (as a local service).

b. Brock trail enhancements, extensions, and/or upgrades - Include in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

c. Parkland Development for parks required to service specific developments or neighbourhoods including all development and/all equipment and amenities as required by the City: Direct developer responsibility under s.59 of the D.C.A. (as a local service).

d. Community based parks:

  i. To be conveyed at base condition (as described below) as a direct developer responsibility under s.59 of the D.C.A. (as a local service).

  ii. To be developed by the City including trails and/all equipment and amenities to new and/or existing parks to assist in servicing growth - Include in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

Community Parkland Base Condition

Park development to base condition is a direct developer responsibility as a local service provision under section 59 of the D.C.A. and includes the following:

a. Clearing and grubbing; tree removals as per the subdivision’s tree preservation and removals plan.

b. Topsoil stripping, screening, and stockpiling.

c. Rough grading (pre-grading) to allow for positive drainage of the park, with minimum slopes of 2%. If necessary, this may include some minor drainage tile work and grading as per the overall subdivision grading design, complete with any required swales or catch basins. Runoff from the development property shall not drain into the park unless approved by the Director of Operations.

d. Spreading of topsoil to a 150 mm depth (import topsoil if existing on-site is insufficient to reach required depth).

e. Seeding of site with City-approved seed mix; maintenance of seed until acceptance by City.

f. Parks shall be free of any contaminated soil or subsoil.

g. Parks shall not be mined for fill.

h. Parks shall be conveyed free and clear of all encumbrances.

i. 100% of 1.5 m chain link perimeter fencing to the City standards to separate the development lands from the City lands or lands to be dedicated to the City.

j. When park parcels cannot be developed in a timely manner, they shall be graded to ensure positive drainage and seeded to minimize erosion and dust. These shall be maintained by the developer until construction commences thereon.

k. The park block shall not be used for topsoil or other construction material, equipment storage, or sales pavilions.

l. Required heritage features within the park, as set out within the Planning approval conditions.

made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.

Commensurate with the above, the City prepared an A.M.P. in 2017 for its existing infrastructure assets, excluding facilities; however, it did not take into account future growth-related assets. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

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

1. The non-D.C.-recoverable portion of the projects that will require financing from municipal financial resources (i.e., rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.

2. Lifecycle costs for the 2024 D.C. capital works have been presented based on a straight-line basis. The assets have been considered over their estimated useful lives.

3. Incremental operating costs for the D.C. services (only) have been included.

4. The resultant total annualized expenditures are approximately $12.70 million.

5. Consideration was given to the potential new tax and user fee revenue which will be generated as a result of new growth. These revenues will be available to assist in financing the expenditures above. The new operating revenues are approximately $5.12 million. This additional revenue would increase the existing revenues from $64.08 million to $69.21 million.

6. In consideration of the above, the capital plan is deemed to be financially sustainable.

Table F-1
City of Brockville
Asset Management – Future Expenditures and Associated Revenues
2024$

	2043 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital[1]	$6,529,291
Annual Debt Payment on Post Period Capital[2]	$2,156,986
Annual Lifecycle	$785,356
Incremental Operating Costs (for D.C. Services)	$3,227,719
Total Expenditures	**$12,699,351**
Revenue (Annualized)	
Total Existing Revenue[3]	$64,086,279
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	$5,120,048
Total Revenues	**$69,206,327**

[1] Non-Growth Related component of Projects
[2] Interim Debt Financing for Post Period Benefit
[3] As per Sch. 10 of FIR

Appendix G
Proposed Development Charge By-law

THE CORPORATION OF THE CITY OF BROCKVILLE

BY-LAW NO. XX-2025

2025 DEVELOPMENT CHARGES BY-LAW

A By-law to Establish Development Charges for the Corporation of the City of Brockville

WHEREAS Section 2(1) of the *Development Charges Act*, *1997*, (hereinafter called the "Act") enables the Council of a municipality to pass by-laws for the imposition of development charges against land located in the municipality for increased capital costs required because of the increased need for services arising from development in the area to which the by-law applies; and

WHEREAS the Council of the Corporation of the City of Brockville, at its meeting of March 4, 2025, approved a report entitled City of Brockville 2024 Development Charges Background Study, as amended; and

WHEREAS the Council has given Notice in accordance with Section 12 of the *Development Charges Act, 1997* of its development charges proposal and held a public meeting on March 4, 2025; and

WHEREAS the Council has heard all persons who applied to be heard in objection to, or in support of, the development charges proposal at such public meeting and provided a subsequent period for written communications to be made; and

WHEREAS the Council, in adopting the City of Brockville 2024 Development Charges Background Study, dated December 23, 2024, as amended, directed that development charges be imposed on land under development or redevelopment within the geographical limits of the municipality as hereinafter provided.

Now, therefore, the Council of the Corporation of the City of Brockville enacts as follows:

1. DEFINITIONS

In this by-law,

a) “Act,” means the *Development Charges Act*, 1997, S.O. 1997, c. 27, as amended;

b) “Accessory Use" means where used to describe a use, building, or structure that the use, building, or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;

c) "Affordable Residential Unit" shall mean a Residential Unit that meets the criteria set out in the Act;

d) “Agricultural Use” means a Bona Fide Farm operation;

e) Ancillary Residential Use” shall mean a Residential Dwelling that would be ancillary to a Single Detached Dwelling, Semi-Detached Dwelling, or Row Dwelling;

f) “Apartment Unit” means any residential unit within a building containing five or more dwelling units where access to each Residential Unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor and include stacked townhouses;

g) "Attainable Residential Unit" shall mean a Residential Dwelling that meets the criteria set out in the Act;

h) "Bedroom" means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;

i) “Board of Education” means a board defined in subsection 1(1) of the *Education Act*;

j) "Bona Fide Farm Uses" shall mean the proposed development that will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation;

k) "Building Code Act" shall mean the *Building Code Act*, S.O. 1992, as amended, or any successor thereof;

l) "Cannabis" shall mean:

(a) A Cannabis Plant;

(b) Any part of a Cannabis Plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not;

(c) any substance or mixture of substances that contains or has on it any part of such a plant; and

(d) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.

m) "Cannabis Plant" means a plant that belongs to the genus "Cannabis";

n) "Cannabis Production Facilities" means a building, or part thereof, designed, used, or intended to be used for one or more of the following: cultivation, growing propagation, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment or distribution of cannabis where a licence, permit or authorization has been issued under applicable federal law but does not include a Building or part thereof solely designed, used, or intended to be used for retail sales of cannabis.

o) "Capital Cost" shall mean costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,

(a) to acquire land or an interest in land, including a leasehold interest,
(b) to improve land,
(c) to acquire, lease, construct or improve buildings and structures,
(d) to acquire, construct or improve facilities including,
(i) furniture and equipment other than computer equipment, and

(ii) material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, Chap. P.44, as amended, or any successor thereof; and

(iii) rolling stock with an estimated useful life of seven years or more, and

(e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, including the development charge background study required for the provision of services designated in this By- law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related.

p) "Commercial" means any use of land, structures, or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;

q) "Council" means the Council of the Corporation of the City of Brockville;

r) "Development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size of usability thereof, and includes redevelopment;

s) "Development Charge" means the charge imposed pursuant to this by-law;

t) "Dwelling Unit" means any part of a building or structure used, designed, or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use;

u) "Existing" means existing as of the date of the passing of this By-law;

v) "Farm Building" shall mean a building or structure associated with and located on land devoted to the practice of farming and that is used essentially for the housing of farm equipment or livestock or the production, storage or processing of agricultural and horticultural produce or feeds and as part of or in connection with a bona fide farming operation and includes barns, silos and other buildings or structures ancillary to that farming operation, including greenhouses, but excludes:

(a) a residential use, with the exception of a bunk house for seasonal farm workers required for that farm operation; and

(b) any building or portion thereof used or intended to be used for any other Non- Residential Use, including, but not limited to: retail sales; commercial services; restaurants; banquet facilities; hospitality and accommodation facilities; gift shops; contractors' shops; services related to grooming, boarding, or breeding of household pets; and alcohol and marijuana production facilities.

w) “Grade” means the average level of finished ground adjoining a building at all exterior walls;

x) "Greenhouse" shall mean the use of a building or structure for the growing of such items as flowers, bushes, shrubs, trees, plants, fruits, vegetables, and other types of nursery stock for wholesale or retail purposes. Such use may also include the retail sale of greenhouse products customarily, incidental, subordinate, and exclusively, devoted to the principal use, located on the same lot therein. A retail space accessory to a greenhouse shall have a maximum retail floor area of 75 square metres.

y) "Gross Floor Area" means:

(a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the-centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and

(b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:

(i) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;

(ii) outdoor loading facilities above grade; and

(iii) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use, but does not include showrooms.

z) "Hospice" means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;

aa) "Hospital" means land, buildings, or structures used, or designed or intended for use as defined in the *Public Hospitals Act*, R.S.O. 1990, c. P.40, as amended;

bb) "Industrial" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the 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;

cc) “Institutional” means land, buildings, structures, or any part thereof used by any organization, group, or association for promotion of charitable, educational, or benevolent objectives and not for profit or gain. For the purposes of s.s.7(2) herein, means development of a building or structure intended for use,

(a) as a long-term care home within the meaning of subsection 2 (1) of the *Fixing Long-Term Care Act, 2021*;

(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 operation funding from the Government of Ontario;

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

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

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

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

dd) "Interest" means the annual rate of interest calculated at the City's 10-year borrowing rate;

ee) “Live-work Unit” means a Building, or part of thereof, which contains, or is intended to contain, both a Dwelling Unit and non-residential unit and which is intended for both Residential Use and Non-residential Use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;

ff) "Local Board" means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of the municipality or any part or parts thereof;

gg) "Local Services" means those services, facilities or things which are under the jurisdiction of the City of Brockville and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the *Planning Act*, or any successor thereof;

hh) “Long-term Care Home” means a residential building or the residential portion of a mixed-use building within the meaning of subsection 2 (1) of the *Fixing Long-Term Care Act, 2021*;

ii) “Maximum Interest Rate” shall mean on a particular date, the mean, rounded to the nearest hundredth of a percentage point, of the annual rates of interest announced by each of the Royal Bank of Canada, The Bank of Nova Scotia, the Canadian Imperial Bank of Commerce, the Bank of Montreal and The Toronto-Dominion Bank to be its prime or reference rate of interest in effect on that date for determining interest rates on Canadian dollar commercial loans by that bank in Canada, adjusted on the first business day of every January, April, July, and October, plus one percentage point;

jj) “Minimum Interest Rate” means the interest rate of the Bank of Canada on the day the by-law comes into force, updated on the first business day of every January, April, July, and October;

kk) "Mixed Use Development" means a building that is used, designed, and/or designated to be used for both residential and non-residential purposes, including, but not limited to a Live-work Unit;

ll) "Multiple Dwellings" means all dwellings other than Single-detached Dwelling, Semi-detached Dwelling, and Apartment unit dwellings;

mm) "Municipality" means the Corporation of the City of Brockville;

nn) "Non-profit Housing Development" means development of a building or structure intended for use as residential premises by:

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

oo) "Non-Residential Use" means land, buildings, or structures or portions thereof used, or designed or intended for a use other than a residential use;

pp) "Official Plan" means the Official Plan adopted for the municipality, as amended, and approved;

qq) "On-Farm Diversified Use" means a use, occurring entirely and exclusively within a detached building that is secondary and subordinate to the active and principle agricultural use occurring on a property. Such uses shall be integrated within a farm cluster of buildings which must include a dwelling, and may include, but are not limited to, uses that produce value added agricultural products or provide a service that is supportive of regional agri-business;

rr) "Owner" means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;

ss) "*Planning Act*" means the *Planning Act*, R.S.O. 1990, c. P.13, as amended;

tt) "Rate" means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;

uu) "Redevelopment" means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from residential to non-residential or from non-residential to residential;

vv) "Regulation" means any regulation made pursuant to the Act.

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

xx) "Residential Dwelling" means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more dwelling units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;

yy) "Residential Use" means the use of a building, structure, or portion thereof for one or more dwelling units. This also includes a dwelling unit on land that is used for an agricultural use;

zz) “Retirement Home” means a residential building or the residential portion of a mixed-use building which provides accommodation primarily for retired persons or couples where each private bedroom or living accommodation has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided;

aaa) "Row Dwelling" means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;

bbb) "Rowhouse" shall mean a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;

ccc) "Semi-detached Dwelling" means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but not other parts, attached or another dwelling unit where the residential unit are not connected by an interior corridor;

ddd) "Service" means a service an/or class of service designed in Schedule "A" to this By-law, and "services" shall have a corresponding meaning;

eee) "Servicing Agreement" means an agreement between a landowner and the Municipality relative to the provision of municipal services to specified land within the Municipality;

fff) "Single-detached Dwelling" means a dwelling containing only a dwelling unit, or a dwelling unit and an accessory apartment, and not attached to another structure;

ggg) "Stacked Townhouse" means a building, other than a Duplex, Row Dwelling, or Back-to-Back Townhouse, containing at least two or more dwelling units; each dwelling unit separated from the other vertically and/or horizontally and each dwelling unit having a separate entrance to grade;

hhh) "Temporary Building or Structure" means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the effect of increasing the gross floor area thereof for a continuous period not exceeding eight months and includes a temporary garden centre, sales trailers and temporary office trailers, but excludes a mobile home;

iii) "Zoning By-Law" means the Zoning By-Law of the Municipality or any successor thereof passed pursuant to Section 34 of the *Planning Act*.

2. SCHEDULE OF DEVELOPMENT CHARGES

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

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

(a) In the case of residential development, the development charges set out in Schedule “B” shall be imposed on 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, on the residential uses in the mixed use building or structure, and the residential portion for a Live-Work unit, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

(b) In the case of non-residential development, the development charges described in Schedule ”B” to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed-use building or structure, and the non-residential portion for a Live-Work unit, and calculated with respect to each of the services according to the Gross Floor Area of the non-residential use.

(3) Council has hereby determined that the development of land, buildings, or structures for residential or non-residential uses will require the provision, enlargement, expansion, or improvement of the services referenced in Schedule "A".

3. APPLICABLE LANDS

(1) Subject to Section 6, this by-law applies to all lands in the Municipality, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*, 1990, c. A. 31.

(2) Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to land that is owned by and used for purposes of:

(a) the Municipality, or any local board thereof; and

(b) a board of education as defined in subsection 1(1) of the Education Act.

4. APPLICATION OF CHARGES

(1) Development charges shall be imposed on all lands, buildings, or structures that are developed for residential or non-residential uses if the development requires:

(a) the passing of a zoning by-law or of an amendment to a zoning by-law 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*, a consent under Section 53 of the *Planning Act*,

(e) the approval of a description under Section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or

(f) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

(2) Subsection (1) shall not apply in respect of local services as described in subsection 59(2) (a) and (b) of the Act;

5. MULTIPLE CHARGES

(1) Where two or more of the actions described in Section 4(1) are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.

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

6. EXEMPTIONS

(1) Section 2 of this by-law shall not apply to that category of exempt development described in subsection 2(3) of the Act, namely:

(a) the enlargement of an existing dwelling unit;

(b) the creation of one or two additional dwelling units in an existing single-detached dwelling, or ancillary to it, provided the total gross floor area of the additional one or two units does not exceed the gross floor area of the existing dwelling unit; or

(c) the creation of one additional dwelling unit in any other type of existing residential building, or ancillary to it, provided that:

(i) in the case of a semi-detached dwelling, the gross floor area of the additional dwelling unit does not exceed the gross floor area of the existing dwelling unit already contained in the residential dwelling, and

(ii) in the case of all other types of existing residential buildings, the gross floor area of the additional dwelling unit does not exceed the gross floor area of the smallest existing dwelling unit already contained in the residential building.

(2) Section 2 of this by-law shall not apply to that category of exempt development described in Section 4 of the Act, and Section 1 of O.Reg. 82/98, namely:

(a) the enlargement of the gross floor area of an existing industrial building, if the gross floor area is enlarged by 50 percent or less;

(b) for the purpose of (a), the terms "gross floor area" and "existing industrial building" shall have the same meaning as those terms have in O.Reg. 82/98 under the Act; and

(c) notwithstanding subsection (a), if the gross floor area is enlarged by more than 50 per cent, development charges shall be payable and collected, and the amount payable shall be calculated in accordance with s.4(3) of the Act.

(3) Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:

(a) Industrial development;

(b) Non-profit housing that:

(i) has been approved to receive funding from the Government of Canada or the Province of Ontario (including Crown Corporations) or a municipal government/agency under an affordable housing program or has been approved by the City of Brockville or the United Counties of Leeds and Grenville; and

(ii) such affordable housing project is not eligible for funding development charge liabilities from the Government of Canada or the Province of Ontario (including Crown Corporations).

(c) Affordable Residential Unit;

(d) Attainable Residential Unit;

(e) Affordable inclusionary zoning Residential Units;

(f) an enlargement to an existing dwelling unit;

(g) A second residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than Ancillary Residential Use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;

(h) A third residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than Ancillary Residential Use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;

(i) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;

(j) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than Ancillary Residential Use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit;

(k) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than Ancillary Residential Use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units;

(l) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units; or

(m) In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.

(4) Other exemptions include:

(a) Cannabis Production Facilities; and

(b) Temporary buildings and structures, including temporary garden centres.

7. DISCOUNTS

(1) The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit as follows:

(a) Three or more bedrooms - 25% reduction;

(b) Two bedrooms - 20% reduction; and

(c) All other bedroom quantities - 15% reduction.

8. TIMING OF CALCULATION AND PAYMENT

(1) Development Charges are due and payable in full to the City on the date the first building permit is issued for any land, buildings, or structures affected by the applicable development charge, and a building permit with respect to a building or structure shall be withheld where the applicable development charge has not been paid pursuant to Section 28 of the Act.

(2) Notwithstanding subsection 8(1), Development Charges for rental housing and institutional developments are due and payable in 6 instalments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, including interest, payable on the anniversary date each year thereafter.

(3) Notwithstanding Subsection 8(1), Development Charges for non-profit housing developments are due and payable in 21 instalments commencing with the first instalment payable on the date of occupancy, and each subsequent instalment, including interest, payable on the anniversary date each year thereafter.

(4) Where the development of land results from the approval of a Site Plan or Zoning By-Law Amendment received and approved between January 1, 2020, and June 5, 2024, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under section 12 shall be calculated on the rates set out in Schedule 2 on the date of the planning application, including interest. Where both planning applications apply Development Charges under section 12 shall be calculated on the rates, including interest, set out in Schedule 2 on the date of the later planning application, including interest.

(5) Where the development of land results from the approval of a Site Plan or Zoning By-Law Amendment received on or after January 1, 2020, where the approval of the application occurred on or after June 6, 2024, and the approval of the application occurred within 18 months of building permit issuance, the Development Charges under section 12 shall be calculated based on the rates set out in Schedule 2 on the date of the planning application, including interest at the prescribed rate. Where both planning applications apply, development charges under section 12 shall be

calculated on the rates set out in Schedule 2, on the date of the latter planning application, including interest, including interest at the prescribed rate.

(6) Notwithstanding subsections 8(1) to 8(5), Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

(7) Interest for the purposes of subsections 8(2) to 8(6) shall be determined as prescribed in the Development Charges Act, as amended from time to time.

9. SERVICE STANDARDS

(1) The approved service standards for the Municipality are those contained in the Development Charges Background Study.

10. SERVICES IN LIEU

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

11. DEVELOPMENT CHARGE CREDITS

(1) Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 60 months prior to the date of payment of 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 principal use on the same land, 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, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under Section 2(2) by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and

(b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the greater of the applicable development charges under Section 2(2) by the gross floor area that has been or will be demolished or converted to another principal use;

(2) No redevelopment credit shall be made in excess of the development charge payable for a redevelopment.

12. BY-LAW REGISTERATION

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

13. RESERVE FUNDS

(1) Monies received from payment of development charges shall be maintained in a separate reserve funds and shall be used only to meet the growth-related net capital costs for which the development charge was levied under this by-law.

(2) Council directs the Treasurer to divide the reserve fund(s) created hereunder into the separate subaccounts in accordance with the service categories set out in Schedule "A" to which the development charge payments shall be credited in accordance with the amounts shown, plus interest earned thereon.

(3) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.

(4) Where any unpaid development charges are collected as taxes under Subsection (3), the monies so collected shall be credited to the development charge reserve fund or funds referred to in Subsection (1).

(5) The Treasurer is hereby directed to prepare an annual financial statement for the development charges reserve fund as prescribed under Section 12 of Ontario Regulation 82/98 and to submit the statement for Council's consideration.

14. BY-LAW AMENDMENT OR REPEAL

(1) Where this by-law or any development charge prescribed thereunder is amended or repealed by order of the Local Planning Appeals Tribunal or by resolution of the Council, the Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.

(2) Refunds that are required to be paid under Subsection (1) shall be paid to the registered owner of the land on the date on which the refund is paid.

(3) Refunds that are required to be paid under Subsection (1) shall be paid with interest to be calculated as follows:

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

(b) interest shall be paid at the Bank of Canada rate in effect on the date of enactment of this by-law.

15. DEVELOPMENT CHARGE SCHEDULE INDEXING

(1) The development charges referred to in Schedule "B" shall be adjusted annually, without amendment to this by-law, on January 1st of each year, in accordance with Statistics Canada Non-Residential Building Construction Price Index for the Ottawa-Gatineau series.

16. BY-LAW ADMINISTRATION

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

17. SCHEDULES TO THE BY-LAW

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

Schedule "A" - Designated Municipal Services Under this By-law

Schedule "B" - Schedule of Development Charges

18. SEVERABILITY

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

19. SHORT TITLE

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

20. DATE BY-LAW EFFECTIVE

(1) This by-law shall come into force and effect on April 8, 2025.

21. DATE BY-LAW EXPIRES

(1) This by-law will expire at 12:01 AM on April 8, 2035 unless it is repealed by Council at an earlier date.

22. REPEAL PREVIOUS BY-LAWS

(1) THAT By-law No. 012-2020, as amended, is repealed in their entirety.

Given under the Seal of the Corporation of the City of Brockville and passed this 8th day of April 2025.

_____________________________	_____________________________
Mayor	**City Clerk**

SCHEDULE “A” TO BY-LAW XX-2025
THE CORPORTATION OF THE CITY OF BROCKVILLE

Designated City Services Under this By-law

City-wide Services/Class of Services

1. Services Related to a Highway
2. Fire Protection Services
3. Policing Services
4. Parks and Recreation Services
5. Library Services
6. Growth-related Studies (Class of Service)

Urban Services

7. Wastewater Services
8. Water Services

SCHEDULE "B" TO BY-LAW XX-2025
THE CORPORTATION OF THE CITY OF BROCKVILLE

Schedule of Development Charges
(2025$)

Services/Class of Services	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
City-Wide Services/Class of Services					
Services Related to a Highway	4,103	3,056	3,024	1,933	2.53
Fire Protection Services	1,799	1,340	1,325	848	1.11
Policing Services	721	537	532	340	0.45
Parks and Recreation Services	9,528	7,096	7,023	4,489	0.54
Library Services	1,091	813	804	514	0.06
Growth-Related Studies	960	715	708	452	0.53
Total City-Wide Services/Class of Services	**$18,202**	**$13,557**	**$13,416**	**$8,576**	**$5.22**
Urban Services					
Wastewater Services	3,024	2,252	2,228	1,425	2.43
Water Services	4,932	3,673	3,636	2,324	3.97
Total Urban Services	**$7,956**	**$5,925**	**$5,864**	**$3,749**	**$6.40**
GRAND TOTAL RURAL AREA	**$18,202**	**$13,557**	**$13,416**	**$8,576**	**$5.22**
GRAND TOTAL URBAN AREA	**$26,158**	**$19,482**	**$19,280**	**$12,325**	**$11.62**