



THE NATION MUNICIPALITY

DEVELOPMENT CHARGES BACKGROUND STUDY

Draft Report June 9, 2022

Prepared by ZanderPlan Inc.

In partnership with:

Clem Pelot Consulting and

Jp2g Consultants Inc.

For Public Review and Comment

TABLE OF CONTENTS

EXECUTIVE SUMMARY.....	3
1.0 INTRODUCTION.....	6
2.0 DEVELOPMENT CHARGES: LEGISLATIVE BASIS, POLICY AND PROCEDURE.....	6
2.1 IMPACT OF BILL 108 (2019), BILL 197 (2020) AND BILL 109 (2022).....	7
2.2 APPLICATION OF THE DEVELOPMENT CHARGES BY-LAW.....	10
2.3 EXEMPTIONS AND INELIGIBILITY	10
2.4 DEVELOPMENT CHARGES BACKGROUND STUDY	13
2.5 BY-LAW DURATION	14
2.6 NOTIFICATION PROCESS	14
2.7 APPEAL PROCESS.....	14
2.8 COMPLAINT PROCESS	15
2.9 ANNUAL REPORTING.....	15
3 POPULATION AND GROWTH PROJECTIONS.....	16
3.1 DEMOGRAPHIC ANALYSIS AND POPULATION GROWTH	16
3.2 BUILDING PERMIT ACTIVITY.....	17
4 ELIGIBLE CAPITAL EXPENDITURES AND MUNICIPAL SERVICE STANDARDS	19
4.1 GENERAL GOVERNMENT	20
4.2 FIRE DEPARTMENT	21
4.3 PUBLIC WORKS.....	25
4.4 RECREATION DEPARTMENT	33
4.5 LIBRARY	37
5 DEVELOPMENT CHARGES CALCULATION.....	38
5.1 SURROUNDING MUNICIPALITY COMPARISONS	38
5.2 ASSESSMENT ANALYSIS.....	39
5.3 DEVELOPMENT CHARGES SUMMARY	39
6.0 IMPLEMENTATION	44
7.0 SUMMARY OF NEW DEVELOPMENT CHARGES.....	45

EXECUTIVE SUMMARY

The Nation Municipality's current Development Charges By-law was scheduled to expire on June 1, 2020; however, the Ontario Government issued a Regulation to address the impact of the Covid-19 pandemic, which suspended this deadline until further notice. Prior to the adoption of a new Development Charges By-law, the Municipality is required to complete a Development Charges Background Study in order to identify the services to which the Development Charges will relate for the next five years.

A draft Development Charges Background Study was submitted by the Consultants in April 2020, but the public review process was suspended due to the pandemic; that draft has now been updated based on the following new information provided by the Municipality and the Consultants:

- The Ontario Government's *Bill 197* (An Act to amend various statutes in response to COVID-19 and to enact, amend and repeal various statutes) received Royal Assent in July 2020. *Bill 197*, the *COVID-19 Economic Recovery Act*, resulted in changes to the *More Homes, More Choice Act*, 2019, the *Development Charges Act*, 1997 and the *Planning Act* (relating to community benefits charges). This information was used to update Section 2 of the new draft Development Charges Study.
- In 2022, the Government passed *Bill 109* (the *More Homes for Everyone Act*). This legislation was introduced by the Government on March 30th, receiving Royal Assent on April 13th, 2022. A new section 2.9 in this Development Charges Study describes the requirement for the municipal treasurer to publish an annual statement of development charges for the public's review.
- 2021 Census data from Statistics Canada is now available. This information was used to update the Nation's current population and the current number of private dwellings in Section 3.
- The 2022 Growth Management Strategy Update prepared by Hemson for the United Counties of Prescott and Russell (UCPR), was used to determine the new forecasts for housing starts and non-residential development (2022 to 2031) contained in Section 3.
- Building permits issued by The Nation (residential and non-residential) in 2020 and 2021, Development Charges collected by the Nation in 2020 and 2021, as well as 2021 assessment data were used to update Sections 3 and 5.
- The new Fire Master Plan approved by Council in 2022 was used to update the Fire Department capital projects in Section 4.
- The new Roads Planning list (2022 to 2031) prepared by Municipal staff, was used to update the list of capital projects for Public Works in Section 4.
- The new Parks and Recreation Master Plan (2020 to 2034) and ensuing Recreation Facility Assessment Summary, were used to update the list of capital projects for parks and recreation in Section 4.

Currently, residential Development Charges in effect in the Nation Municipality range from \$2,181.53 per unit for an Apartment or Multiple Attached Dwelling to \$4,120.66 for a Single Detached Dwelling; these rates have not increased since 2019. The Development Charge for Non-Residential development was \$1.05 per square foot until the end of 2018 and there has been no Development Charge for Non-Residential projects levied since the beginning of 2019.

Changes were made to the *Development Charges Act* and the *Planning Act* following the enactment of Ontario's *Bill 108 More Homes, More Choices Act* in June of 2019. The *Development Charges Act* now sets out a specific list of services for which development charges may be applied.

Population growth in the Nation is projected to be 1.25% annually for the next ten years, attaining a total population of 15,116 residents by the end of 2031. Residential development is expected to average 66 new dwellings per year over the next ten years. Commercial and industrial development is expected to be 36,000 square feet annually.

A capital program has been defined in this background study for each of the Nation Municipality's development charge service categories. Each program identifies the capital projects that will be required to service the Municipality as it grows over the next 10 years. The forecast was developed collaboratively with Municipal staff and details each growth-related project and its associated cost (the gross cost for each project is adjusted as required by the *Development Charges Act*).

The Nation's 2022 Development Charge must not include an increase that would result in the level of service exceeding the average level of that service provided in the Municipality over the past ten year period. Average Service Levels have been determined for each of the service categories in this study, based on the assessed value of property/ buildings and the replacement cost for vehicles/ equipment:

- General Government N/A
- Fire Department \$662 per capita
- Public Works \$9,159 per capita
- Recreation \$525 per capita
- Library \$91 per capita

Municipal staff and the Consultants jointly prepared the list of eligible capital projects for 2022 to 2031. The 'growth-related' portion of each project has been determined and this ranges from 7.5% to 100%. The 2022-2031 Capital Projects proposed in this background study include the following highlights:

- General Government: this service category includes corporate studies related to growth (Official Plan update and two future Development Charges studies).
- Fire Department: replacement of the St Albert Fire Station; a new 23 meter Ladder Truck; replacement of several Tanker and Pumper Trucks. Total eligible cost of all Fire Department projects is \$2,807,899 (2022-2026).
- Public Works: growth related road projects, continuation of Innovation and Fournier garages, two intersection upgrades and growth-related equipment. The total eligible cost of all Public Works projects is \$3,003,138 (2022-2026).
- Recreation: construction of the Limoges Recreation Complex, developing a 6 kilometer bike path, renovations to local recreation centres and converting the Bowling Alley in St Isidore Arena. Total eligible cost of all Recreation projects is \$6,866,214 (2022-2026).
- Library: expand the collection of reading materials at the Limoges branch, new shelving/ work stations and relocate the Limoges branch (2027). Total eligible cost of all Library projects is \$412,800 (2022-2026).

Based on the analysis contained in this background study, the following 2022 Development Charges are recommended for the Nation Municipality:

<u>Dwelling type</u>	<u>Current</u>	<u>Proposed</u>
Single Detached	\$4,120.66	\$5,042.27
Semi-Detached or Duplex	\$3,635.88	\$4,449.06
Row House/ Townhouse	\$3,151.10	\$3,855.85
Apartment/ Multiple Attached	\$2,181.53	\$2,669.44
Non-residential	\$0	\$2/square foot

The recommended residential Development Charge represents a 22% increase over the current charge, primarily as a result of the new Recreation Complex in Limoges, a decline in the Nation’s projected population growth and the fact that the current DC has not been increased since 2019. The recommended charges would be increased by 2% annually, on January 1st of each year.

The recommended Non-residential Development Charge of \$2 per square foot would begin to align the Nation Municipality with the practices of its neighboring municipalities. This modest rate would generate expected revenue of \$360,000 over the next five years, which represents about 14% of the \$2.5M non-residential share of eligible capital projects over the next five years (see section 5.3).

NOTE: Results of the public consultation and Council input to the draft report will be added to the final report following the public meeting.

1.0 INTRODUCTION

The Nation Municipality currently has a Development Charges By-Law which took effect on June 1, 2015 (By-Law No. 93-2015), as permitted by the *Development Charges Act, 1997*, as amended. That By-Law was supported by a Background Study completed by Parsons in June 2015. The Nation Municipality has been collecting Development Charges since 2005 to help offset the cost of additional services required as a result of the growth that is projected in the Municipality, and wishes to continue this practice. The *Development Charges Act, 1997* as amended indicates that:

“The council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies.” (Section 2(1))

Moreover, according to the *Development Charges Act, 1997*:

“Unless it expires or is repealed earlier, a development charge by-law expires five years after the day it comes into force.” (Section 9(1))

Based on the above, the Nation’s current Development Charges By-law was set to expire in June of 2020. However, as a result of the pandemic and ensuing Ontario Government Regulation, the Municipality’s 2015 Development Charges By-law remains in effect.

Before adopting a new Development Charges By-Law, the Municipality is required (as per Section 10(1) of the *Development Charges Act, 1997*), to complete a new Background Study in order to identify services to which the Development Charges will relate. The new Background Study shall “outline the increase in need for a service that is the result of growth, summarize the net growth-related capital costs of services for which a Development Charge will be collected, and determine the capital costs of the services that will be incurred during the term of the implementing Development Charges By-Law”.

As such, the Nation Municipality retained ZanderPlan Inc. (in cooperation with Clem Pelot Consulting and Jp2g Consultants Inc.) in early 2020 to undertake the preparation of the required Background Study and prepare the Nation’s new Development Charges By-Law. A draft Background Study was tabled in April 2020 but the public consultation process was suspended due to the pandemic. The draft Background Study has now been updated with information from 2020 and 2021 provided by the Municipality and the consultants. The following Report has been prepared by the consultant team, to support Council’s adoption of a new Development Charges By-Law in 2022.

2.0 DEVELOPMENT CHARGES: LEGISLATIVE BASIS, POLICY AND PROCEDURE

Development charges are used to recover some of the capital costs associated with residential and non-residential growth within the Municipality. The *Development Charges Act, 1997* as amended, enables municipalities to enact by-laws to impose development charges against lands to be developed to pay for

growth-related capital costs for municipal services. A municipality must complete a development charge background study and hold at least one public meeting before passing a development charge by-law.

2.1 IMPACT OF BILL 108 (2019), BILL 197 (2020), and BILL 109 (2022)

The *More Homes, More Choice Act, 2019 (Bill 108)* was intended to make housing more affordable and increase the housing supply in Ontario by limiting and providing certainty about municipal costs and development charges imposed on construction. The changes resulting from the *More Homes, More Choice Act, 2019* meant that municipalities would have two primary funding streams in the future to pay for increased services due to new development: development charges and community benefits charges.

Some key changes were made to the *Development Charges Act, 1997* with the enactment of Ontario's *Bill 108 More Homes, More Choice Act* (Schedule 3) in June of 2019. Bill 108 also introduced new Community Benefit Charges (CBC's) under the *Planning Act* (Schedule 12).

The Ontario Government's Bill 197 (An Act to amend various statutes in response to COVID-19 and to enact, amend and repeal various statutes) received Royal Assent in July 2020. Bill 197, the COVID-19 Economic Recovery Act, resulted in changes to the More Homes, More Choice Act, 2019, the Development Charges Act, 1997 and the Planning Act (relating to community benefits charges). The changes are meant to implement the continued goal in Ontario that "growth will pay for growth."

In 2022, the Government passed Bill 109 (the More Homes for Everyone Act). This legislation was introduced by the Government in March 30, receiving Royal Assent on April 13th, 2022. The Act includes several legislative changes, some taking effect immediately while others coming into force on July 1, 2022 or January 1, 2023. Bill 109 includes changes to the Planning Act and the Development Charges Act in Ontario.

2.1.1 DEVELOPMENT CHARGES ACT, 1997

Schedule 3 of *Bill 197* amended the *Development Charges Act* and repealed/ replaced certain amendments made by the *More Homes, More Choice Act* to the *Development Charges Act*. The list of services in subsection 2(4) of the *Development Charges Act* for which a development charge can be imposed was expanded from the list that was included in the *More Homes, More Choice Act*.

Municipal Services Eligible for Development Charges

As a result of Bill 197, all of the services included in the Nation's 2015 Development Charges Bylaw are eligible to be included in the next DC Bylaw. Subsection 2(4) of the *Development Charges Act* now includes the following eligible services that are relevant to the Nation Township:

- Water supply services, including distribution and treatment services
- Waste water services, including sewers and treatment services
- Storm water drainage and control services
- Services related to a highway as defined in subsection 1(1) of the *Municipal Act, 2001*
- Electrical power services

- Transit services
- Waste diversion services
- Policing services
- Fire protection services
- Ambulance services
- Services provided by a Board within the meaning of the *Public Libraries Act*
- Services related to long term care
- Parks and recreation services, but not the acquisition of land for parks
- Services related to public health
- Child care and early years programs and services
- Housing services
- Services related to proceedings under the *Provincial Offences Act*
- Services related to emergency preparedness

Timing for payment of Development Charges for certain types of development

As a result of the *More Homes, More Choice Act*, a new section 26.1 was added to the *Development Charges Act* setting out rules for when a development charge is payable in respect of rental housing, institutional development, and non-profit housing. Unless certain exceptions apply, the charge shall be paid in annual instalments (21 instalments in the case of non-profit housing development, and six instalments in the case of the other types). The instalments begin on the date of issuance of an occupancy permit or the date the building is first occupied, whichever comes first. Section 52 is amended to set out equivalent rules in respect of these five types of development in the context of non-parties to a front-ending agreement.

When the amount of a Development Charge is determined

Important changes have been introduced that affect when the amount of a development charge shall be determined. Also as a result of the *More Homes, More Choice Act*, a new section 26.2 was added to the *Development Charges Act* setting out these new rules. The amount is determined based on the date of an application under Section 41 of the *Planning Act* (Site Plan Control) or, if there is no such application, on the date of an application under Section 34 of the *Planning Act* (zoning by-laws). If neither such application has been made, the amount continues to be determined in accordance with Section 26 of the *Act*, at the time of issuance of a building permit. If a specified period of time has elapsed since the approval of the relevant application, the amount continues to be determined in accordance with Section 26 of the *Act*.

Bill 109 introduced minor changes to the Development Charges Act which now require annual reporting by the treasurer to the public regarding development charges and associated reserve funds. These changes are intended to improve transparency to the public.

2.1.2 PLANNING ACT

There are also several changes to the *Planning Act* resulting from *Bill 108* (Schedule 12), *Bill 197* (Schedule 17) and *Bill 109* (Schedule 5). For the purposes of this study, the focus is on Section 37 of the *Planning Act*. As a result of the *More Homes, More Choice Act in 2019*, height and density bonusing provisions under Section 37 of the *Planning Act* were replaced with a new Community Benefits Charge (CBC) framework. Bill 197 resulted in further changes in 2020 to the *Planning Act*, relating to community benefits charges (sections 37 and 37.1) as well as to the parkland conveyance policies (section 42). Also, a new subsection 2(4.1) of the *Development Charges Act* sets out the relationship between development charges and the community benefits charges that can be imposed under the *Planning Act*. Further changes and new policies were introduced under Bill 109, requiring regular review and reporting of any community benefit charges by-law that is in place.

Community Benefit Charges

Under the *Planning Act*, municipalities are only permitted to impose Community Benefit Charges (CBCs) for higher density residential development.

Bill 197 replaced Sections 37 and 37.1 of the *Planning Act* in 2020. The re-enacted Section 37 permits the council of a local municipality “to impose community benefits charges against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies”. Subsection 37(4) provides that a community benefits charge may not be imposed with respect to development or redevelopment of fewer than 10 residential units or in respect of buildings or structures with fewer than five stories. Subsection 37(5) of the *Planning Act* clarifies that municipalities may impose CBCs for both parkland purposes and for the services enumerated in the newly amended subsection 2(4) of the *Development Charges Act*. However, a municipality may not recover capital costs for the same service more than once. Essentially, CBCs can fund capital costs of municipal services that are not being recovered under a parkland by-law or a DC by-law.

Before passing a CBC by-law, the municipality must have a CBC strategy which identifies what will be funded by the charges and meets requirements in the regulation, including estimates of increased need for services or facilities attributable to the anticipated development which would be subject to the charge. These requirements appear similar to parts of what are addressed in the Development Charge study process.

Landowners can be allowed to provide in-kind contributions to be deducted from the CBCs owed under the by-law. Notably, CBC by-laws can be appealed to the LPAT. On appeal, the LPAT may either dismiss the appeal, repeal or amend the by-law, or order that the council of the municipality repeal or amend the by-law. As with the limitations on the LPAT powers on Development Charge appeals, the LPAT cannot increase a CBC, make it payable earlier, or change exemptions.

Pursuant to the CBC regulation, the amount of a CBC payable shall not exceed 5% of the value of land on the date of the first building permit. Section 37 sets up a process involving an exchange of appraisal reports to resolve disputes over the value of the land, with a third appraiser from a municipal roster, if required.

Based on the restrictions around Community Benefits Charges and their application to higher density housing only, this does not appear to be a tool that smaller municipalities such as the Nation Township will be using at this time.

2.2 APPLICATION OF THE DEVELOPMENT CHARGES BY-LAW

The Municipality has the right under Section 2, Subsection (1) of the *Development Charges Act, 1997* as amended to impose development charges to contribute to the cost of increased services that result from additional growth and development in the Municipality. As new households establish in the Municipality, new residents will place increasing pressure on the Municipality's services; the collection of Development Charges is intended to help offset these ongoing growth pressures. Under Section 2(2) of the *Development Charges Act, 1997* Development Charges can be applied as follows:

“A development charge may be imposed only for development that 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;*
- (e) a consent under section 53 of the Planning Act;*
- (f) the approval of a description under section 9 of the Condominium Act, 1998; or*
- (g) the issuing of a permit under the Building Code Act, 1992 in relation to a building or structure.”*

As per Section 2(6), the Development Charges By-Law may also be applied to services that are provided outside the municipality, as well as the entire municipality or only part of it (Section 2(7)). In addition, more than one development charge by-law may apply to the same area (Section 2(8)). These policies are intended to give the Municipality greater flexibility to impose area-specific charges where applicable, or to apply the charges to services such as recreation and libraries that may be located outside the Municipality's geographic boundaries. Historically in the Nation Municipality, there has only been one applicable Development Charge.

2.3 EXEMPTIONS AND INELIGIBILITY

Section 2(3) outlines instances in which a Development Charge shall not apply, where the purpose of the development in question is to:

- (a) permit the enlargement of an existing dwelling unit; or*
- (b) permit the creation of up to two additional dwelling units as prescribed, subject to the prescribed restrictions, in prescribed classes of existing residential buildings.*

Section 3.1 of the Act also notes the following:

(3.1) The creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, is, subject to the prescribed restrictions, exempt from development charges. 2019, c. 9, Sched. 3, s. 2.

Additional provisions related to second dwelling units have also been included in Ontario Regulation 82/98 which is associated with the *Development Charges Act*. The Regulation indicates that, for the purposes of interpreting Section 2(3)(b) of the *Act* which is described above, the following exceptions shall apply to the creation of additional dwelling units:

Item	Name of Class of Existing Residential Building	Description of Class of Existing Residential Buildings	Maximum Number of Additional Dwelling Units	Restrictions
1.	Existing single detached dwellings	Existing residential buildings, each of which contains a single dwelling unit, that are not attached to other buildings.	Two	The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the building.
2.	Existing semi-detached dwellings or row dwellings	Existing residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the building.
3.	Existing rental residential buildings	Existing residential rental buildings, each of which contains four or more dwelling units.	Greater of one and 1% of the existing units in the building	None
4.	Other existing residential buildings	An existing residential building not in another class of residential building described in this table.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building.

The following table is also included in Ontario Regulation 82/98, setting out “the name and description of the classes of proposed new residential buildings that are prescribed and the restrictions for each class.”

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

These recent legislative changes provide greater opportunity for homeowners to establish additional dwelling units within their homes, without any Development Charges impacts. This is consistent with the Provincial directive in recent years to allow for a greater range of housing types including secondary dwellings and secondary dwelling units. This change will need to be considered in the future application of Development Charges for the Nation Municipality and will also need to be considered when the Municipality undertakes its next Official Plan review.

The *Development Charges Act, 1997* sets out the following exemptions from the Development Charges By-Law:

- (a) Second dwelling units in new residential buildings (section 3.1)
- (b) lands owned by a municipality or a board as defined in the *Education Act*; and
- (c) various exemptions for industrial development (Section 4)

As required by the legislation, this background study itemizes both the quantity and quality of municipal assets within all eligible service categories to determine the level at which service has been provided in the Municipality over the last ten years. The DCA stipulates that the increase in the need for service attributable to anticipated development “must not include an increase that would result in the level of service exceeding the average level of that service provided in the municipality over the 10-year period immediately preceding the preparation of the background study required under section 10” “(s.5(1)(4)). The historic 10-year average service levels thus form the basis for the future development charge for each eligible service category. The calculated service level determines the maximum amount of future capital costs that may be funded through development charges over the planning period under review.

2.4 DEVELOPMENT CHARGES BACKGROUND STUDY

Section 10(1) of the *Development Charges Act, 1997* indicates that: *'Before passing a development charge by-law, the council shall complete a development charge background study'*.

In preparing a Background Study to support a new Development Charges By-Law for the Municipality, and in order to make an appropriate recommendation for a new Development Charge rate, it is necessary to evaluate historic building permit activity and population data, and establish the level of service that residents of the Municipality have enjoyed in each of the affected service areas over the previous period. Through an analysis of the historic information and the expected expenditures in each of the service areas, it is possible to calculate the total amount of Development Charge that the Municipality can apply to the expansion of those services in the future.

2.4.1 BACKGROUND STUDY METHODOLOGY

Section 5(1) of the *Development Charges Act, 1997* prescribes the method by which the Municipality is to determine the development charges it intends to implement. These steps for calculation include the following:

1. Estimate the amount, type and location of development;
2. Estimate the increase in need for service attributable to the anticipated development;
3. Indicate Council's intention to ensure such an increase in need will be met;
4. Exclude an increase that would result in the level of service exceeding the average level of that service provided over the 10-year period immediately preceding the background study;
5. Reduce the increase in the need for service by the part of that increase that can be met using the municipality's excess capacity;
6. Reduce the increase in the need for the service by the extent to which an increase in service would benefit existing development or by the ability of existing services to meet the needs through existing capacity;
7. Estimate the capital costs necessary to provide the increased services, reduced by capital grants, subsidies, and other contributions.
8. Develop rules to determine if a development charge is payable; and
9. Develop rules to provide for full or partial exemptions for types of development and the phasing in of development charges, as well as the indexing of development charges.

Moreover, there are particular items which must be included in a Development Charges Background Study, in order to provide the context for the associated calculations and recommended rates. As per Section 10(2) of the *Development Charges Act, 1997*, the following information must be included in the study:

(a) the estimates under paragraph 1 of subsection 5 (1) of the anticipated amount, type and location of development;

(b) the calculations under paragraphs 2 to 8 (Note: to be changed to "2 of 7" upon proclamation by the Lieutenant Governor)

of subsection 5 (1) for each service to which the development charge by-law would relate;

(c) an examination, for each service to which the development charge by-law would relate, of the long term capital and operating costs for capital infrastructure required for the service;

(c.1) unless subsection 2 (9) or (11) applies, consideration of the use of more than one development charge by-law to reflect different needs for services in different areas;

(c.2) an asset management plan prepared in accordance with subsection (3); and

(d) such other information as may be prescribed. 1997, c. 27, s. 10 (2); 2015, c. 26, s. 5 (1).

The following services will be included in the Nation Municipality’s 2020 Development Charges Study:

- General Government (Studies)
- Library
- Recreation
- Public Works
- Fire Protection

Detailed descriptions for these services are included in Section 4 below. Once the Background Study is complete, the *Development Charges Act, 1997* outlines specific public notification and appeal processes which must be followed. According to Section 11, “A development charge by-law may only be passed within the one-year period following the completion of the development charge background study”.

Prior to passing the By-Law, the municipality must host at least one public meeting and give the public at least twenty days of notice prior to this meeting, while also making the by-law and background study available to the public. Section 10(4) of the *Act* indicates that “the council shall ensure that a development charge background study is made available to the public at least 60 days prior to the passing of the development charge by-law and until the by-law expires or is repealed by posting the study on the website of the municipality or, if there is no such website, in the municipal office.” In addition, the public must be notified of the relevant opportunities for appeal to the Local Planning Appeal Tribunal.

2.5 BY-LAW DURATION

Once all official processes ensue and the By-Law is adopted, the Development Charges By-Law is valid for a period of not more than five years after it comes into effect (Section 9(1)). Council may choose to repeal or revise the By-law during that time, as circumstances change.

2.6 NOTIFICATION PROCESS

In order to pass the proposed Development Charges By-Law, the Background Study must be presented to the public in at least one duly advertised public meeting for which the public has been given at least twenty (20) days advance notice. As noted above, Council must also ensure that the proposed By-Law and Background Study are made available to the public at least sixty days before the adoption of the DC Bylaw. If Council approves the By-Law, the public must be given forty (40) days of notice of the adoption, commencing the day after the By-Law is adopted.

2.7 APPEAL PROCESS

According to Section 14 of the *Development Charges Act, 1997*:

“Any person or organization may appeal a development charge by-law to the Ontario Land Tribunal by filing with the clerk of the municipality on or before the last day for appealing the by-law, a notice of appeal setting out the objection to the by-law and the reasons supporting that objection”.

The last day for an appeal of a Development Charges By-Law is forty (40) days after the day the By-Law is passed by Council (Section 13(1)). Should any person or organization choose to appeal, the appeal is submitted to the Ontario Land Tribunal by the Clerk within 30 days of the last day of appeal (Section 15(2)). The Tribunal may hold a hearing to determine whether the appeal is to be heard or dismissed in whole or in part, may order the municipality to repeal or amend the by-law, or may repeal or amend it in a way satisfactory to the Tribunal (Section 16(3)). The Tribunal will also decide who will be given notice of the hearing and in what manner (Section 16(2)).

Should the Ontario Land Tribunal appeal or amend the Development Charges By-Law, the municipality shall refund any development charges paid under the by-law, or the difference between a charge paid within 30 days after the Board’s order, or 30 days after the repeal or amendment by Council (Section 18(1), Section 19(2)).

2.8 COMPLAINT PROCESS

In addition to an appeal, a property owner may make an official complaint to the Council of the Municipality in the following circumstances:

- (a) *“the amount of the development charge was incorrectly determined;*
- (b) *Whether a credit is available to be used against the development charge, or the amount of the credit or the service with respect to which the credit was given, was incorrectly determined; or*
- (c) *there was an error in the application of the development charge by-law” (Section 20(1)).*

This complaint must be made no longer than 90 days after the day of the charge is paid, must be in writing, and must include the complainant’s name, mailing address, and reasons for the complaint (Section 20(2); Section 20(3)). Council shall hold a hearing and allow an opportunity for the complainant to make representations, and the Clerk shall mail notice of the Council’s decision and notify the complainant of the last day to appeal the decision (40 days after the decision is made) (Section 21(2); Section 21(1)). Further appeals can be made to the Local Planning Appeals Tribunal.

2.9 ANNUAL REPORTING

Bill 109, the *More Homes for Everyone Act, 2022*, has introduced a requirement for the municipal treasurer to publish an annual statement for the public’s review. Section 43 of the *Development Charges Act* already includes an annual reporting requirement to Council; the amendments to the *Act* now require the municipality to make this annual report available to the general public on the municipality’s website or, if there is no website, for the public’s review in the municipal office.

3 POPULATION AND GROWTH PROJECTIONS

3.1 DEMOGRAPHIC ANALYSIS AND POPULATION GROWTH

3.1.1 DEMOGRAPHIC ANALYSIS

A UCPR report prepared by Hemson in February of 2022 anticipates a fairly modest population growth on a County-wide basis, to a total of 110,170 residents by 2031 (representing an annual growth rate between 1% and 1.4%). The anticipated population growth in the Nation is likely to be similar over the period of 2022 to 2031.

According to the 2021 Census, the Nation’s population increased by 4.2% between 2016 and 2021, to a total population of 13,350. This growth rate was much lower than the previous 10 year period, with Census data indicating a 9.4% growth in the Nation’s population between 2006 and 2011 and a 9.8% increase in population between 2011 and 2016. So, in the ten years preceding 2016, the Nation’s population growth was more than double that of the Province of Ontario (4.6% between 2011 and 2016). However, from 2016 to 2021, Ontario’s population grew by 5.8% as compared to 4.2% growth for the Nation. Therefore, the Nation’s population has been growing at a lower rate than the Provincial average for the past five years.

According to Census data, the number of persons per household in The Nation remains consistent, averaging 2.6 persons/ household (all dwelling types combined) from 2006 to 2021. The Municipality’s population and household data for the period from 2011 to 2021 is shown in Table 1 below. The Table illustrates a modest decline in the number of new private dwellings built in the Nation since 2016, with an annual population growth rate between 1% and 1.5%; nonetheless, the Nation Municipality is continuing to experience moderately higher than average growth as compared to the County.

YEAR	POPULATION	POPULATION GROWTH OVER 5 YEARS	NEW PRIVATE DWELLINGS	TOTAL PRIVATE DWELLINGS	PERSONS PER HOUSEHOLD
2011 Census	11,668	9.4%	N/A	4,432	2.6
2016 Census	12,808	9.8%	485	4,917	2.6
2021 Census	13,350	4.2%	342	5,259	2.6

3.1.2 POPULATION GROWTH PROJECTION

Three sources of data were used to project the number of persons and households in the Nation for the ten year period from 2022 to 2031 (depicted in Table 2): the historical Census data displayed in Table 1, the forecast in the 2022 Hemson report to UCPR and the number of anticipated new dwellings provided by Municipal staff.

The rate of population growth anticipated for the Nation Municipality is 1.25% annually for the next ten years. This aligns with the rate of growth reported between 2016 and 2021 in the Census and is slightly

higher than the population forecast for The Nation contained in the 2022 Hemson report to UCPR. A constant average household size of 2.6 persons/ household was also assumed in this calculation. This is seen as a conservative but reasonable projection based on historic trends.

It is therefore expected that the Municipality will experience 1.25% average annual growth in its population, attaining a total population of 15,116 residents and 5,919 households by the end of 2031.

TABLE 2: THE NATION MUNICIPALITY POPULATION GROWTH PROJECTION (2022 – 2031)				
YEAR	POPULATION	NEW PRIVATE DWELLINGS	NUMBER OF HOUSEHOLDS	PERSONS/HOUSEHOLD
2021	13,350 (Census)		5,259 (Census)	2.6
2022	13,517	66	5,325	2.6
2023	13,686	66	5,391	2.6
2024	13,758	66	5,457	2.6
2025	13,857	66	5,523	2.6
2026	14,206	66	5,589	2.6
2027	14,383	66	5,655	2.6
2028	14,563	66	5,721	2.6
2029	14,745	66	5,787	2.6
2030	14,929	66	5,853	2.6
2031	15,116	66	5,919	2.6

3.2 BUILDING PERMIT ACTIVITY

The *Development Charges Act* requires municipalities to forecast the amount, type and location of new development during the established planning periods so that the required capital needs may be properly identified. The development forecast included in this study is based on a ten-year (2022 to 2031) planning period for all services. The residential forecast includes estimates of population and housing unit growth by unit type.

3.2.1 NEW RESIDENTIAL BUILDING PERMIT ACTIVITY

New residential development in the Nation was been relatively constant over the past five years, as it relates to new single family dwellings and semi-detached homes. Residential development was slightly higher than average in 2017, due to the number of apartments and multiple dwellings built that year.

Table 3 depicts residential development in the Nation from 2017 to 2021; it excludes permits issued for demolitions and permits issued for renovations/ construction projects for existing homes (decks, garages, pools, sheds, etc). The five year period resulted in 318 new dwelling units (an average of 64 new homes per year) and \$956,069 in Development Charges collected by the Municipality.

TABLE 3: RESIDENTIAL BUILDING PERMIT ACTIVITY: 2017-2021						
YEAR	NEW SINGLE FAMILY DWELLINGS	NEW SEMI-DETACHED DWELLINGS	NEW ROW-HOUSE DWELLINGS	APARTMENT OR MULTIPLE DWELLINGS	TOTAL NEW DWELLINGS	DEVELOPMENT CHARGES COLLECTED
2017	43	4	6	21	74	\$192,007
2018	33	8	1	11	53	\$168,086
2019	29	14	8	0	51	\$157,238
2020	35	10	6	12	63	\$184,469
2021	34	22	20	1	77	\$254,269
TOTAL	174	58	41	45	318	\$956,069

3.2.2 COMMERCIAL/INDUSTRIAL BUILDING PERMIT ACTIVITY

The Nation Municipality experienced moderate growth for non-residential projects from 2017 to 2019, but there was a significant increase in the number of projects in 2020 and 2021. Table 4 summarizes new non-residential development (excluding renovations) in the Nation Municipality from 2017 to 2021.

TABLE 4: THE NATION MUNICIPALITY COMMERCIAL AND INDUSTRIAL ACTIVITY (2017-2021)				
YEAR	VALUE OF NEW CONSTRUCTION AS INDICATED BY APPLICANT	NUMBER OF PERMITS	SQUARE FOOTAGE OF NEW CONSTRUCTION	DEVELOPMENT CHARGES COLLECTED
2017	\$1,750,000	5	8,307	\$8,554
2018	\$217,000	2	14,836	\$11,797
2019	\$856,000	8	11,801	\$0*
2020	\$11,103,100	33	190,002	\$0
2021	\$10,485,000	15	106,208	\$0
TOTAL	\$24,411,100.00	63	331,154	\$20,351

* Municipal Council suspended development charges for non-residential development in 2019

The average square footage of new construction for non-residential activity in the Nation Municipality from 2017 to 2021 was 66,231 square feet per year.

Municipal Council made the decision to discontinue the collection of development charges for non-residential growth effective January 1, 2019. New commercial development is needed in Limoges to expand services to local residents and waiving Non-Residential Development Charges was intended to stimulate this development.

3.2.3 BUILDING PERMIT ACTIVITY FORECAST

The Nation Municipality's residential development has been relatively strong over the past ten years and is expected to continue for the coming ten year period, as the Municipality continues to grow. Over the next ten year period, a total of 660 new residential dwellings are anticipated, resulting in 1,766 additional residents in the Municipality by the year 2031; this represents a similar rate of growth as compared to the past five years.

Key residential development projects are anticipated in the Nation Municipality for the coming ten years as listed below. All but one of these developments is located in Limoges:

- L'Erabliere Subdivision (31 row houses) 2021*
 - Parc Des Dunes Phase 2 (61 singles/134 semi-detached/78 row houses/44 apartments) 2021*
 - Garland Subdivision (143 single family/24 semi-detached/76 row houses/132 apartments) 2021*
 - L'Erabliere Tower (33 apartments) 2023*
 - LGN Subdivision Phase 2 in St-Albert (36 apartments/30 semi-detached) 2024*
 - Lauzon Subdivision (160 singles/220 semi-detached/140 row houses/36 apartments) 2024*
 - South Indian Phase 3 (100 singles, 40 semi-detached, 16 row houses) 2025*
- (*anticipated construction of first homes)

It is recommended that the Nation Municipality's projected new residential permit activity be based on a total of 660 units over the next ten year period. This projection is based on residential building permit activity from 2017 to 2021, the projected rate of population growth of 1.25% annually and information provided by Municipal staff about anticipated future residential development.

It is notable that recent legislative changes in Ontario have allowed for the construction of additional apartments in existing residential dwellings which are exempt from Development Charges. While this newer form of construction is difficult to quantify at this time, it may result in additional new residents to the Municipality.

Based on the growing rate of new non-residential (commercial/ industrial) building permit activity over the period of 2017 to 2021, it is recommended that the Nation Municipality's projected new non-residential building permit activity be based on 36,000 square feet per year over the next ten year period.

4 ELIGIBLE CAPITAL EXPENDITURES AND MUNICIPAL SERVICE STANDARDS

ELIGIBLE PROJECTS

The *Development Charges Act, 1997* sets out the Municipal services to which a Municipality may impose a Development Charge. These charges are intended to cover increasing capital costs associated with the services which result from population growth in the Municipality.

A 2022-2031 capital program has been included in this background study for each of the Nation Municipality's development charge service categories. Each program identifies the capital projects that will be required to service the Municipality as it grows over the next 10 years. Most of the growth-related capital projects have been reviewed and approved by Municipal Council and were based on previous development charge studies, available master planning documents, and servicing needs stated in secondary plans, as well as discussions with staff. The forecast details the growth-related projects and gross costs, as well as their net capital costs, after making a number of required deductions, including alternative funding sources, capital grants, service discounts, and non-growth-related shares, as required by the *Development Charges Act*.

The Nation Municipality's available development charge reserves are applied to capital projects within each service category. All positive reserve balances are assumed to fund a share of future project costs, thereby reducing the total amount to be funded by future DCs. All negative reserve balances are included in the capital program such that recovery of the balance can be sought through the development charges for the coming ten year period.

The final adjustment to the 2022-2031 capital program is a reduction of 10 per cent of net project costs for particular services as specified by S. 5(1)8 of the DCA. Within this background study, the 10 per cent mandatory discount has been applied to Library and Recreation services. The 10 per cent discount does not apply to Fire Protection Services or Public Works.

AVERAGE LEVEL OF SERVICE

Section 5(1)(4) of the *Development Charges Act* notes that the proposed development charge "... must not include an increase that would result in the level of service exceeding the average level of that service provided in the municipality over the 10-year period immediately preceding the preparation of the background study."

Accordingly, Average Service Levels have been determined for each of the service categories included in this study.

ASSET MANAGEMENT PLAN

The *Development Charges Act* (Section 10(c.2)) requires that the background study includes an Asset Management Plan related to new infrastructure. Section 10 (3) of the *Act* stipulates that the Asset Management Plan shall deal with all assets whose capital costs are proposed to be funded under the development charge by-law and demonstrate that all the assets are financially sustainable over their full life cycle.

Municipal staff at the Nation are currently working on a comprehensive new Asset Management Plan, which will be completed in 2022. As a result, the preparation of this background study has relied upon the 2014 Asset Management Plan provided by the Municipality.

4.1 GENERAL GOVERNMENT

The *Development Charges Act* does not permit the collection of development charges for general administration, administration buildings or daily government activities. However, development charges can be collected towards the preparation of growth-related studies such as Development Charges Background Studies and Official Plan updates.

4.1.1 GENERAL GOVERNMENT AVERAGE SERVICE LEVEL

Over the past ten years, the Nation Municipality completed a review of the Official Plan and two Development Charge Background Studies. The same three studies are anticipated over the ten year horizon covered by this background study. The full cost of growth related studies can be recovered through Development Charges.

4.1.2 GENERAL GOVERNMENT – ANTICIPATED CAPITAL PROJECTS

2023	Official Plan Review and Update (Limoges and St Isidore, \$35,000)
2026	Development Charges Background Study (\$30,000)
2031	Development Charges Background Study (\$30,000)

General Government: \$95,000 eligible for Development Charges 2022-2031

General Government: \$47,500 eligible for Development Charges 2022-2026 (50% of 2022-2031 total)

4.2 FIRE DEPARTMENT

The Nation Fire Department provides a range of programs designed to protect the lives and property of residents and visitors, including from the adverse effects of fires, sudden medical emergencies or exposure to dangerous conditions. Key services include fire prevention, public education, rescue and suppression.

On January 1st 2014, the Nation Municipality hired its first full time Fire Chief and established a Deputy Fire Chief position. Since 2001, a shared services agreement has been in place by which the Casselman Fire Department responds to emergencies in those parts of the Nation Municipality immediately surrounding the Village of Casselman (By-law 63-2016). The Nation Fire Department has a complement of 85 firefighters.

A new Master Fire Plan 2021-2025 was prepared to provide a framework to guide future policy, organizational, capital and operational planning decisions for The Nation Fire Services. The plan was formally approved by Council on February 28, 2022 and several of the recommended capital projects were identified by Municipal staff for inclusion in the new Development Charges study.

4.2.1 FIRE STATIONS

The Nation Fire Department provides fire protection services from five fire stations:

Fire Station 100 in St-Isidore was built in 1988 and renovated in 2018. It is 6,650 square feet with two front bays and has a 2022 assessed value of \$428,000.

Fire Station 200, located adjacent to the Caledonia Community Centre in St-Bernardin, was built in 2000 and additional space was constructed in 2016. It is 2,570 square feet with two bays and a hose tower. Fire Station 200 has a 2022 assessed value of \$112,726.

Fire Station 300 in Fournier was built in 1993 and shares the site with the Public Works Department's Depot and office space. It is 3,670 square feet with three front bays and two back bays. Fire Station 300 has a 2022 assessed value of \$369,653.

Fire Station 400 in St-Albert was built in 1975. It is 2,750 square feet with two bays and has a 2022 assessed value of \$118,000.

Fire Station 500 in Limoges was built in 2012. It is 9,000 square feet with 3 front bays and two back bays. Fire Station 500 has a 2022 assessed value of \$780,000.

The total 2022 assessed value for all five Nation Fire Stations is \$1,808,379.

The new Fire Master Plan 2021-2025 included the following recommendations relating to Fire Stations:

Recommendation #13: It is recommended that planning commence immediately to bring a design proposal for Council’s Consideration to replace Station 400 with a new, two single bay satellite fire station (estimated construction cost of \$3M plus land).

Recommendation #14: It is recommended that the Station 100 Public Works Bay be transferred to the Fire Department and a design proposal be developed to remove the partition between the bays and any other renovations required to provide adequate decontamination and bunker gear storage for Council’s consideration.

Recommendation #17: It is recommended a specific OG procedure be developed for Station 400 to address parking as well as for starting, moving and backing apparatus recognizing the extremely limited apron space and minimal clearances between walls and apparatus bay doors.

4.2.2 FIRE DEPARTMENT VEHICLES AND EQUIPMENT

The Nation Fire Department maintains a fleet of 15 vehicles and a range of equipment to meet the needs of the Municipality. Table 5 lists Fire Department vehicles for the five Fire Stations, with estimated 2022 replacement costs.

TABLE 5: THE NATION MUNICIPALITY’S FIRE DEPARTMENT 2022 VEHICLE REPLACEMENT SCHEDULE						
Unit #	Vehicle Type	Model of Vehicle	Year of Vehicle	Years of Service	Replacement Year	Estimated 2022 Replacement Cost
T-100	Tanker St Isidore	International	2009	13	2039	\$376,520
T-200	Tanker St Bernardin	International	2006	16	2036	\$354,803
T-300	Tanker Fournier	GMC Topkick	2001	21	2031	\$321,356
T-400	Tanker St Albert	International	2012	10	2036	\$354,803
T-500	Tanker Limoges	International	2003	19	2027	\$354,803
6104	Pick Up Fire Chief	Ford XLT 150	2014	8	2023	\$63,672
R-100	Rescue St Isidore	International	2015	7	2040	\$278,174

P-100	Pumper St Isidore	P-100 International /2000	1999	23	2023	\$636,725
P-200	Pumper St Bernardin	International	2010	10	2040	\$891,568
P-300	Pumper Fournier	Freightliner	1996	26	2029	\$717,056
P-400	Pumper St Albert	International	1999	23	2029	\$717,056
P-500	Pumper Limoges	International	2002	20	2032	\$760,945
R-500	Rescue Limoges	International	2016	4	2041	\$421,620
S-500	Rehab vehicle	Ford Econoline	2001	21	2026	\$247,756
Total 2022 replacement cost for Existing Fire Department Vehicles.....						\$6,496,857

Firefighter equipment and equipment on fire vehicles is estimated at \$125,000 per station or \$625,000 for the five fire stations.

4.2.3 FIRE DEPARTMENT AVERAGE SERVICE LEVEL

The total replacement cost for the Nation Fire Department vehicles in 2022 dollars is \$6,496,857. The 2022 replacement cost for fire truck/ firefighter equipment is \$625,000 and the five Fire Station buildings have a 2022 assessed value of \$1,808,379. In total, the 2022 replacement cost for the Nation Municipality’s Fire Department is **\$8,930,236**. Therefore, the average service level for fire protection services in the Nation Municipality in 2020 is \$662 per capita. This is determined by dividing the 2022 replacement cost (\$8,930,236) by the number of Nation residents in 2022 (13,517).

4.2.4 FIRE DEPARTMENT – ANTICIPATED CAPITAL PROJECTS

The new Fire Master Plan 2021-2025 recommends that the Nation Fire Department develop an apparatus replacement schedule based on a 20 year replacement of apparatus. As a result, Municipal staff have determined that the following new vehicles will be needed:

TABLE 6: NATION FIRE DEPARTMENT ANTICIPATED CAPITAL EXPENDITURES					
YEAR	ITEM	VALUE (2022 DOLLARS)	GROWTH RELATED PORTION	NET ELIGIBLE COST	NOTES
2022	Light Rescue Truck	\$154,907	7.5%	\$11,618	
2023	New dry hydrant	\$7,000	20%	\$1,400	Seguinbourg, Corner of Route 400 / Ch Lemieux
2023	Replace Pumper Truck St. Isidore	\$636,725	7.5%	\$4,754	P-100
2023	Pick up truck	\$63,672	7.5%	\$4,775	For fire chief
2024	Replace Station 400	\$3,500,500	10%	\$350,000	A new, two single bay satellite fire station, cost includes land
2024	Breathing Apparatus	\$75,000	80%	\$60,000	10 new Firefighters in Limoges
2025	Firefighting Equipment	\$35,000	80%	\$28,000	10 new Firefighters in Limoges
2025	Firefighting Equipment for Fire Trucks	\$100,000	20%	\$20,000	Hoses, Hand tools, ladders, Ventilators fans, valves, nozzles
2025	New dry Hydrant	\$20,000	20%	\$4,000	In Limoges area
2026	New (additional) Pumper Truck	\$610,000	80%	\$488,000	Expand capacity of the Limoges Fire Station
2026	Replace Ford E450	\$247,756	7.5%	\$18,582	Rehab vehicle
2027	New Dry Hydrant	\$29,000	50%	\$14,500	Expand service for Innovation subdivision
2027	Replace Tanker Truck	\$354,803	7.5%	\$26,610	Limoges Tanker truck
2027	New (additional) Rescue Truck	\$225,000	80%	\$180,000	Expand capacity of the Limoges Fire Station
2029	Replace the St Albert Fire Hall	\$1,000,000	20%	\$200,000	Built in 1975
2029	Replace Pumper Fournier	\$717,056	7.5%	\$53,779	
2029	Replace Pumper St-Albert	\$717,056	7.5%	\$53,779	
2029	Purchase new 23M Ladder Truck	\$1,200,000	80%	\$960,000	For Station 500 Primarily to support growth
2030	Two new pick up trucks	\$80,000	80%	\$64,000	For two new positions (Deputy Chief & Chief in Service)
2031	Replace Tanker Truck	\$321,356	7.5%	\$24,102	Fournier Tanker purchased in 2001

2031	New Tanker Truck	\$300,000	80%	\$240,000	For Fire Station 400 (St-Albert) Primarily to support growth
TOTAL		\$10,394,831		\$2,807,899	

Fire Department Summary

Fire Department: \$2,807,899 eligible for Development Charges 2022-2031

Fire Department: \$1,403,949 eligible for Development Charges 2022-2026 (50% of 2022-2031 total)

4.3 PUBLIC WORKS

4.3.4 PUBLIC WORKS DEPARTMENT

The Nation Public Works maintains a fleet of heavy and small vehicles/equipment, yards, and roadways to meet the transportation needs of the Municipality. Table 7 lists public works item and the estimated 2022 replacement cost (using a 2% annual inflation from the 2014 estimate replacement costs shown within the Asset Management Plan for the Nation Municipality prepared by Public Sector Digest, dated December 14, 2014).

4.3.5 PUBLIC WORKS AVERAGE SERVICE LEVEL

The existing Public Works estimated replacement costs in the Nation are as follows:

TABLE 7: EXISTING PUBLIC WORKS EQUIPMENT				
Item	Asset Quantity	Unit	Estimated 2022 Replacement Cost	Average Level of Service
Arterial Roads	54	km	\$86,081,485	\$6,368
Collector Roads	380	km		
Sidewalks	20	km		
Traffic Signals	2	each	\$30,830,131	\$2,281
Bridges	27	each		
Large Culverts	18	each		
Culverts	812	each	\$3,514,978	\$260
Depots and Domes	2	each		
Trucks	62+	each	\$3,377,479	\$250
Heavy Equipment				
Small Vehicles				
Total			\$123,804,479	\$9,159

The total replacement cost for the Nation Public Works Department in 2022 dollars is estimated at \$123,804,479. **Therefore, the average service level for public works in the Nation Municipality in 2022**

is **\$9,159 per capita**. This is determined by dividing the 2022 replacement cost (\$123,804,479) by the number of Nation residents in 2022 (13,517).

4.3.6 ROAD SERVICES ANTICIPATED CAPITAL PROJECTS

A new Roads Planning list (2022 to 2031) prepared by Municipal staff was used to update the list of capital projects for Public Works in this section. Within this category, projects are considered eligible to collect a development charge if the project meets the following conditions:

- The road and sidewalk project must be as a direct result of growth.
- Maintenance operations (including normal re-construction as a result of wear and tear) are not eligible.
- Improvements that have a measurable benefit to the existing taxpayers must be discounted by the pro-rated value of that benefit.
- Only the cost of improving the road condition and not the complete re-construction cost is applicable.

If the above noted conditions are met for a project, the estimated cost for the anticipated road improvement is then calculated. The calculation is based on using “benchmark” costs for the various components relating to road construction, developed in consultation with the Nation Municipality.

Within the Nation Municipality, staff identified the major road projects that are anticipated to occur within the next 10 years. Table 8 below summarizes the estimated costs (including the portion that can be considered related to growth) for the capital projects identified by Municipal staff. Approximate road lengths were obtained from the 10-year road construction plan (2022-2031) prepared by the Nation Municipality.

At the present time, there are no Federal or Provincial funding programs known that would contribute to the capital cost of these projects. The projects mostly include reconstruction or resurfacing of the existing roads in order to meet the minimum desired level of service; however, a portion of all of the projects will involve widening and/or increasing the sub-surface of the road to meet increased traffic demands, a portion of which can be attributable to growth.

TABLE 8: ESTIMATED COST OF ROAD CAPITAL PROJECTS (PUBLIC WORKS)				
YEAR	DESCRIPTION	PROJECT TOTAL COST (\$)	% GROWTH RELATED	AMOUNT GROWTH RELATED (\$)
2022	Concession 20 - reconstruct & paving	\$340,000.00	7.50%	\$25,500.00
	Concession 10 - 1500m - reconstruct & paving	\$335,000.00	7.50%	\$25,125.00
	Rue Gauthier - sidewalk - 220m	\$45,000.00	100.00%	\$45,000.00
	Rue Sabourin - curb and paving	\$58,000.00	7.50%	\$4,350.00
	Village Limoge - Rue des Pins - paving + curb	\$134,465.22	7.50%	\$10,084.89
\$50,534.79		100.00%	\$50,534.79	

TABLE 8: ESTIMATED COST OF ROAD CAPITAL PROJECTS (PUBLIC WORKS)

YEAR	DESCRIPTION	PROJECT TOTAL COST (\$)	% GROWTH RELATED	AMOUNT GROWTH RELATED (\$)
	Lavergne Rd. - 1500m - reconstruct & paving	\$200,000.00	7.50%	\$15,000.00
	Racette - 650m - reconstruct & paving	\$86,000.00	7.50%	\$6,450.00
	Rue Machabé - St-Albert (Sidewalk)	\$60,000.00	100.00%	\$60,000.00
	Mt Drouin Séquibourg - reconstruct & paving	\$185,000.00	7.50%	\$13,875.00
	Rue Savage - new construction (paved for trucks to do construction, will repave when subdivision done)	\$115,000.00	100.00%	\$115,000.00
2023	Concession 20 - reconstruct & paving	\$225,000.00	7.50%	\$16,875.00
	Concession 11 - 1000m - reconstruct & paving	\$155,000.00	7.50%	\$11,625.00
	Ridge road - 2000m - resurfacing	\$155,000.00	7.50%	\$11,625.00
	Concession 10 - 1500m reconstruct & paving	\$155,000.00	7.50%	\$11,625.00
	Calypso rd - 2000m - 5/8 & paving	\$124,151.70	25.00%	\$31,037.93
		\$25,848.30	100.00%	\$25,848.30
	Chemin Latour (rt 800 east) by-pass (reconstruct) paving	\$355,000.00	50.00%	\$177,500.00
	Route 700 West - reconstruct & paving	\$187,000.00	7.50%	\$14,025.00
	Route 700 East - 1000m - resurfacing	\$100,000.00	7.50%	\$7,500.00
	Lemieux rd - 1500m - resurfacing	\$150,000.00	7.50%	\$11,250.00
	Route 300 East - 1500m - reconstruct & paving	\$187,000.00	7.50%	\$14,025.00
Pommainville rd - 2600m - Construction	\$100,000.00	25.00%	\$25,000.00	
2024	Concession 6 East - resurfacing - 400m	\$40,000.00	7.50%	\$3,000.00
	Concession 6 East - 1700m - reconstruct & paving	\$235,000.00	7.50%	\$17,625.00
	Concession 6 West - 1000m - reconstruct & paving	\$155,000.00	7.50%	\$11,625.00
	Ridge road 2000m - resurfacing	\$155,000.00	7.50%	\$11,625.00
	Concession 19 - reconstruct & paving	\$150,000.00	7.50%	\$11,250.00
	Concession 5 - 1000m reconstruct & paving	\$155,000.00	7.50%	\$11,625.00
	Arena St. - Paving and Storm Sewer	\$250,000.00	7.50%	\$18,750.00
	Gagnon Rd. - 1000m - reconstruct & paving	\$113,130.16	7.50%	\$8,484.76
		\$41,869.84	100.00%	\$41,869.84
	Calypso rd - 2000m - 5/8 & paving	\$124,151.70	25.00%	\$31,037.93
		\$25,848.30	100.00%	\$25,848.30
	Baker rd – 1000m – reconstruct & paving	\$106,456.80	7.50%	\$7,984.26
		\$43,543.20	100.00%	\$43,543.20
	Route 700 East – 1000m - resurfacing	\$100,000.00	7.50%	\$7,500.00
Pommainville rd - 2600m - Construction	\$100,000.00	25.00%	\$25,000.00	
2025	Concession 6 West - 1000m - reconstruct & paving	\$155,000.00	7.50%	\$11,625.00
	Concession 19 - reconstruct & paving	\$125,000.00	7.50%	\$9,375.00
	Concession 17 East - 1700m - repave	\$125,000.00	7.50%	\$9,375.00

TABLE 8: ESTIMATED COST OF ROAD CAPITAL PROJECTS (PUBLIC WORKS)

YEAR	DESCRIPTION	PROJECT TOTAL COST (\$)	% GROWTH RELATED	AMOUNT GROWTH RELATED (\$)
	Concession 17 West – 2000m - 5/8 & paving each year	\$232,500.00	7.50%	\$17,437.50
	Concession 5 – 1000m - reconstruct & paving	\$155,000.00	7.50%	\$11,625.00
	Concession 4 - 2800m - 5/8 & paving	\$165,000.00	7.50%	\$12,375.00
	Ste-Rose South SDRD - 2700m - reconstruct & paving	\$165,000.00	7.50%	\$12,375.00
	Village Limoge - Rue des Pins - paving & curb	\$134,465.22	7.50%	\$10,084.89
		\$50,534.79	100.00%	\$50,534.79
	Route 700 East - 1000m - resurfacing	\$100,000.00	7.50%	\$7,500.00
	Route 400 East - 1000m - reconstruct & paving	\$150,000.00	7.50%	\$11,250.00
	Route 500 East - 3.4km - resurfacing	\$182,000.00	7.50%	\$13,650.00
Pommainville rd - 3350m - paving	\$92,000.00	7.50%	\$6,900.00	
2026	Skye rd - 1900m - reconstruct & paving	\$180,000.00	7.50%	\$13,500.00
	Concession 19 - reconstruct & paving	\$225,000.00	7.50%	\$16,875.00
	Concession 17 East - 1700m - repave	\$125,000.00	7.50%	\$9,375.00
	Concession 17 West - 2000m - 5/8 & paving each year	\$232,500.00	7.50%	\$17,437.50
	Concession 5 - 1000m - reconstruct & paving	\$155,000.00	7.50%	\$11,625.00
	Rue Gauthier - paving - 220m	\$40,000.00	7.50%	\$3,000.00
	Concession 4 - 2800m - 5/8 & paving	\$165,000.00	7.50%	\$12,375.00
	Ste-Rose South SDRD - 2700m - reconstruct & paving	\$165,000.00	7.50%	\$12,375.00
	Village Limoge - Rue Linda - paving - 1300m	\$151,000.00	7.50%	\$11,325.00
	Route 700 East - 1000m - Resurfacing	\$100,000.00	7.50%	\$7,500.00
	Guerin rd - 1000m - reconstruct & paving	\$150,000.00	7.50%	\$11,250.00
	Route 500 East - 3.4km - resurfacing	\$182,000.00	7.50%	\$13,650.00
	Pommainville rd - 3350m - Paving	\$150,000.00	7.50%	\$11,250.00
2027	Concession 7 - resurfacing - 1500m	\$170,000.00	7.50%	\$12,750.00
	Caledonia rd - 1500m - resurfacing	\$170,000.00	7.50%	\$12,750.00
	Concession 6 West - 1000m - reconstruct & paving	\$155,000.00	7.50%	\$11,625.00
	Concession 11 - 1000m - reconstruct & paving	\$155,000.00	7.50%	\$11,625.00
	Clemens road - 850m - reconstruct and paving	\$120,000.00	7.50%	\$9,000.00
	Scotch river road - resurfacing - 2500m	\$115,000.00	7.50%	\$8,625.00
	Concession 17 west - 2000m - 5/8 & paving each year	\$232,500.00	7.50%	\$17,437.50
	Concession 21 - 1250m - reconstruct & paving	\$145,000.00	7.50%	\$10,875.00
	Villeneuve - reconstruct & paving	\$167,000.00	7.50%	\$12,525.00
	Route 700 West - reconstruct & paving	\$205,000.00	7.50%	\$15,375.00
Pommainville rd - 3350m - Paving	\$150,000.00	7.50%	\$11,250.00	
2028	Concession 7 - resurfacing - 1500m	\$170,000.00	7.50%	\$12,750.00

TABLE 8: ESTIMATED COST OF ROAD CAPITAL PROJECTS (PUBLIC WORKS)

YEAR	DESCRIPTION	PROJECT TOTAL COST (\$)	% GROWTH RELATED	AMOUNT GROWTH RELATED (\$)
	Caledonia rd - 1500m - resurfacing	\$170,000.00	7.50%	\$12,750.00
	Concession 11 - 1000m - reconstruct & paving	\$155,000.00	7.50%	\$11,625.00
	Scotch river road - resurfacing - 2500m	\$115,000.00	7.50%	\$8,625.00
	Concession 17 west - 2000m - 5/8 & paving each year	\$232,500.00	7.50%	\$17,437.50
	Desnoyers SDRD - 1400m - reconstruct & paving	\$170,000.00	7.50%	\$12,750.00
	Guy St. - St-Isidore - repaving	\$120,000.00	7.50%	\$9,000.00
	Concession 16 - 1500m - reconstruct & paving	\$198,000.00	7.50%	\$14,850.00
	Route 600 west - resurfacing - 1500m each year	\$165,000.00	7.50%	\$12,375.00
2029	Concession 7 - resurfacing - 1500m	\$170,000.00	7.50%	\$12,750.00
	Caledonia rd - 1500m - resurfacing	\$170,000.00	7.50%	\$12,750.00
	Concession 3 - 1800m - paving	\$93,000.00	7.50%	\$6,975.00
	Concession 16 - 1500m - reconstruct & paving	\$198,000.00	7.50%	\$14,850.00
	Calypso rd - 2000m - 5/8 & paving	\$154,561.70	7.50%	\$11,592.13
		\$32,938.30	100.00%	\$32,938.30
	Route 600 west - resurfacing - 1500m each year	\$165,000.00	7.50%	\$12,375.00
	Route 400 west - resurfacing	\$190,000.00	7.50%	\$14,250.00
	Burelle rd – 1300m - paving	\$170,000.00	7.50%	\$12,750.00
Route 500 East - west of Lemieux rd - 1000m - resurface	\$120,000.00	7.50%	\$9,000.00	
2030	Caledonia rd - 1500m - resurfacing	\$160,000.00	7.50%	\$12,000.00
	Chemin Mainville - 2580m - resurfacing	\$220,000.00	7.50%	\$16,500.00
	Concession 20 - reconstruct & paving	\$245,000.00	7.50%	\$18,375.00
	Concession 3 - 1800m - paving	\$93,000.00	7.50%	\$6,975.00
	Villeneuve - reconstruct & paving	\$142,000.00	7.50%	\$10,650.00
	Parent St - 1200m - reconstruct & paving	\$150,000.00	7.50%	\$11,250.00
	Route 200 west (rue Pins) - 2300m - resurfacing	\$165,000.00	7.50%	\$12,375.00
	Route 600 west - resurfacing - 1500m each year	\$165,000.00	7.50%	\$12,375.00
2031	Concession 8 - resurfacing - 2000m	\$200,000.00	7.50%	\$15,000.00
	Scott rd - reconstruction and paving	\$85,000.00	7.50%	\$6,375.00
	Seguin rd - 1000m - reconstruction and paving	\$155,000.00	7.50%	\$11,625.00
	Route 200 west (rue Pins) - 2300m - resurfacing	\$165,000.00	7.50%	\$12,375.00
	Calypso rd - 2000m - 5/8 & paving	\$154,561.70	7.50%	\$11,592.13
		\$32,938.30	100.00%	\$32,938.30
Route 800 east - 1000m east of ct rd 7 resurfacing	\$150,000.00	7.50%	\$11,250.00	

In the case of the road projects listed in Table 8, the portion of the road improvements that includes widening of the road/sidewalk is considered a requirement due to growth in the Municipality and is therefore eligible for Development Charges. The total for the anticipated road projects is \$16,201,000. Of that, \$1,929,155 can be considered growth related. The percentage that has been attributed to growth based the anticipated growth rate of 7.5%, however some projects have more development related costs for widening (i.e. Calypso Road), which generates an overall growth-related rate of 11.91%.

Road Projects: \$1,832,030 can be attributed to growth

4.4.5 PUBLIC WORKS HOUSING FACILITIES ANTICIPATED CAPITAL PROJECTS

The Nation Municipality has constructed the Fournier Garage and Innovation Garage, which were both part of the 2010 and 2015 Development Charge studies. Within the 2010 DC study, it was anticipated that they would both have a 20-year DC charge for each project, however in the 2015 study the Fournier Garage is considered for a 10-year DC charge. Table 9 indicates the facility along with the growth-related DC amount (both initially and with the DC’s previously collected subtracted out). No other improvements or upgrades to public works housing facilities are planned in the next five-year period that is the subject of this Study.

TABLE 9: ESTIMATED COST OF HOUSING (PUBLIC WORKS)					
FACILITY	TOTAL COST PER APPROVED DC STUDY	APPROVED GROWTH RELATED RATE	AMOUNT RELATED TO GROWTH	DC'S PREVIOUSLY COLLECTED	REMAINING AMOUNT RELATED TO GROWTH
Innovation Garage: From 5 bay on Route 500w to 8 Bay related to Growth	\$1,500,000.00	80.00%	\$1,200,000.00	\$835,665.41	\$364,334.59
Fournier Garage	\$200,000.00	20.00%	\$40,000.00	\$22,146.35	\$17,853.65
TOTAL	\$1,700,000.00		\$1,240,000.00	\$857,811.76	\$382,188.24

Initially, the Municipality had \$1,240,000 that was growth related, however based on the DC’s collected, there is a balance of \$382,188 remaining that can be collected.

Public Works Facilities: \$382,188 can be attributed to growth

4.4.6 PUBLIC WORKS EQUIPMENT ANTICIPATED CAPITAL PROJECTS

Public Works equipment is also eligible for consideration for Development Charges. The Public Works equipment currently owned by the Municipality, as well as the anticipated year for future replacement (and 2022 replacement value where known) is listed in Table 10.

TABLE 10: ESTIMATED COST OF EQUIPMENT (PUBLIC WORKS)					
REPLACEMENT YEAR	TRANSPORTATION MAKE	Type	REPLACEMENT COST IN 2022 (\$)	% GROWTH RELATED	AMOUNT GROWTH RELATED (\$)
Small Vehicles					
2022	New to replace 6057 that was transferred to environment Pick Up	Pick Up	\$39,770.89	7.50%	\$2,982.82
	¾ Tonne 4x4	Lg Pick Up	\$59,000.00	7.50%	\$4,425.00
	Ford Escape	Small SUV	\$32,640.00	7.50%	\$2,448.00
2023	2019 Chev. Silverado - Environment	Pick Up	\$40,566.31	7.50%	\$3,042.47
	2012 Silverado - Road Signs	Pick Up	\$40,566.31	7.50%	\$3,042.47
	2017 Dodge Ram - Road	Pick Up	\$40,566.31	7.50%	\$3,042.47
2024	2018 Chev. Silverado - Road	Pick Up	\$41,377.64	7.50%	\$3,103.32
2025	2017 Dodge Ram - By-Law	Pick Up	\$42,205.19	7.50%	\$3,165.39
	2017 Ford Escape - By-Law	Small SUV	\$34,637.83	7.50%	\$2,597.84
	2013 GMC Sierra - Recreation	Pick Up	\$42,205.19	7.50%	\$3,165.39
2026	2019 Equinox - Road	Small SUV	\$35,330.59	7.50%	\$2,649.79
	2019 Ford F150 – W/S	Pick Up	\$43,049.29	7.50%	\$3,228.70
	Chevrolet Sierra ¾ Tonne 4x4	Lg Pick Up	\$63,863.50	7.50%	\$4,789.76
2027	2016 Dodge Ram - Construction	Pick Up	\$43,910.28	7.50%	\$3,293.27
	2013 Ford F-350 C20 – W/S	Pick Up	\$43,910.28	7.50%	\$3,293.27
2028	2021 Equinox LS - Environment	Small SUV	\$36,757.94	7.50%	\$2,756.85
	2012 Silverado – Road Signs	Pick Up	\$44,788.48	7.50%	\$3,359.14
	2017 Dodge Ram - Road	Pick Up	\$44,788.48	7.50%	\$3,359.14
	Van – 2020 Cargo Nissan – W/S	Small SUV	\$36,757.94	7.50%	\$2,756.85
2029	2019 Chev. Silverado - Environment	Pick Up	\$45,684.25	7.50%	\$3,426.32
2030	2010 GMC Sierra - Environment	Pick Up	\$46,597.94	7.50%	\$3,494.85
2031	2009 Chev. Silverado - Road	Pick Up	\$47,529.90	7.50%	\$3,564.74
	2019 Equinox - Road	Small SUV	\$39,007.82	7.50%	\$2,925.59
Outside of Replacement Window	2009 GMC Sierra - Environment	Pick Up	\$48,480.50		
	2015 Cabover Fuso – Road Signs	Cabover	\$109,822.89		
Heavy Vehicles					
2022	2010 Inter - Road	Tandem	\$300,000.00	7.50%	\$22,500.00
	Tri-Axle Truck – 2014 Mack - Road	Tandem	\$300,000.00	7.50%	\$22,500.00
	2005 John Deere (6715) Lim. - Road	Tractor	\$160,000.00	7.50%	\$12,000.00
2024	2010 Inter - Road	Single Axle	\$186,506.15	7.50%	\$13,987.96
	2014 Western star - Road	Tandem	\$312,120.00	7.50%	\$23,409.00
2025	2016 Western star 4700SF - Road	Tandem	\$318,362.40	7.50%	\$23,877.18
	2008 McCormick CX105 St. Isadore - Road	Tractor	\$169,793.28	7.50%	\$12,734.50

TABLE 10: ESTIMATED COST OF EQUIPMENT (PUBLIC WORKS)					
REPLACEMENT YEAR	TRANSPORTATION MAKE	Type	REPLACEMENT COST IN 2022 (\$)	% GROWTH RELATED	AMOUNT GROWTH RELATED (\$)
2026	2016 Western star 4700SF - Road	Tandem	\$324,729.65	7.50%	\$24,354.72
2028	2018 Western star - Road	Tandem	\$337,848.73	7.50%	\$25,338.65
2029	2019 Western star 4700 - Road	Tandem	\$344,605.70	7.50%	\$25,845.43
2030	2019 Western star 4700 - Road	Tandem	\$351,497.81	7.50%	\$26,362.34
	2020 Western star - Road	Tandem	\$351,497.81	7.50%	\$26,362.34
2031	2020 Western star - Road	Tandem	\$358,527.77	7.50%	\$26,889.58
Outside of Replacement Window	2010 Inter - Road	Tandem	\$365,698.33	X	X
	2014 Mack - Road	Tandem	\$373,012.29		
	2014 Mack - Road	Tandem	\$380,472.54		
	2016 Western star 4700SF - Road	Tandem	\$388,081.99		
	2017 Kubota B4060 – W/S	Sidewalk Tractor	\$60,949.72		
Heavy Equipment					
2023	Excavator – New to be Purchased	Excavator	\$243,798.88	100%	\$243,798.88
2024	2016 Limoges - Road	Hot Box	\$55,204.04	7.50%	\$4,140.30
2025	2015 Cabover Fuso - Road Signs	Cabover	\$90,092.99	7.50%	\$6,756.97
2028	2012 (Spare) - Road	Hot Box	\$59,754.63	7.50%	\$4,481.60
2031	2020 Western Star Hydro Vac - W/S	Sucker Truck	\$682,509.15	7.50%	\$51,188.19
Outside of Replacement Window	2016 Limoges - Road	Hot Box	\$64,680.33	X	X
Small Equipment					
2024	2007 John Deere 3320 SM St. Isi. - Road	Sidewalk tractor	\$52,020.00	7.50%	\$3,901.50
2025	Zamboni	Zamboni	\$120,000.00	7.50%	\$9,000.00
2026	2011 Kubota B3030 St-Albert - Road	Sidewalk tractor	\$54,121.61	7.50%	\$4,059.12
2030	2015 Kubota B3350 – Fournier Vil. - Road	Sidewalk tractor	\$58,582.97	7.50%	\$4,393.72
Other Equipment					
Outside of Replacement Window	2021 Continental Cargo – W&S	Trailer	\$202,918.69	X	X
	2014 Utility (Homemade) – W/S	Trailer	\$219,645.71		
	Water Boat & Trailer - 2014 (Homemade) – W&S	Trailer	\$219,645.71		
	2018 Galvanize Werberlane – W/S	Trailer	\$237,751.58		

While there are a number of pieces of equipment scheduled to be replaced (total \$6,217,086) during the period of this Study (2022-2031), it has been determined that only the new excavator can be attributed

directly to future growth. Other replacements are anticipated to be upgraded or expanded to partially reflect growth based on additional usage throughout the Municipality, and therefore the costs can be considered growth related (7.5%) for the purposes of this Study. Therefore, the total cost related to growth is \$691,795.

Public Works Equipment: \$691,795 can be attributed to growth

4.4.7 PUBLIC WORKS SUMMARY

In summary, the public works department anticipates a number of road improvements and equipment replacements over the ten-year period that is the subject of this Study. In addition, the continued development charge is expected for the constructed facilities. The eligible projects can be summarized as follows:

Growth-related road improvements:	\$1,929,155
Growth-related facilities improvements:	\$382,188
Growth-related equipment improvements:	\$691,795

Public Works: \$3,003,138 eligible for Development Charges 2022-2031

Public Works: \$1,501,569 eligible for Development Charges 2022-2026 (50% of 2022-2031 total)

4.4 RECREATION DEPARTMENT

The Nation Municipality’s Recreation Department oversees five community centres and a senior adult centre, ten parks and a variety of programs available to residents. The Nation Municipality worked with the consulting group *PRC Solutions* to develop a new Parks and Recreation Master Plan in 2020. This Master Plan provides guidance concerning the improvement, future development and management of parks, recreation and leisure services, programs, events, facilities and amenities, in a fiscally responsible and sustainable manner. Based on the new Master Plan, the Recreation Department developed a new Recreation Facility Assessment Report, which describes planned improvements and renovations to the Nation’s community centres.

4.4.1 Indoor Recreation Facilities

Limoges Community Centre has 4,000 square feet of space, excluding the library located in the same building. The Centre’s main hall can accommodate up to 500 people or can be divided into 2 halls, each with capacity for 200 people. The community centre can accommodate sports such as volleyball, basketball, badminton and floor hockey. There is also access to a full kitchen and outdoor amenities, including play structures and a soccer field. The Limoges Community Centre is owned by *Le Conseil scolaire de district catholique de l'Est ontarien (CSDCEO)* and leased by The Nation municipality at an annual cost of \$44,000.

St-Albert Community Centre has 9,650 square feet of space, excluding the library located in the same building. The main hall has a capacity for 569 people and can be rented for wedding receptions,

anniversaries, banquets, funeral receptions and any other occasion. There is also a Conference Room with capacity for 25 people. The St-Albert Community Centre has a 2022 assessed value of \$938,000, which includes Jean-Maurice Lavergne park and the community centre.

The St-Isidore Recreation Centre provides 32,700 square feet of indoor space. The Main Hall has the capacity to accommodate 469 people. The Centre also has a Conference Room with capacity for 25 people and a Sports bar with a capacity of 75 people. The St-Isidore Recreation Centre has a 2022 assessed value of \$3,099,000, which includes the arena/community centre as well as St-Isidore park.

The Fournier Community Centre has 4,500 square feet of space with a capacity of 150 people and a fully equipped kitchen. The Centre provides versatile space for large or small events. The Fournier Community Centre has a 2022 assessed value of \$1,254,000.

Caledonia Community Centre is located in St-Bernardin and offers 11,360 square feet of indoor space situated in a park setting with a baseball field, a play structure and a tennis court. The Centre's Main Hall has capacity for 452 people, its Secondary Hall can accommodate 75 people and there is a Conference Room. The Caledonia Community Centre has a 2022 assessed value of \$611,000.

The Limoges Annexe is a 2,500 square foot space leased by the Nation Municipality from *Le Conseil scolaire de district catholique de l'Est ontarien (CSDCEO)* for use by *Le Club du Bonheur*, which provides services and activities for older adults. Annual lease cost is \$24,804.

The total 2022 assessed value of the Nation Municipality's four (municipally owned) recreation centres, including three adjacent parks, is \$5,902,000.

4.4.2 Parks

Rodolphe Latreille Park is located in Limoges and offers the following amenities: a play structure, pedestrian bridge, outdoor rink, tennis court, splash pad, basketball, skate park, 2 baseball fields, a shelter, a tennis court, storage facilities, a bench, picnic tables and a bike path. Rodolphe Latreille Park has a 2022 assessed value of \$322,000.

Village Gagnon Park in Limoges has a gazebo, picnic table, an authentic 1880's house used as a museum and a newly installed accessible swing set. Village Gagnon Park has a 2022 assessed value of \$111,000.

Giroux Park, Limoges was constructed in 2016. This is the first park in The Nation Municipality that is fully accessible. The Play structure features a soft tile rubber surface. Parking is also available on site. Giroux Park has a 2022 assessed value of \$86,000.

Lavigne Park in Limoges features a play structure, basketball court, picnic table and bench. Lavigne Park has a 2022 assessed value of \$212,000.

Forest Park Park is located near Embrun on Route 500 West and features a play structure, outdoor rink and The Pax trail. Forest Park Park has a 2022 assessed value of \$205,000.

Jean-Maurice Lavergne Park in St-Albert includes the St-Albert Community Centre, a play structure, ball diamond and outdoor rink. The assessed value of Jean-Maurice Lavergne Park is part of the 2022 assessed value of the St-Albert Community Centre.

Ste-Rose Park, features a play structure and soccer field. Ste-Rose Park has a 2022 assessed value of \$52,000.

St-Isidore Park includes the St-Isidore Recreation Centre, a play structure, splash pad, ball diamond, basketball court and outdoor rink. The assessed value of St-Isidore Park is part of the 2022 assessed value of the St-Isidore Recreation Centre.

Fournier Park features a flower structure, bench, play structure, fun box, ball diamond and skating rink. Fournier Park has a 2022 assessed value of \$77,000.

Jean-Paul Charlebois Park is located at St-Bernardin and includes the Caledonia Community Centre, a bench, play structure, fun box, ball diamond and skating rink. The assessed value of Jean-Paul Charlebois Park is part of the 2022 assessed value of the Caledonia Community Centre.

The total 2022 assessed value of the Nation Municipality's remaining seven parks is \$1,065,000.

4.4.3 Recreation Department Average Service Level

The total 2022 assessed value for the Nation Municipality's indoor and outdoor recreation amenities is \$6,967,000. The Recreation Department's pickup truck and Zamboni have a 2022 replacement cost of \$126,120. In total, the 2022 replacement cost for the Nation Municipality's Recreation services is **\$7,093,120**. Therefore the average service level for Recreation services in the Nation Municipality in 2022 is \$525 per capita. This is determined by dividing the 2022 replacement cost (\$7,093,120) by the number of Nation residents in 2022 (13,517).

4.4.4 RECREATION DEPARTMENT – ANTICIPATED CAPITAL PROJECTS

The anticipated capital projects for the Recreation Department are summarized in Table 11 below. This is based on the municipality's capital plans as well as from information provided by staff. The portion that is attributable to growth and therefore eligible for development charges has been included in the Table.

TABLE 11: ANTICIPATED CAPITAL PROJECTS (RECREATION AND PARKS)					
YEAR	ITEM	VALUE (2022 DOLLARS)	GROWTH RELATED PORTION (%)	GROWTH RELATED PORTION (\$)	NOTES
2022	Limoges Recreation Complex Construction	\$12,400,000	50%	\$6,200,000	Plus \$500,000 fundraising campaign; no grant confirmed
2022 to 2026	St-Albert Community Centre	\$1,391,760	5.0%	\$69,588	\$540K in 2023
2022 to 2026	St-Isidore Recreation Centre	\$1,522,340	3.0%	\$45,670	\$701K in 2026
2022 to 2026	Fournier Community Centre	\$355,440	1.0%	\$3,554	Major renovation in 2024
2022 to 2026	Caledonia Community Centre	\$942,658	1.0%	\$9,427	Largest projects in 2023 and 2026
2022	Construction of a new walkway	\$6,000	20%	\$1,200	St Albert Park
2023	Construct 6km of Bike Path	\$273,000	80%	\$218,400	Along road (6Km) and off-road (3Km)
2024	Convert Bowling Alley in St Isidore Arena	\$500,000	7.5%	\$37,500	Multi-purpose space for older adults
2024	Construct new Dog Park	\$65,000	80%	\$52,000	Limoges, location TBD
2025	Construct Phase 1 of new Seguinbourg park	\$100,000	80%	\$80,000	
2025	Replace Zamboni	\$100,000	7.5%	\$6,166	Purchased in 2010
2026	Further development of Savage Park	\$100,000	80%	\$80,000	In Limoges
2027	Replace Recreation Department pick-up	\$43,910	7.5%	\$3,293	Unit 6058 purchased in 2016
2027 to 2031	St-Albert Community Centre	\$308,640	2.0%	\$6,173	\$171K in 2031
2027 to 2031	St-Isidore Recreation Centre	\$2,212,170	2.0%	\$44,243	\$1.1M in 2030
2029	Relocate outdoor rink	\$120,000	7.5%	\$9,000	St Isidore Park
TOTAL		\$20,440,918	N/A	\$6,866,214	

Recreation Department Summary

Recreation Department: \$6,866,214 eligible for Development Charges 2022-2031

Recreation Department: \$3,433,107 eligible for Development Charges 2022-2026 (50% of 2022-2031 total)

4.5 LIBRARY

The Nation Municipality’s Library provides a variety of services in both English and French at three branches, located in Limoges, St Albert and St Isidore. Services including loans of books, DVDs and Periodicals, Internet Access, E books and E periodicals on the Library Webpage, Children’s Arts and Crafts, Storytime, Photocopies, Faxing and Laminating.

4.5.1 Nation Library Average Service Level

Limoges Municipal Library has 1250 square feet of space and a 2022 assessed value of \$144,048. St. Albert Municipal Library is located within St. Albert Community Centre; it has 1734 square feet of space and a 2022 assessed value of \$69,677. St. Isidore Municipal Library is 3400 square feet and has a 2022 assessed value of \$118,000. The Nation’s Library 60,000 collection items have a replacement value of \$900,000.

In total, the 2022 assessed value/ replacement cost for the Nation Municipality’s Library service is **\$1,231,725**. Therefore, the existing service level for library services in the Nation Municipality in 2022 is \$91 per capita. This is determined by dividing the Library’s 2022 replacement cost (\$1,231,725) by the number of Nation residents in 2022 (13,517).

4.5.2 LIBRARY – ANTICIPATED CAPITAL PROJECTS

Table 12 includes the anticipated capital projects for the Township’s library facilities. The portion that is attributable to growth has also been included.

TABLE 12: LIBRARY ANTICIPATED CAPITAL PROJECTS					
YEAR	ITEM	VALUE (2020 DOLLARS)	GROWTH RELATED PORTION	NET ELIGIBLE COST	NOTES
2022-2026	Expand the collection of reading materials	\$100,000	80%	\$80,000	\$10,000 per year for Limoges branch
2022-2024	New shelving, work stations	\$6,000	80%	\$4,800	\$2,000 per year
2027	Relocate the Limoges branch	\$400,000	80%	\$320,000	Expand library to accommodate growth
2029	Expand the St Albert branch	\$10,000	80%	\$8,000	Renovate space adjacent to library
Total		\$516,000		\$412,800	

Library Summary

Library: \$412,800 eligible for Development Charges 2022-2031

Library: \$206,400 eligible for Development Charges 2022-2026 (50% of 2022-2031 total)

5. DEVELOPMENT CHARGES CALCULATION

5.1 SURROUNDING MUNICIPALITY COMPARISONS

Development Charges for new residential development in the Nation Municipality increased on average by 10% annually from 2015 to 2020, but have not increased in the past two years. The Nation Municipality’s current rates, based on a per capita amount of \$1,211.96, are as follows (Sewer and water services are not included in the Nation Municipality’s Development Charges):

Single Detached Dwelling Unit	\$4,120.66
Semi-Detached or Duplex Dwelling Unit	\$3,635.88
Row House or Townhouse Dwelling Unit	\$3,151.10
Apartment or Multiple Attached Dwelling Unit	\$2,181.53
Non-Residential	\$0

Three municipalities adjacent to the Nation Municipality were surveyed to determine their respective Development Charges for Residential and Non-Residential Development. As Table 13 illustrates, the Nation Municipality’s Residential Development Charges are currently lower than neighbouring municipalities. As well, all three neighbouring municipalities apply Development Charges to Non-Residential development, while the Nation Municipality currently waives the DC for Non-Residential. It is important to note that all three municipalities surveyed include sewer and water services in their DC, so the ‘DC – Municipality Wide’ rate in the table below is the comparable amount to the Nation Municipality’s current DC’s.

TABLE 13: COMPARISON OF DEVELOPMENT CHARGES IN NEARBY MUNICIPALITIES				
	RUSSELL TOWNSHIP (serviced)	CASSELMAN	CLARENCE-ROCKLAND	NATION (PROPOSED)
Residential:				
Single Detached Municipality Wide	\$11,887	\$6,374	\$19,053	\$5,042.27
Non-residential:	Per square meter	Per square foot	Per square meter	Per square foot
Municipality Wide	\$14.95 (\$1.39/ sq ft)	\$2.93	\$87.64 (\$8.27/ sq ft)	\$2.00

5.2 ASSESSMENT ANALYSIS

The Nation Municipality’s Assessment Roll includes all properties and their Current Value Assessment (CVA) as of January 1, 2022. The property tax split is a reasonable way to allocate growth-related capital expenditures. Table 14 below shows the split between residential and non-residential assessment in the Nation Municipality. The residential total includes detached singles and multi-residential units. The Non-Residential total includes non-residential properties, farms, managed forests and land used for a pipeline.

	ASSESSMENT	PERCENTAGE
RESIDENTIAL	\$1,369,213,000	58%
NON-RESIDENTIAL	\$998,506,673	42%
TOTALS:	\$ 2,367,719,673	100%

Non-residential development, including commercial/industrial and institutional activity, is seen to provide an inherent benefit to the Municipality as a whole; this type of development is desirable and should be encouraged. Since 2019, the Nation Municipality has chosen not to apply development charges to these activities, in order to encourage their establishment. Whether Development Charges are applicable to non-residential development or not, the entire charge that is applied in the Municipality should not be fully attributed to residential activity.

In addition to this adjustment, and as required by the *Development Charges Act*, Section 5(1)(8), the capital cost of the Nation Municipality’s Recreation and Library services that are eligible for development charges must be reduced by 10%. This reduction does not apply to Fire Services or Public Works.

Section 33 of the *Development Charges Act* requires that municipalities set up reserve funds to manage Development Charges that are collected and track how they are allocated to each of the eligible service areas. Existing funds that are in Reserve in the Municipality, as a result of previous Development Charges that have been collected and not yet spent, must also be considered in this calculation. Therefore, in Table 15, existing Reserve funds in each of the service areas have been identified and the amount for each service area that can be collected from new Development Charges has been reduced accordingly. While municipalities may borrow monies from the reserve fund, ultimately "the money in a reserve fund established for a service may be spent only for capital costs" associated with that service (Section 35 of the *Development Charges Act*).

5.3 DEVELOPMENT CHARGES SUMMARY

In summary, the analysis and calculations above have been used to determine the maximum eligible development charges for the Nation Municipality. Since 2019, Development Charges have only been applied to residential growth in the Municipality; however, the relevant calculations for non-residential

activity are included below as well, to give Municipal Council an opportunity to consider their application to industrial/commercial growth in the future.

SERVICE AREA	ELIGIBLE COST FOR 2022-2026 DEVELOPMENT CHARGE (\$)	AFTER 10% REDUCTION (SEC. 5(1)8)	RESERVE FUND AMOUNT (\$)	AFTER DEDUCTION FOR RESERVES	RESIDENTIAL SHARE (58%) (\$)	NON RESIDENTIAL SHARE (42%) (\$)
General Government	\$47,500	\$47,500	\$17,485	\$30,015	\$17,409	\$12,606
Fire Department	\$1,403,949	\$1,403,949	\$67,616	\$1,336,333	\$775,073	\$561,260
Public Works	\$1,501,569	\$1,501,569	\$49,720	\$1,451,849	\$842,072	\$609,777
Recreation	\$3,433,107	\$3,089,796	\$121,047	\$2,968,749	\$1,721,874	\$1,246,875
Library	\$206,400	\$185,760	\$11,631	\$174,129	\$100,995	\$73,134
TOTAL:	\$6,592,525	\$6,228,574	\$267,499	\$5,961,075	\$3,457,423	\$2,503,652

5.3.1 MAXIMUM RESIDENTIAL DEVELOPMENT CHARGE

The data in Table 15 above can now be used to determine the maximum Development Charge that can be collected by the Municipality in each of the service areas for the upcoming five-year period, which can be applied to residential growth. Table 16 utilizes the calculations for each service area and the projected number of new residents (2022-2026) to determine the maximum per capita Development Charge.

SERVICE AREA	ELIGIBLE RESIDENTIAL SHARE (\$)	PROJECTED NUMBER OF NEW RESIDENTS 2022-2026	MAXIMUM PER CAPITA DEVELOPMENT CHARGE (\$)
General Government Studies	\$17,409	856	\$20.34
Fire Department	\$775,073	856	\$905.46
Public Works	\$842,072	856	\$903.73
Recreation	\$1,721,874	856	\$2,011.54
Library	\$100,995	856	\$117.98
TOTAL:	\$3,457,423	N/A	\$3,959.05

In summary, the maximum Development Charge that can be collected by the Municipality from residential growth, based on the information provided by the Municipality and calculated herein, is \$3,959.05 per capita.

TABLE 17: SUMMARY OF RESIDENTIAL DEVELOPMENT CHARGE CALCULATION			
SERVICE AREA	CURRENT DEVELOPMENT CHARGE (PER CAPITA) FROM BYLAW 93-2015	MAXIMUM DEVELOPMENT CHARGE PER CAPITA (2022 STUDY)	SUGGESTED 2022 DEVELOPMENT CHARGE (\$)
General Government Studies	\$79.26	\$20.34	\$10.01
Fire Department	\$306.38	\$905.46	\$445.41
Public Works	\$225.30	\$903.73	\$444.56
Recreation	\$548.41	\$2,011.54	\$525.00*
Library	\$52.61	\$117.98	\$58.04
TOTAL:	\$1,211.96	\$3,959.05	\$1483.02

* The Maximum Per Capita Development Charge for Recreation services listed in Table 16 exceeds the Average Service Level for Recreation calculated in Section 4 of this background study. As a result, the 2022 per capita Average Service Level (\$525) has been substituted in Table 17.

The recommended 2022 residential Development Charge is **\$1483.02** per capita. The rationale for recommending a charge lower than the maximum allowable is consideration of the development charges levied by adjacent municipalities, in particular Casselman. The recommended 2022 Development Charge for The Nation represents an increase of 22% as compared to the current per capita charge of \$1,211.96 (which has not increased since 2019). Table 18 includes an annual increase of 2% from 2022 to 2026, based on the 2022 Consumer Price Index Inflation Adjustment.

TABLE 18: SCHEDULE A TO PROPOSED 2022 DEVELOPMENT CHARGES BY-LAW			
Land Use Category	Persons Per Unit	Development Charges Per Capita	Development Charges Per Unit
2022			
Single Detached Dwelling	3.4	\$1,483.02	\$5,042.27
Semi-Detached or Duplex Dwelling	3	\$1,483.02	\$4,449.06
Row House or Townhouse Dwelling	2.6	\$1,483.02	\$3,855.85
Apartment or Multiple Attached Unit	1.8	\$1,483.02	\$2,669.44
2023			
Single Detached Dwelling	3.4	\$1,512.68	\$5,143.11
Semi-Detached or Duplex Dwelling	3	\$1,512.68	\$4,538.04
Row House or Townhouse Dwelling	2.6	\$1,512.68	\$3,932.97
Apartment or Multiple Attached Unit	1.8	\$1,512.68	\$2,722.82
2024			
Single Detached Dwelling	3.4	\$1,542.93	\$5,245.96
Semi-Detached or Duplex Dwelling	3	\$1,542.93	\$4,628.79
Row House or Townhouse Dwelling	2.6	\$1,542.93	\$4,011.62
Apartment or Multiple Attached Unit	1.8	\$1,542.93	\$2,777.27
2025			
Single Detached Dwelling	3.4	\$1,573.79	\$5,350.89
Semi-Detached or Duplex Dwelling	3	\$1,573.79	\$4,721.37
Row House or Townhouse Dwelling	2.6	\$1,573.79	\$4,091.85

Apartment or Multiple Attached Unit	1.8	\$1,573.79	\$2,832.82
2026			
Single Detached Dwelling	3.4	\$1,605.27	\$5,457.92
Semi-Detached or Duplex Dwelling	3	\$1,605.27	\$4,815.81
Row House or Townhouse Dwelling	2.6	\$1,605.27	\$4,173.70
Apartment or Multiple Attached Unit	1.8	\$1,605.27	\$2,889.49

5.3.2 MAXIMUM COMMERCIAL/INDUSTRIAL DEVELOPMENT CHARGE

In considering a Development Charge for industrial/commercial development in the Nation Municipality, it is notable that most municipalities in the area apply a charge based on the square footage of construction. In order to determine a reasonable square footage cost, it is appropriate to consider the average industrial/commercial construction that has taken place in the Municipality in recent years. Table 4 depicts commercial/industrial building activity over the previous five-year period in the Nation Municipality. The average square footage of industrial/commercial development that took place in the Nation between 2017 and 2021 was 66,231 square feet per year.

YEAR	VALUE OF NEW CONSTRUCTION AS INDICATED BY APPLICANT	NUMBER OF PERMITS	SQUARE FOOTAGE OF NEW CONSTRUCTION	DEVELOPMENT CHARGES COLLECTED
2017	\$1,750,000	5	8,307	\$8,554
2018	\$217,000	2	14,836	\$11,797
2019	\$856,000	8	11,801	\$0*
2020	\$11,103,100	33	190,002	\$0
2021	\$10,485,000	15	106,208	\$0
TOTAL	\$24,411,100	63	331,154	\$20,351

Based on the historic information, a modest but reasonable estimate for commercial/industrial growth in the next five year period is 36,000 square feet per year. As noted in Table 15 above, the maximum amount of Development Charges that can be collected for non-residential development over the five year period covered by this study is **\$2,503,652**. During the same five year period, 180,000 square feet of new non-residential development is anticipated.

As a result of the above, the maximum Development Charge that can be collected by the Municipality from non-residential growth, over the next five years, is **\$13.91 per square foot**. However, given the growth forecast for non-residential development in the Nation over the next decade, as well as the rates currently charged by neighbouring Municipalities, we recommend a maximum Development Charge rate of **\$2 per square foot**. Should Municipal Council choose to re-introduce a Development Charge for non-residential development of \$2 per square foot, this would result in approximately \$72,000 in annual revenue.

5.3.3 DEVELOPMENT CHARGE ACCOUNTING

As prescribed in the *Development Charges Act* and associated Regulations, the Municipality is required to create a separate Development Charge Reserve Fund, and track each of the service areas independently. Interest earned on the fund balance accrues to the fund and is an integral part of the Development Charge structure. Withdrawals from the fund should only be made to pay for the growth-related net capital costs associated with the services listed in this Report, or to refund overpayment to owners, with interest, if appropriate.

A sub-account for each of the service areas should be created and maintained, where the proportionate share of the Development Charge revenue should be deposited along with the interest accumulated, and any expenditure should be appropriately deducted. Sub-accounts for service categories which require a ten percent municipal contribution should be maintained separately from those that do not. The following Table summarizes how the Development Charges that are collected are to be allocated between Reserve Fund sub-accounts. It is easier for the Municipality to manage sub-accounts within one reserve fund account, rather than creating separate reserve fund accounts for each service area, as the Municipality will then have the ability to “borrow” funds from one service area to another without creating an overdraft in reserve fund. The Municipality’s Treasurer should be responsible for the reserve fund and the appropriate sub-accounts.

SERVICE CATEGORY	PROPORTIONAL SHARE OF DC's
Municipal Government (Studies)	1%
Fire Protection	30%
Public Works	30%
Recreation	35%
Library	4%
TOTAL:	100%

An annual report with details related to the Development Charges and reserve funds must be prepared by the Clerk-Treasurer and submitted to Municipal Council in accordance with the requirements of the *Development Charges Act*. The annual report is to include statements of the opening and closing balances of the reserve fund for the preceding year, and the transactions related to the reserve funds, and must be submitted to the Minister of Municipal Affairs and Housing within sixty (60) days of it being presented to Council. The annual report from the Clerk-Treasurer must include the following information:

For each reserve fund:

- A description of the service for which the fund was established (list of services in the service category).

- For any credits in relation to the service or service category for which the fund was established, detail the amount outstanding at the beginning of the previous year, the amount in the current year, the amount used in the year and the amount outstanding at the end of the year.
- The amount of any money borrowed from the fund by the Municipality during the previous year and the purpose for which it was borrowed, and the amount of interest accrued during the previous year on the money borrowed from the fund by the Municipality.
- The amount and source of any money used by the Municipality in the previous year to repay money borrowed from the fund or interest on such money.
- A schedule that identifies credit recognized under Section 17 of the *Development Charges Act* and, for each credit recognized, the service against which the credit is applied and the source of funds used to finance the credit.

For each project that is financed in whole or in part through Development Charges:

- The amount of money from each reserve fund that is spent on the project.
- The amount and source of any other money that is spent on the project.

Bill 109, the *More Homes for Everyone Act*, 2022, has introduced a new requirement for the municipal treasurer to publish an annual statement for the public's review.

6.0 IMPLEMENTATION

In the 2015 Nation Development Charges Study, an annually adjusted Development Charge rate was recommended to apply across the entire Municipality for residential development (by dwelling type). A similar approach is recommended in this Background Study, whereby the annual rate of increase for residential DC's over the next five years would be 2% and align with the 2022 Consumer Price Index Inflation Adjustment.

The Development Charges By-Law passed by Council to implement this Study expires five years after the day it comes into force and effect, unless Council chooses to impose an earlier expiry date, or repeal said by-law at an earlier date.

2022 Development Charges should be implemented in full on the date of passage of the By-Law, and should apply to all new residential building permit applications, and to commercial/industrial development if that is the wish of Council. The *Development Charges Act* identifies the building permit stage as the time when most Development Charges are payable. As services are required at or near the date that a building is occupied, it is appropriate to collect the Development Charge at the building permit stage.

The *Development Charges Act* requires the preparation of a brochure which is to be available to the general public and which describes the general purpose of the Development Charges that are being imposed, the rules for determining if a Development Charge is payable and the amount, along with a list of the services to which the Development Charges relate and a description of the general purpose of the Clerk-Treasurer's annual report. In addition, the public should be advised where the pamphlet can be viewed. One copy of the pamphlet is to be distributed free of charge to anyone requesting it.

The *Development Charges Act* requires that one of the conditions of approval on a Draft Plan of Subdivision is that the person(s) who first purchased the sub-divided land after the Final Approval of the Draft Plan must be informed, at the time the land is being transferred, of all of the Development Charges related to the development.

7.0 SUMMARY OF NEW DEVELOPMENT CHARGES

The final summary of the recommended Development Charges for the Nation Municipality is shown in Table 20.

DEVELOPMENT TYPE	PROPOSED DEVELOPMENT CHARGE
Single detached	\$5,042.27
Semi-detached or Duplex	\$4,449.06
Row House/ Townhouse	\$3,855.85
Apartment/ Multiple Attached	\$2,669.44
Commercial/Industrial	\$2/square foot

The following table shows the allocation of anticipated Development Charge revenue between the various service areas. The estimated revenue from DC's is based on a total of 66 new residential units per year (36 singles, 12 semi's, 9 row and 9 apartments) and 36,000 square feet of commercial/ industrial construction per year.

SERVICE AREA	%	\$
General Government (Studies)	1%	\$18,881
Fire Department	30%	\$566,433
Public Works	30%	\$566,433
Recreation	35%	\$660,839
Library	4%	\$75,524
TOTAL:	100%	\$1,888,110