



 **Watson
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ECONOMISTS LTD.

Development Charges Background Study

Township of King

October 27, 2025

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Table of Contents

	Page
Executive Summary	i
1. Introduction.....	1-1
1.1 Purpose of this Document.....	1-1
1.2 Summary of the Process.....	1-1
1.3 Changes to the Development Charges Act, 1997	1-3
2. Current Township of King Development Charge Policies	2-1
2.1 Schedule of Changes.....	2-1
2.2 Services Covered	2-1
2.3 Timing of Development Charge Calculation and Payment	2-2
2.4 Indexing	2-3
2.5 Redevelopment Allowance	2-3
2.6 Exemptions	2-4
3. Anticipated Development in the Township of King	3-1
3.1 Requirement of the Act	3-1
3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast	3-1
3.3 Summary of Growth Forecast	3-2
4. The Approach to the Calculation of the Charge	4-1
4.1 Introduction	4-1
4.2 Services Potentially Involved	4-1
4.3 Increase in the Need for Service.....	4-1
4.4 Local Service Policy.....	4-6
4.5 Capital Forecast.....	4-6
4.6 Treatment of Credits	4-8
4.7 Classes of Services	4-8
4.8 Existing Reserve Funds	4-8
4.9 Deductions.....	4-9
4.9.1 Reduction Required by Level of Service Ceiling	4-10



Table of Contents (Cont'd)

	Page
4.9.2 Reduction for Uncommitted Excess Capacity	4-10
4.9.3 Reduction for Benefit to Existing Development	4-11
4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions	4-12
4.10 Municipal-wide vs. Area Rating	4-12
4.11 Allocation of Development	4-12
4.12 Asset Management	4-13
4.13 Transit	4-13
5. Development Charge Eligible Cost Analysis by Service	5-1
5.1 Introduction	5-1
5.2 Service Levels and 10-Year Township-Wide Services (2025-2035) Capital Costs for King's Development Charge Calculation	5-1
5.2.1 Fire Protection Services	5-1
5.2.2 Parks and Recreation Services	5-4
5.2.3 Library Services	5-8
5.2.4 Growth Studies	5-10
5.3 Service Levels and Long-term Township Wide Services (2025-2051) Capital Costs for King's Development Charge Calculation	5-13
5.3.1 Services Related to a Highway	5-13
5.4 Service Levels and 10-Year Urban Services Capital Costs for King's Development Charge Calculation	5-22
5.4.1 Water and Wastewater Studies	5-22
5.5 Service Levels and Long-term Urban Services (2025-2051) Capital Costs for the Township of King's Development Charge Calculation	5-24
5.5.1 Stormwater Services	5-24
5.5.2 Water Services	5-26
5.6 Area Specific Services	5-28
5.6.1 Wastewater Area-Specific Development Charge – Nobleton ...	5-28
5.6.2 Wastewater Area-Specific Development Charge – King	5-30
6. Development Charge Calculation	6-1
7. Development Charge Policy Recommendations and Development Charge By-law Rules	7-1
7.1 Introduction	7-1
7.2 Development Charge By-law Structure	7-2
7.3 Development Charge By-law Rules	7-2
7.3.1 Payment in any Particular Case	7-2
7.3.2 Determination of the Amount of the Charge	7-3
7.3.3 Application to Redevelopment of Land (Demolition and Conversion)	7-4



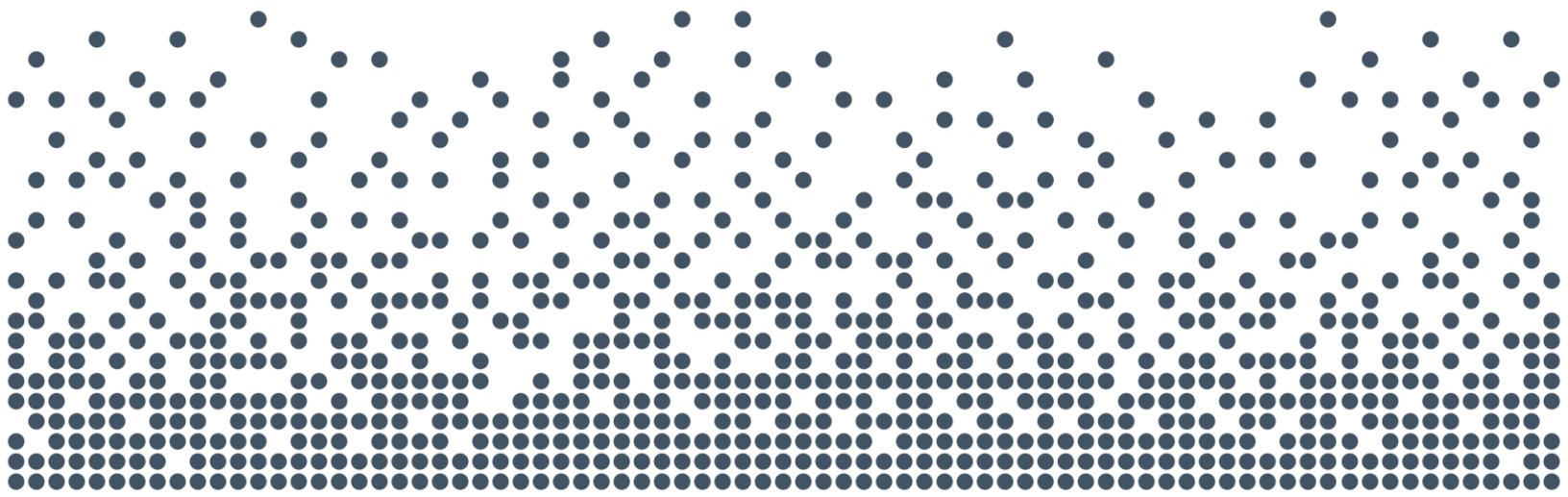
Table of Contents (Cont'd)

	Page
7.3.4 Exemptions (full or partial)	7-4
7.3.5 Discretionary Exemptions (for Council's consideration):	7-5
7.3.6 Timing of Collection	7-5
7.3.7 The Applicable Areas	7-6
7.3.8 Indexing	7-6
7.4 Other Development Charge By-law Provisions	7-7
7.4.1 Categories of Services for Reserve Fund and Credit Purposes	7-7
7.4.2 By-law In-force Date	7-7
7.4.3 Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing	7-7
7.4.4 Area Rating	7-7
7.5 Other Recommendations	7-9
8. By-law Implementation	8-1
8.1 Introduction	8-1
8.1.1 Public Meeting of Council	8-1
8.1.2 Other Consultation Activity	8-1
8.2 Anticipated Impact of the Charge on Development	8-2
8.3 Implementation Requirements	8-3
8.3.1 Introduction	8-3
8.3.2 Notice of Passage	8-3
8.3.3 By-law Pamphlet	8-3
8.3.4 Appeals	8-4
8.3.5 Complaints	8-4
8.3.6 Credits	8-4
8.3.7 Front-Ending Agreements	8-5
8.3.8 Severance and Subdivision Agreement Conditions	8-5
Appendix A Background Information on Residential and Non-Residential Growth Forecast	A-1
Appendix B Level of Service	B-1
Appendix C Long-Term Capital and Operating Cost Examination	C-1
Appendix D Development Charge Reserve Fund Policy	D-1
Appendix E Local Service Policy	E-1
Appendix F Asset Management Plan	F-1
Appendix G Changes to the Development Charges Act, 1997	G-1
Appendix H Proposed Development Charge By-law	H-1



List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
A.M.P.	Asset Management Plan
C.B.C.	Community benefits charge
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
N.F.P.O.W.	No fixed place of work
OLT	Ontario Land Tribunal
O.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
O. Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
S.D.E.	Single detached equivalent
S.D.U.	Single detached unit
S.W.M.	Stormwater management
sq.ft.	square foot
sq.m	square metre



Executive Summary



Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Township of King required by the *Development Charges Act, 1997*, as amended (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
 - Chapter 1 – Overview of the legislative requirements of the Act
 - Chapter 2 – Review of present D.C. policies of the Township
 - Chapter 3 – Summary of the residential and non-residential growth forecasts for the Township
 - Chapter 4 – Approach to calculating the D.C.
 - Chapter 5 – Review of historical service standards and identification of future capital requirements to service growth and related deductions and allocations
 - Chapter 6 – Calculation of the D.C.
 - Chapter 7 – D.C. policy recommendations and rules
 - Chapter 8 – By-law implementation
2. D.C.s provide for the recovery of growth-related capital expenditures from new developments. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below.
 - 1) Identify the amount, type and location of growth.
 - 2) Identify servicing needs to accommodate growth.
 - 3) Identify capital costs to provide services to meet the needs.
 - 4) Deduct:
 - Grants, subsidies and other contributions;
 - Benefit to existing development;
 - Amounts in excess of the 15-year historical service calculation; and
 - D.C. reserve funds (where applicable);
 - 5) Net costs are then allocated between residential and non-residential benefit; and



- 6) Net costs are divided by the growth to provide the D.C.
- Several changes to the D.C.A. have occurred since the passage of the Township's 2021 D.C. By-law. These changes include additional mandatory exemptions, discounts, and limitations on imposing D.C.s. Further discussion is provided in Chapter 1, and a detailed summary of the changes is provided in Appendix G.
 - The growth forecast (Chapter 3) on which the D.C. study is based, projects the following population, housing, and non-residential floor area for the following periods: a Township-wide and Urban specific 10-year forecast (2025 to 2035), a long-term Township-wide forecast (2025 to 2051), and long-term forecasts (2025 to 2051) for areas receiving water, wastewater, and stormwater related services.

Table ES-1
Summary of Growth Forecast by Planning Period
Township of King

Measure	10 Year 2025 to 2034	Urban 10-Year 2025-2034	Longer-term 2025 to 2051	Urban 2051 2025 to Urban 2051	Urban 2051 - King City 2025 to 2051	Urban 2051 - Nobleton 2025 to 2051
(Net) Population Increase	9,760	9,732	20,370	19,971	12,698	6,526
Residential Unit Increase	3,843	3,733	7,899	7,782	5,169	2,294
Non-Residential Gross Floor Area Increase (sq.ft.)	1,293,100	1,213,400	3,648,500	3,489,400	1,818,500	1,100,600
Net Employment Increase	1,718	1,673	4,718	4,623	2,579	1,472

Source: Watson & Associates Economists Ltd. Forecast 2025

- On January 11, 2021, the Township of King passed By-law 2021-002 under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses. The Township is undertaking a D.C. public process and anticipates passing a new by-law on January 12, 2026, with the mandatory public meeting on November 10, 2025.
- The Township's D.C.s currently in effect (as of July 1, 2025) for single detached dwelling units for Township-wide services are \$46,628 per single detached dwelling unit and \$15.61 per sq.ft. for non-residential development.

Additionally, the Township imposes D.C.s for stormwater services, water services, and water & wastewater related studies on an urban serviced area basis. The D.C. for a single detached dwelling unit within the urban area is \$5,059, while the non-residential charge is \$2.28 per sq.ft.



In addition to the Township-wide and urban-area services, area-specific D.C.s are used for wastewater services within the King City and Nobleton areas. The King City area-specific D.C. is \$5,103 per single detached dwelling and \$2.31 per sq. ft. for non-residential developments. For the Nobleton Service Area, the area-specific D.C. is \$5,823 per single detached dwelling and \$0.60 per sq.ft. for non-residential developments.

7. This report provides a recalculation of the D.C.'s based on the future identified capital needs, as presented in Schedule ES-3 for both residential and non-residential development.

The corresponding single detached dwelling unit charge is \$39,715 for Township-wide services. The urban services charge, which includes stormwater, water, and water and wastewater growth-related studies is an additional \$3,775 per single detached dwelling unit.

Area-specific charges have also been calculated for wastewater services, amounting to \$3,937 per single detached dwelling unit in King City and \$8,455 per single detached dwelling unit in Nobleton.

For non-residential development, the Township-wide D.C. is \$9.35 per sq.ft. of building area, with an additional \$1.47 per sq.ft. for urban services. The area-specific wastewater charge is \$0.66 per sq.ft. in King City and \$0.72 per sq.ft. in Nobleton.

These recalculated rates are submitted to Council for consideration.

8. The D.C.A. requires that a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-6. A summary of these costs is provided below:

Table ES-2
Summary of Expenditures Anticipated Over the Life of the By-law

Summary of Expenditures Anticipated Over the Life of the By-law	Expenditure Amount
Total gross expenditures planned over the next 10 years	\$264,710,877
Less: Benefit to existing development	\$49,789,648
Less: Post planning period benefit	\$2,985,600
Less: Ineligible re: Level of Service	\$402,500



Summary of Expenditures Anticipated Over the Life of the By-law	Expenditure Amount
Less: Grants, subsidies and other contributions	\$3,892,500
Net costs to be recovered from development charges	\$207,640,628

This suggests that for the non-D.C. cost over the 10-year D.C. by-law (benefit to existing development, and grants, subsidies and other contributions), approximately \$54.08 million (or an annual amount of \$5.41 million) will need to be contributed from taxes and rates, or other sources. With respect to the post-period benefit amount of \$2.99 million, it will be included in subsequent D.C. study updates to reflect the portion of capital that benefits growth in the post-period D.C. forecasts.

Based on the above table, the Township plans to spend approximately \$264.71 million over the life of the by-law, of which \$207.64 million (78%) is recoverable from D.C.s. Of this net amount, \$181.59 million is recoverable from residential development and \$26.05 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

9. Considerations by Council – The background study represents the service needs arising from residential and non-residential growth over the forecast period.

The following table summarizes the D.C.-eligible services along with their corresponding forecast periods.:

Table ES-3
Summary of Forecast Period by Service

D.C.-Eligible Service	Forecast Period
Services Related to a Highway: Roads and Related	2025 to 2051
Service Related to a Highway: Facilities, Vehicles, and Equipment	2025 to 2051
Fire Protection Services	2025 to 2034
Parks and Recreation Services	2025 to 2034
Library Services	2025 to 2034
Growth Studies	2025 to 2034



D.C.-Eligible Service	Forecast Period
Growth Studies - Water and Wastewater	2025 to Urban 2034
Stormwater Services	2025 to Urban 2051
Water Services	2025 to Urban 2051
Wastewater Services - King City	2025 to 2051 - King City
Wastewater Services - Nobleton	2025 to 2051 - Nobleton

Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate.

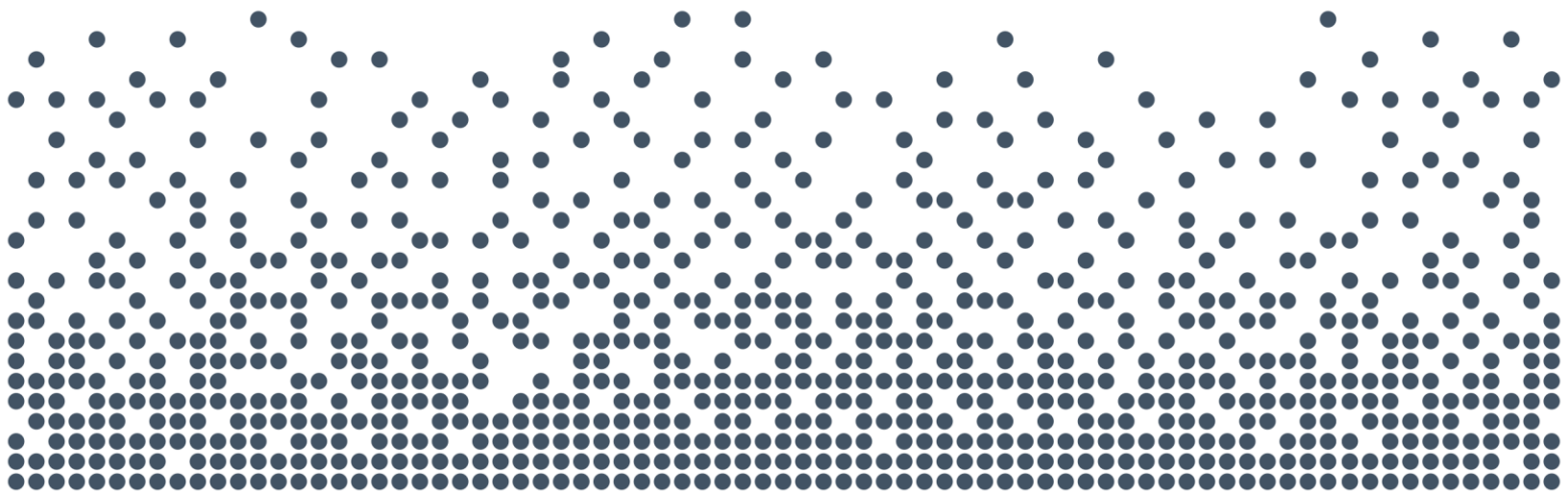
These directions will refine the draft D.C. by-law and may include:

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



Table ES-4
Township of King
Schedule of Development Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Township Wide Services/Class of Service:						
Services Related to a Highway	13,102	10,643	8,090	5,809	4,155	4.98
Fire Protection Services	2,085	1,694	1,287	924	661	0.89
Parks and Recreation Services	21,303	17,305	13,154	9,445	6,755	2.72
Library Services	1,995	1,621	1,232	884	633	0.25
Growth Studies	1,230	999	759	545	390	0.51
Total Township Wide Services (A)	39,715	32,262	24,522	17,607	12,594	9.35
Urban Services						
Stormwater Services	362	294	224	160	115	0.14
Water Services	3,277	2,662	2,023	1,453	1,039	1.27
Water & Wastewater Studies	136	110	84	60	43	0.06
Total Urban Services (B)	3,775	3,066	2,331	1,673	1,197	1.47
Area Specific Services						
Wastewater Services - King City (C)	3,937	3,198	2,431	1,745	1,248	0.66
Wastewater Services - Nobleton (D)	8,455	6,868	5,221	3,749	2,681	0.72
Total King City (A + B + C)	47,427	38,526	29,284	21,025	15,039	11.48
Total Nobleton (A + B + D)	51,945	42,196	32,074	23,029	16,472	11.54
Total Schomberg (A + B)	43,490	35,328	26,853	19,280	13,791	10.82



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

This background study has been prepared pursuant to the requirements of the *Development Charges Act, 1997*, as amended (D.C.A.) and recommends new development charges (D.C.s) and policies for the Township of King.

The Township retained Watson & Associates Economists Ltd. (Watson) to undertake the D.C. study process throughout 2025. Watson worked with Township staff in preparing the D.C. analysis and policy recommendations.

This D.C. background study and the proposed D.C. by-law will be distributed to members of the public in order to provide interested parties with sufficient background information on the legislation, the study's recommendations, and an outline of the basis for these recommendations.

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Township's D.C. background study, as summarized in Chapter 4. It also addresses the requirement for "rules" (contained in Chapter 7) and the proposed by-law to be made available as part of the approval process (included as Appendix H).

In addition, the report is designed to provide sufficient background on the legislation (Chapter 4), King's current D.C. policies (Chapter 2), and the policies underlying the proposed by-law to make the exercise understandable to those involved.

Finally, it addresses post-adoption implementation requirements (Chapter 8) that are critical to the successful application of the new policy.

The chapters in the report are supported by appendices containing the data required to explain and substantiate the calculation of the charge. A full discussion of the statutory requirements for the preparation of a background study and calculation of a D.C. is provided herein.

1.2 Summary of the Process

The public meeting required under section 12 of the D.C.A. has been scheduled for November 10, 2025. The purpose of the meeting is to present the study to the public



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

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on October 27, 2025.

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

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

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

Figure 1-1
Schedule of Key Development Charge Process Dates for the Township of King

Schedule of Study Milestone	Dates
1. Data collection, staff review, engineering work, D.C. calculations and policy work	January 2025 to September 2025
2. Stakeholder Meeting	September 10, 2025
3. Council Workshop	September 29, 2025
4. Public release of final D.C. Background study and proposed by-law	October 27, 2025
5. Notification sent to Development Community – advising that all capital sheets, service standards, and growth documents are available on the Township website for review and comment.	November 6, 2025
6. Public meeting advertisement placed in newspaper(s) or website	At least 21 days prior to the Public Meeting
7. Public meeting of Council	November 10, 2025
8. Council considers adoption of background study and passage of D.C. by-law	January 12, 2026
9. Newspaper notice given of by-law passage	By 20 days after passage



Schedule of Study Milestone	Dates
10. Last day for by-law appeal	40 days after passage
11. Township makes pamphlet available (where by-law not appealed)	By 60 days after in force date

1.3 Changes to the Development Charges Act, 1997

Since the passage of the Township's previous by-law, there have been a number of changes to the D.C.A. These changes include various additional mandatory exemptions, discounts, and limitations of imposing D.C.s. A high-level summary is provided below and a detailed summary of the changes is provided in Appendix G.

- *Bill 213: Better for People, Smarter for Business Act, 2020* – new mandatory exemption for universities that receive operating funds from the government.
- *Bill 109: More Homes for Everyone Act, 2022* – additional reporting requirements for the Annual Treasurer's statement on D.C. reserve funds.
- *Bill 23: More Homes Built Faster Act, 2022* – additional mandatory exemptions, discounts, and other changes:
 - Additional Residential Unit Exemption – add up to two units in a detached, semi-detached, or rowhouse within certain parameters and the units are exempt;
 - Housing was removed as a D.C.-eligible service;
 - New exemption for non-profit housing;
 - New exemption for affordable and attainable units;
 - New exemption for affordable units required through inclusionary zoning;
 - Extension of the historical level of service calculations from 10 years to 15 years;
 - Revised definition of capital costs and a mandatory phase-in (later reversed by Bill 185);
 - Extension of the by-law expiry requirements from five years to 10 years;
 - Discount for rental housing based on the number of bedrooms (15% to 25%);
 - Maximum interest rate for instalment payments and the rate freeze; and
 - Requirement to spend or allocate at least 60% of reserve funds for water, wastewater, and services related to a highway.



- *Bill 134: Affordable Homes and Good Jobs Act, 2023* – refinement to the definition of affordable housing for the purposes of the exemption.
- *Bill 185: Cutting Red Tape to Build More Homes Act, 2024* – reversal of changes from Bill 23 and public process changes:
 - Revised definition of capital costs to reinclude growth-related studies;
 - Removed the mandatory phase-in from Bill 23;
 - Introduced a streamlined process for minor by-law amendments;
 - Reduced the rate freeze timing from 2 years to 18 months; and
 - Modernized public notice requirements in certain instances.
- *Bill 17: Protect Ontario by Building Faster and Smarter Act, 2025* – as of the time of writing this report, some of the legislative changes introduced have taken effect, and others will take effect at a later date.
 - Changes in effect:
 - Exemption for long-term care homes;
 - Change in definition of capital costs to allow changes via regulation;
 - Expansion of the simplified by-law amendment process to include scenarios where D.C.s are reduced;
 - Requirement to impose the lower of the current D.C. or the rate freeze (with interest); and
 - Allowance for regulation to group services together for the purposes of D.C. credits.
 - Changes not yet in force:
 - Deferral of D.C.s to occupancy for all residential development;
 - Removal of interest for legislated amendments; and
 - The ability to waive the requirement for instalments or payment at occupancy without the need for an early payment agreement.
- Regulatory Changes
 - Ontario Regulation 164/25 – Introduction of London Series for the purposes of indexing a D.C. by-law and expansion of the requirement to spend or allocate 60% of reserve fund balances to all services.
- Bill 60: *Fighting Delays, Building Faster Act, 2025* – on October 23, 2025, the Province proposed further changes to the *Development Charges Act*. A summary of the proposed changes outlined in Bill 60 is provided below:
 - The introduction of special rules for determining estimates of increased need for certain classes of capital costs;



- The requirement for D.C. by-laws to include a distinct class for specific capital costs, subject to limited exceptions;
- The requirement for councils to provide copies of D.C. background studies and by-laws to the Minister upon request, within specified deadlines;
- The requirement for councils to provide copies of D.C. by-laws to the Minister upon request, within specified deadlines;
- The ability to use reserve funds for certain capital costs, provided they are not already funded through the special class reserve fund;
- The requirement for treasurers to submit annual D.C. financial statements to council by June 30 and to the Minister (if requested) by July 15; and
- The requirement for municipalities to establish, maintain, and regularly review local service policies, including the identification of works considered to be local services.

As of the date of this D.C. Background Study, Bill 60 is currently ordered for a second reading and is not in effect. As such, the proposed changes have not been reflected in the D.C. calculations or draft by-law contained herein. Watson will continue to monitor the progress of this legislation and will work with the Township to incorporate any required revisions to the D.C. calculations and by-law.



Chapter 2

Current Township of King D.C. Policies



2. Current Township of King Development Charge Policies

2.1 Schedule of Changes

On January 11, 2021, the Township of King passed By-law 2021-002 under the D.C.A. The by-laws imposed D.C.s for residential and non-residential uses. The table below provides the rates currently in effect, as of July 1, 2025.

Table 2-1
Township of King
Current D.C. Rates
July 1, 2025

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Multiples	Apartments >700 ft ²	Apartments <700 ft ²	Special Care Dwelling Units	
Township Wide Services						
Services Related to a Highway	24,966	21,147	15,678	10,738	7,897	11.36
Fire Protection Services	1,403	1,188	882	603	437	0.64
Parks and Recreation Services	17,194	14,564	10,797	7,396	5,438	2.87
Library Services	2,324	1,968	1,460	1,000	735	0.38
Growth Studies	741	628	466	319	234	0.35
Total Township-Wide Services	46,628	39,495	29,283	20,056	14,741	15.61
Urban Services						
Stormwater Services	573	485	360	246	182	0.26
Water Services	4,025	3,409	2,528	1,731	1,273	1.80
Water & Wastewater Studies and Capital Improvements	461	391	290	198	146	0.22
Total Urban Services	5,059	4,285	3,178	2,175	1,601	2.28
Area Specific Services						
Wastewater Services - King City	5,103	4,322	3,204	2,195	1,614	2.31
Wastewater Services - Nobleton	5,823	4,933	3,657	2,504	1,843	0.60
Total King City	56,790	48,102	35,665	24,426	17,956	20.21
Total Nobleton	57,510	48,713	36,118	24,735	18,185	18.50
Total Schomberg	51,687	43,780	32,461	22,231	16,342	17.90

2.2 Services Covered

The following services are covered under By-law 2021-002:

Township-wide Services:

- Services Related to a Highway;
- Fire Protection Services
- Parks and Recreation Services;
- Library Services; and



- Growth Studies.

Urban Area Services:

- Stormwater Services;
- Water Services; and
- Water and Wastewater Studies and Capital Improvements.

Area-specific Services:

- Wastewater Services – King City; and
- Wastewater Services – Nobleton.

2.3 Timing of Development Charge Calculation and Payment

D.C.s are calculated and payable on the date that the first building permit is issued in relation to a building or structure on land to which the D.C. relates. Where D.C.s apply to land in relation to which a building permit is required, the building permit shall not be issued until the D.C. has been paid in full.

D.C.s for developments proceeding through Site Plan or Zoning By-law Amendment applications are frozen at the time the application is submitted. Once the application is approved, the applicant has two years to obtain the building permits related to the development; otherwise, the current D.C. is applicable.

D.C.s for rental housing and institutional development shall be paid in six equal annual instalments, with the first payment due upon occupancy or occupancy permit.

Council from time to time, and at any time, may enter into agreements providing for all or any part of a D.C. to be paid before or after it would otherwise be payable, in accordance with section 27 of the D.C.A.



2.4 Indexing

Indexing is applied to D.C.s semi-annually, on the first day of January and July, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0276-02).^[1]

2.5 Redevelopment Allowance

As a result of the redevelopment of land, a building existing on the same land within 48 months prior to the date of payment of D.C.s in regard to such redevelopment was, or is to be: (i) demolished, in whole or in part; or (ii) converted from one principal use to another principal use on the same land, then the D.C. otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) In the case of a Residential Building, or in the case of a mixed-use Building, the Residential uses in the mixed-use Building, an amount calculated by multiplying the applicable D.C. under subsection 3.9 of the by-law by the number, according to type, of Dwelling Units that have been or will be demolished or converted to another principal use; and
- (b) In the case of a Non-Residential Building or, in the case of mixed-use Building, the Non-Residential uses in the mixed-use Building, an amount calculated by multiplying the applicable D.C., by the Gross Floor Area that has been or will be demolished or converted to another principal use; provided that such amounts shall not exceed, in total, the amount of the D.C. otherwise payable with respect to the redevelopment use;

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

^[1] Ontario Regulation (O. Reg.) 82/98 referenced “The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007” as the index source. Since implementation, Statistics Canada has modified this index twice and the above-noted index is the most current. The draft by-law provided herein refers to O. Reg. 82/98 to ensure traceability should this index continue to be modified over time.



2.6 Exemptions

The following non-statutory exemptions are provided under By-law 2021-002:

- Lands or Buildings used or to be used for a Place of Worship.
- A cemetery or burial ground exempt from taxation under the Assessment Act.
- The development of Non-residential Agricultural Use Buildings constructed for bona fide farm uses.



Chapter 3

Anticipated Development in the Township of King



3. Anticipated Development in the Township of King

3.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Township will be required to provide services over a 10-year (2025 to 2035) and a longer-term (2025 to 2051) time horizon.

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

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

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

- The Township of King Growth Management and Employment Land Strategy (February 14, 2025), by Watson & Associates Economists Ltd.
- The Township of King 2025 Traffic Zone Study, by Watson & Associates Economists Ltd.
- 2011, 2016 and 2021 population, household data and 2011 and 2016 employment Census data;
- Historical residential building permit data over the 2015 to 2024 period;
- Residential and non-residential supply opportunities as identified by the Township of King staff; and
- Discussions with Township staff regarding anticipated residential and non-residential development in the Township of King.



3.3 Summary of Growth Forecast

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

As identified in Table 3-1 and Appendix A – Schedule 1, the population in The Township of King (excluding census undercount) is anticipated to reach approximately 38,400 by mid-2035 and 49,010 by mid-2051, resulting in an increase of approximately 9,760 and 20,370 persons, respectively.^[1]

^[1] The population figures used in the calculation of the 2025 D.C. exclude the net Census undercount, which is estimated at approximately 4.1%. Population figures presented herein have been rounded.



Figure 3-1
Population and Household Forecast Model

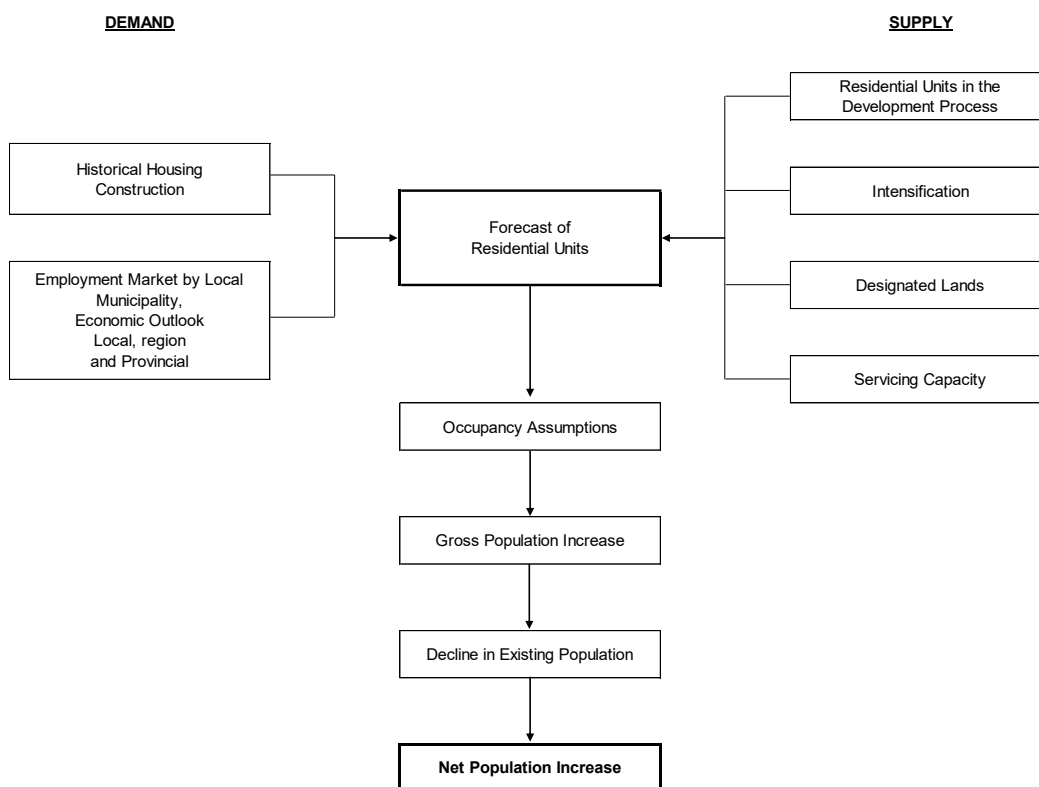




Table 3-1
Township of King
Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2011	20,710	19,899	149	19,750	6,245	155	225	20	6,645	135	2.995
	Mid 2016	25,510	24,512	147	24,365	7,185	435	500	15	8,135	134	3.013
	Mid 2021	28,440	27,333	128	27,205	7,965	470	525	15	8,975	116	3.045
Forecast	Mid 2025	29,800	28,640	134	28,506	8,330	555	805	0	9,690	122	2.956
	Mid 2035	39,955	38,400	180	38,220	10,290	1,200	2,005	0	13,495	164	2.845
	Mid 2051	51,000	49,010	230	48,780	10,965	2,310	4,235	0	17,510	209	2.799
Incremental	Mid 2011 - Mid 2016	4,800	4,613	-2	4,615	940	280	275	-5	1,490	-1	
	Mid 2016 - Mid 2021	2,930	2,821	-19	2,840	780	35	25	0	840	-18	
	Mid 2021 - Mid 2025	1,360	1,307	6	1,301	365	85	280	-15	715	6	
	Mid 2025 - Mid 2035	10,155	9,760	46	9,714	1,960	645	1,200	0	3,805	42	
	Mid 2025 - Mid 2051	21,200	20,370	96	20,274	2,635	1,755	3,430	0	7,820	87	

^[1] Population includes the Census undercount estimated at approximately 4.1% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

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

Notes:

Numbers may not add due to rounding.

Source: Derived from The Township of King 2025 Growth Management Strategy and Traffic Zone Study Watson & Associates Economists Ltd., 2025



Provided below is a summary of the key assumptions and findings regarding the Township of King D.C. growth forecast:

1. Unit Mix (Appendix A – Schedules 1, 6 and 7)

- The housing unit mix for the Township was derived from a detailed review of historical development activity (as per Schedule 7), as well as active residential development applications (as per Schedule 6) and discussions with Township staff regarding anticipated development trends for the Township of King.
- Based on the above indicators, the 2025 to 2051 household growth forecast for the Township comprises a unit mix of 34% low-density units (single detached and semi-detached), 22% medium-density (multiples except apartments) and 44% high-density (bachelor, 1-bedroom and 2-bedroom apartments).

2. Geographic Location of Residential Development (Appendix A – Schedule 2)

- Schedule 2 summarizes the anticipated amount, type, and location of development by area for the Township of King
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2025 and 2051 by development location is summarized below.

Table 3-2
Township of King
Geographic Location of Residential Development

Development Location	Amount of Housing Growth, 2025 to 2051	Percentage of Housing Growth, 2025 to 2051
Nobleton	2,255	29%
King City	5,125	65%
Schomberg	315	4%
Remaining Rural	125	2%
The Township of King Total	7,820	100%

Note: Figures may not sum precisely due to rounding.



3. Planning Period

- Short- and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for transit services to a 10-year planning horizon. All other services can utilize a longer planning period if the municipality has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.

4. Population in New Units (Appendix A – Schedules 3, 4 and 5)

- The number of housing units to be constructed by 2051 in the Township of King over the forecast period is presented in Table 3-1. Over the 2025 to 2051 forecast period, the Township is anticipated to average approximately 300 new housing units per year.
- Institutional population is anticipated to increase by approximately 95 people between 2025 to 2051.^[1]
- Population in new units is derived from Schedules 3, 4 and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 8a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the Township of King. Due to data limitations, medium- and high-density P.P.U. data was derived from the Regional Municipality of York, which includes the Township of King, and is outlined in Schedule 8b . The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. The forecast 25-year average P.P.U.s by dwelling type are as follows:
 - Low density: 3.469
 - Medium density: 2.818
 - High density: 1.836

^[1] Institutional population largely includes special care facilities such as nursing home or residences for senior citizens. A P.P.U. of 1.100 depicts 1-bedroom and 2-or-more-bedroom units in collective households.



5. Existing Units and Population Change (Appendix A – Schedules 3, 4, and 5)

- Existing households for mid-2025 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).
- The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 5.^[1] The forecast population change in existing households over the 2025 to 2051 forecast period is forecast to decline by approximately 105.

6. Employment (Appendix A – Schedules 10a, 10b and 10c)

- The employment forecast provided herein is largely based on the activity rate method, which is defined as the number of jobs in the Township divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data ^{[2],[3]} (place of work) for The Township of King is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
 - 285 primary (4%);
 - 1,685 work at home employment (22%);
 - 1,665 industrial (22%);
 - 2,565 commercial/population-related (33%); and
 - 1,440 institutional (19%).

^[1] Change in occupancy levels for existing households occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

^[2] 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.

^[3] Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.



- The 2016 employment by usual place of work, including work at home, is 7,640. An additional 1,045 employees have been identified for the Township of King in 2016 who have no fixed place of work (N.F.P.O.W.).^[1]
- Total employment, including work at home and N.F.P.O.W. for the Township of King is anticipated to reach 13,295 by mid-2035 and 17,655 by 2051. This represents an employment increase of 2,690 for the 10-year forecast period and 7,050 for the longer-term forecast period.
- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.
- Total employment for The Township of King (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 8,765 by mid-2035 and 11,800 by 2051. This represents an employment increase of approximately 1,750 for the 10-year forecast period and about 4,785 for the longer-term forecast period.^[2]

7. Non-Residential Sq.ft. Estimates (G.F.A.), Appendix A – Schedule 10b)

- Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:

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

^[2] G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 10a and 10b. Total employment growth in Schedule 10b (excluding work at home and N.F.P.O.W. employment) has been downwardly adjusted to account for institutional employment associated with special care facilities. Total employment in Schedule 10b is anticipated to reach approximately 8,730 by mid-2035 and 11,730 by 2051.



- 3,000 sq.ft. per employee for primary;
 - 1,100 sq.ft. per employee for industrial;
 - 500 sq.ft. per employee for commercial/population-related; and
 - 670 sq.ft. per employee for institutional employment.
- The Township-wide incremental G.F.A. is anticipated to increase by 1,293,100 sq.ft. over the 10-year forecast period and 3,648,500 sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the 2025 to 2051 incremental G.F.A. forecast by sector is broken down as follows:
 - Primary – 3%
 - industrial – 52%;
 - commercial/population-related – 29%; and
 - institutional – 16%.

8. Geographic Location of Non-Residential Development (Appendix A, Schedule 10c)

- Schedule 10c summarizes the anticipated amount, type and location of non-residential development by area for the Township of King.
- The amount and percentage of forecast total non-residential growth between 2025 and 2051 by development location are summarized below.

Table 3-3
Township of King
Geographic Location of Non-Residential Development

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2025 to 2051	Percentage of Non-Residential G.F.A., 2025 to 2051
Nobleton	1,100,600	30%
King City	1,818,500	50%
Schomberg	570,300	16%
Remaining Rural	159,100	4%



Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2025 to 2051	Percentage of Non-Residential G.F.A., 2025 to 2051
The Township of King Total	3,648,500	100%

Note: Figures may not sum precisely due to rounding.



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

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

4.2 Services Potentially Involved

Table 4-1 lists the full range of municipal services that are provided within the Township.

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

4.3 Increase in the Need for Service

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



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

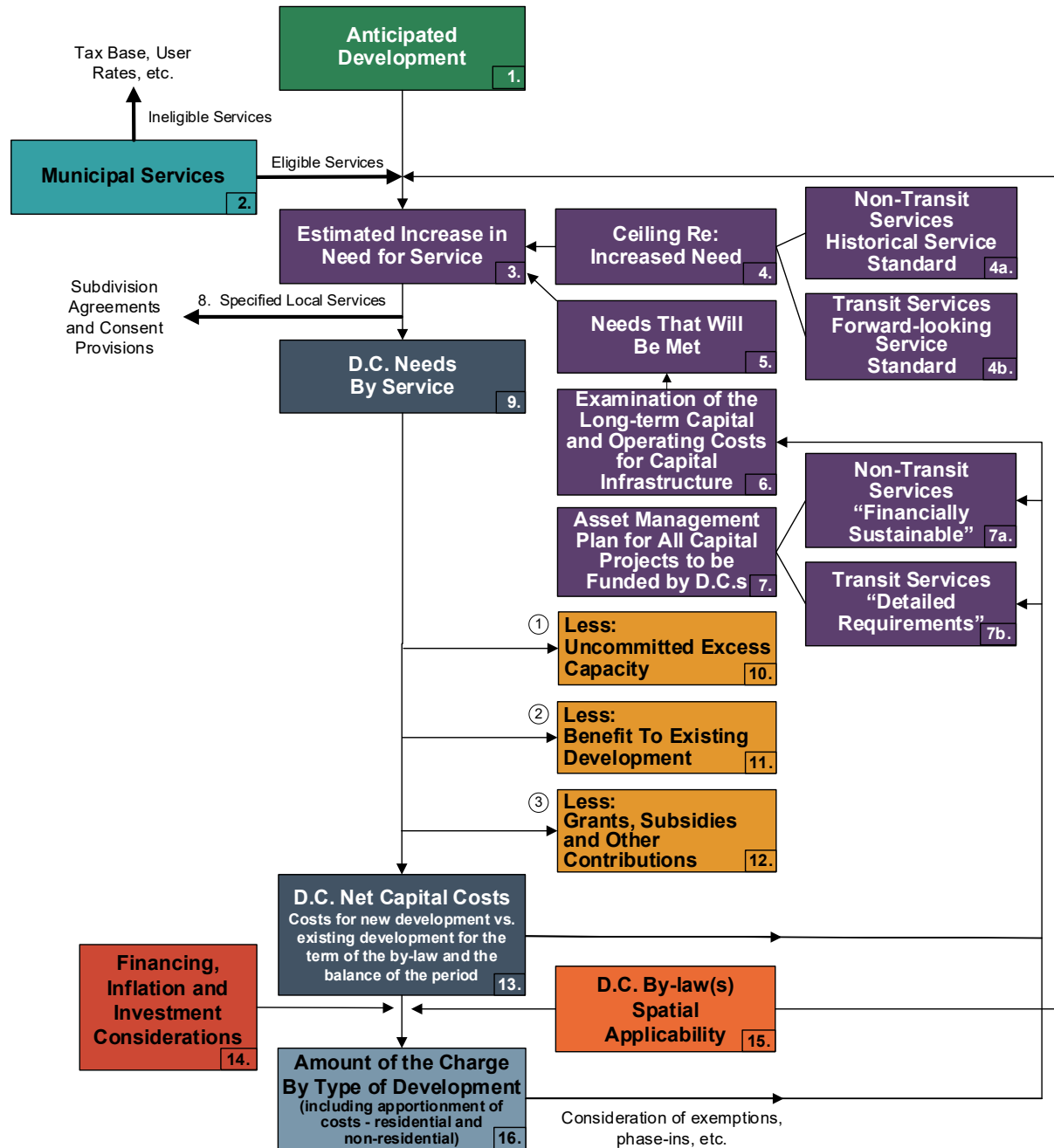




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

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

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	Yes	1.3 Bridges, culverts and roundabouts	100
	No	1.4 Local municipal roads	0
	Yes	1.5 Traffic signals	100
	Yes	1.6 Sidewalks and streetlights	100
	Yes	1.7 Active transportation	100
2. Other Transportation Services	n/a	2.1 Transit vehicles ^[1] & facilities	100
	n/a	2.2 Other transit infrastructure	100
	n/a	2.3 Municipal parking spaces - indoor	0
	n/a	2.4 Municipal parking spaces - outdoor	0
	Yes	2.5 Works yards	100
	Yes	2.6 Rolling stock ^[1]	100
	n/a	2.7 Ferries	100
	n/a	2.8 Airport	100
3. Stormwater Drainage and Control Services	Yes	3.1 Main channels and drainage trunks	100
	Yes	3.2 Channel connections	100
	Yes	3.3 Retention/detention ponds	100

^[1] with 7+ year lifetime



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, aerials and rescue vehicles ^[1]	100
	Yes	4.3 Small equipment and gear	100
5. Park Services (i.e., Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots and E.S.A.s	0
	Yes	5.2 Development of area municipal parks	100
	Yes	5.3 Development of district parks	100
	Yes	5.4 Development of municipal-wide parks	100
	Yes	5.5 Development of special purpose parks	100
	Yes	5.6 Parks rolling stock ^[1] and yards	100
6. Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	100
	Yes	6.2 Recreation vehicles and equipment ^[1]	100
7. Library Services	Yes	7.1 Public library space (incl. furniture and equipment)	100
	n/a	7.2 Library vehicles ^[1]	100
	Yes	7.3 Library materials	100
8. Emergency Preparedness Services	No	8.1 Facility space (incl. furniture and equipment)	100
	No	8.2 Vehicles ^[1]	100
	No	8.3 Equipment	100
9. Electrical Power Services	Ineligible	9.1 Electrical substations	0
	Ineligible	9.2 Electrical distribution system	0
	Ineligible	9.3 Electrical system rolling stock	0

^[1] with 7+ year lifetime



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
10. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	10.1 Cultural space (e.g., art galleries, museums and theatres)	0
	Ineligible	10.2 Tourism facilities and convention centres	0
11. Wastewater Services	n/a	11.1 Treatment plants	100
	Yes	11.2 Sewage trunks	100
	No	11.3 Local systems	0
	Yes	11.4 Vehicles and equipment ^[1]	100
12. Water Supply Services	n/a	12.1 Treatment plants	100
	Yes	12.2 Distribution systems	100
	No	12.3 Local systems	0
	Yes	12.4 Vehicles and equipment ^[1]	100
13. Waste Management Services	Ineligible	13.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	13.2 Landfills and other disposal facilities	0
	n/a	13.3 Waste diversion facilities	100
	n/a	13.4 Waste diversion vehicles and equipment ^[1]	100
14. Policing Services	n/a	14.1 Policing detachments	100
	n/a	14.2 Policing rolling stock ^[1]	100
	n/a	14.3 Small equipment and gear	100
15. Long-term Care	n/a	15.1 Long-term Care space	100
	n/a	15.2 Vehicles ^[1]	100
16. Child Care and Early Years	n/a	16.1 Childcare space	100
	n/a	16.2 Vehicles ^[1]	100
17. Public Health	n/a	17.1 Health department space	100
	n/a	17.2 Health department vehicles ^[1]	100
18. Social Services	n/a	18.1 Social service space	0
19. Provincial Offences Act (P.O.A.)	n/a	19.1 P.O.A. space	100
	n/a	19.2 Vehicles and equipment ^[1]	100
20. Housing	n/a	20.1 Social Housing space	100

^[1] with 7+ year lifetime



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
21. Ambulance	n/a n/a	21.1 Ambulance station space 21.2 Vehicles ^[1]	100 100
22. Hospital Provision	Ineligible	22.1 Hospital capital contributions	0
23. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	23.1 Office space 23.2 Office furniture 23.3 Computer equipment	0 0 0
24. Other Services	Yes	24.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land and facilities, including the D.C. background study cost	0-100
	Yes	24.2 Interest on money borrowed to pay for growth-related capital	0-100

^[1] with a 7+ year lifetime

4.4 Local Service Policy

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

4.5 Capital Forecast

Paragraph 7 of subsection 5 (1) of the D.C.A. requires that "the capital costs necessary to provide the increased services must be estimated." The Act goes on to require two



potential cost reductions and the regulation sets out the way in which such costs are to be presented. These requirements are outlined below.

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

The capital costs include:

- (a) Costs to acquire land or an interest therein (including a leasehold interest);
- (b) Costs to improve land;
- (c) Costs to acquire, lease, construct or improve buildings and structures;
- (d) Costs to acquire, lease or improve facilities, including rolling stock (with a useful life of 7 or more years), furniture and equipment (other than computer equipment), materials acquired for library circulation, reference, or information purposes;
- (e) Costs to undertake studies in connection with any of the matters referred to in paragraphs a to d;
- (f) Costs of the development charge background study required under section 10; and
- (g) Interest on money borrowed to pay for the above-referenced costs;

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



4.6 Treatment of Credits

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

4.7 Classes of Services

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

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and by-law provided herein has identified Growth Studies as a class of service.

4.8 Existing Reserve Funds

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

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

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

For services that are subject to a per capita based, service level “cap,” the reserve fund balance should be applied against the development-related costs for which the charge was imposed once the project is constructed (i.e., the needs of recent growth). This



cost component is distinct from the development-related costs for the future forecast periods, which underlie the D.C. calculation herein.

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

The Township's D.C. Reserve Fund balances by service as of December 31, 2024, are shown below:

Table 4-2
Summary of Development Charges Reserve Fund Balances
As projected December 31, 2025

Service	Total Reserve Fund Balances (with Adjustments and Commitments)
Services Related to a Highway	\$11,828,589.84
Fire Protection Services	\$2,160,496.56
Parks and Recreation Services	(\$10,842,449.64)
Library Services	\$1,641,413.76
Growth Studies	\$55,948.33
Water and Wastewater Studies	\$350,127.46
Stormwater Services	\$118,344.76
Wastewater Services - King Cty	\$1,778,817.43
Wastewater Services - Nobleton	\$1,505,349.58
Water Services	(\$3,248,231.16)
Total	\$5,348,406.92

Note: Amounts in brackets are deficit balances.

4.9 Deductions

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

- The level of service ceiling;



- Uncommitted excess capacity;
- Benefit to existing development; and
- Anticipated grants, subsidies, and other contributions.

The requirements behind each of these reductions are addressed below.

4.9.1 Reduction Required by Level of Service Ceiling

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

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

With respect to transit services, the changes to the Act introduced in 2015 have provided for an alternative method for calculating the service standard ceiling. Transit services must now utilize a forward-looking service standard analysis, described later in this section.

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

4.9.2 Reduction for Uncommitted Excess Capacity

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



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

4.9.3 Reduction for Benefit to Existing Development

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

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

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

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



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

4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

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

4.10 Municipal-wide vs. Area Rating

This step involves determining whether all the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the amended D.C.A., it is now mandatory to “consider” area rating of services (providing charges for specific areas and services); however, it is not mandatory to implement area rating. Further discussion is provided in subsection 7.4.4 of this report.

4.11 Allocation of Development

This step involves relating the costs involved to anticipated development for each period under consideration and using allocations between residential and non-residential



development and between one type of development and another to arrive at a schedule of charges.

4.12 Asset Management

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

4.13 Transit

The D.C.A. provides for the following matters for transit:

- The background study requires the following in regard to transit costs (as per subsection 8 (2) of the regulations):
 - The calculations that were used to prepare the estimate for the planned level of service for the transit services, as mentioned in subsection 5.2 (3) of the Act.
 - i. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
 - ii. the anticipated development over the 10-year period immediately following the preparation of the background study, or
 - iii. the anticipated development after the 10-year period immediately following the preparation of the background study.
 - An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.
 - An assessment of ridership forecasts for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study,



categorized by development types, and whether the forecasted ridership will be from existing or planned development.

- An assessment of the ridership capacity for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study.
- A forward-looking service standard (as per subsection 6.1 (2) of the regulations):
 - The service is a discrete service.
 - No portion of the service that is intended to benefit anticipated development after the 10-year period immediately following the preparation of the background study may be included in the estimate.
 - No portion of the service that is anticipated to exist as excess capacity at the end of the 10-year period immediately following the preparation of the background study may be included in the estimate.
- A detailed asset management strategy and reporting requirements (subsection 6.1 (3) of the regulations) that includes lifecycle costs, action plans that will enable the assets to be sustainable, a summary of how to achieve the proposed level of service, and a discussion on procurement measures and risks.

The Township does not currently provide transit services. Therefore, the above calculations and reporting requirements are not required.



Chapter 5

D.C.-Eligible Cost Analysis by Service



5. Development Charge Eligible Cost Analysis by Service

5.1 Introduction

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

The service component is evaluated on two format sheets:

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

The nature of the capital projects and timing identified in the chapter reflects Council’s current intention. Over time, however, Township projects and Council priorities change; accordingly, Council’s intentions may alter, and different capital projects (and timing) may be necessary to meet the need for services required by new growth.

5.2 Service Levels and 10-Year Township-Wide Services (2025-2035) Capital Costs for King’s Development Charge Calculation

This section evaluates the development-related capital requirements for services with 10-year capital costs. Each service component is evaluated on two format sheets: the average historical 15-year level of service calculation, which “caps” the D.C. amounts, and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

5.2.1 Fire Protection Services

The Township of King currently operates its fire services from 33,302 sq.ft. of facility space. The facility space provided over the historical 15-year period provides for an



average level of service of 1.36 sq.ft. or \$1,249 per capita. This level of service provides the Township with a maximum D.C.-eligible amount for recovery over the forecast period of approximately \$12.19 million.

The fire department has a current inventory of 31 vehicles. The total D.C.-eligible amount calculated for fire vehicles over the forecast period is approximately \$6.47 million, based on an average level of service of \$663 per capita.

The fire department provides 1,105 items of equipment and gear for use in fire services. Based on the service provided over the historical 15-year period, the calculated average level of service is \$196 per capita, providing for a D.C.-eligible amount over the forecast period of approximately \$1.91 million for small equipment and gear.

In total, the D.C.-eligible amount for fire services is approximately \$20.57 million.

Based on the anticipated growth over the 10-year forecast period, the Township of King has identified the need for several growth-related capital investments in fire services. These include the construction of a new Fire Station No. 4, the acquisition of additional vehicles and equipment to support new firefighters, and a provision for future facility expansion in Nobleton.

The total gross capital cost of these works is estimated at approximately \$15.29 million. Deductions totalling approximately \$2.78 million and \$2.67 million have been applied to recognize the benefit to existing development and to account for the share of costs benefiting growth beyond the 10-year forecast, respectively. An additional \$2.16 million reduction has also been applied to reflect the existing reserve fund balance.

The resulting net growth-related capital cost included in the D.C. calculations is approximately \$7.68 million.

These costs are shared between residential and non-residential based on the population-to-employment ratio over the forecast period, resulting in 85% being allocated to residential development and 15% being allocated to non-residential development.



Table 5-1
Infrastructure Cost Included in the Development Charges Calculation
Fire Protection Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2034	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 85%	Non-Residential Share 15%
1	Provision for Fire Facilities Expansions - Nobleton	2027-2030	2,900,000	-		2,900,000	-		2,900,000	2,465,000	435,000
2	New Fire Station #4	2030-2033	2,900,000	1,450,000		1,450,000	-		1,450,000	1,232,500	217,500
3	New Fire Station 4 Equipment	2030-2033	885,000	442,500		442,500	-		442,500	376,125	66,375
4	Training Facility	2030-2033	2,980,000	-		2,980,000	745,000		2,235,000	1,899,750	335,250
5	Pumper Tanker - Schomberg	2026	1,400,000	-		1,400,000	750,000		650,000	552,500	97,500
6	Fire Utility Vehicles (3)	2027-2029	225,000	-		225,000	-		225,000	191,250	33,750
7	Station # 4 New Pumper Tanker	2030-2033	1,400,000	700,000		700,000	-		700,000	595,000	105,000
8	Tablet Command Upgrade Dispatch	2026	30,000	-		30,000	15,000		15,000	12,750	2,250
9	Rapid Intervention Equipment (3)	2027	210,000	-		210,000	-		210,000	178,500	31,500
10	Upgrade all Extracation Tools to Electric (18)	2026-2028	810,000	-		810,000	520,200		289,800	246,330	43,470
11	Station # 4 Utility Pick Up with Rapid Intervention Capabilities	2030-2033	150,000	75,000		75,000	-		75,000	63,750	11,250
12	Pumper Tanker Station 38 - Nobleton	2027-2030	1,400,000	-		1,400,000	750,000		650,000	552,500	97,500
13	Reserve Fund Adjustment	Reserve	-	-		-	2,160,497		(2,160,497)	(1,836,422)	(324,074)
	Total		15,290,000	2,667,500	-	12,622,500	4,940,697	-	7,681,803	6,529,533	1,152,271



5.2.2 Parks and Recreation Services

The Township currently provides a variety of parks and recreation-related assets to service the community. A summary of the Township's inventory is provided below:

- 833 acres of parkland consisting of community parks, neighbourhood parks, parkettes, passive parks, and Township parks;
- 506 amenities that include items such as soccer fields, baseball diamonds, tennis courts, pavilions, etc.;
- 24 trails totalling 43,192 linear metres;
- 63 parks and recreation vehicles and equipment including mowers, trailers, ice resurfacers, pick-up trucks, and other items; and
- Approximately 308,090 sq.ft. of recreation facility space including community centres, arenas, tennis clubhouses, etc.

Over the 15-year historical period (2010–2024), the Township's parks and recreation services have provided an average level of service equivalent to \$10,704 per capita, resulting in a D.C.-eligible amount of \$104.48 million for future parks and recreation capital.

Based on projected growth over the 10-year forecast period, the Township has identified approximately \$85.19 million in future growth-related capital costs. These projects include new parkland development and associated amenities, trail construction, new vehicles and equipment, and provisions for future parkland development. The calculation also includes D.C. credits for works to be constructed by developers and includes a reserve fund deficit of \$10.84 million for recovery.

The following deductions have been applied:

- Benefit to existing development: \$4.15 million.
- Post-period benefit: \$10.8 million.

Therefore, the net growth-related capital cost of \$70.23 million is being included in the D.C. calculations.



As the predominant users of parks and recreation tend to be residents of the Township, the forecast growth-related costs have been allocated 95% to residential and 5% to non-residential.



Table 5-2
Infrastructure Cost Included in the Development Charges Calculation
Parks and Recreation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2034	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
	Parkland Development										
1	Nobleton Park Revitalization (Phase 2)	2025	6,000,000	-		6,000,000	-		6,000,000	5,700,000	300,000
2	Neighbourhood Park - Maidenstone	2027-2028	575,000	-		575,000	-		575,000	546,250	28,750
3	Neighbourhood Park - Maidenstone (Phase 2)	2028	347,000	-		347,000	-		347,000	329,650	17,350
4	Community Park - Memorial Park	2028	4,000,000	-		4,000,000	-		4,000,000	3,800,000	200,000
5	Neighbourhood Park - Thomson Gardens Ph 2	2028	347,000	-		347,000	-		347,000	329,650	17,350
6	Neighbourhood Park 1 - King East	2028	1,327,000	-		1,327,000	-		1,327,000	1,260,650	66,350
7	New Sports Park (1 full size / lit soccer fields, 1 intermediate soccer field, 2 hardball diamond, tennis / pickleball)	2027-2031	7,000,000	-		7,000,000	-		7,000,000	6,650,000	350,000
8	Community Park - King East	2031-2034	7,000,000	-		7,000,000	-		7,000,000	6,650,000	350,000
9	Artificial Turf (with lights)	2027-2031	2,500,000	-		2,500,000	500,000		2,000,000	1,900,000	100,000
10	Recreational/Nature Trail - 1.5 km	2031	188,000	-		188,000	-		188,000	178,600	9,400
11	King NW - Neighbourhood Park	2029-2030	700,000	-		700,000	-		700,000	665,000	35,000
12	King NE - Neighbourhood Park 2	2028	1,520,000	-		1,520,000	-		1,520,000	1,444,000	76,000
13	King SW - Neighbourhood Park	2030	700,000	-		700,000	-		700,000	665,000	35,000
14	Nobleton NE - Neighbourhood Park	2030	900,000	-		900,000	-		900,000	855,000	45,000
15	Nobleton NW - Neighbourhood Park	2028	900,000	-		900,000	-		900,000	855,000	45,000
16	Nobleton NW - Neighbourhood Park	2030	700,000	-		700,000	-		700,000	665,000	35,000
17	Schomberg - Intensification Site	2028	300,000	-		300,000	-		300,000	285,000	15,000
18	King City Intensification Site - North	2027	600,000	-		600,000	-		600,000	570,000	30,000
19	King South East - Neighbourhood Park	2030	900,000	-		900,000	-		900,000	855,000	45,000
20	Cold Creek Splash Pad/Park	2029	663,500	-		663,500	-		663,500	630,325	33,175
21	Trail Development (DC) - King City Trails (N9)	2032	162,500	-		162,500	-		162,500	154,375	8,125
22	Trail Development (DC) - Nobleton Trails (N2)	2032	325,000	-		325,000	-		325,000	308,750	16,250
23	Provision for Parkland Development	2025-2034	2,000,000	-		2,000,000	-		2,000,000	1,900,000	100,000
	Outstanding DC Credits										
24	19T-05K01 - 1808629 Ontario Limited (Fandor - Nobleton)	Credit	25,315	-		25,315	-		25,315	24,049	1,266
25	Recreational/Nature Trail - 7.0 km	Credit	600,000	-		600,000	-		600,000	570,000	30,000



Table 5-2 (cont'd)
Infrastructure Cost Included in the Development Charges Calculation
Parks and Recreation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2034	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
	Parks Vehicles and Equipment										
26	Trailer	2027	26,000	-		26,000	-		26,000	24,700	1,300
27	3/4 Ton Pick Up (4x4) Parks	2028	118,000	-		118,000	-		118,000	112,100	5,900
28	Forestry Mower Attachment	2028	184,000	-		184,000	-		184,000	174,800	9,200
29	Wood Chipper	2029	177,000	-		177,000	-		177,000	168,150	8,850
30	Chipper Collection Truck	2029	258,000	-		258,000	-		258,000	245,100	12,900
31	Wide Area Mower	2028	147,000	-		147,000	-		147,000	139,650	7,350
32	1/2 Ton Truck	2029	88,000	-		88,000	-		88,000	83,600	4,400
33	100 hp tractor	2028	150,000	-		150,000	-		150,000	142,500	7,500
34	6' mower	2028	65,000	-		65,000	-		65,000	61,750	3,250
35	6' mower	2028	65,000	-		65,000	-		65,000	61,750	3,250
36	6' mower	2031	65,000	-		65,000	-		65,000	61,750	3,250
37	6' mower	2031	65,000	-		65,000	-		65,000	61,750	3,250
38	Trailer	2028	20,000	-		20,000	-		20,000	19,000	1,000
39	Trailer	2031	20,000	-		20,000	-		20,000	19,000	1,000
40	water tank	2031	10,000	-		10,000	-		10,000	9,500	500
41	Utility Vans	2027	90,000	-		90,000	-		90,000	85,500	4,500
42	Utility Vans	2028	90,000	-		90,000	-		90,000	85,500	4,500
43	Utility Truck	2028	50,000	-		50,000	-		50,000	47,500	2,500
44	Utility Truck	2029	50,000	-		50,000	-		50,000	47,500	2,500
45	Utility Truck	2030	50,000	-		50,000	-		50,000	47,500	2,500
46	Scissor Lift	2027	80,000	-		80,000	-		80,000	76,000	4,000
	Recreation Facilities										
47	Cold Creek Conservation Area - Visitors Centre (expansion)	2027	3,125,000	-		3,125,000	-		3,125,000	2,968,750	156,250
48	Joint Operations Centre (Design and Construction)	2028-2030	18,271,000	-		18,271,000	3,654,200		14,616,800	13,885,960	730,840
49	Nobleton - Expansion	2035	10,800,000	10,800,000		-	-		-	-	-
				-			-				
50	Reserve Fund Adjustment	Reserve	10,842,450	-		10,842,450	-		10,842,450	10,300,327	542,122
				-			-				
	Total		85,186,765	10,800,000	-	74,386,765	4,154,200	-	70,232,565	66,720,936	3,511,628



5.2.3 Library Services

The Township of King currently provides 28,729 sq.ft. of library space. Over the past fifteen years, the average level of service was 0.93 sq.ft. per capita, representing an investment of \$803 per capita. Based on this historical service standard, the Township would be eligible to collect approximately \$7.83 million from D.C.s for library facilities.

The Township's current library collection inventory includes 42,645 items, consisting of books, periodicals, electronic media, a 3D printer, database subscriptions, and other resources. Over the past fifteen years, the average level of service has been approximately 2.59 items per capita, or an investment of \$96 per capita. Based on this standard, the Township would be eligible to collect \$937,448 from D.C.s for library collection materials.

Accordingly, the total D.C.-eligible amount for library services is \$8.77 million.

To accommodate future growth over the forecast period, the Township has identified additional capital needs, including library collection materials, an integrated library system, expansions to Schomberg and Nobleton libraries, and a new Northeast Quadrant facility. The total cost of these projects is approximately \$17.56 million.

The following deductions have been applied to the capital program:

- \$6.49 million to account for the benefit to existing development.
- \$2.86 to recognize the portion of the capital works that will benefit development beyond the forecast period.
- \$1.64 to account for the current reserve fund balance.

Therefore, the net growth-related capital cost included for recovery is \$6.58 million.

While library usage is predominantly residential-based, there is some use of the facilities by non-residential users for research purposes. To acknowledge this use, the growth-related capital costs have been allocated 95% residential and 5% non-residential.



Table 5-3
Infrastructure Cost Included in the Development Charges Calculation
Library Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2025 to 2034									95%	5%
1	Integrated Library System	2025-2034	91,000	-		91,000	45,500		45,500	43,225	2,275
2	Schomberg Expansion	2035-2040	5,300,000	2,538,000		2,762,000	2,762,000		-	-	-
3	Nobleton Expansion	2026-2029	10,100,000	-		10,100,000	3,678,600		6,421,400	6,100,330	321,070
4	Northeast Quadrant Facility	2030-2034	1,440,000	318,100		1,121,900	-		1,121,900	1,065,805	56,095
5	Provision for Additional Collection Material	2025-2034	630,000	-		630,000	-		630,000	598,500	31,500
6	Reserve Fund Adjustment						1,641,414		(1,641,414)	(1,559,343)	(82,071)
	Total		17,561,000	2,856,100	-	14,704,900	8,127,514	-	6,577,386	6,248,517	328,869



5.2.4 Growth Studies

Under the D.C.A., growth studies are considered a separate class of service, comprising studies related to D.C.-eligible services. The Township has identified the need for various studies over the forecast period, including but not limited to: road needs studies, bridge structure assessments, the Transportation Master Plan, parks and facilities studies, trail master plan, library service strategy plan, Fire Master Plan updates, and various planning studies such as the zoning by-law review, Official Plan review, Nobleton Secondary Plans, etc.

The total capital cost of these studies is approximately \$6.69 million. Deductions have been applied as follows:

- \$1.71 million to account for the portion of the studies that benefit existing development
- \$402,500 (10%) for planning-related studies to recognize the share that relates to non-D.C.-eligible services
- \$55,948 to reflect the existing reserve fund balance

After these deductions, the resulting net D.C.-recoverable cost to be included in the calculations is approximately \$4.52 million.

The capital costs for each study have been allocated based on the 10-year growth allocation for specific services provided in D.C., following a similar percentage distribution as presented in the capital costs calculation (i.e., parks & recreation capital costs are allocated at 95% residential and 5% non-residential and have been allocated as such for any studies specific to parks and recreation).



Table 5-4
Infrastructure Cost Included in the Development Charges Calculation
Growth Studies

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2034	Category	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
											Service Specific	
1	Development Charge Study	All Services	2030	130,000	-		130,000	-		130,000	110,500	19,500
	Services Related to a Highway											
2	Bridge Structure Assessment (every 2 years)	Services Related to a Highway	2025-2034	540,000	-		540,000	432,000		108,000	87,480	20,520
3	Transportation Master Plan Update (5 year cycle)	Services Related to a Highway	2029	300,000	-		300,000	150,000		150,000	121,500	28,500
4	Road Needs Study (4 years)	Services Related to a Highway	2027	182,000	-		182,000	145,600		36,400	29,484	6,916
5	Road Needs Study		2031	182,000	-		182,000	145,600		36,400	29,484	6,916
6	Development Guidelines and Engineering Design Criteria Manual Update - Every 2 Years	Services Related to a Highway	2025-2034	300,000	-		300,000	-		300,000	243,000	57,000
7	Asset Management & Needs Study	Services Related to a Highway	2029	100,000	-		100,000	40,000		60,000	48,600	11,400
8	Traffic Safety Strategy / Policy	Services Related to a Highway	2027	100,000	-		100,000	40,000		60,000	48,600	11,400
	Parks and Recreation											
9	Parks, Facilities, and Trails Master Plan Update	Parks and Recreation Services	2029	100,000	-		100,000	-		100,000	95,000	5,000
10	Parks, Facilities, and Trails Master Plan	Parks and Recreation Services	2034	200,000	-		200,000	-		200,000	190,000	10,000
	Library											
11	Schomberg Library Expansion Feasibility / Architectural Renderings	Library Services	2034	103,200	-		103,200	31,000		72,200	68,590	3,610
12	Library Service Strategy Plan	Library Services	2027	75,000	-		75,000	45,000		30,000	28,500	1,500
13	Library Service Strategy Plan	Library Services	2031	75,000	-		75,000	45,000		30,000	28,500	1,500
	Fire											
14	Fire Master Plan Update	Fire Protection Services	2030	50,000	-		50,000	25,000		25,000	21,250	3,750
15	Community Risk Assessment re growth	Fire Protection Services	2027	50,000	-		50,000	-		50,000	42,500	7,500
16	Fire Master Plan Full	Fire Protection Services	2035	75,000	-		75,000	-		75,000	63,750	11,250
17	Community Risk Assessment re growth	Fire Protection Services	2031	50,000	-		50,000	-		50,000	42,500	7,500
18	Community Risk Assessment re growth	Fire Protection Services	2035	50,000	-		50,000	-		50,000	42,500	7,500



Table 5-4 (cont'd)
Infrastructure Cost Included in the Development Charges Calculation
Growth Studies

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2034	Category	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
											Service Specific	
	Planning Related Studies											
19	Urban Areas Zoning By-law Update	All D.C. Services	2026-2027	300,000	-	30,000	270,000	135,000		135,000	114,750	20,250
20	Major Transit Station Area Study (Inclusionary Zoning)	All D.C. Services	2028	150,000	-	15,000	135,000	-		135,000	114,750	20,250
21	Countryside Zoning By-law Review	All D.C. Services	2028	175,000	-	17,500	157,500	78,800		78,700	66,895	11,805
	Community Planning Permit system bylaw	All D.C. Services	2027	175,000		17,500	157,500	78,800		78,700	66,895	11,805
22	Nobleton SW quadrant Secondary Plan	All D.C. Services	2028-2029	300,000	-	30,000	270,000	-		270,000	229,500	40,500
23	Urban Design - Digital 3D Village Model	All D.C. Services	2029-2030	300,000	-	30,000	270,000	135,000		135,000	114,750	20,250
24	Housing Study / Action Plan (OP Background)	All D.C. Services	2032	175,000	-	17,500	157,500	-		157,500	133,875	23,625
25	Highway 400 Study (OP Background)	All D.C. Services	2029-2030	150,000	-	15,000	135,000	-		135,000	114,750	20,250
26	Population Commercial, & Employment Forecasts (OP Background)	All D.C. Services	2030-2031	300,000	-	30,000	270,000	27,000		243,000	206,550	36,450
27	Intensification Study (OP Background)	All D.C. Services	2030-2031	150,000	-	15,000	135,000	-		135,000	114,750	20,250
28	Natural Heritage Background Study (OP Background)	All D.C. Services	2030-2031	175,000	-	17,500	157,500	-		157,500	133,875	23,625
29	10 Year Official Plan Review	All D.C. Services	2031-2032	350,000	-	35,000	315,000	157,500		157,500	133,875	23,625
30	CPPS 5 Year Update	All D.C. Services	2031-2032	150,000	-	15,000	135,000	-		135,000	114,750	20,250
31	Nobleton North West Quadrant Secondary Plan	All D.C. Services	2030-2031	250,000	-	25,000	225,000	-		225,000	191,250	33,750
32	Nobleton Village Reserve Secondary Review	All D.C. Services	2032-2033	250,000	-	25,000	225,000	-		225,000	191,250	33,750
33	Urban Areas Zoning By-law Update	All D.C. Services	2032-2033	300,000	-	30,000	270,000	-		270,000	229,500	40,500
34	Countryside Zoning By-law Review	All D.C. Services	2032-2033	200,000	-	20,000	180,000	-		180,000	153,000	27,000
35	Urban Design Guidelines Review	All D.C. Services	2033-2034	175,000	-	17,500	157,500	-		157,500	133,875	23,625
36	Reserve Fund Adjustment		Reserve		-		-	55,948		(55,948)	(47,556)	(8,392)
	Total			6,687,200	-	402,500	6,284,700	1,767,248	-	4,517,452	3,853,022	664,430



5.3 Service Levels and Long-term Township Wide Services (2025-2051) Capital Costs for King's Development Charge Calculation

This section evaluates the development-related capital requirements for Township-wide services that have longer-term capital costs.

5.3.1 Services Related to a Highway

5.3.1.1 Services Related to a Highway – Roads and Related

The Township owns and maintains:

- 139.29 km of HCB roads;
- 23.49 km of LCB roads;
- 55.45 km of gravel roads;
- 15 bridges (deck and structure);
- 61 culverts
- 23.42 km of sidewalks;
- 1.80 km of multi-use paths; and
- 629 streetlights.

This provides an average level of investment of \$60,751 per capita, resulting in a D.C.-eligible recovery amount of approximately \$1.24 billion over the longer-term 2025–2051 forecast period.

With respect to future growth-related transportation needs, the Township's capital program has been developed based on the forecasted budgets and works identified in the 2025 Transportation Master Plan, prepared by WSP. The program includes a range of projects aimed at increasing the capacity of the Township's transportation network, including road improvements, urbanization, gravel road conversions, roadway expansions, and the construction of new roads. In addition, projects related to sidewalks and walkways, active transportation infrastructure, outstanding D.C. credits, and right-of-way acquisitions have been included.

The total gross capital cost of the identified projects is \$121.87 million. Deductions to account for the benefit to existing development have been made on a project-specific basis, totalling approximately \$31.23 million. The costs have been further reduced by



\$11.83 million to reflect the balance in the reserve fund, and by an additional \$3.89 million to account for other potential contributions. The resulting growth-related capital costs amount to approximately \$74.92 million, which are included in the D.C. calculations.

The residential/non-residential capital cost allocation for all services related to a highway is 81% residential and 19% non-residential based on the incremental growth in population to employment for the 2025 to 2051 forecast period.



Table 5-5
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway – Roads and related

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 81%	Non-Residential Share 19%
	2025 to 2051										
	Schomberg Area:										
1	Main Street Schomberg Reconstruction with Main Street Typology	2029	4,270,000	-		4,270,000	2,989,000		1,281,000	1,037,610	243,390
	King City and Rural Areas:										
2	King Boulevard (Great Heron Court)	2025-2026	500,000	-		500,000	250,000		250,000	202,500	47,500
3	King City - Main Street Typology (King St. -Townhall to Jane St.)	2025	1,750,000	-		1,750,000	350,000		1,400,000	1,134,000	266,000
	Nobleton:										
4	8th Conc - 15th S.R. to King Road	2027	500,000	-		500,000	-		500,000	405,000	95,000
5	Nobleton Area - Main Street TypologyBlock Plan	2030-2035	12,250,000	-		12,250,000	2,450,000		9,800,000	7,938,000	1,862,000
	New Road Construction (From WSP)										
6	15th Sideroad (from Jane to Keele)	2040-2055	7,100,000	-		7,100,000	-		7,100,000	5,751,000	1,349,000
7	Kaake Road (from Northcott way)	2025-2030	347,000	-		347,000	-		347,000	281,070	65,930
	Active Transportation & Lighting on Regional & Township Roads (Urbanization) from the TMP										
	King City and Rural Areas:										
8	Urbanize King and Keele	2028	32,000,000	-		32,000,000	16,000,000		16,000,000	12,960,000	3,040,000
9	King City East along Banner Lane; Patton St; Bennet Dr; Elizabeth Grove; McBride Cres; Patricia Dr; Burton Grove; Warren Rd	2030	3,373,000	-		3,373,000	1,686,500		1,686,500	1,366,065	320,435
10	Dufferin St. - Nicort to 550 metres south - West Side Only	2030	193,000	-		193,000	-		193,000	156,330	36,670
11	Jane St. - King Road - 1000 metres south	2028-2030	789,000	-		789,000	-		789,000	639,090	149,910
12	Jane St. - 1000 M north of King Road (YR #11)	2030-2035	789,000	-		789,000	-		789,000	639,090	149,910
13	Sidewalk/Pedestrian Walkway on Kingscross to Cairns Gate	2027	83,000	-		83,000	41,500		41,500	33,615	7,885
14	Dufferin St between 15th Sideroad to King Road	2031-2035	1,067,000	-		1,067,000	533,500		533,500	432,135	101,365
15	15th Sideroad from Keele St to Dufferin	2031-2035	453,263	-		453,263	-		453,263	367,143	86,120
16	15th Sideroad from Jane St to Keele St	2036	426,000	-		426,000	-		426,000	345,060	80,940
17	Keele from 15th Sideroad to Carmichael Cres	2026-2030	437,000	-		437,000	218,500		218,500	176,985	41,515
18	Fisher Street with connection to Doctor's Lane	2026-2030	304,000	-		304,000	152,000		152,000	123,120	28,880
19	Fisher Street / King City United Church Parking Lot	2026	2,000	-		2,000	1,000		1,000	810	190
20	Dufferin St at County Day School	2031-2035	203,000	-		203,000	-		203,000	164,430	38,570
21	Doctors Ln / Keele St	2031-2035	203,000	-		203,000	101,500		101,500	82,215	19,285
	Schomberg Area:										
22	Sidewalk/Pedestrian Walkway on Western Ave	2030-2035	912,000	-		912,000	-		912,000	738,720	173,280
23	Sidewalk/Pedestrian Walkway on Hwy 27 from Dr Kay Dr to Hwy 9	2030-2035	1,114,000	-		1,114,000	-		1,114,000	902,340	211,660
24	Schomberg Trails (Connections to Foxtrail Park)	2030-2035	74,000	-		74,000	-		74,000	59,940	14,060
25	Pedestrian Connection from 225 Church St to 149 Church St	2026	258,000	-		258,000	-		258,000	208,980	49,020



Table 5-5 (cont'd)
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway – Roads and related

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 81%	Non-Residential Share 19%
	2025 to 2051										
26	Pedestrian Crossing on Main St Schomberg	2030	120,000	-		120,000	-		120,000	97,200	22,800
27	Bike Lane along Dr. Kay Drive	2026-2030	21,000	-		21,000	10,500		10,500	8,505	1,995
	Nobleton Area:										
28	Midblock Crossing at Ellis Avenue and Parkview Avenue	2030-2035	203,000	-		203,000	-		203,000	164,430	38,570
29	Midblock Crossing at King Road and Henry Gate / Tomlinson Gate	2030-2035	203,000	-		203,000	-		203,000	164,430	38,570
30	Multi-use Path on King Road from Henry Gate to Wellington St, south side	2030-2035	507,000	-		507,000	-		507,000	410,670	96,330
31	Hwy 27 from Oliver Emmerson Ave to Fairmont Ridge Trail	2035	1,067,000	-		1,067,000	-		1,067,000	864,270	202,730
32	King Road from Henry Gate / Tomlinson Gate to Greenside Dr, south side	2035	801,000	-		801,000	400,500		400,500	324,405	76,095
33	Sidewalk upgrades Hwy 27 from Sheardown Dr to Parkheights Trail / Mactaggart Dr	2030	538,000	-		538,000	269,000		269,000	217,890	51,110
34	Highway 27 from Parkview Drive to new development at 12805 Highway 27	2030	203,000	-		203,000	-		203,000	164,430	38,570
35	Woodhill Road	2031-2035	102,000	-		102,000	51,000		51,000	41,310	9,690
36	Old King Road (north side)	2031-2035	162,000	-		162,000	-		162,000	131,220	30,780
37	Hwy 27 at Nobleton Public School	2030	203,000	-		203,000	101,500		101,500	82,215	19,285
	Rural Area:										
38	15th Sideroad from 10th Concession to Weston	2035	1,692,000	-		1,692,000	846,000		846,000	685,260	160,740
39	Keele St	2035	1,236,000	-		1,236,000	618,000		618,000	500,580	117,420
40	Toll Road between Bathurst St and river	2035	405,000	-		405,000	202,500		202,500	164,025	38,475
41	Lloydtown-Aurora Rd between Jane St and west of Hwy 400 Interchange	2035	284,000	-		284,000	142,000		142,000	115,020	26,980
	Gravel Conversion (from Road Needs Study and TMP-Upgrade Portion Only)										
42	12th Concession from 19th Sideroad to Highway 9	2027-2029	936,875	-		936,875	93,700		843,175	682,972	160,203
43	12th Concession from 17th Sideroad to 1.5km N. of 17th Sideroad	2028-2030	702,657	-		702,657	70,300		632,357	512,209	120,148
44	12th Concession from 1.5km N. of 17th Sideroad to 18th Sideroad	2028-2030	351,328	-		351,328	35,100		316,228	256,145	60,083
45	12th Concession from 18th Sideroad to 19th Sideroad	2029-2031	936,875	-		936,875	93,700		843,175	682,972	160,203
46	19th Sideroad from 11th Concession to 12th Concession	2030-2032	936,875	-		936,875	93,700		843,175	682,972	160,203
47	19th Sideroad from 12th Concession to Caledon King Town Line North	2030-2032	702,657	-		702,657	70,300		632,357	512,209	120,148
48	Caledon King Town Line North from Halls Lake Sideroad to Highway 9	2031-2033	936,875	-		936,875	93,700		843,175	682,972	160,203



Table 5-5 (cont'd)
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway – Roads and related

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 81%	Non-Residential Share 19%
	2025 to 2051										
49	Caledon King Town Line North from 19th Sideroad to Halls Lake Sideroad	2031-2033	32,791	-		32,791	3,300		29,491	23,887	5,603
50	10th Concession from 145m N. of King Road to 15th Sideroad	2031-2033	936,875	-		936,875	93,700		843,175	682,972	160,203
51	10th Concession from 15th Sideroad to 90m N. of 15th Sideroad	2031-2033	46,844	-		46,844	4,700		42,144	34,136	8,007
52	18th Sideroad from 11th Concession to 12th Concession	2032-2034	936,875	-		936,875	93,700		843,175	682,972	160,203
53	Toll Road from Bathurst Street to Highway 11	2032-2034	936,875	-		936,875	93,700		843,175	682,972	160,203
54	Dufferin Street from 1.4km N. of 19th Sideroad to Davis Drive West	2033-2035	515,281	-		515,281	51,500		463,781	375,663	88,118
55	Dufferin Street from 400m N. of 19th Sideroad to 1.4km N. of 19th Sideroad	2033-2035	468,438	-		468,438	46,800		421,638	341,527	80,111
56	19th Sideroad from 230m W. of Dufferin Street to Keele Street	2033-2035	890,032	-		890,032	89,000		801,032	648,836	152,196
57	11th Concession from King Road to End (South)	2034-2036	351,328	-		351,328	35,100		316,228	256,145	60,083
58	Davis Road from 160m N. of South Canal Bank Road to 2nd Concession	2034-2036	374,750	-		374,750	37,500		337,250	273,173	64,078
59	Edward Avenue from Jane Street to End (West)	2034-2036	281,063	-		281,063	28,100		252,963	204,900	48,063
60	7th Concession from 0.86km S. of 18th Sideroad to End (South)	2034-2036	936,875	-		936,875	93,700		843,175	682,972	160,203
61	2nd Concession from Hanemaayer Lane to Davis Road	2034-2036	295,116	-		295,116	29,500		265,616	215,149	50,467
62	17th Sideroad from 8th Concession to Highway 27	2035-2037	936,875	-		936,875	93,700		843,175	682,972	160,203
63	17th Sideroad from 8th Concession to End (East)	2035-2037	936,875	-		936,875	93,700		843,175	682,972	160,203
64	18th Sideroad from Jane Street to End (West)	2035-2037	468,438	-		468,438	46,800		421,638	341,527	80,111
65	16th Sideroad from 7th Concession to 8th Concession	2035-2037	983,719	-		983,719	98,400		885,319	717,109	168,211
66	15th Sideroad from Jane Street End (West)	2030-2035	187,375	-		187,375	18,700		168,675	136,627	32,048
67	15th Sideroad from Weston Road to End (East)	2030-2035	445,016	-		445,016	44,500		400,516	324,418	76,098
68	15th Sideroad from 0.55km W. of Highway 27 to 10th Concession	2030-2035	655,813	-		655,813	65,600		590,213	478,072	112,140
69	15th Sideroad from 11th Concession to End (West)	2030-2035	796,344	-		796,344	79,600		716,744	580,563	136,181
70	17th Sideroad from Weston Road to End (West)	2030-2035	983,719	-		983,719	98,400		885,319	717,109	168,211
71	18th Sideroad from Weston Road to End (East)	2030-2035	468,438	-		468,438	46,800		421,638	341,527	80,111
72	19th Sideroad from Jane Street to End (West)	2030-2035	515,281	-		515,281	51,500		463,781	375,663	88,118
73	7th Concession from 16th Sideroad to End (North)	2030-2035	468,438	-		468,438	46,800		421,638	341,527	80,111
74	7th Concession from King Road to 2.1km N. of King Road	2030-2035	983,719	-		983,719	98,400		885,319	717,109	168,211
75	7th Concession from King Road to End (South)	2030-2035	632,391	-		632,391	63,200		569,191	461,045	108,146
76	8th Concession from End (South) to King Road	2030-2035	468,438	-		468,438	46,800		421,638	341,527	80,111
77	Bernhardt Road from 200m W. of Dufferin Street to End (West)	2030-2035	655,813	-		655,813	65,600		590,213	478,072	112,140
78	Burrows Road from Weston Road to Weston Road	2030-2035	234,219	-		234,219	23,400		210,819	170,763	40,056



Table 5-5 (cont'd)
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway – Roads and related

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 81%	Non-Residential Share 19%
	2025 to 2051										
79	Dufferin Street from Graham Sideroad to End (North)	2030-2035	281,063	-		281,063	28,100		252,963	204,900	48,063
80	Emma Road from Dufferin Street to End (west)	2030-2035	468,438	-		468,438	46,800		421,638	341,527	80,111
81	Glenville Road from 140m N. of Davis Drive West to Dufferin Street	2030-2035	351,328	-		351,328	35,100		316,228	256,145	60,083
82	Graham Sideroad from Dufferin Street to End (West)	2030-2035	187,375	-		187,375	18,700		168,675	136,627	32,048
83	Humber Trail from Mill Road to End (West)	2030-2035	234,219	-		234,219	23,400		210,819	170,763	40,056
84	Juliana Road from Dufferin Street to End (West)	2030-2035	468,438	-		468,438	46,800		421,638	341,527	80,111
85	King's Hill Land from Jane Street to Spruce Hill Road	2030-2035	159,269	-		159,269	15,900		143,369	116,129	27,240
86	South Canal Bank Road from Jane Street to End (East)	2030-2035	281,063	-		281,063	28,100		252,963	204,900	48,063
87	Spuce Hill Road from King Hill Lane to End (East)	2030-2035	271,694	-		271,694	27,200		244,494	198,040	46,454
88	Wilhelmena Road from Dufferin Street to End (Canal)	2030-2035	356,013	-		356,013	35,600		320,413	259,534	60,878
	Right of Way Purchases										
89	Right of Way Purchases of Land	2025-2034	15,570,000	-		15,570,000	-	3,892,500	11,677,500	9,458,775	2,218,725
	Other										
90	Growth-Related Traffic Calming Implementation	2025-2034	2,212,000	-		2,212,000	1,106,000		1,106,000	895,860	210,140
	Outstanding D.C. Credits										
91	19T-05K02 - Road and concurrent works - Noblewood Drive & Hollywood Crescent	Credit	29,560	-		29,560	-		29,560	23,944	5,616
92	19T-98K01 - Road and concurrent works on Dillane Dr. - north limit to Proctor Road	Credit	80,855	-		80,855	-		80,855	65,493	15,362
93	19T-06K07 - Sidewalk - East side of Keele Street, from entrance to the plan, north connecting to existing sidewalk at Elizabeth Grove	Credit	137,000	-		137,000	-		137,000	110,970	26,030
94	19T-10K01 Keele Street W/S Sidewalk, S from 15th	Credit	312,000	-		312,000	74,900		237,100	192,051	45,049
95	Reserve Fund Adjustment	Reserve	-	-		-	11,828,590		(11,828,590)	(9,581,158)	(2,247,432)
	Total		121,872,773	-	-	121,872,773	43,062,390	3,892,500	74,917,883	60,683,486	14,234,398



5.3.1.2 Services Related to a Highway – Public Works Facilities, Equipment, and Fleet

The Township's Public Works department operates out of a combined space of 28,940 sq.ft. of building area, providing an average level of service of \$685 per capita. This level of service provides the Township with a maximum D.C.-eligible amount for recovery over the 2025-2051 forecast period of \$13.96 million.

The Public Works Department currently maintains an inventory of 61 vehicles and major equipment totalling \$11.04 million. This inventory provides for an average level of service of \$373 per capita. Over the forecast period, the D.C.-eligible amount for vehicles and equipment is \$7.6 million.

Based on the above, the maximum D.C.-eligible amount for public works is approximately \$21.56 million.

Based on the anticipated growth in the Township over the forecast period, approximately \$24.05 million of future capital has been identified. These include a new Joint Operations Centre (the portion related to Public Works), additional vehicles and equipment such as tandem axle and plow, aerial bucket truck, material stacker, sidewalk plow, etc., to service new developments. A deduction of approximately \$3.49 million has been made for the share of the projects that benefit existing development. Therefore, the net growth-related D.C. recoverable amount of \$20.56 million has been included in the calculations.

The residential/non-residential capital cost allocation for service related to a highway – public works facilities, equipment, and fleet is based on the ratio of the anticipated population and employment growth over the longer-term 2025 to 2051 forecast period. This results in 81% being allocated to residential development and 19% to non-residential development.



Table 5-6
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway – Public Works Facilities, Equipment, and Fleet

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 81%	Non-Residential Share 19%
1	Joint Operations Centre	2028-2030	16,328,000	-		16,328,000	3,265,600		13,062,400	10,580,544	2,481,856
2	Tandem Axle and Plow	2028	420,000	-		420,000	-		420,000	340,200	79,800
3	Aerial Bucket Truck	2026-2027	450,000	-		450,000	225,000		225,000	182,250	42,750
4	Vehicle Building	2026	60,000	-		60,000	-		60,000	48,600	11,400
5	Tandem Axle and Plow	2030	420,000	-		420,000	-		420,000	340,200	79,800
6	Material Stacker	2028	150,000	-		150,000	-		150,000	121,500	28,500
7	Pickup Truck	2029	70,000	-		70,000	-		70,000	56,700	13,300
8	Sidewalk Plow	2030	50,000	-		50,000	-		50,000	40,500	9,500
9	Vehicle Bylaw	2031	60,000	-		60,000	-		60,000	48,600	11,400
10	Tandem Axle and Plow	2032	420,000	-		420,000	-		420,000	340,200	79,800
11	Pickup Truck	2033	70,000	-		70,000	-		70,000	56,700	13,300
12	Tractor	2033	120,000	-		120,000	-		120,000	97,200	22,800
13	Hot Box	2033	45,000	-		45,000	-		45,000	36,450	8,550
14	Sidewalk Plow	2034	50,000	-		50,000	-		50,000	40,500	9,500
15	Tandem Axle and Plow	2034	420,000	-		420,000	-		420,000	340,200	79,800
16	Street Sweeper	2035	450,000	-		450,000	-		450,000	364,500	85,500
17	Gradall	2036	600,000	-		600,000	-		600,000	486,000	114,000
18	Vehicle Building	2036	60,000	-		60,000	-		60,000	48,600	11,400
19	Tandem Axle and Plow	2036	420,000	-		420,000	-		420,000	340,200	79,800
20	Pickup Truck	2037	70,000	-		70,000	-		70,000	56,700	13,300



Table 5-6 (cont'd)
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway – Public Works Facilities, Equipment, and Fleet

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 81%	Non-Residential Share 19%
21	Backhoe	2037	340,000	-		340,000	-		340,000	275,400	64,600
22	Loader	2037	350,000	-		350,000	-		350,000	283,500	66,500
23	Sidewalk Plow	2038	50,000	-		50,000	-		50,000	40,500	9,500
24	Tandem Axle and Plow	2038	420,000	-		420,000	-		420,000	340,200	79,800
25	Tandem Axle and Plow	2040	420,000	-		420,000	-		420,000	340,200	79,800
26	Vehicle Bylaw	2041	60,000	-		60,000	-		60,000	48,600	11,400
27	Pickup Truck	2041	70,000	-		70,000	-		70,000	56,700	13,300
28	Sidewalk Plow	2042	50,000	-		50,000	-		50,000	40,500	9,500
29	Tandem Axle and Plow	2044	420,000	-		420,000	-		420,000	340,200	79,800
30	Pickup Truck	2045	70,000	-		70,000	-		70,000	56,700	13,300
31	Sidewalk Plow	2046	50,000	-		50,000	-		50,000	40,500	9,500
32	Tandem Axle and Plow	2046	420,000	-		420,000	-		420,000	340,200	79,800
33	Vehicle Building	2046	60,000	-		60,000	-		60,000	48,600	11,400
34	Tandem Axle and Plow	2048	420,000	-		420,000	-		420,000	340,200	79,800
35	Pickup Truck	2049	70,000	-		70,000	-		70,000	56,700	13,300
36	Sidewalk Plow	2050	50,000	-		50,000	-		50,000	40,500	9,500
				-			-				
	Total		24,053,000	-	-	24,053,000	3,490,600	-	20,562,400	16,655,544	3,906,856



5.4 Service Levels and 10-Year Urban Services Capital Costs for King's Development Charge Calculation

This section evaluates the development-related capital requirements for urban services over a 10-year period.

5.4.1 *Water and Wastewater Studies*

The Township of King has separated water and wastewater-related studies from other service areas to ensure that the corresponding D.C.s are recovered solely from future serviced development areas. The studies included in the D.C. calculations comprise the Water and Wastewater Master Plan, which the Township updates periodically, as well as a DMA Implementation Study and an Inflow and Infiltration Study.

The total gross cost identified for these studies is \$1.28 million. After applying deductions of \$485,400 to recognize the benefit to the existing community and \$350,127 to reflect the existing reserve fund balance, the resulting net D.C.-eligible amount to be recovered from D.C.s is \$448,473.

These costs are shared between residential and non-residential based on the population to employment ratio over the urban 10-year forecast period, resulting in 85% being allocated to residential development and 15% being allocated to non-residential development.



Table 5-7
Infrastructure Cost Included in the Development Charges Calculation
Water and Wastewater Studies

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to Urban 2034	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 85%	Non-Residential Share 15%
	WATER AND WASTEWATER STUDIES										
1	Water and Wastewater Master Plan	2030	350,000	-		350,000	-		350,000	297,500	52,500
2	DMA Implementation Study	2025-2027	184,000	-		184,000	110,400		73,600	62,560	11,040
3	Inflow & Infiltration	2025-2034	750,000	-		750,000	375,000		375,000	318,750	56,250
4	Reserve Fund Adjustment	Reserve		-		-	350,127		(350,127)	(297,608)	(52,519)
	Total		1,284,000	-	-	1,284,000	835,527	-	448,473	381,202	67,271



5.5 Service Levels and Long-term Urban Services (2025-2051) Capital Costs for the Township of King's Development Charge Calculation

This section assesses the capital requirements associated with development-related urban services, where capital costs are forecasted over a long-term basis.

5.5.1 Stormwater Services

With growth and intensification occurring within the Township, upgrades to the stormwater system are required to address increasing capacity demands and support future development. These works are in addition to the stormwater infrastructure requirements typically provided directly by developers.

The Township has identified several growth-related stormwater capital projects, including infrastructure upgrades to accommodate intensification. In addition, the preparation of a Stormwater Master Plan has been identified to assess and guide the Township's long-term stormwater servicing needs.

The total gross capital cost associated with these projects is approximately \$2.70 million. After deducting the existing reserve fund balance of \$118,345, the net D.C.-eligible amount to be recovered from stormwater-related D.C.s is \$2.58 million.

These costs are shared between residential and non-residential based on the population to employment ratio over the urban 2051 forecast period, resulting in 81% being allocated to residential development and 19% being allocated to non-residential development.



Table 5-8
Infrastructure Cost Included in the Development Charges Calculation
Stormwater Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2025 to Urban 2051	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 81%	Non-Residential Share 19%
1	King City - Storm Water Management Intensification Upgrades	2025-2051	750,000	-		750,000	-		750,000	607,500	142,500
2	Nobleton - Storm Water Management Intensification Upgrades	2025-2051	750,000	-		750,000	-		750,000	607,500	142,500
3	Schomberg - Storm Water Management Intensification Upgrades	2025-2051	750,000	-		750,000	-		750,000	607,500	142,500
4	Stormwater Master Plans	2026	450,000	-		450,000	-		450,000	364,500	85,500
5	Reserve Fund Adjustment	Adjustment	-			-	118,345		(118,345)	(95,859)	(22,486)
	Total		2,700,000	-	-	2,700,000	118,345	-	2,581,655	2,091,141	490,514



5.5.2 Water Services

The Township of King has identified several growth-related capital projects associated with its water services. These projects include the construction of new watermains and the replacement and upsizing of existing mains to accommodate future growth. The capital program also includes outstanding D.C. credits for works to be constructed by developers, the acquisition of vehicles and equipment (e.g., ½-ton truck, ¾-ton truck, valve trailer), as well as a new Joint Operations Centre (the portion related to water) required to support system expansion and operations related to growth. In addition, the analysis accounts for the recovery of the existing reserve fund deficit in the amount of \$3.24 million. The total gross capital cost associated with these projects is approximately \$24.72 million.

After applying a deduction of \$1.34 million to recognize the benefit to the existing community, the net D.C.-eligible amount to be recovered from water-related D.C.s is \$23.38 million.

The growth-related costs have been allocated between residential and non-residential development based on the incremental ratio of population to employment growth over the urban 2051 forecast period. This results in an 81% allocation to residential development and a 19% allocation to non-residential development.



Table 5-9
Infrastructure Cost Included in the Development Charges Calculation
Water Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 81%	Non-Residential Share 19%
	2025 to Urban 2051										
	Outstanding DC Credits										
1	19T-08K02 - King Road - Charles to Jane	Credit	935,675	-		935,675	-		935,675	757,897	177,778
2	Highway #27 - Well #4 - Oliver Emmerson (Tribute) 300mm	Credit	194,400	-		194,400	-		194,400	157,464	36,936
3	Keele Street - Norman Drive to 15th SR (increase existing 250mm to 300mm+)	Credit	800,000	-		800,000	-		800,000	648,000	152,000
4	Highway #27, Main St to Dr. Kay (upsizing 250mm to 300mm)	Credit	468,000	-		468,000	-		468,000	379,080	88,920
	NEW WWWMP Projects (T.Y. Lin International Canada Inc)										
5	WAT-KING-05 Upgrade WM from 250mm to 300mm along Burns Blvd and Station Rd	2026-2031	4,524,000	-		4,524,000	642,000		3,882,000	3,144,420	737,580
6	WAT-KING-08 Upgrade WM from 200mm to 250mm along Lavender Valley Rd and Spring Hill Dr	2026-2031	1,521,000	-		1,521,000	271,500		1,249,500	1,012,095	237,405
7	WAT-KING-09 Proposed 300mm watermain east of Hwy 400	2041-2046	4,043,000	-		4,043,000	-		4,043,000	3,274,830	768,170
8	WAT-KING-10 Proposed 300mm watermain along Jane St south of King Rd	2026-2031	1,300,000	-		1,300,000	-		1,300,000	1,053,000	247,000
9	WAT-KING-11 Proposed 300mm watermain connecting 2955 King Rd and existing 250mm watermain on Burns Blvd	2026-2031	1,976,000	-		1,976,000	-		1,976,000	1,600,560	375,440
10	WAT-KING-12 Proposed 300mm watermain along Jane St north of King Rd	2026-2031	1,352,000	-		1,352,000	-		1,352,000	1,095,120	256,880
11	WAT-KING-13 Proposed 200mm watermain for Mansions of King	2026-2031	1,677,000	-		1,677,000	-		1,677,000	1,358,370	318,630
	Vehicles										
12	1/2 Ton Truck	2027	70,000	-		70,000	-		70,000	56,700	13,300
13	3/4 Ton Truck	2032	80,000	-		80,000	-		80,000	64,800	15,200
14	1/2 Ton Truck	2037	70,000	-		70,000	-		70,000	56,700	13,300
15	Valve Trailer	2037	100,000	-		100,000	-		100,000	81,000	19,000
16	3/4 Ton Truck	2042	80,000	-		80,000	-		80,000	64,800	15,200
17	1/2 Ton Truck	2047	70,000	-		70,000	-		70,000	56,700	13,300
18	1/2 Ton Truck	2051	70,000	-		70,000	-		70,000	56,700	13,300
	Facility										
19	Joint Operations Centre	2028-2030	2,138,000	-		2,138,000	427,600		1,710,400	1,385,424	324,976
20	Reserve Fund Adjustment	Reserve	3,248,231	-		3,248,231	-		3,248,231	2,631,067	617,164
	Total		24,717,306	-	-	24,717,306	1,341,100	-	23,376,206	18,934,727	4,441,479



5.6 Area Specific Services

This section assesses the capital requirements associated with development-related area specific services, where capital costs are forecasted on a long-term basis.

5.6.1 Wastewater Area-Specific Development Charge – Nobleton

The Township of King currently collects an area-specific D.C. for wastewater services within the Nobleton Area and intends to continue applying this charge going forward.

Growth-related wastewater capital projects have been identified to support development in Nobleton. These projects include the construction of sewer system upgrades as outlined in the Township's 2025 Water and Wastewater Master Plan prepared by T.Y. Lin International Canada Inc. (TYLin). In addition, a portion of the costs related to the proposed Joint Operations Centre has been included to recognize the share of the facility to be utilized by wastewater services. The analysis also accounts for D.C. credits related to works to be constructed by developers.

The total gross capital cost associated with these projects is approximately \$19.74 million. After applying a deduction of \$1.48 million to recognize the benefit to the existing community, and a further reduction of \$1.51 million to reflect the existing reserve fund balance. The net D.C.-eligible amount to be recovered through the Nobleton area-specific wastewater D.C. is \$16.76 million.

The allocation between residential and non-residential growth is calculated based on the anticipated flows as identified in the Nobleton Servicing Study, resulting in 95.3% of the costs to be borne by residential development and 4.7% to be borne by non-residential development



Table 5-10
Infrastructure Cost Included in the Development Charges Calculation
Wastewater Services – Nobleton Service Area

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2025 to 2051 - Nobleton									95.3%	4.7%
	From Master Plan (T.Y. Lin International Canada Inc.)										
1	WW-NOBL-02 Sewer Upgrade from 200 mm to 450mm along Hill Farm Rd and Lynwood Cres	2031-2036	4,610,000	-		4,610,000	1,334,400		3,275,600	3,121,647	153,953
2	WW-NOBL-04 Sewer Upgrade from 200 mm to 300mm along Old King Rd; Sewer Upgrade from 250 mm to 300mm along King Rd	2025-2031	2,770,000	-		2,770,000	-		2,770,000	2,639,810	130,190
3	WW-NOBL-06 Sewer Upgrade from 200 mm to 300mm along Parkheighths Trail	2025-2031	440,000	-		440,000	-		440,000	419,320	20,680
4	WW-NOBL-07 Sewer Upgrade from 300 mm to 450 mm through Nobleton Park pipe	2036-2041	1,450,000	-		1,450,000	-		1,450,000	1,381,850	68,150
5	WW-NOBL-07A Sewer Upgrade from 300 mm to 450 mm along Parkview pipe	2030-2035	870,000	-		870,000	-		870,000	829,110	40,890
6	WW-NOBL-07-B Sewer Upgrade from 300 mm to 400 mm along Crestview Rd	2030-2035	1,540,000	-		1,540,000	-		1,540,000	1,467,620	72,380
7	WW-NOBL-07-B Sewer Upgrade from 250 mm to 400 mm from Crestview to Highway 27	2030-2035	920,000	-		920,000	-		920,000	876,760	43,240
8	WW-NOBL-07C Sewer Upgrade from 250 mm to 400 mm along Highway	2030-2035	1,170,000	-		1,170,000	-		1,170,000	1,115,010	54,990
9	WW-NOBL-07D Sewer Upgrade from 250 mm to 350 mm along Oliver Emerson Ave	2030-2035	1,590,000	-		1,590,000	-		1,590,000	1,515,270	74,730
10	WW-NOBL-07E Sewer Upgrade from 200 mm to 300 mm along Larkin	2030-2035	2,620,000	-		2,620,000	-		2,620,000	2,496,860	123,140
11	WW-NOBL-07F Sewer Upgrade from 250 mm to 350 mm along Wilkie Ave	2030-2035	590,000	-		590,000	-		590,000	562,270	27,730
12	WW-NOBL-08A Sewer Upgrade from 600 mm to 750mm near Janet Ave to SPS	2030-2035	360,000	-		360,000	-		360,000	343,080	16,920
13	Joint Operations Centre	2028-2030	726,000	-		726,000	145,200		580,800	553,502	27,298
	Outstanding DC Credits										
14	19T-05K03 - Road and concurrent works - Noblewood Drive & Hollywood Cres	Credit	88,986	-		88,986	-		88,986	84,804	4,182
15	Reserve Fund Adjustment	Reserve		-		-	1,505,350		(1,505,350)	(1,434,598)	(70,751)
	Total		19,744,986	-	-	19,744,986	2,984,950	-	16,760,036	15,972,315	787,722



5.6.2 Wastewater Area-Specific Development Charge – King

Similar to Nobleton, the Township of King collects an area-specific D.C. for wastewater services within the King City Area and intends to continue this practice.

Growth-related wastewater capital projects have been identified to support development in King City. These projects include sewer system upgrades, as outlined in the Township's 2025 Water and Wastewater Master Plan prepared by T.Y. Lin International Canada Inc. (TYLin). In addition, a capital project for the Joint Operations Centre has been identified to include a wastewater (King City) allocation component. The total gross capital cost associated with these projects is approximately \$21.53 million

Deductions totalling \$4.09 million have been applied to recognize the benefit to the existing community, along with a further \$1.78 million adjustment to reflect the existing reserve fund balance. The resulting D.C.-eligible net amount to be recovered through the King City area-specific wastewater D.C. is \$15.66 million.

The allocation between residential and non-residential growth is calculated based on the results of the "King City Sanitary Sewer Financial Analysis" Report, resulting in 92.3% of the costs to be borne by residential development and 7.7% to be borne by non-residential development.



Table 5-11
Infrastructure Cost Included in the Development Charges Calculation
Wastewater Services – King City Area

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2025\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 92.3%	Non-Residential Share 7.7%
	2025 to 2051 - King City										
	From Master Plan (T.Y. Lin International Canada Inc.)										
1	WW-KING-01 Sewer Upgrade from 375 mm to 450mm from south of Kinghorn Rd to Kingsview SPS	2041-2046	620,000	-		620,000	220,742		399,258	368,515	30,743
2	WW-KING-02 Sewer Upgrade from 375 mm to 450mm along King Rd	2025-2031	3,430,000	-		3,430,000	406,511		3,023,489	2,790,681	232,809
3	WW-KING-03 Sewer Upgrade from 200 mm to 250mm along Bri Way and Robert Berry Cres	2036-2041	1,520,000	-		1,520,000	473,276		1,046,724	966,126	80,598
4	WW-KING-05 Sewer Upgrade from 375 mm to 450mm along the sewer between Hogan Ct and Keele St, from Station Rd to King Rd	2025-2031	5,540,000	-		5,540,000	1,328,082		4,211,918	3,887,600	324,318
5	WW-KING-06 Sewer Upgrade from 250 mm to 350mm along Keele St (from Burton Road to 230 metres North)	2025-2031	1,320,000	-		1,320,000	273,571		1,046,429	965,854	80,575
6	WW-KING-07 Sewer Upgrade from 250 mm to 350mm along King Rd from Keele St to William St	2031-2036	3,520,000	-		3,520,000	1,092,729		2,427,271	2,240,371	186,900
7	WW-KING-09 Sewer Upgrade from 200 mm to 450mm before entering Alex Campbell SPS	2031-2036	90,000	-		90,000	16,747		73,253	67,613	5,641
8	WW-KING-10 Upgrade of Alex Campbell SPS (130 to 150 L/s) No Forcemain Upgrade	2031-2036	880,000	-		880,000	-		880,000	812,240	67,760
9	WW-KING-11 Upgrade of Kinghorn SPS (110 L/s to 152 L/s) No Forcemain Upgrade	2041-2046	3,200,000	-		3,200,000	-		3,200,000	2,953,600	246,400
10	Joint Operations Centre	2028-2030	1,412,000	-		1,412,000	282,400		1,129,600	1,042,621	86,979
11	Reserve Fund Adjustment	Reserve	-	-		-	1,778,817		(1,778,817)	(1,641,848)	(136,969)
	Total		21,532,000	-	-	21,532,000	5,872,875	-	15,659,125	14,453,372	1,205,753



Chapter 6

Development Charge Calculation



6. Development Charge Calculation

This chapter outlines the D.C. calculations for residential and non-residential developments using the D.C.-eligible costs for each service component that were identified in Chapter 5, based on their proposed capital programs.

The calculation for residential development is generated on a per capita basis and is based upon five forms of housing types (singles and semi-detached, multiples, apartments 2+ bedrooms, studio and 1-bedroom apartments, and special care/special dwelling units). The non-residential D.C. has been calculated on a per sq.ft. of G.F.A. basis for all types of non-residential development (industrial, commercial, and institutional).

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The D.C.-eligible cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population plus the anticipated rise in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 4) to calculate the charge in Tables 6-1 through 6-6.

With respect to non-residential development, the total costs in the uniform charge allocated to non-residential development (based on need for service) have been divided by the anticipated development over the planning period to calculate a cost per sq.ft. of G.F.A.

The following provides a summary of the contents of each Table included in this chapter:

- Table 6-1 presents the proposed D.C. to be imposed for water services and stormwater drainage and control services in the urban service areas over the longer-term (2025–2051) planning horizon.
- Table 6-2 presents the proposed area-specific D.C. to be imposed for wastewater services in the King City area, based on the longer-term (2025–2051) urban forecast period.
- Table 6-3 presents the proposed area-specific D.C. to be imposed for wastewater services in the Nobleton area, based on the longer-term (2025–2051) urban forecast period.



- Table 6-4 presents the proposed uniform D.C. to be imposed on anticipated development in the Township for Township-wide services over the longer-term (2025–2051) planning horizon.
- Table 6-5 presents the proposed uniform D.C. to be imposed on anticipated development in the Township for applicable services and classes over the 10-year urban-area planning horizon.
- Table 6-6 presents the proposed uniform D.C. to be imposed on anticipated development in the Township for Township-wide services and classes over a 10-year planning horizon.
- Table 6-7 summarizes the total D.C. that is applicable for all services.
- Table 6-8 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the life of the by-law.



Table 6-1
Township of King
Development Charge Calculation
Urban Services Longer Term (2025 to 2051) Forecast

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. <u>Stormwater Services</u>	\$	\$	\$	\$
1.1 Channels, drainage and ponds	2,091,141	490,514	362	0.14
	2,091,141	490,514	362	0.14
2. <u>Water Services</u>				
2.1 Distribution systems	18,934,727	4,441,479	3,277	1.27
	18,934,727	4,441,479	3,277	1.27
TOTAL	\$21,025,868	\$4,931,994	\$3,639	1.41
D.C.-Eligible Capital Cost	\$21,025,868	\$4,931,994		
2051 Gross Population/GFA Growth (sq.ft.)	20,045	3,488,900		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,048.93	\$1.41		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.469	\$3,639		
Multiples	2.818	\$2,956		
Apartments - 2 Bedrooms +	2.142	\$2,247		
Apartments - Bachelor and 1 Bedroom	1.538	\$1,613		
Special Care/Special Dwelling Units	1.100	\$1,154		

Table 6-2
Township of King
Development Charge Calculation
Urban Services Longer Term (2025 to 2051) -King City

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
3. <u>Wastewater Services - King City</u>	\$	\$	\$	\$
3.1 Sewers	14,453,372	1,205,753	3,937	0.66
	14,453,372	1,205,753	3,937	0.66
TOTAL	\$14,453,372	\$1,205,753	\$3,937	0.66
D.C.-Eligible Capital Cost	\$14,453,372	\$1,205,753		
2051 Gross Population/GFA Growth (sq.ft.)	12,735	1,818,500		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,134.93	\$0.66		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.469	\$3,937		
Multiples	2.818	\$3,198		
Apartments - 2 Bedrooms +	2.142	\$2,431		
Apartments - Bachelor and 1 Bedroom	1.538	\$1,746		
Special Care/Special Dwelling Units	1.100	\$1,248		



Table 6-3
Township of King
Development Charge Calculation
Urban Services Longer Term (2025 to 2051) - Nobleton

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
4. <u>Wastewater Services - Nobleton</u>	\$	\$	\$	\$
4.1 Sewers	15,972,315	787,722	8,455	0.72
	15,972,315	787,722	8,455	0.72
TOTAL	\$15,972,315	\$787,722	\$8,455	0.72
D.C.-Eligible Capital Cost	\$15,972,315	\$787,722		
2051 Gross Population/GFA Growth (sq.ft.)	6,553	1,100,100		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$2,437.40	\$0.72		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	3.469	\$8,455		
Multiples	2.818	\$6,869		
Apartments - 2 Bedrooms +	2.142	\$5,221		
Apartments - Bachelor and 1 Bedroom	1.538	\$3,749		
Special Care/Special Dwelling Units	1.100	\$2,681		

Table 6-4
Township of King
Development Charge Calculation
Longer-term (2025 to 2051)

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
5. <u>Services Related to a Highway</u>	\$	\$	\$	\$
5.1 Roads and Related	60,683,486	14,234,398	10,280	3.91
5.2 Public Works	16,655,544	3,906,856	2,822	1.07
	77,339,030	18,141,254	13,102	4.98
TOTAL	\$77,339,030	\$18,141,254	\$13,102	\$4.98
D.C.-Eligible Capital Cost	\$77,339,030	\$18,141,254		
2051-Year Gross Population/GFA Growth (sq.ft.)	20,477	3,648,500		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$3,776.87	\$4.98		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	3.469	\$13,102		
Multiples	2.818	\$10,643		
Apartments - 2 Bedrooms +	2.142	\$8,090		
Apartments - Bachelor and 1 Bedroom	1.538	\$5,809		
Special Care/Special Dwelling Units	1.100	\$4,155		



Table 6-5
Township of King
Development Charge Calculation
Urban 10-Year

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
6. <u>Water & Wastewater Studies</u>	\$	\$	\$	\$
6.1 Water & Wastewater Studies	381,202	67,271	136	0.06
	381,202	67,271	136	0.06
TOTAL	\$381,202	\$67,271	\$136	0.06
D.C.-Eligible Capital Cost	\$381,202	\$67,271		
Urban 10-Year Gross Population/GFA Growth (sq.ft.)	9,732	1,213,400		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$39.17	\$0.06		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	3.469	\$136		
Multiples	2.818	\$110		
Apartments - 2 Bedrooms +	2.142	\$84		
Apartments - Bachelor and 1 Bedroom	1.538	\$60		
Special Care/Special Dwelling Units	1.100	\$43		

Table 6-6
Township of King
Development Charge Calculation
10-Year

SERVICE/CLASS	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
7. <u>Fire Protection Services</u>	\$	\$	\$	\$
7.1 Fire facilities, vehicles & equipment	6,529,533	1,152,271	2,085	0.89
	6,529,533	1,152,271	2,085	0.89
8. <u>Parks and Recreation Services</u>				
8.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	66,720,936	3,511,628	21,303	2.72
	66,720,936	3,511,628	21,303	2.72
9. <u>Library Services</u>				
9.1 Library facilities, materials and vehicles	6,248,517	328,869	1,995	0.25
	6,248,517	328,869	1,995	0.25
10. <u>Growth Studies</u>				
10.1 Growth Studies	3,853,022	664,430	1,230	0.51
	3,853,022	664,430	1,230	0.51
TOTAL	\$83,352,008	\$5,657,198	\$26,613	\$4.37
D.C.-Eligible Capital Cost	\$83,352,008	\$5,657,198		
10-Year Gross Population/GFA Growth (sq.ft.)	10,865	1,293,100		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$7,671.61	\$4.37		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	3.469	\$26,613		
Multiples	2.818	\$21,619		
Apartments - 2 Bedrooms +	2.142	\$16,433		
Apartments - Bachelor and 1 Bedroom	1.538	\$11,799		
Special Care/Special Dwelling Units	1.100	\$8,439		



Table 6-7
Township of King
Development Charge Calculation
All Services

	2025\$ D.C.-Eligible Cost		2025\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
Urban-wide Services/ 2051	21,025,868	4,931,994	3,639	1.41
Area Specific Services 2051 (King City)	14,453,372	1,205,753	3,937	0.66
Area Specific Services 2051 (Nobleton)	15,972,315	787,722	8,455	0.72
Township-wide Services 2051	77,339,030	18,141,254	13,102	4.98
Urban 10-Year	381,202	67,271	136	0.06
Township-wide Services/Class of Services 10 Year	83,352,008	5,657,198	26,613	4.37
TOTAL TOWNSHIP-WIDE	160,691,038	23,798,452	39,715	9.35
TOTAL URBAN-WIDE	21,407,069	4,999,265	3,775	1.47
TOTAL KING CITY	196,170,277	29,936,198	47,291	11.42
TOTAL NOBLETON	197,689,220	29,518,167	51,809	11.48



Table 6-6
Township of King
Gross Expenditure and Sources of Revenue Summary for Costs to be Incurred over the Life of the By-law

Service/Class	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Stormwater Services							
1.1 Channels, drainage and ponds	1,283,333	0	0	0	0	1,039,500	243,833
2. Water Services							
2.1 Distribution systems	14,638,000	0	1,341,100	0	0	10,770,489	2,526,411
3. Wastewater Services - King City							
3.1 Sewers	14,695,333	0	3,030,215	0	0	10,766,904	898,214
4. Wastewater Services - Nobleton							
4.1 Sewers	15,059,333	0	1,034,800	0	0	13,365,380	659,153
5. Services Related to a Highway							
5.1 Roads and Related	101,455,677	0	28,037,733	3,892,500	0	56,315,609	13,209,834
5.2 Public Works	18,663,000	0	3,490,600	0	0	12,289,644	2,882,756
6. Water & Wastewater Studies							
6.1 Water & Wastewater Studies	1,284,000	0	485,400	0	0	678,810	119,790
7. Fire Protection Services							
7.1 Fire facilities, vehicles & equipment	15,290,000	0	2,780,200	0	2,667,500	8,365,955	1,476,345
8. Parks and Recreation Services							
8.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	63,519,000	0	4,154,200	0	0	56,396,560	2,968,240
9. Library Services							
9.1 Library facilities, materials and vehicles	12,261,000	0	3,724,100	0	318,100	7,807,860	410,940
10. Growth Studies							
10.1 Growth Studies	6,562,200	402,500	1,711,300	0	0	3,794,328	654,072
Total Expenditures & Revenues	\$264,710,877	\$402,500	\$49,789,648	\$3,892,500	\$2,985,600	\$181,591,039	\$26,049,589



Chapter 7

Development Charge Policy Recommendations and Development Charge By-law Rules



7. Development Charge Policy Recommendations and Development Charge By-law Rules

7.1 Introduction

Subsection 5 (1) 9 states that rules must be developed:

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

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

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

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

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

The rules provided are based on the Township’s existing policies; with some modifications and consideration for the changes to the D.C.A. resulting from Bills 108, 138, 109, 197, 213, 23, 134, 185, and 17.



7.2 Development Charge By-law Structure

It is recommended that:

- the Township uses a uniform Township-wide D.C. calculation for all municipal services, other than water services, wastewater services, stormwater services and water & wastewater studies;
- water services, stormwater services, and water & wastewater studies be imposed on the urban service areas of the Township;
- wastewater services for King City be imposed on the urban service areas of King City;
- wastewater services for Nobleton be imposed on the urban service areas of Nobleton; and
- One municipal D.C. by-law be used for all services.

7.3 Development Charge By-law Rules

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

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

7.3.1 Payment in any Particular Case

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

- “(a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- (b) the approval of a minor variance under section 45 of the *Planning Act*;
- (c) a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;
- (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
- (e) a consent under section 53 of the *Planning Act*;



- (f) the approval of a description under section 9 of the *Condominium Act, 1998*; or
- (g) the issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure.”

7.3.2 Determination of the Amount of the Charge

The following conventions should be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the number of square feet of G.F.A. constructed for eligible uses (i.e., industrial, commercial, and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, e.g.
 - for parks and recreation services, and library services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
 - for growth studies, each capital item’s residential and non-residential allocations are based on the specific D.C. service it relates to (using percentages noted above) over the 10-year (2025 to 2035) forecast period. For studies that impact multiple D.C. services, an 85% residential/15% non-residential attribution has been made based on the 10-year population vs. employment growth ratio.
 - for fire protection services, an 81% residential/19% non-residential attribution has been made based on a population vs. employment growth ratio over the 10-year forecast period
 - for water and wastewater growth studies, an 85% residential/15% non-residential attribution has been made based on population vs. employment growth ratio over the 10-year urban forecast period.
 - for services related to a highway, an 81% residential/19% non-residential attribution has been made based on a population vs. employment growth ratio over the longer-term (2025 to 2051) forecast period;
 - for water services, and stormwater services, an 81% residential/19% non-residential attribution has been made based on a population vs.



employment growth ratio over the urban longer-term (2025 to 2051) forecast period;

- for King City area specific - wastewater services, a 92.3% residential/7.7% non-residential attribution has been made based on the findings in the King City Sanitary Sewer Financial Analysis Report; and
- For Nobleton area specific - wastewater services, a 95.3% residential/4.7% non-residential allocation has been made based on flows identified in the Nobleton Servicing Study.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

As a result of the redevelopment of land, a building existing on the same land within 48 months prior to the date of payment of D.C.s in regard to such redevelopment was, or is to be: (i) demolished, in whole or in part; or (ii) converted from one principal use to another principal use on the same land, then the D.C. otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) In the case of a Residential Building, or in the case of a mixed-use Building, the Residential uses in the mixed-use Building, an amount calculated by multiplying the applicable D.C. under subsection 3.9 of the by-law by the number, according to type, of Dwelling Units that have been or will be demolished or converted to another principal use; and
- (b) In the case of a Non-Residential Building or, in the case of mixed-use Building, the Non-Residential uses in the mixed-use Building, an amount calculated by multiplying the applicable D.C., by the Gross Floor Area that has been or will be demolished or converted to another principal use;

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

7.3.4 Exemptions (full or partial)

- (a) Statutory exemptions:
 - Industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion



of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);

- Buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education (section 3);
- May add up to two apartments in an existing or new detached, semi-detached, or rowhouse (including in an ancillary structure);
- Add one additional unit or 1% of existing units in an existing rental residential building;
- A university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- Affordable units;
- Attainable units (to be in force at a later date);
- Affordable inclusionary zoning units;
- Non-profit housing; and
- Discount for rental housing units based on bedroom size (i.e., three or more bedrooms – 25% reduction, two bedrooms – 20% reduction, and all others – 15% reduction).

7.3.5 Discretionary Exemptions (for Council's consideration):

- Lands or Buildings used or to be used for a Place of Worship.
- A cemetery or burial ground exempt from taxation under the Assessment Act.
- The development of Non-residential Agricultural Use Buildings constructed for bona fide farm uses.
- Temporary Structures.

7.3.6 Timing of Collection

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

Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy.

Moreover, the D.C. amount for all developments occurring within 18 months of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after



January 1, 2020) shall be determined based on the D.C. in effect on the day the applicable Site Plan or Zoning By-law Amendment application was submitted (as a complete application).

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

In addition, the Township may defer D.C.s for small office developments in accordance with the Township's Development Charge Deferral for Office Buildings Policy.

7.3.7 The Applicable Areas

The charges developed herein provide for varying charges within the Township, as follows:

- Urban Area Services – Water Services, Stormwater Services, and Water & Wastewater Studies– the full residential and non-residential charges will be imposed within the urban areas of the Township;
- Area Specific services – Nobleton Wastewater Services – the full residential and non-residential charge will be imposed on the urban service areas of Nobleton;
- Area Specific services – King City Wastewater Services – the full residential and non-residential charge will be imposed on the urban service areas of King City; and
- For all other municipal services, the full residential and non-residential charge will be imposed on all lands in the Township.

7.3.8 Indexing

Rates shall be adjusted, without amendment to the By-law, semi-annually on the first day of January and July in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0276-02).^[1]

^[1] O. Reg. 82/98 referenced "The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007" as the index source. Since implementation, Statistics Canada has modified this index twice and the above-noted index is the most



7.4 Other Development Charge By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

The Township's D.C. collections are currently separated into 10 reserve funds: Services Related to a Highway, Fire Protection Services, Parks and Recreation Services, Library Services, Growth Studies, Water and Wastewater Studies, Stormwater Services, Water Services, Wastewater Services – King City, and Wastewater Services – Nobleton.

Appendix D outlines the reserve fund policies that the Township is required to follow as per the D.C.A.

7.4.2 By-law In-force Date

A by-law under the D.C.A. comes into force on the day after which the by-law is passed by Council.

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

The minimum interest rate is what the Bank of Canada rate is on the day the by-law comes into force updated on the first business day of every January, April, July, and October (as per section 11 of O. Reg. 82/98).

7.4.4 Area Rating

The D.C.A. requires that Council must consider the use of area-specific charges:

1. Section 2 (9) of the D.C.A. now requires a municipality to implement area-specific D.C.s for specific prescribed services and/or for specific municipalities that are to be regulated (note that at this time, no municipalities or services are prescribed by the regulations).

current. The draft by-law provided herein refers to O. Reg. 82/98 to ensure traceability should this index continue to be modified over time.



2. Section 10 (2) c.1 of the D.C.A. requires that “the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas.”

In regard to the first item, there are no services or specific municipalities identified in the regulations that must be area rated. The second item requires Council to consider the use of area rating.

At present, all Township services other than stormwater, water, wastewater, and water & wastewater studies are recovered based on a uniform, Township-wide basis. All other Township services are recovered based on a uniform, Township-wide basis. There have been several reasons why area-rating has not been imposed on these services, including:

1. All Township services, with the exception of water, wastewater, and stormwater require that the average 15-year service standard be calculated. This average service standard multiplied by growth in the Township, establishes an upper ceiling on the amount of funds that can be collected from all developing landowners. Subsection 4 (4) of O. Reg. 82/98 provides that “if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality.” Put in layman's terms, the average service standard multiplied by the growth within the specific area would establish an area-specific ceiling, which would significantly reduce the total revenue recoverable for the Township, hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.
2. Expanding on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a Township-wide approach to an area-specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area-rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The D.C.s would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to Areas B and C due to reduced revenue.



3. Many services provided (roads, parks and recreation facilities, etc.) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Township will be used by residents from all areas depending on the programming of the facility (i.e., a public skate is available each night, but at a different arena; hence, usage of any one facility at any given time is based on programming availability).

For the reasons noted above, it is recommended that Council:

- continue the D.C. approach to calculate the charges on uniform Township-wide basis for all services except water, wastewater, stormwater, and water & wastewater studies; and
- continue the D.C. approach to calculate the charges on an area-specific basis for water, wastewater, stormwater, and water & wastewater studies.

7.5 Other Recommendations

It is recommended that Council:

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

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

“Continue the D.C. approach to calculate the charges on a uniform Township-wide basis for all services other than water, wastewater, stormwater, and water and wastewater studies;”

“Continue the D.C. approach to calculate the charges for water, stormwater, water and water and wastewater studies on an urban-area basis;”

“Continue the D.C. approach to calculate the charges for wastewater in King City and Nobleton on an area specific basis;”

“Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated October 27, 2025, subject to further annual review during the capital budget process;”



“Approve the D.C. Background Study dated October 27, 2025;”

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

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



Chapter 8

By-law Implementation



8. By-law Implementation

8.1 Introduction

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

8.1.1 *Public Meeting of Council*

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

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

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

8.1.2 *Other Consultation Activity*

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

1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the D.C. revenues. Others, such as realtors, are directly impacted by D.C. policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the D.C. and the



timing thereof, and municipal policy with respect to development agreements, D.C. credits and front-ending requirements.

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

8.2 Anticipated Impact of the Charge on Development

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

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



8.3 Implementation Requirements

8.3.1 *Introduction*

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

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

8.3.2 *Notice of Passage*

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

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

- Notice may be given by publication in a newspaper which is (in the Clerk's opinion) of sufficient circulation to give the public reasonable notice, or by personal service, fax, or mail to every owner of land in the area to which the by-law relates;
- Subsection 10 (4) lists the persons/organizations who must be given notice; and
- Subsection 10 (5) lists the eight items that the notice must cover.

8.3.3 *By-law Pamphlet*

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

- A description of the general purpose of the D.C.s;
- The "rules" for determining if a charge is payable in a particular case and for determining the amount of the charge;
- The services to which the D.C.s relate; and



- A description of the general purpose of the Treasurer's statement and where it may be received by the public.

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

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

8.3.4 Appeals

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

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

8.3.5 Complaints

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

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

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

8.3.6 Credits

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



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

8.3.7 Front-Ending Agreements

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

Part III of the D.C.A. (sections 44 to 58) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the *Development Charges Act*, 1989. Accordingly, the Township assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Township funds being available.

8.3.8 Severance and Subdivision Agreement Conditions

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

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

“local services to be installed or paid for by the owner as a condition of approval under section 53 of the *Planning Act*.”

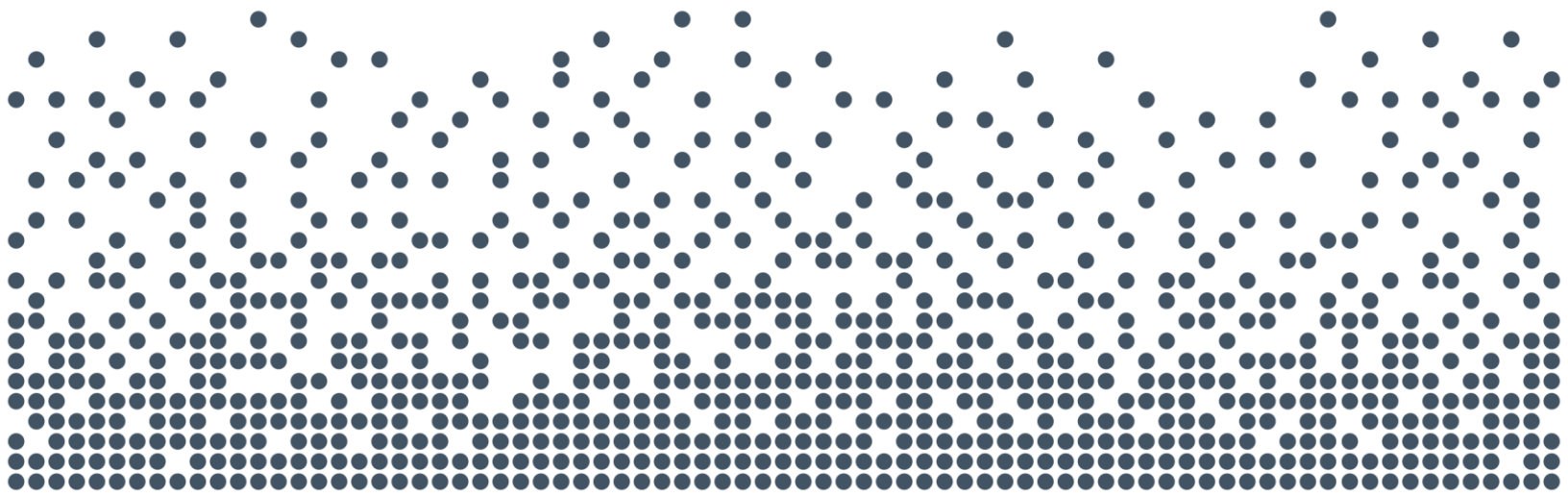
It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the development, at the time the land is transferred.



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

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

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



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1
Township of King
Residential Growth Forecast Summary

Year		Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Equivalent Institutional Households	
Historical	Mid 2011	20,710	19,899	149	19,750	6,245	155	225	20	6,645	135	2.995
	Mid 2016	25,510	24,512	147	24,365	7,185	435	500	15	8,135	134	3.013
	Mid 2021	28,440	27,333	128	27,205	7,965	470	525	15	8,975	116	3.045
Forecast	Mid 2025	29,800	28,640	134	28,506	8,330	555	805	0	9,690	122	2.956
	Mid 2035	39,955	38,400	180	38,220	10,290	1,200	2,005	0	13,495	164	2.845
	Mid 2051	51,000	49,010	230	48,780	10,965	2,310	4,235	0	17,510	209	2.799
Incremental	Mid 2011 - Mid 2016	4,800	4,613	-2	4,615	940	280	275	-5	1,490	-1	
	Mid 2016 - Mid 2021	2,930	2,821	-19	2,840	780	35	25	0	840	-18	
	Mid 2021 - Mid 2025	1,360	1,307	6	1,301	365	85	280	-15	715	6	
	Mid 2025 - Mid 2035	10,155	9,760	46	9,714	1,960	645	1,200	0	3,805	42	
	Mid 2025 - Mid 2051	21,200	20,370	96	20,274	2,635	1,755	3,430	0	7,820	87	

^[1] Population includes the Census undercount estimated at approximately 4.1% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

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

Notes:

Numbers may not add due to rounding.

Source: Derived from The Township of King 2025 Growth Management Strategy and 2025 Traffic Zone Study Watson & Associates Economists Ltd.



Schedule 2
Township of King
Estimate of the Anticipated Amount, Type and Location of
Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Single & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Nobleton	2025 - 2035	905	160	250	1,315	4,049	-276	3,773	21	3,794
	2025 - 2051	1,220	385	650	2,255	6,508	-27	6,481	43	6,524
King City	2025 - 2035	915	450	880	2,245	6,057	-376	5,681	23	5,704
	2025 - 2051	1,235	1,285	2,605	5,125	12,687	-36	12,651	48	12,699
Schomberg	2025 - 2035	30	35	70	135	331	-99	232	2	234
	2025 - 2051	55	85	175	315	752	-10	742	5	747
Rural	2025 - 2035	110	0	0	110	382	-354	28	0	28
	2025 - 2051	125	0	0	125	434	-34	400	0	400
King Township	2025 - 2035	1,960	645	1,200	3,805	10,819	-1,105	9,714	46	9,760
	2025 - 2051	2,635	1,755	3,430	7,820	20,381	-107	20,274	96	20,370

^[1] Includes townhouses and apartments in duplexes.

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

Source: Derived from The Township of King 2025 Growth Management Strategy and Traffic Zone Study Watson & Associates Economists Ltd., 2025.



Schedule 3
Township of King
Current Year Growth Forecast
Mid-2021 to Mid-2025

		Population
Mid 2021 Population		27,333
Occupants of New Housing Units, Mid 2021 to Mid 2025	Units (2)	715
	multiplied by P.P.U. (3)	2,945
	gross population increase	2,106
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2025	Units	6
	multiplied by P.P.U. (3)	1,100
	gross population increase	6
Change in Housing Unit Occupancy, Mid 2021 to Mid 2025	Units (4)	8,975
	multiplied by P.P.U. change rate (5)	-0.090
	total change in population	-805
Population Estimate to Mid 2025		28,640
Net Population Increase, Mid 2021 to Mid 2025		1,307

- (1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.
- (2) Estimated residential units constructed, Mid-2021 to the beginning of the growth period assuming a six-month lag between construction and occupancy.
- (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ^[1] (P.P.U.)	% Distribution of Estimated Units ^[2]	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.790	51%	1.935
<i>Multiples (6)</i>	2.604	12%	0.310
<i>Apartments (7)</i>	1.790	39%	0.701
Total		102%	2.945

^[1] Based on 2021 Census custom database.

^[2] Based on Building permit/completion activity.

- (4) 2021 households taken from Statistics Canada Census.
- (5) Change occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
- (6) Includes townhouses and apartments in duplexes.
- (7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

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



Schedule 4 Township of King 10-Year Growth Forecast Mid-2025 to Mid-2035

			Population
Mid 2025 Population			28,640
Occupants of New Housing Units, Mid 2025 to Mid 2035	Units (2)	3,805	
	multiplied by P.P.U. (3)	2.843	
	gross population increase	10,819	10,819
Occupants of New Equivalent Institutional Units, Mid 2025 to Mid 2035	Units	42	
	multiplied by P.P.U. (3)	1.100	
	gross population increase	46	46
Change in Housing Unit Occupancy, Mid 2025 to Mid 2035	Units (4)	9,690	
	multiplied by P.P.U. change rate (5)	-0.114	
	total change in population	-1,105	-1,105
Population Estimate to Mid 2035			38,400
Net Population Increase, Mid 2025 to Mid 2035			9,760

(1) Mid 2025 Population based on:

2021 Population (27,333) + Mid 2021 to Mid 2025 estimated housing units to beginning of forecast period (715 x 2.945 = 2,106) + (6 x 1.1 = 6) + (8,975 x -0.09 = -805) = 28,640

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

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

Structural Type	Persons Per Unit ^[1] (P.P.U.)	% Distribution of Estimated Units ^[2]	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.469	52%	1.787
<i>Multiples (6)</i>	2.818	17%	0.478
<i>Apartments (7)</i>	1.836	32%	0.579
<i>one bedroom or less</i>	1.538		
<i>two bedrooms or more</i>	2.142		
Total		100%	2.843

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

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

(4) Mid 2025 households based upon 2021 Census (8,975 units) + Mid 2021 to Mid 2025 unit estimate (715 units) = 9,690 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 5 Township of King Longer-Term Growth Forecast Mid-2025 to Mid-2051

			Population
Mid 2025 Population			28,640
Occupants of New Housing Units, Mid 2025 to Mid 2051	Units (2)	7,820	
	multiplied by P.P.U. (3)	2.606	
	gross population increase	20,381	20,381
Occupants of New Equivalent Institutional Units, Mid 2025 to Mid 2051	Units	87	
	multiplied by P.P.U. (3)	1.100	
	gross population increase	96	96
Change in Housing Unit Occupancy, Mid 2025 to Mid 2051	Units (4)	9,690	
	multiplied by P.P.U. change rate (5)	-0.011	
	total change in population	-107	-107
Population Estimate to Mid 2051			49,010
Net Population Increase, Mid 2025 to Mid 2051			20,370

(1) Mid 2025 Population based on:

2021 Population (27,333) + Mid 2021 to Mid 2025 estimated housing units to beginning of forecast period (715 x 2.945 = 2,106) + (6 x 1.1 = 6) + (8,975 x -0.09 = -805) = 28,640

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

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

Structural Type	Persons Per Unit ^[1] (P.P.U.)	% Distribution of Estimated Units ^[2]	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.469	34%	1.169
<i>Multiples (6)</i>	2.818	22%	0.632
<i>Apartments (7)</i>	1.836	44%	0.805
<i>one bedroom or less</i>	1.538		
<i>two bedrooms or more</i>	2.142		
Total		100%	2.606

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

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

(4) Mid 2025 households based upon 2021 Census (8,975 units) + Mid 2021 to Mid 2025 unit estimate (715 units) = 9,690 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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



Schedule 6
Township of King
Housing Units in Active Development Applications

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ^[1]	Apartments ^[2]	Total
Units under Active Applications	2,422	635	1,276	4,333
<i>% Breakdown</i>	<i>56%</i>	<i>15%</i>	<i>29%</i>	<i>100%</i>
Vacant Lands Designated for Residential	141	142	0	283
<i>% Breakdown</i>	<i>50%</i>	<i>50%</i>	<i>0%</i>	<i>100%</i>
Additional Intensification	0	518	2,063	2,581
<i>% Breakdown</i>	<i>0%</i>	<i>20%</i>	<i>80%</i>	<i>100%</i>
Total	2,563	1,295	3,339	7,197
<i>% Breakdown</i>	<i>36%</i>	<i>18%</i>	<i>46%</i>	<i>100%</i>

^[1] Includes townhouses and apartments in duplexes.

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

Source: Data provided by Town of Pelham as of March 2023.



Schedule 7
Township of King
Historical Residential Building Permits
Years 2015 to 2024

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2014	229	73	0	302
2015	425	38	0	463
2016	361	4	1	366
2017	174	0	0	174
2018	62	0	0	62
Sub-total	1,251	115	1	1,367
Average (2014 - 2018)	250	23	0	273
% Breakdown	91.5%	8.4%	0.1%	100.0%
2019	61	0	0	61
2020	68	32	0	100
2021	91	8	1	100
2022	54	32	286	372
2023	95	0	4	99
2024	123	40	4	167
Sub-total	492	112	295	899
Average (2019 - 2024)	82	19	49	150
% Breakdown	54.7%	12.5%	32.8%	100.0%
2014 - 2024				
Total	1,743	227	296	2,266
Average	158	21	27	206
% Breakdown	76.9%	10.0%	13.1%	100.0%

^[1] Includes townhouses and apartments in duplexes.

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

Source: Historical housing activity derived from Statistics Canada building permit data for the Township of King, by Watson & Associates Economists Ltd.



Schedule 8a
Township of King
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted ^[1]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	3.497	4.596	3.790		
6-10	-	-	-	3.515	4.957	3.759		
11-15	-	-	-	3.400	3.909	3.565		
16-20	-	-	-	2.732	3.941	2.962		
21-25	-	-	-	3.156	-	3.158	3.447	3.469
26-30	-	-	-	3.244	4.000	3.448		
30+	-	1.588	1.869	2.810	3.812	2.820		
Total	-	1.765	1.939	3.071	4.175	3.171		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	3.462	4.596	3.706
6-10	-	1.200	1.683	3.372	4.833	3.283
11-15	-	-	1.417	3.455	3.909	3.136
16-20	-	-	-	2.623	3.941	2.793
21-25	-	-	-	3.196	-	3.032
25-30	-	-	-	3.163	4.063	3.197
30+	-	1.256	1.879	2.794	3.750	2.769
Total	-	1.265	1.787	3.043	4.132	3.035

^[1] Adjusted based on historical trends.

Note: Does not include Statistics Canada data classified as 'Other'

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



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

Age of Dwelling	Multiples ^[1]						25 Year Average	25 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	2.600	1.678	2.178	2.830	3.879	2.604		
6-10	-	1.589	2.250	3.068	4.067	2.944		
11-15	-	1.814	2.238	3.001	4.171	2.909		
16-20	2.300	1.719	2.223	3.048	4.373	2.974		
21-25	-	1.661	2.079	2.988	4.181	2.904	2.867	2.818
26-30	-	1.722	2.252	2.976	4.228	2.931		
30+	2.043	1.528	2.153	2.956	3.929	2.841		
Total	2.355	1.627	2.184	2.988	4.059	2.874		

Age of Dwelling	Apartments ^[2]						25 Year Average	25 Year Average Adjusted ^[3]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	1.852	1.523	2.019	2.684	-	1.790		
6-10	1.348	1.519	2.050	3.110	-	1.789		
11-15	1.800	1.534	2.030	2.959	-	1.858		
16-20	2.091	1.489	2.005	3.179	-	1.905		
21-25	-	1.347	1.880	3.000	-	1.840	1.836	1.836
26-30	-	1.294	1.884	2.884	-	1.818		
30+	1.049	1.344	1.894	2.616	3.659	1.822		
Total	1.446	1.463	1.963	2.783	3.763	1.821		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	2.375	1.594	2.108	3.141	4.345	2.709
6-10	2.237	1.559	2.124	3.353	4.379	2.995
11-15	2.520	1.591	2.138	3.395	4.420	3.219
16-20	2.394	1.617	2.103	3.324	4.323	3.262
21-25	2.182	1.566	2.029	3.181	4.185	3.137
26-30	-	1.490	2.010	3.156	3.896	3.034
30+	2.069	1.448	1.965	2.892	3.821	2.809
Total	2.271	1.543	2.047	3.132	4.087	2.981

^[1] Includes townhouses and apartments in duplexes.

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

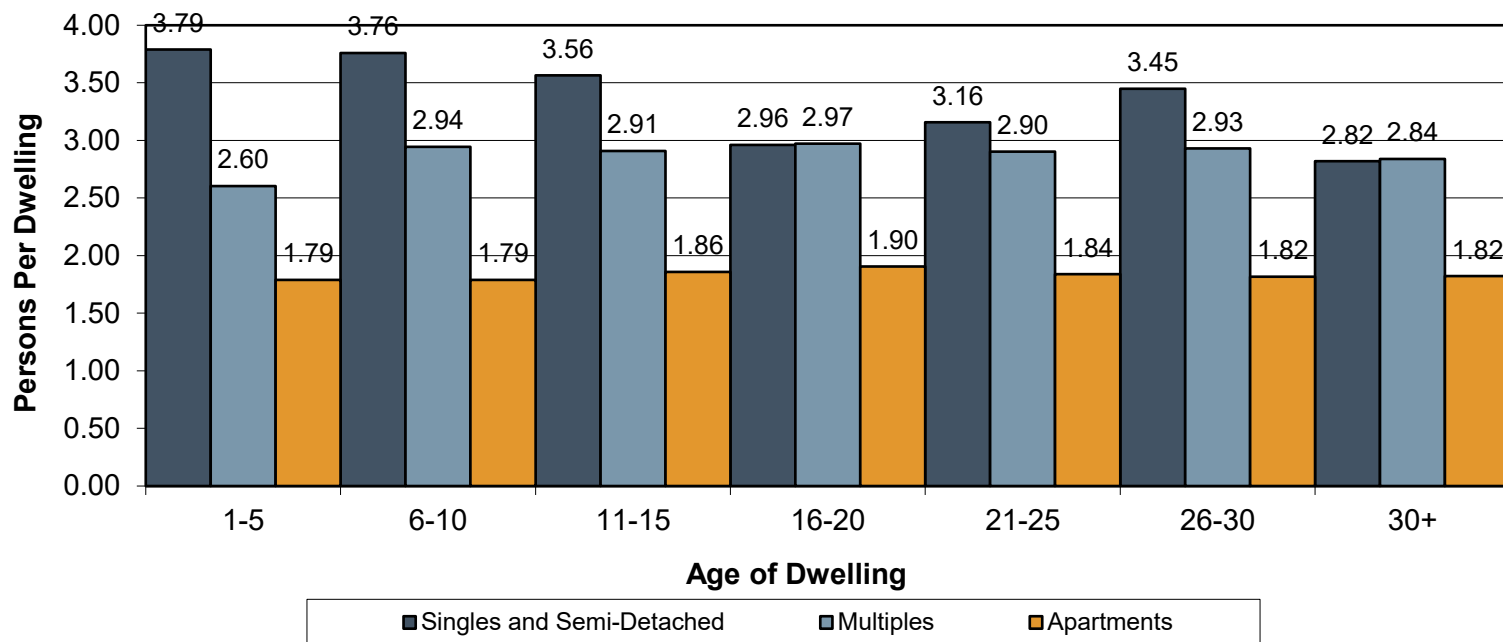
^[3] Adjusted based on historical trends.

Note: Does not include Statistics Canada data classified as 'Other'

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



Schedule 9
Township of King
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)



Multiple and Apartment P.P.U.s are based on Regional Municipality of York



Schedule 10a
Township of King
Employment Forecast, 2025 to 2051

Period	Population	Activity Rate								Employment								Employment
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Employment (Including N.F.P.O.W.)	Total (Excluding Work at Home and N.F.P.O.W.)
Mid 2016	24,512	0.012	0.069	0.068	0.105	0.059	0.312	0.043	0.354	285	1,685	1,667	2,563	1,440	7,640	1,047	8,687	5,955
Mid 2025	28,640	0.010	0.078	0.065	0.106	0.064	0.322	0.048	0.370	295	2,223	1,852	3,044	1,821	9,235	1,370	10,605	7,012
Mid 2035	38,400	0.008	0.074	0.063	0.101	0.057	0.302	0.044	0.346	315	2,842	2,419	3,859	2,170	11,605	1,690	13,295	8,763
Mid 2051	49,010	0.007	0.074	0.073	0.105	0.056	0.314	0.046	0.360	335	3,602	3,592	5,127	2,745	15,401	2,254	17,655	11,799
Incremental Change																		
Mid 2016 - Mid 2025	4,128	-0.0013	0.0089	-0.0033	0.0017	0.0048	0.0108	0.0051	0.0159	10	538	185	481	381	1,595	323	1,918	1,057
Mid 2025 - Mid 2035	9,760	-0.0021	-0.0036	-0.0017	-0.0058	-0.0071	-0.0202	-0.0038	-0.0241	20	619	567	815	349	2,370	320	2,690	1,751
Mid 2025 - Mid 2051	20,370	-0.0035	-0.0041	0.0086	-0.0017	-0.0076	-0.0082	-0.0018	-0.0101	40	1,379	1,740	2,083	924	6,166	884	7,050	4,787
Annual Average																		
Mid 2016 - Mid 2025	459	-0.00015	0.00099	-0.00037	0.00019	0.00054	0.00120	0.00057	0.00177	1	60	21	53	42	177	36	213	117
Mid 2025 - Mid 2035	976	-0.00021	-0.00036	-0.00017	-0.00058	-0.00071	-0.00202	-0.00038	-0.00241	2	62	57	82	35	237	32	269	175
Mid 2025 - Mid 2051	783	-0.00013	-0.00016	0.00033	-0.00006	-0.00029	-0.00032	-0.00007	-0.00039	2	53	67	80	36	237	34	271	184

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

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

Source: Derived from The Township of King 2025 Growth Management Strategy and Traffic Zone Study Watson & Associates Economists Ltd., 2025.



Schedule 10b
Township of King
Employment and Gross Floor Area Forecast, 2025 to 2051

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ^[1]				
		Primary	Industrial	Commercial/ Population Related	Institutional ^[3]	Total	Primary ^[2]	Industrial	Commercial/ Population Related	Institutional ^[3]	Total
Mid 2011	19,899	295	1,525	2,235	1,375	5,430					
Mid 2016	24,512	285	1,667	2,563	1,440	5,955					
Mid 2025	28,640	295	1,852	3,044	1,821	7,012					
Mid 2030											
Mid 2035	38,400	315	2,419	3,859	2,137	8,730					
Mid 2051	49,010	335	3,592	5,127	2,676	11,730					
Incremental Change											
Mid 2011 - Mid 2016	4,613	-10	142	328	65	525					
Mid 2016 - Mid 2025	4,128	10	185	481	381	1,057					
Mid 2025 - Mid 2035	9,760	20	567	815	316	1,718	60,000	623,700	407,500	201,900	1,293,100
Mid 2025 - Mid 2051	20,370	40	1,740	2,083	855	4,718	120,000	1,914,000	1,041,500	573,000	3,648,500
Annual Average											
Mid 2011 - Mid 2016	923	-2	28	66	13	105					
Mid 2016 - Mid 2025	459	1	21	53	42	117					
Mid 2025 - Mid 2035	976	2	57	82	32	172	6,000	62,370	40,750	20,190	129,310
Mid 2025 - Mid 2051	783	2	67	80	33	181	4,615	73,615	40,058	22,038	140,327

^[1] Square Foot Per Employee Assumptions

Primary - Non-Bona Fide Farming	3,000
Industrial	1,100
Commercial/Population-Related	500
Institutional	670

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

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

*Reflects Mid-2025 to Mid-2051 forecast period.

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

Source: Watson & Associates Economists Ltd.



Schedule 10c
Township of King
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges Can Be Imposed

Development Location	Timing	Primary G.F.A. S.F. ^{[1],[2]}	Industrial G.F.A. S.F. ^[1]	Commercial G.F.A. S.F. ^[1]	Institutional G.F.A. S.F. ^{[1],[3]}	Total Non-Residential G.F.A. S.F.	Employment Increase ^[4]
Nobleton	2025 - 2035	-	44,000	154,500	76,000	274,500	468
	2025 - 2051	-	583,000	334,000	183,600	1,100,600	1,472
King City	2025 - 2035	-	448,800	238,000	118,200	805,000	1,069
	2025 - 2051	-	800,800	654,500	363,200	1,818,500	2,579
Schomberg	2025 - 2035	-	118,800	10,000	5,100	133,900	136
	2025 - 2051	-	511,500	38,000	20,800	570,300	572
Rural	2025 - 2035	60,000	12,100	5,000	2,600	79,700	45
	2025 - 2051	120,000	18,700	15,000	5,400	159,100	95
King Township	2025 - 2035	60,000	623,700	407,500	201,900	1,293,100	1,718
	2025 - 2051	120,000	1,914,000	1,041,500	573,000	3,648,500	4,718

^[1] Square Foot Per Employee Assumptions

Primary - Non-Bona Fide Farming	3,000
Industrial	1,100
Commercial/Population-Related	500
Institutional	670

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

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

^[4] Employment Increase does not include No Fixed Place of Work.

*Reflects Mid-2025 to Mid-2051 forecast period.

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

Source: Watson & Associates Economists Ltd.



Schedule 11
Township of King
Employment Categories by Major Employment Sector

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

Note: Employment is classified by North American Industry Classification System (NAICS) Code.
Source: Watson & Associates Economists Ltd.



Appendix B

Level of Service



Appendix B: Level of Service

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	15 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)	Quantity (per capita)		Quality (per capita)		
Service Related to a Highway	Services Related to a Highway - Roads	\$52,809.47	0.0094	km of roadways	5,618,029	per km	1,075,728,904
	Services Related to a Highway - Bridges, Culverts & Structures	\$7,387.73	0.0031	Number of Bridges, Culverts & Structures	2,383,139	per item	150,488,060
	Services Related to a Highway - Active Transportation	\$241.40	0.0010	km of sidewalks and active transportation	241,400	per km	4,917,318
	Services Related to a Highway - Traffic Signals & Streetlights	\$312.00	0.0260	No. of Traffic Signals	12,000	per signal	6,355,440
	Service Related to a Highway: Public Works - Facilities	\$685.27	1.1941	sq.ft. of building area	574	per sq.ft.	13,958,950
	Service Related to a Highway: Public Works - Vehicles & Equipment	\$373.12	0.0020	No. of vehicles and equipment	186,560	per vehicle	7,600,454
Fire Protection	Fire Protection Services - Facilities	\$1,248.87	1.3617	sq.ft. of building area	917	per sq.ft.	12,188,971
	Fire Protection Services - Vehicles & Equipment	\$663.22	0.0010	No. of vehicles	663,220	per vehicle	6,473,027
	Fire Protection Services - Small Equipment and Gear	\$195.97	0.0405	No. of equipment and gear	4,839	per item	1,912,667
Parks & Recreation	Parkland Development	\$2,391.69	0.0321	Acres of Parkland	74,507	per acre	23,342,894
	Parkland Amenities	\$1,040.06	0.0114	No. of parkland amenities	91,233	per amenity	10,150,986
	Parkland Trails	\$146.17	1.5398	Linear Metres of Paths and Trails	95	per linear m	1,426,619
	Recreation Facilities	\$6,954.28	8.7644	sq.ft. of building area	793	per sq.ft.	67,873,773
	Parks & Recreation Vehicles and Equipment	\$172.21	0.0017	No. of vehicles and equipment	101,300	per vehicle	1,680,770
Library	Library Services - Facilities	\$802.55	0.9277	sq.ft. of building area	865	per sq.ft.	7,832,888
	Library Services - Collection Materials	\$96.05	2.5926	No. of library collection items	37	per collection item	937,448



Township of King
Service Standard Calculation Sheet

Service: Fire Protection Services - Facilities
Unit Measure: sq.ft. of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
91 Proctor Rd., Schomberg P.Lot 6	13,743	13,743	13,743	13,743	13,743	13,743	13,743	13,743	13,743	13,743	14,243	14,243	14,243	14,243	14,243	\$735	\$915
2045 King Rd, King City	9,024	9,024	9,024	9,024	9,024	9,024	9,024	9,024	9,024	9,024	9,024	9,024	9,024	9,024	9,024	\$735	\$954
5926 King Rd. Nobleton	10,035	10,035	10,035	10,035	10,035	10,035	10,035	10,035	10,035	10,035	10,035	10,035	10,035	10,035	10,035	\$735	\$887
Total	32,802	32,802	32,802	32,802	32,802	32,802	32,802	32,802	32,802	32,802	33,302	33,302	33,302	33,302	33,302		

Population	19,265	19,899	20,418	21,696	22,610	23,328	24,513	25,850	26,498	26,741	26,980	27,333	27,499	28,098	28,264
Per Capita Standard	1.70	1.65	1.61	1.51	1.45	1.41	1.34	1.27	1.24	1.23	1.23	1.22	1.21	1.19	1.18

15 Year Average	2010 to 2024
Quantity Standard	1.36
Quality Standard	\$917
Service Standard	\$1,249

D.C. Amount (before deductions)	10-Year
Forecast Population	9,760
\$ per Capita	\$1,249
Eligible Amount	\$12,188,971



Township of King
Service Standard Calculation Sheet

Service: Fire Protection Services - Vehicles & Equipment
Unit Measure: No. of vehicles

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
Rescue/Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,200,000
Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,200,000
Pumper/Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,200,000
Spare Pumper Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,000,000
Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,000,000
Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,200,000
Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,000,000
Ferrara Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,000,000
Tanker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$750,000
Tanker	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$750,000
Tanker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$690,000
Tanker	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$750,000
Tanker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
Ladder 80FT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,700,000
Ladder 100Ft	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,000,000
Freightliner	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$125,000
Utility Vehicle - Community Resilience	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000
Utility Vehicle	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Utility Vehicle	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Utility Vehicle	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Fire Prevention Vehicle - Bob	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000
Fire Prevention Vehicle - Nairn	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$65,000
Deputy Chief Vehicle	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$75,000
Deputy Chief Vehicle	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$75,000
Fire Chief Vehicle	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$90,000
Flatbed Trailer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$10,000
Fire Safety Event Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$90,000
Rural Water Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Trailer	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$49,535
Trailer	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$15,000
Trailer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$10,000
Total	22	22	22	22	22	23	25	26	26	26	27	27	27	29	31	

Population	19,265	19,899	20,418	21,696	22,610	23,328	24,513	25,850	26,498	26,741	26,980	27,333	27,499	28,098	28,264
Per Capita Standard	0.0011	0.0011	0.0011	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0011

15 Year Average	2010 to 2024
Quantity Standard	0.0010
Quality Standard	\$663,220
Service Standard	\$663

D.C. Amount (before deductions)	10-Year
Forecast Population	9,760
\$ per Capita	\$663
Eligible Amount	\$6,473,027



Township of King
Service Standard Calculation Sheet

Service: Fire Protection Services - Small Equipment and Gear
Unit Measure: No. of equipment and gear

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Fire Fighter Equipment	128	128	128	128	128	128	128	128	154	154	199	199	201	201	201	\$9,070
Fire Administrative Uniform	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	\$1,425
Air Compressor (Breathing App)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$90,000
SCBA	54	54	54	54	75	75	75	75	75	75	75	75	75	75	75	\$13,300
SCBA Bottles	134	134	134	134	134	134	134	144	154	154	170	170	170	170	170	\$2,100
Fire Hose	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	\$500
Dry Hydrants	-	-	-	-	-	-	-	-	-	2	5	5	6	7	9	\$15,000
Thermal Imaging Cameras	3	3	3	3	3	6	6	6	9	9	9	9	9	9	9	\$30,000
Extrication	-	-	-	-	3	6	9	9	9	9	9	9	9	9	9	\$45,000
Auto Extrication Tools	13	13	13	13	13	13	13	13	18	18	18	18	18	18	18	\$28,900
Defibrillator	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	\$32,110
Drone	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$25,000
Bluecard Training Simulator	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$11,000
Ice Water Rescue Suit	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	\$1,200
Portable Radios Stored on Trucks - used by FF's	38	38	38	38	38	38	38	38	38	38	38	38	38	58	58	\$8,000
Mobile Radios on the Truck	13	13	13	13	13	13	15	15	16	18	20	22	24	26	27	\$5,500
Decon Washer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$52,500
Total	908	908	908	908	932	938	944	954	999	1,003	1,069	1,071	1,076	1,101	1,105	

Population	19,265	19,899	20,418	21,696	22,610	23,328	24,513	25,850	26,498	26,741	26,980	27,333	27,499	28,098	28,264
Per Capita Standard	0.0471	0.0456	0.0445	0.0419	0.0412	0.0402	0.0385	0.0369	0.0377	0.0375	0.0396	0.0392	0.0391	0.0392	0.0391

15 Year Average	2010 to 2024
Quantity Standard	0.0405
Quality Standard	\$4,839
Service Standard	\$196

D.C. Amount (before deductions)	10-Year
Forecast Population	9,760
\$ per Capita	\$196
Eligible Amount	\$1,912,667



Township of King
Service Standard Calculation Sheet

Service: Services Related to a Highway - Roads
Unit Measure: km of roadways

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/km)
HCB	138.05	138.05	138.05	138.05	138.05	138.05	138.05	138.05	138.05	138.05	138.05	140.50	142.95	145.40	139.28	\$6,341,600
LCB	33.29	33.29	33.29	33.29	33.29	33.29	33.29	33.29	33.29	33.29	33.29	30.84	28.39	25.94	23.49	\$5,662,300
Gravel	55.45	55.45	55.45	55.45	55.45	55.45	55.45	55.45	55.45	55.45	55.45	55.45	55.45	55.45	55.45	\$3,895,300
Total	226.79	226.79	226.79	226.79	226.79	226.79	226.79	226.79	226.79	226.79	226.79	226.79	226.79	226.79	218.22	
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Population	19,265	19,899	20,418	21,696	22,610	23,328	24,513	25,850	26,498	26,741	26,980	27,333	27,499	28,098	28,264	
Per Capita Standard	0.0118	0.0114	0.0111	0.0105	0.0100	0.0097	0.0093	0.0088	0.0086	0.0085	0.0084	0.0083	0.0082	0.0081	0.0077	

15 Year Average	2010 to 2024
Quantity Standard	0.0094
Quality Standard	\$5,618,029
Service Standard	\$52,809

D.C. Amount (before deductions)	2051
Forecast Population	20,370
\$ per Capita	\$52,809
Eligible Amount	\$1,075,728,904



Township of King
Service Standard Calculation Sheet

Service: Services Related to a Highway - Bridges, Culverts & Structures
Unit Measure: Number of Bridges, Culverts & Structures

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Bridge (deck and structure)	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	\$6,000,000
Culverts	59	59	59	59	59	59	59	59	59	59	59	59	59	60	61	\$1,500,000
Total	74	74	74	74	74	74	74	74	74	74	74	74	74	75	76	

Population	19,265	19,899	20,418	21,696	22,610	23,328	24,513	25,850	26,498	26,741	26,980	27,333	27,499	28,098	28,264
Per Capita Standard	0.0038	0.0037	0.0036	0.0034	0.0033	0.0032	0.0030	0.0029	0.0028	0.0028	0.0027	0.0027	0.0027	0.0027	0.0027

15 Year Average	2010 to 2024
Quantity Standard	0.0031
Quality Standard	\$2,383,139
Service Standard	\$7,388

D.C. Amount (before deductions)	2051
Forecast Population	20,370
\$ per Capita	\$7,388
Eligible Amount	\$150,488,060



Township of King
Service Standard Calculation Sheet

Service: Services Related to a Highway - Active Transportation
Unit Measure: km of sidewalks and active transportation

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/km)
Sidewalks	22.89	22.89	22.89	22.89	22.89	22.89	22.89	22.89	22.89	22.89	23.21	23.21	23.21	23.36	23.42	\$250,000
Multi Use Path	-	-	-	-	-	-	-	-	-	-	1.80	1.80	1.80	1.80	1.80	\$175,000
Total	22.89	22.89	22.89	22.89	22.89	22.89	22.89	22.89	22.89	22.89	25.01	25.01	25.01	25.16	25.22	

Population	19,265	19,899	20,418	21,696	22,610	23,328	24,513	25,850	26,498	26,741	26,980	27,333	27,499	28,098	28,264
Per Capita Standard	0.0012	0.0012	0.0011	0.0011	0.0010	0.0010	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009	0.0009

15 Year Average	2010 to 2024
Quantity Standard	0.0010
Quality Standard	\$241,400
Service Standard	\$241

D.C. Amount (before deductions)	2051
Forecast Population	20,370
\$ per Capita	\$241
Eligible Amount	\$4,917,318



Township of King
Service Standard Calculation Sheet

Service: Services Related to a Highway - Traffic Signals & Streetlights
Unit Measure: No. of Traffic Signals

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Streetlights	629	629	629	629	629	629	629	629	629	629	629	629	629	629	629	\$12,000
Total	629	629	629	629	629	629	629	629	629	629	629	629	629	629	629	

Population	19,265	19,899	20,418	21,696	22,610	23,328	24,513	25,850	26,498	26,741	26,980	27,333	27,499	28,098	28,264
Per Capita Standard	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02

15 Year Average	2010 to 2024
Quantity Standard	0.0260
Quality Standard	\$12,000
Service Standard	\$312

D.C. Amount (before deductions)	2051
Forecast Population	20,370
\$ per Capita	\$312
Eligible Amount	\$6,355,440

Township of King

Service Standard Calculation Sheet



Township of King
Service Standard Calculation Sheet

Class of Service: Service Related to a Highway: Public Works - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
Public Works Vehicles																
Pick-up Truck -3/4 Ton	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$90,000
Pick-up Truck -3/4 Ton	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$80,000
Pick-up Truck - 1/2 Ton	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
Pick-up Truck - 3/4 Ton	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$80,000
Pick-up Truck	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$50,000
Pick-up Truck	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$70,000
Pick-up Truck - 3/4 Ton	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$70,000
Pick-up Truck - 3/4 Ton	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$90,000
Pick-up Truck - 1 Ton	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Pick-up Truck - 1 Ton	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$100,000
Pick-up Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
Pick-up Truck - 3/4 Ton	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$80,000
Pick-up Truck									1	1	1	1	1	1	1	\$70,000
Pick-up Truck - 3/4 Ton	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$80,000
Pick-up Truck - 1 1/2 Ton	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000
washroom trailer	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$31,300
Gradall	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$700,000
Dump-Truck - Single Axle	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$370,000
Dump-Truck - Single Axle	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$370,000
Dump-Truck - Single Axle	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$370,000
Dump-Truck - Single Axle	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$370,000
Tandem axle Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$420,000
Tandem axle Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$420,000
Tandem axle Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$420,000
Dump-Truck - Single Axle	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$370,000
Dump-Truck - Single Axle	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$370,000
Tandem axle Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$420,000
Dump-Truck - Single Axle	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$370,000
Dump-Truck - Single Axle	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$370,000
Dump-Truck - Single Axle	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$370,000
Dump Truck - Tandem	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$420,000
Dump Truck - Tandem	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$420,000
Float trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Float trailer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$20,000



Township of King
Service Standard Calculation Sheet

Class of Service: Service Related to a Highway: Public Works - Vehicles & Equipment
Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
Cargo Van	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Trailer	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$20,000
Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Sweeper	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$450,000
Loader/Back-hoe	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	340,000
Ditch Mower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	40,000
2000 Gallon Water Tank and Pump	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	20,000
Backhoe (DO) (Still exists 2008 not replaced as of 2024)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	600,000
Culvert Steamer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	40,000
Municipal Tractor (MTS Trackless)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	240,000
Hot box	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	45,000
6200 Gal water tank	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	20,000
Poly Water Tank	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	40,000
Fuel tanks	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	300,000
Crane for 3 ton truck	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	40,000
Cube Van	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	199,500
Building Department																
SUV	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
SUV	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
Pick-up Truck - 1/2 Ton	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$50,000
By-Law Department																
Light Duty Vehicle	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$50,000
Pick-up Truck - 1/2 Ton	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$50,000
SUV	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
SUV	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
SUV	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
Total	41	41	41	43	43	46	46	48	50	51	51	52	53	56	61	

Population	19,265	19,899	20,418	21,696	22,610	23,328	24,513	25,850	26,498	26,741	26,980	27,333	27,499	28,098	28,264
Per Capita Standard	0.0021	0.0021	0.0020	0.0020	0.0019	0.0020	0.0019	0.0019	0.0019	0.0019	0.0019	0.0019	0.0019	0.0020	0.0022

15 Year Average	2010 to 2024
Quantity Standard	0.0020
Quality Standard	\$186,560
Service Standard	\$373

D.C. Amount (before deductions)	2051
Forecast Population	20,370
\$ per Capita	\$373
Eligible Amount	\$7,600,454



Township of King
Service Standard Calculation Sheet

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2020 Value (\$/Acre)	2025 Value (\$/Acre)
Community Parks																	
Laskay Park	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	\$74,400	\$250,000
Osin/Lions Park	8.41	8.41	8.41	8.41	8.41	8.41	8.41	8.41	8.41	8.41	8.41	8.41	8.41	8.41	8.41	\$74,400	\$250,000
Pottageville Park	7.65	7.65	7.65	7.65	7.65	7.65	7.65	7.65	7.65	7.65	7.65	7.65	7.65	7.65	7.65	\$74,400	\$250,000
Nobleton Lions Community Park	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00	13.00	\$74,400	\$250,000
Memorial Park	14.36	14.36	14.36	14.36	14.36	14.36	14.36	14.36	14.36	14.36	14.36	14.36	14.36	14.36	14.36	\$74,400	\$250,000
Hickstead Memorial Park	-	-	-	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	\$74,400	\$250,000
Neighbourhood Parks																	
St. Andrews Park	1.64	1.64	1.64	1.64	1.64	1.64	1.64	1.64	1.64	1.64	1.64	1.64	1.64	1.64	1.64	\$165,200	\$150,000
Davis Park	8.98	8.98	8.98	8.98	8.98	8.98	8.98	8.98	8.98	8.98	8.98	8.98	8.98	8.98	8.98	\$74,400	\$150,000
Ansnrveldt Park	3.71	3.71	3.71	3.71	3.71	3.71	3.71	3.71	3.71	3.71	3.71	3.71	3.71	3.71	3.71	\$74,400	\$150,000
Wellsley Park	9.95	9.95	9.95	9.95	9.95	9.95	9.95	9.95	9.95	9.95	9.95	9.95	9.95	9.95	9.95	\$74,400	\$150,000
Nieuwland Park	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	\$165,200	\$150,000
Fox Trail Park	6.35	6.35	6.35	6.35	6.35	6.35	6.35	6.35	6.35	6.35	6.35	6.35	6.35	6.35	6.35	\$74,400	\$150,000
Rafferty's Corners Park	-	-	-	7.04	7.04	7.04	7.04	7.04	7.04	7.04	7.04	7.04	7.04	7.04	7.04	\$74,400	\$150,000
Dean Plummer Park	-	-	-	3.53	3.53	3.53	3.53	3.53	3.53	3.53	3.53	3.53	3.53	3.53	3.53	\$74,400	\$150,000
NEW - Kettle Lake Park	-	-	-	-	-	-	2.77	2.77	2.77	2.77	2.77	2.77	2.77	2.77	2.77	\$74,400	\$150,000
NEW - Salamander Park	-	-	-	-	-	-	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	\$74,400	\$150,000
NEW - Blue Heron Park	-	-	-	-	-	-	1.24	1.24	1.24	1.24	1.24	1.24	1.24	1.24	1.24	\$74,400	\$150,000
NEW - Mary Lake Park	-	-	-	-	-	-	-	-	-	0.79	0.79	0.79	0.79	0.79	0.79	\$74,400	\$150,000
NEW - Kennedy Park	-	-	-	-	-	-	-	-	-	-	-	-	1.60	1.60	1.60		\$150,000
King Heritage Cultural Centre KHCC	-	-	-	-	-	-	-	-	-	-	-	-	-	2.50	2.50		\$150,000
NEW - Budweth Park	-	-	-	-	-	-	-	-	-	-	4.60	4.60	4.60	4.60	4.60		\$150,000
Parkette's																	
Cherry Park	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$74,400	\$125,000
Lions Parkette	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	\$165,200	\$125,000
Clifton Graham Parkette	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	\$74,400	\$125,000
Jesse Lloyd Park	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	\$74,400	\$125,000
Passive Parks																	
King City Trails East & West	53.37	53.37	53.37	53.37	53.37	53.37	53.37	53.37	53.37	53.37	53.37	53.37	53.37	53.37	53.37	\$11,500	\$50,000
Dufferin Marsh	17.10	17.10	17.10	17.10	17.10	17.10	17.10	17.10	17.10	17.10	17.10	17.10	17.10	17.10	17.10	\$74,400	\$50,000
Fox Trail Park (Passive)	28.12	28.12	28.12	28.12	28.12	28.12	28.12	28.12	28.12	28.12	28.12	28.12	28.12	28.12	28.12	\$11,500	\$50,000
King City Dog Park	-	-	-	-	-	-	-	-	2.20	2.20	2.20	2.20	2.20	2.20	2.20		\$50,000
Doris Patton Park	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60		\$50,000
Hill Farm Meadow	5.75	5.75	5.75	5.75	5.75	5.75	5.75	5.75	5.75	5.75	5.75	5.75	5.75	5.75	5.75	\$11,500	\$50,000
Cold Creek Wildlife and Forest Area - Open Space	425.50	425.50	425.50	425.50	425.50	425.50	425.50	425.50	425.50	425.50	425.50	425.50	425.50	425.50	425.50	\$6,400	\$50,000
Tyrwhitt Park	9.27	9.27	9.27	9.27	9.27	9.27	9.27	9.27	9.27	9.27	9.27	9.27	9.27	9.27	9.27	\$74,400	\$50,000
NEW - King Valley Open Space/ Trails	-	-	-	-	-	-	34.60	34.60	34.60	34.60	34.60	34.60	34.60	34.60	34.60	\$11,500	\$50,000
NEW - King SE Trail System	-	-	-	-	-	-	34.70	34.70	34.70	34.70	34.70	34.70	34.70	34.70	34.70	\$11,500	\$50,000
Township Parks																	
Centennial Park	43.57	43.57	43.57	43.57	43.57	43.57	43.57	43.57	43.57	43.57	43.57	43.57	43.57	43.57	43.57	\$11,500	\$100,000
Cold Creek Wildlife and Forest Area - Active Parkland	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	44.00	\$72,700	\$100,000
NEW - Tasca Park Active	-	-	-	-	-	25.14	25.14	25.14	25.14	25.14	25.14	25.14	25.14	25.14	25.14	\$74,400	\$100,000
Total	708	708	708	721	721	746	822	822	824	825	829	829	831	833	833		

Population	19,265	19,899	20,418	21,696	22,610	23,328	24,513	25,850	26,498	26,741	26,980	27,333	27,499	28,098	28,264
Per Capita Standard	0.037	0.036	0.035	0.033	0.032	0.032	0.034	0.032	0.031	0.031	0.031	0.030	0.030	0.030	0.030

15 Year Average	2010 to 2024
Quantity Standard	0.0321
Quality Standard	\$74,507
Service Standard	\$2,392

D.C. Amount (before deductions)	10-Year
Forecast Population	9,760
\$ per Capita	\$2,392
Eligible Amount	\$23,342,894



Township of King
Service Standard Calculation Sheet

Service: Parkland Amenities
Unit Measure: No. of parkland amenities

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Bench - Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,145
Picnic Table - Galvanized V-Frame with Wood Top	-	-	-	-	-	-	-	-	-	-	4	4	4	4	4	\$3,900
Sign	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,950
Bleacher	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$9,750
Neighbourhood Park Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$357,500
Pavilion - Wood Frame	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$45,500
Baseball - JR Lit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$910,000
Path - Walkway (Limestone)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$20,566
Bench - Park	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$2,145
Picnic Table - Galvanized V-Frame with Wood Top	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$3,900
Sign	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$1,950
Natural Playground	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$357,500
Pavilion - Wood Frame	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$45,500
Path - Walkway (Asphalt)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$43,750
Waste Receptacle - Decorative	-	-	-	-	-	-	-	-	-	-	3	3	3	3	3	\$2,067
Bench - Decorative	-	-	-	-	-	-	-	-	-	-	14	14	14	14	14	\$2,730
Picnic Table - Decorative	-	-	-	-	-	-	-	-	-	-	2	2	2	2	2	\$5,200
Sign	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$1,950
Neighbourhood Park Playground	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$357,500
Multi-purpose Court	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$19,500
Pavilion - Metal Frame	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$45,500
Path - Walkway (Asphalt)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$68,294
Picnic Table - Galvanized V-Frame with Wood Top	-	-	-	-	-	-	-	-	-	5	5	5	5	5	5	\$3,900
Sign	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,300
Pavilion - Wood Frame	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$780,000
Waste Receptacle - Decorative	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,067
Bench - Decorative	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$2,730
Sign	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,950
Gazebo	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$19,500
Waste Receptacle - Decorative	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$2,067
Bench - Decorative	-	-	-	-	-	-	-	2	2	2	2	2	2	2	2	\$1,365
Sign	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,950
Sign	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000
Pavilion - Wood Frame	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000
Automatic Entrance Gate	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$104,000
Bench - Park	-	-	-	-	3	3	3	3	3	3	3	3	3	3	3	\$2,145
Sign	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,950
Soccer - Junior	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$130,000
Neighbourhood Park Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$357,500
Picnic Table - Galvanized V-Frame with Wood Top	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$3,900
Multi-purpose Court	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$19,500
Pavilion - Metal Frame	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$19,500
Path - Walkway (Concrete)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$59,763
Waste Receptacle - Decorative	-	-	-	-	3	3	3	3	3	3	3	3	3	3	3	\$2,067



Township of King
Service Standard Calculation Sheet

Service: Parkland Amenities
Unit Measure: No. of parkland amenities

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Pathway - Solar Lights	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$6,607
Path - Walkway (Asphalt)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$27,900
Path - Walkway (Concrete)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$2,003
Pedestrian Bridge, Kettleby (structure no. 25) Steel half-through truss (eagle bridge)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$317,500
Pedestrian Bridge, Kettleby (structure no. 24) Sawn lumber pedestrian bridge 500m E of Jane Street	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$251,500
Bench - Park	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$2,145
Waste Receptacle - Decorative	-	-	-	-	-	-	-	-	-	-	-	2	2	2	2	\$2,067
Bench - Decorative	-	-	-	-	-	-	-	-	-	-	-	4	4	4	4	\$2,730
Waste Receptacle - Decorative	-	-	-	-	-	-	-	-	-	2	2	2	2	2	2	\$2,067
Bench - Park	-	-	-	-	-	-	-	-	-	3	3	3	3	3	3	\$2,145
Chain Link Fence	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$32,500
Waste Receptacle - Decorative	-	-	-	-	-	-	-	-	-	-	-	3	3	3	3	\$2,067
Bench - Decorative	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$2,730
Bench - Decorative	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	\$2,730
Sign	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,950
Community Park Playground	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$520,000
Band Shelter	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$45,500
Waste Receptacle - Decorative	-	-	-	-	-	-	-	-	-	2	2	2	2	2	2	\$2,067
Bench - Decorative	-	-	-	-	-	-	-	-	-	5	5	5	5	5	5	\$2,730
Picnic Table - Decorative	-	-	-	-	-	-	-	-	-	2	2	2	2	2	2	\$5,200
Waste Receptacle - Decorative	-	-	-	-	-	-	-	-	2	2	2	2	2	2	2	\$2,067
Bench - Decorative	-	-	-	-	-	-	-	-	4	4	4	4	4	4	4	\$2,730
Bench - Decorative	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$2,730
Picnic Table - Galvanized V-Frame with Wood Top	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$3,900
Sign	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,950
Neighbourhood Park Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$357,500
Pavilion - Wood Frame	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$19,500
Waste Receptacle - Decorative	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$2,067
Bench - Park	-	-	-	-	-	-	-	-	5	5	5	5	5	5	5	\$2,145
Picnic Table - Decorative	-	-	-	-	-	-	-	-	3	3	3	3	3	3	3	\$5,200
Sign	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$1,950
Neighbourhood Park Playground	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$357,500
Pavilion - Metal Frame	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$45,500
Path - Walkway (Asphalt)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$20,960
Waste Receptacle - Decorative	-	-	-	-	-	-	-	5	5	5	5	5	5	5	5	\$2,067
Bench - Park	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	\$2,145
Picnic Table - Decorative	-	-	-	-	-	-	-	4	4	4	4	4	4	4	4	\$5,200
Picnic Table - Galvanized V-Frame with Wood Top	-	-	-	-	-	-	-	6	6	6	6	6	6	6	6	\$3,900
Sign	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$1,950
Community Park Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$520,000
Splash Pads	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$227,500
Tennis Lit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$520,000
Tennis Unlit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$325,000
Soccer - Junior	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$130,000
Baseball - SR Lit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,040,000
Baseball - JR Unlit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$780,000
Skate Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,040,000
Outdoor Rink	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$650,000
Pavilion - w. Washroom	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$845,000
Pavilion - Metal Frame	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$45,500



**Township of King
Service Standard Calculation Sheet**

Service: Parkland Amenities
Unit Measure: No. of parkland amenities

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Bench - Park	-	-	-	-	8	8	8	8	8	8	8	8	8	8	8	\$2,145
Picnic Table - Decorative	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$2,145
Sign	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$1,950
Neighbourhood Park Playground	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$357,500
Gazebo	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$45,500
Sign	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$2,600
Path - Walkway (Asphalt)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$92,302
Bench - Park	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$2,145
Sign	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,950
Sign								1	1	1	1	1	1	1	1	\$1,300
Pavilion - Wood Frame	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$32,500
Bench - Decorative															2	\$2,730
Sign	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,950
Neighbourhood Park Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$357,500
Path - Walkway (Concrete)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,740
Carved Entrance Sign *** Kyle update replacement cost	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$11,544
Bench - Park	-	-	-	-	-	4	4	4	4	4	4	4	4	4	4	\$2,145
Picnic Table - Decorative	-	-	-	-	-	3	3	3	3	3	3	3	3	3	3	\$5,200
Sign	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$1,950
Splash Pads	-	-	-	-	1	-	1	1	1	1	1	1	1	1	1	\$227,500
Neighbourhood Park Playground	-	-	-	-	1	-	1	1	1	1	1	1	1	1	1	\$357,500
Pavilion - Metal Frame	-	-	-	-		1	1	1	1	1	1	1	1	1	1	\$45,500
Multi-purpose Court	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$19,500
Path - Walkway (Asphalt)						1	1	1	1	1	1	1	1	1	1	\$41,444
Waste Receptacle - Decorative	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$2,067
Bench - Decorative	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$5,460
Bench - Park	-	-	-	-	-	-	-	-	-	-	-	2	2	2	2	\$2,145
Sign	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,950
Sign	-	-	-	-	-	-	-	-	-	2	2	2	2	2	2	\$1,950
Path - Walkway (Limestone)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$19,599
Path - Walkway (Limestone)	1	1	1	1	1	1	1	1	1	1	1	1	1			\$29,739
Path - Walkway (Asphalt)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$41,634
Bench - Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,145
Sign	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,950
Waste Receptacle - Decorative	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$2,067
Bench - Decorative	-	-	-	-	-	-	-	-	-	-	-	-	4	4	4	\$2,730
Picnic Table - Galvanized V-Frame with Wood Top	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	\$3,900
Sign	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$1,950
Neighbourhood Park Playground	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$357,500
Multi-purpose Court	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$19,500
Pavilion - Metal Frame	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$32,500
Bridge	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$117,000
Path - Walkway (Asphalt)	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$46,713
Waste Receptacle - Decorative	-	-	-	-	-	-	2	2	2	2	2	2	2	2	2	\$2,067
Bench - Park	-	-	-	-	-	-	4	4	4	4	4	4	4	4	4	\$2,145
Picnic Table - Decorative	-	-	-	-	-	-	3	3	3	3	3	3	3	3	3	\$5,200
Sign	-	-	-	-	-	-	-	-	2	2	2	2	2	2	2	\$1,950
Gazebo	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$45,500
Multi-purpose Court	-	-	-	-	-		1	1	1	1	1	1	1	1	1	\$19,500
Neighbourhood Park Playground	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$357,500



Township of King
Service Standard Calculation Sheet

Service: Parkland Amenities
Unit Measure: No. of parkland amenities

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Tennis	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$910,000
Neighbourhood Park Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$357,500
Bleacher	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$9,750
Path - Walkway (Limestone)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Bench - Park	-	-	-	-	-	-	-	2	2	2	2	2	2	2	2	\$2,145
Picnic Table - Decorative	-	-	-	-	-	-	-	2	2	2	2	2	2	2	2	\$2,600
Sign	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$1,950
Neighbourhood Park Playground	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$520,000
Pavilion - Metal Frame	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$45,500
Soccer - Intermediate	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$130,000
Irrigation	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$32,500
Bleacher	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$9,750
Path - Walkway (Asphalt)	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$25,632
Waste Receptacle - Decorative	-	-	-	-	-	-	2	2	2	2	2	2	2	2	2	\$2,067
Bench - Park	-	-	-	-	-	-	2	2	2	2	2	2	2	2	2	\$2,145
Picnic Table - Decorative	-	-	-	-	-	-	3	3	3	3	3	3	3	3	3	\$5,200
Sign	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$1,950
Sign	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$1,300
Neighbourhood Park Playground	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$357,500
Pavilion - Metal Frame	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$45,500
Multi-purpose Court	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$19,500
Multi-purpose Court	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$300,000
Path - Walkway (Asphalt)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$47,623
Waste Receptacle - Decorative	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$2,067
Bench - Decorative	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,730
Waste Receptacle - Decorative	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$2,067
Bench - Park	-	-	-	-	-	-	-	-	-	-	-	2	2	2	2	\$2,145
Sign	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,950
Waste Receptacle - Decorative	-	-	-	-	-	-	-	-	-	-	-	-	2	2	2	\$2,067
Bench - Decorative	-	-	-	-	-	-	-	-	-	-	-	-	2	2	2	\$2,730
Picnic Table - Decorative	-	-	-	-	-	-	-	-	-	-	-	-	3	3	3	\$5,200
Sign	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$19,500
Neighbourhood Park Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$357,500
Pathway	-	-	-	-	-	-	-	-	-	-	-	-	2	2	2	\$10,758
Band Shelter	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$65,000
Bench - Decorative	-	-	-	-	-	-	-	-	-	-	-	-	3	3	3	\$2,730
Tennis Unlit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$325,000
Bench - Park	-	-	2	2	2	2	2	2	2	2	2	2	2	2	2	\$2,145
Sign	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,950
Sign	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,300
Neighbourhood Park Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$357,500
Waste Receptacle - Decorative	-	-	-	-	-	-	-	-	-	-	-	-	-	11	11	\$2,067
Bench - Park	-	-	-	-	-	-	-	21	21	21	21	21	21	21	21	\$2,145
Picnic Table - Decorative	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$62,400
Picnic Table - Galvanized V-Frame with Wood Top	-	-	-	-	-	-	-	11	11	11	11	11	11	11	11	\$3,900
Sign	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$1,950
Sign	-	-	-	-	-	-	-	2	2	2	2	2	2	2	2	\$1,950
Township Park Playground	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$715,000
Natural Playground	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$195,000
Splash Pads	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$325,000



Township of King
Service Standard Calculation Sheet

Service: Parkland Amenities
Unit Measure: No. of parkland amenities

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Bleacher	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$9,750
Bleacher	-	-	-	-	-	-	-	3	3	3	3	3	3	3	3	\$9,750
Bleacher	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$29,250
Path - Walkway (Asphalt)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$81,793
Path - Walkway (Limestone)	1	1	1	1	1	1	1	1								\$58,424
Bench - Park	-	-	-	-	-	-	-	-	-	-	-	-	2	2	2	\$2,145
Sign	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,950
Sign	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$1,300
Neighbourhood Park Playground	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$357,500
Path - Walkway (Asphalt)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$16,422
Waste Receptacle - Decorative	-	-	-	-	-	3	3	3	3	3	3	3	3	3	3	\$2,067
Bench - Decorative	-	-	-	-	-	4	4	4	4	4	4	4	4	4	4	\$2,730
Gazebo	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$260,000
Waste Receptacle - Decorative	-	-	-	-	-	-	-	-	3	3	3	3	3	3	3	\$2,067
Bench - Park	-	-	-	-	-	-	-	-	7	7	7	7	7	7	7	\$2,145
Bench - Decorative	-	-	-	-	-	-	-	-	3	3	3	3	3	3	3	\$2,730
Picnic Table - Galvanized V-Frame with Wood Top	-	-	-	-	-	-	-	-	6	6	6	6	6	6	6	\$3,900
Picnic Table - Decorative	-	-	-	-	-	-	-	-	4	4	4	4	4	4	4	\$5,200
Sign	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,950
Community Park Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$520,000
Pavilion - w. Washroom	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$845,000
Tennis Lit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,040,000
Soccer - Intermediate	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Baseball - SR Lit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,040,000
Baseball - SR Lit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,040,000
Baseball - Tee-Ball	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$260,000
Outdoor Rink	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$390,000
Bleacher	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	\$9,750
Waste Receptacle - Decorative	-	-	-	-	-	-	-	-	-	-	-	-	3	3	3	\$2,067
Bench - Decorative	-	-	-	-	-	-	-	-	-	-	-	-	3	3	3	\$2,730
Picnic Table - Decorative	-	-	-	-	-	-	-	-	-	-	-	-	3	3	3	\$5,200
Sign	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,950
Barricade - P Gates	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,310
Bleacher	-	-	-	-	-	-	-	-	-	-	-	-	5	5	5	\$9,750
Bicycle Rack	-	-	-	-	-	-	-	-	-	-	-	-	3	3	3	\$650
Community Park Playground	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$520,000
Pavilion - Metal Frame	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$130,000
Soccer - Senior	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Soccer - Senior	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Beach Volleyball Court	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$15,600
Skate Park	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$325,000
Bridge	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$117,000
Baseball - JR Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$520,000
Bench - Park	-	-	-	-	-	-	-	-	-	7	7	7	7	7	7	\$2,145
Picnic Table - Galvanized V-Frame with Wood Top	-	-	-	-	-	-	-	-	-	6	6	6	6	6	6	\$3,900
Sign	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,950
Sign	-	-	-	-	-	-	-	-	-	2	2	2	2	2	2	\$1,300
Soccer - Intermediate	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$130,000
Baseball - JR Lit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$780,000
Multi-purpose Court	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$19,500



Township of King
Service Standard Calculation Sheet

Service: Parkland Amenities
Unit Measure: No. of parkland amenities

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Pavilion - Metal Frame	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$130,000
Pavilion - Metal Frame	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$104,000
Washroom	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$650,000
Tennis Unlit	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$104,000
Pickle Ball	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$208,000
Bike Park	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$325,000
Skate Park	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$325,000
Pathway	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$214,890
Dog Park	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$104,000
Multi-purpose Court	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$91,000
Soccer - Intermediate	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$130,000
Irrigation	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$32,500
Path - Walkway (Limestone)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$13,771
Bridge (decking)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$117,000
Path - Walkway Maintenance (Limestone)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$22,780
Path - Walkway (Asphalt)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$315,362
Waste Receptacle - Decorative	-	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$2,067
Bench - Park	-	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$2,145
Bench - Decorative	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,730
Bench - Park	-	-	-	-	-	2	2	2	2	2	2	2	2	2	2	\$2,145
Bench - Decorative	-	-	-	-	-	2	2	2	2	2	2	2	2	2	2	\$2,730
Soccer - Junior	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Total	120	125	132	134	158	180	209	292	341	381	410	426	473	499	506	

Population	19,265	19,899	20,418	21,696	22,610	23,328	24,513	25,850	26,498	26,741	26,980	27,333	27,499	28,098	28,264
Per Capita Standard	0.0062	0.0063	0.0065	0.0062	0.0070	0.0077	0.0085	0.0113	0.0129	0.0142	0.0152	0.0156	0.0172	0.0178	0.0179

15 Year Average	2010 to 2024
Quantity Standard	0.0114
Quality Standard	\$91,233
Service Standard	\$1,040

D.C. Amount (before deductions)	10-Year
Forecast Population	9,760
\$ per Capita	\$1,040
Eligible Amount	\$10,150,986



Service Standard Calculation Sheet

Service: Parkland Trails
Unit Measure: Linear Metres of Paths and Trails

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/ Linear Metre)
Trails King City East	996	996	996	996	996	996	996	996	996	996	996	996	996	996	996	\$75
Trails King City West	3,565	3,565	3,565	3,565	3,565	3,565	3,565	3,565	3,565	3,565	3,565	3,565	3,565	3,565	3,565	\$75
Centennial Park	7,982	7,982	7,982	7,982	7,982	7,982	7,982	7,982	7,982	7,982	7,982	7,982	7,982	7,982	7,982	\$75
Davis Park Nobleton	976	976	976	976	976	976	976	976	976	976	976	976	976	976	976	\$125
Fox Trail	1,678	1,678	1,678	1,678	1,678	1,678	1,678	1,678	1,678	1,678	1,678	1,678	1,678	1,678	1,678	\$125
Pottageville Trail	664	664	664	664	664	664	664	664	664	664	664	664	664	664	664	\$75
Cold Creek	10,294	10,294	10,294	10,294	10,294	10,294	10,294	10,294	10,294	10,294	10,294	10,294	10,294	10,294	10,294	\$75
Rising Star	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360	\$125
Dufferin Marsh Path	-	-	237	237	237	237	237	237	237	237	237	237	237	237	237	\$75
Hickstead	-	-	353	353	353	353	353	353	353	353	353	353	353	353	353	\$125
Nobleridge Trail	-	-	-	4,736	4,736	4,736	4,736	4,736	4,736	4,736	4,736	4,736	4,736	4,736	4,736	\$125
Jane Underhill Trail	-	-	-	-	-	-	1,788	1,788	1,788	1,788	1,788	1,788	1,788	1,788	1,788	\$125
Kettle Lake Park Trail	-	-	-	-	-	-	1,620	1,620	1,620	1,620	1,620	1,620	1,620	1,620	1,620	\$175
Spring Hill Path	-	-	-	-	-	-	2,198	2,198	2,198	2,198	2,198	2,198	2,198	2,198	2,198	\$125
Budweth Park Trail	-	-	-	-	-	-	-	-	-	-	621	621	621	621	621	\$125
Mary Lake Park Trail	-	-	-	-	-	-	-	1,135	1,135	1,135	1,135	1,135	1,135	1,135	1,135	\$125
Rebel Trail	185	185	185	185	185	185	185	185	185	185	185	185	185	185	185	\$75
Salamander Path	-	-	-	-	-	-	1,340	1,340	1,340	1,340	1,340	1,340	1,340	1,340	1,340	\$125
Wilkie Trail	-	-	-	-	-	-	493	493	493	493	493	493	493	493	493	\$125
17th Sideroad Trail	308	308	308	308	308	308	308	308	308	308	308	308	308	308	308	\$75
Waterlily Path	852	852	852	852	852	852	852	852	852	852	852	852	852	852	852	\$175
Junction Path			68	68	68	68	68	68	68	68	68	68	68	68	68	\$175
James Stokes Trail	-	-	-	-	-	-	-	430	430	430	430	430	430	430	430	\$125
Cooper Drive Storm Pond Access	313	313	313	313	313	313	313	313	313	313	313	313	313	313	313	\$125
Total	28,173	28,173	28,831	33,567	33,567	33,567	41,006	42,571	42,571	42,571	43,192	43,192	43,192	43,192	43,192	

Population	19,265	19,899	20,418	21,696	22,610	23,328	24,513	25,850	26,498	26,741	26,980	27,333	27,499	28,098	28,264
Per Capita Standard	1.46	1.42	1.41	1.55	1.48	1.44	1.67	1.65	1.61	1.59	1.60	1.58	1.57	1.54	1.53

15 Year Average	2010 to 2024
Quantity Standard	1.54
Quality Standard	\$95
Service Standard	\$146

D.C. Amount (before deductions)	10-Year
Forecast Population	9,760
\$ per Capita	\$146
Eligible Amount	\$1,426,619



Township of King
Service Standard Calculation Sheet

Service: Recreation Facilities
Unit Measure: sq.ft. of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value (\$/sq.ft.)
King City Lions Arena	37,053	37,053	37,053	37,053	37,053	37,053	37,053	37,053	37,053	37,053	37,053	37,053	37,053	37,053	6,000	\$550
King City Lions Barn	3,040	3,040	3,040	3,040	3,040	3,040	3,040	3,040	3,040	3,040	3,040	3,040	3,040	3,040	3,040	\$100
King City Senior Centre - 30 Fisher	3,742	3,742	3,742	3,742	3,742	3,742	3,742	3,742	3,742	3,742	3,742	-	-	-	-	\$550
Dr. William Laceby Nobleton Community Centre & Arena	41,519	41,519	41,519	41,519	41,519	41,519	41,519	41,519	41,519	41,519	41,519	41,519	41,519	41,519	41,519	\$550
Nobleton Community Hall	4,820	4,820	4,820	4,820	4,820	4,820	4,820	4,820	4,820	4,820	4,820	4,820	4,820	4,820	4,820	\$550
Nobleton Pool House	945	945	945	945	945	945	945	945	945	945	945	945	945	945	945	\$940
Park Depot	-	-	-	-	-	26,932	26,932	26,932	26,932	26,932	26,932	26,932	26,932	26,932	26,932	\$610
Schomberg Arena	31,892	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$550
Schomberg Community Hall	8,868	8,868	8,868	8,868	8,868	8,868	8,868	8,868	8,868	8,868	8,868	8,868	8,868	8,868	8,868	\$550
Laskay Hall	2,068	2,068	2,068	2,068	2,068	2,068	2,068	2,068	4,270	4,270	4,270	4,270	4,270	4,270	4,270	\$550
Community Centre - Pottageville	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	-	-	\$550
Cold Creek Conservation Area - Barn	5,140	5,140	5,140	5,140	5,140	5,140	5,140	5,140	5,140	5,140	5,140	5,140	5,140	5,140	5,140	\$485
Cold Creek Conservation Area - Visitor Centre	2,743	2,743	2,743	2,743	2,743	2,743	2,743	2,743	2,743	2,743	2,743	2,743	2,743	2,743	2,743	\$550
Cold Creek Conservation Area - Education Centre	4,062	4,062	4,062	4,062	4,062	4,062	4,062	4,062	4,062	4,062	4,062	4,062	4,062	4,062	4,062	\$550
Pottageville Pavillion	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	\$550
Trisan Centre	-	62,688	62,688	62,688	62,688	62,688	62,688	62,688	62,688	62,688	62,688	62,688	62,688	62,688	62,688	\$700
Holy Name	-	-	-	7,000	7,000	7,000	7,000	7,000	-	-	-	-	-	-	-	\$550
Ansnoerveldt Former School	-	-	-	-	-	-	-	-	11,000	11,000	11,000	11,000	11,000	11,000	-	\$485
King Township Municipal Centre	-	-	-	-	-	-	-	-	6,000	6,000	6,000	6,000	6,000	6,000	6,000	\$550
King City Library & Senior Centre	-	-	-	-	-	-	-	-	-	-	-	4,533	4,533	4,533	4,533	\$600
Zancor Centre	-	-	-	-	-	-	-	-	-	-	-	-	-	-	124,000	\$700
King City Tennis Clubhouse	560	560	560	560	560	560	560	560	560	560	560	560	560	560	560	\$900
Nobleton Tennis Clubhouse	-	-	-	-	-	-	-	-	-	-	-	-	770	770	770	\$900
Total	152,652	183,448	183,448	190,448	190,448	217,380	217,380	217,380	229,582	229,582	229,582	230,373	231,143	226,143	308,090	

Population	19,265	19,899	20,418	21,696	22,610	23,328	24,513	25,850	26,498	26,741	26,980	27,333	27,499	28,098	28,264
Per Capita Standard	7.92	9.22	8.98	8.78	8.42	9.32	8.87	8.41	8.66	8.59	8.51	8.43	8.41	8.05	10.90

15 Year Average	2010 to 2024
Quantity Standard	8.76
Quality Standard	\$793
Service Standard	\$6,954

D.C. Amount (before deductions)	10-Year
Forecast Population	9,760
\$ per Capita	\$6,954
Eligible Amount	\$67,873,773



**Township of King
Service Standard Calculation Sheet**

Service: Parks & Recreation Vehicles and Equipment
Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
GMC Sierra 3500 HD	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$145,000
Dodge Ram 2022 with Plow Attachment	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$100,000
Ford 5500 Dump Truck 4x4	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$165,000
Ford F-150 Lightning	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$121,210
Ford F250 4x4 Diesel	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$100,000
Ford F250 4x4 Diesel	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$100,000
Ford F-250 WHITE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
FORD F350 WHITE	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$145,000
Ford F350 XL	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$165,000
Ford F550	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$165,000
Ford F-550 4x4 Gas w/ Dump Body, Sander, Plow	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$165,000
Ford F550 XL Garbage Truck White	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$250,000
GMC Sierra SLE 2500 HD 4x4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$80,000
Chevrolet Express	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$76,000
Ford Transit 250	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$76,000
International 4900 White (pumper)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,000,000
International 7500 Dump Truck with crane (Atlas Polar Crane - model is an x-clx 088)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$400,000
Via RoadMaster Tandem Trailer Enclosed	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Weberlane Trailer PT8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$14,170
Weberlane Trailer PT9	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$14,170
BT25-14K Deckover Pintle Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,200
Deck Trailer	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$14,000
Hydraulic Tilt Trailer	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$16,000
Trailer	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$7,800
Trailer	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$8,000
Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,000
Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,000
Trailer	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$16,000
Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$11,216
Utility Trailer	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$14,661
40hp tractor loader/blade/sander	1	1	1	1	1	1	1								-	\$90,000
40hp tractor loader/blade/sander	1	1	1	1	1	1	1	1	1	1	1					\$90,000
40hp tractor loader/blade/sander	-	-	-	1	1	1	1	1	1	1	1	1	1	1	-	\$90,000
60hp tractor loader/blade/sander								1	1	1	1	1	1	1	1	\$120,000
60hp tractor loader/blade/sander												1	1	1	1	\$120,000
60hp tractor loader/blade/sander	-	-	-	-	-	-	1	1	1	1	1	1	1	1	-	\$120,000
60hpTractor with loader	-	-	-	-	-	-	-	-	-	-	-	1	1	1	-	\$90,000
60hpTractor with loader	-	-	-	-	-	-	-	-	-	1	1	1	1	1	-	\$120,000
6ft Riding Mower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000
6ft Riding Mower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000
6ft Riding Mower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000
6ft Riding Mower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000
6ft Riding Mower	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$65,000



Township of King
Service Standard Calculation Sheet

Service: Parks & Recreation Vehicles and Equipment
Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/Vehicle)
6ft Riding Mower	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$65,000
6ft Riding Mower	-	-	-	-	-				1	1	1	1	1	1	1	\$65,000
6ft Riding Mower	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$65,000
Wide area Mower								1	1	1	1	1	1	1	1	\$115,000
Wide area Mower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$115,000
Backhoe	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$340,000
All Terrain Vehicle	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
All Terrain Vehicle	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,950
250-Gallon Water Tank and Watering Nozzles	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,000
250-Gallon Water Tank and Watering Nozzles	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,000
400-Gallon Water Tank and Watering Nozzles	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$6,000
Toro Pro Core Aerator	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$51,600
Wood Chipper	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$88,426
Wood Chipper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$88,426
Skid Steer	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$85,000
Pick-up Truck				1	1	1	1	1	1	1	1	1	1			\$70,000
Pick-up Truck				1	1	1	1	1	1	1	1	1	1	1		\$100,000
Trailer					1	1	1	1	1	1	1	1	1			\$20,000
Float Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1		\$20,000
																\$0
Facilities																\$0
Van	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$76,000
SUV	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$50,000
Van	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$76,000
SUV	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$55,000
Pick-Up Truck	-	-	-	-	-	-	-	-	-	-	-	-	-	1		\$45,000
Pick-Up Truck	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$45,000
Trisan Center Arena - Ice Surfacing Machine	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$170,000
King City Arena - Ice Surfacing Machine	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$170,000
Nobleton Arena - Ice Surfacing Machine	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$170,000
Zancor Arena - Ice Surfacing Machine	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	\$200,000
Zancor Arena - Ice Surfacing Machine	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	\$200,000
Total	26	26	26	30	32	36	38	40	48	50	51	56	63	65	63	\$7,302,829

Population	19,265	19,899	20,418	21,696	22,610	23,328	24,513	25,850	26,498	26,741	26,980	27,333	27,499	28,098	28,264
Per Capita Standard	0.0013	0.0013	0.0013	0.0014	0.0014	0.0015	0.0016	0.0015	0.0018	0.0019	0.0019	0.0020	0.0023	0.0023	0.0022

15 Year Average	2010 to 2024
Quantity Standard	0.0017
Quality Standard	\$101,300
Service Standard	\$172

D.C. Amount (before deductions)	10-Year
Forecast Population	9,760
\$ per Capita	\$172
Eligible Amount	\$1,680,770



Township of King
Service Standard Calculation Sheet

Service: Library Services - Facilities
Unit Measure: sq.ft. of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
King Rd., King City	7,553	7,553	7,553	7,553	7,553	7,553	7,553	7,553	18,256	18,256	18,256	18,256	18,256	18,256	18,256	\$600	\$811
Main St., Schomberg	3,809	3,809	3,809	3,809	3,809	3,809	3,809	3,809	3,809	3,809	3,809	3,809	3,809	3,809	3,809	\$550	\$1,009
Sheardown Dr., Nobleton	5,099	5,099	5,099	5,099	5,099	5,099	5,099	5,099	5,099	5,099	5,099	5,099	5,099	5,099	5,099	\$550	\$967
Ansnoerveldt Library	1,563	1,563	1,563	1,563	1,563	1,563	1,563	1,563	1,563	1,563	1,563	1,563	1,563	1,563	1,563	\$350	\$591
Remote Library Service Points	-	-	-	-	-	-	-	-	-	-	-	-	-	1	2	\$55,000	\$55,000
Total	18,024	18,024	18,024	18,024	18,024	18,024	18,024	18,024	28,727	28,727	28,727	28,727	28,727	28,728	28,729		

Population	19,265	19,899	20,418	21,696	22,610	23,328	24,513	25,850	26,498	26,741	26,980	27,333	27,499	28,098	28,264
Per Capita Standard	0.94	0.91	0.88	0.83	0.80	0.77	0.74	0.70	1.08	1.07	1.06	1.05	1.04	1.02	1.02

15 Year Average	2010 to 2024
Quantity Standard	0.93
Quality Standard	\$865
Service Standard	\$803

D.C. Amount (before deductions)	10-Year
Forecast Population	9,760
\$ per Capita	\$803
Eligible Amount	\$7,832,888



Township of King
Service Standard Calculation Sheet

Service: Library Services - Collection Materials
Unit Measure: No. of library collection items

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025 Value (\$/item)
Books - Adult	32,170	34,789	37,809	32,705	42,258	36,588	30,471	30,417	28,649	27,354	21,281	20,023	18,625	19,368	18,419	\$37
Books - Junior	26,321	28,463	30,934	26,758	34,574	29,936	24,930	24,886	23,440	22,380	17,411	16,383	15,238	15,846	17,696	\$23
Talking Books	6,505	7,955	8,993	9,855	7,877	9,229	8,622	8,536	8,847	9,183	9,532	8,291	7,221	6,020	4,952	\$60
CD ROMS	39	39	39	53	40	33	25	21	21	21	21	-	-	-	-	\$36
Video Games	13	16	26	56	65	74	79	95	174	174	174	215	276	327	381	\$74
Periodical (Print subscriptions)	156	155	157	156	156	156	152	152	150	148	68	68	51	41	40	\$118
Electronic databases (pre 2014 - all econtent)	9	10	12	15	-	-	-	-	-		-	-	-	-	-	\$2,100
Databases	-	-	-	-	22	24	36	38	40	37	28	28	27	24	25	\$2,582
Owned econtent	-	-	-	-	75	123	182	442	1,150	1,335	865	784	723	695	815	\$42
Loaning Laptops	-	-	-	-	-	-	7	7	7	7	7	7	4	3	3	\$1,600
Loaning Tablets	-	-	-	-	-	-	7	7	7	7	7	7	4	3	1	\$500
Curated Music I-pods	-	-	-	-	-	-	-	-	19	19	19	19	-	-	-	\$439
3D Printers - Public Use	-	-	-	-	-	-	-	-	1	3	5	5	5	5	5	\$3,440
STEAM/DIY Devices	-	-	-	-	-	-	-	22	29	47	71	88	105	119	134	\$110
E-Readers (Kobo) see Technology	-	-	-	6	6	4	4	4	2	2	2	-	-	-	-	\$300
Interactive Children's Collection	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$5,046
Make-It Collection	-	-	-	-	-	-	49	49	49	50	60	88	127	135	164	\$677
Early Literacy Stations	-	-	-	-	-	-	-	7	7	7	7	7	7	6	6	\$4,091
Total	65,216	71,431	77,974	69,608	85,077	76,171	64,568	64,687	62,596	60,778	49,562	46,017	42,417	42,596	42,645	

Population	19,265	19,899	20,418	21,696	22,610	23,328	24,513	25,850	26,498	26,741	26,980	27,333	27,499	28,098	28,264
Per Capita Standard	3.39	3.59	3.82	3.21	3.76	3.27	2.63	2.50	2.36	2.27	1.84	1.68	1.54	1.52	1.51

15 Year Average	2010 to 2024
Quantity Standard	2.59
Quality Standard	\$37
Service Standard	\$96

D.C. Amount (before deductions)	10-Year
Forecast Population	9,760
\$ per Capita	\$96
Eligible Amount	\$937,448



Appendix C

Long-Term Capital and Operating Cost Examination



Appendix C: Long-Term Capital and Operating Cost Examination

Township of King Annual Capital and Operating Cost Impact

As a requirement of the *Development Charges Act, 1997*, as amended, under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the development charge. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e., sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Township's approved 2023 Financial Information Return (F.I.R.).

In addition to the operational impacts, over time, the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs incurred during the life of a physical asset, from the time its acquisition is first considered to the time it is taken out of service for disposal or redeployment. The method selected for lifecycle costing is the sinking fund method, which provides that money will be contributed annually and invested so that those funds will grow over time to equal the amount required for future replacement. The following factors were utilized to calculate the annual replacement cost of the capital projects (annual contribution = factor X capital asset cost) and are based on an annual growth rate of 2% (net of inflation) over the average useful life of the asset.

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



Table C-1
Township of King
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE/CLASS OF SERVICE	GROSS COST LESS BENEFIT TO EXISTING	CURRENT OPERATING EXPENDITURE	ANNUAL OPERATING EXPENDITURES	ANNUAL LIFECYCLE EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Stormwater Services					
1.1 Channels, drainage and ponds	2,581,655	163,604	115,601	40,926	156,527
2. Water Services					
2.1 Distribution systems	23,376,206	5,247,644	3,707,922	405,660	4,113,582
3. Wastewater Services - King City					
3.1 Sewers	15,659,125	485,447	165,681	365,852	531,533
4. Wastewater Services - Nobleton					
4.1 Sewers	16,760,036	13,110,290	4,789,075	469,944	5,259,019
5. Services Related to a Highway					
5.1 Roads and Related	78,810,383	6,279,570	3,518,942	3,495,464	7,014,406
5.2 Public Works	20,562,400	1,093,884	159,935	1,051,229	1,211,164
6. Water & Wastewater Studies					
6.1 Water & Wastewater Studies	448,473	-	-	-	-
7. Fire Protection Services					
7.1 Fire facilities, vehicles & equipment	10,349,303	3,771,761	2,665,081	773,265	3,438,346
8. Parks and Recreation Services					
8.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	59,364,800	9,844,859	6,956,258	1,149,245	8,105,503
9. Library Services					
9.1 Library facilities, materials and vehicles	9,433,486	2,167,097	1,531,244	369,756	1,901,000
10. Growth Studies					
10.1 Growth Studies	4,919,952	-	-	-	-
Total	242,265,820	42,164,156	23,609,739	8,121,341	31,731,080



Appendix D

Development Charge Reserve Fund Policy



Appendix D: D.C. Reserve Fund Policy

D.1 Legislative Requirements

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

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

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

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

- Opening balance;
- Closing balance;



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

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

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



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

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

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

All D.C.-eligible services are prescribed for the purposes of this section. Therefore, as of 2023, a municipality shall spend or allocate at least 60 percent of the monies in the reserve fund at the beginning of the year. There are generally two (2) ways in which a municipality may approach this requirement:

- (a) Include a schedule as part of the annual treasurer's statement; or
- (b) Incorporate the information into the annual budgeting process.

Based upon the above, Figure 1 and Attachments 1 and 2 set out the format for which annual reporting to Council should be provided. Attachment 3 provides for the schedule for allocating reserve fund balances to projects.

D.2 D.C. Reserve Fund Application

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

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

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



Figure D-1
Township of King
Annual Treasurer's Statement of Development Charge Reserve Funds

Description	Services to which the Development Charge Relates										Total
	Services Related to a Highway	Water Services	Stormwater	Fire Protection Services	Parks and Recreation Services	Library Services	Growth Studies	Water and Wastewater Growth Studies	Wastewater - King	Wastewater - Nobleton	
Opening Balance, January 1,											0
<u>Plus:</u>											
Development Charge Collections											0
Accrued Interest											0
Repayment of Monies Borrowed from Fund and Associated Interest ¹											0
Sub-Total	0	0	0	0	0	0	0	0	0	0	0
<u>Less:</u>											
Amount Transferred to Capital (or Other) Funds ²											0
Amounts Refunded											0
Amounts Loaned to Other D.C. Service Category for Interim Financing											0
Credits ³											0
Sub-Total	0	0	0	0	0	0	0	0	0	0	0
Closing Balance, December 31,	0	0	0	0	0	0	0	0	0	0	0

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

² See Attachment 1 for details

³ See Attachment 2 for details

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



Figure D-2a
Township of King
Attachment 1
Annual Treasurer's Statement of Development Charge Reserve Funds
Amount Transferred to Capital (or Other) Funds – Capital Fund Transactions

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



Figure D-2b
Township of King
Attachment 1
Annual Treasurer's Statement of Development Charge Reserve Funds
Amount Transferred to Capital (or Other) Funds – Operating Fund Transactions

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



Figure D-3
Township of King
Attachment 2
Annual Treasurer's Statement of Development Charge Reserve Funds
Statement of Credit Holder Transactions

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



Figure D-4
Township of King
Attachment 3
Annual Treasurer's Statement of Development Charge Reserve Funds
Statement of Reserve Fund Balance Allocations

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

Projects to Which Funds Will be Allocated

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

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

Projects to Which Funds Will be Allocated

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

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

Projects to Which Funds Will be Allocated

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



Appendix E

Local Service Policy



Appendix E: Local Service Policy

This appendix sets out the Township of King's general policy guidelines on development charges (D.C.s) and local service funding for services related to a highway, stormwater management, parkland development, and underground linear services. The guidelines outline, in general terms, the nature of engineered infrastructure that is included in the study as a development charge project, versus infrastructure that is considered a local service, to be emplaced separately by landowners, pursuant to a development agreement.

The following policy guidelines are general principles by which staff will be guided in considering development applications. Each application, however, will be considered in the context of these policy guidelines and subsection 59 (2) of the *Development Charges Act, 1997*, on its own merits having regard to, among other factors, the nature, type and location of the development and any existing and proposed development in the surrounding area, as well as the location and type of services required and their relationship to the proposed development and to existing and proposed development in the area. The allocation of infrastructure costs (or a portion thereof) between what is funded through the D.C. versus a direct developer responsibility will also be assessed by the Township on a case-by-case basis.

E.1 Services Related to a Highway

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

The associated infrastructure to achieve this concept shall include, but is not limited to: road pavement structure and curbs; grade separation/bridge structures (for any vehicles, railways and/or pedestrians); traffic calming and control, grading, drainage and retaining wall features; culvert structures; stormwater drainage systems; utilities; traffic



control systems; signage; gateway features; street furniture; active transportation facilities (e.g., sidewalks, bike lanes, multi-use trails which interconnect the transportation network, etc.); roadway illumination systems; boulevard and median surfaces (e.g., sod and topsoil, paving, etc.); street trees and landscaping; parking lanes and lay-bys; and driveway entrances; noise attenuation systems; railings and safety barriers.

E.1.1 Local and Collector Roads (including land)

- (a) Collector Roads Internal to Development, inclusive of all land and associated infrastructure – direct developer responsibility under section 59 of the D.C.A. as a local service.
- (b) Collector Roads External to Development, inclusive of all land and associated infrastructure – if needed to support a specific development or required to link with the area to which the plan relates, direct developer responsibility under section 59 of the D.C.A.; otherwise, included in D.C. calculation to the extent permitted under subsection 5 (1) of the D.C.A. (dependent on local circumstances).
- (c) All local roads are considered to be the developer's responsibility.

E.1.2 Arterial Roads

- (a) New, widened, extended or upgraded arterial roads, inclusive of all associated infrastructure: included as part of road costing funded through D.C.A., subsection 5 (1).
- (b) Land acquisition for arterial roads on existing rights-of-way to achieve a complete street: dedication under the *Planning Act* provisions (sections 41, 51, 53) through development lands; in areas with limited development: included in the D.C. calculation.
- (c) Land acquisition for arterial roads on new rights-of-way to achieve a complete street: dedication, where possible, under the *Planning Act* provisions (section 51 and section 53) through development lands up to the right of way (R.O.W.) specified in the Official Plan.



- (d) Land acquisition beyond normal dedication requirements to achieve transportation corridors as services related to highways, including grade separation infrastructure for the movement of pedestrians, cyclists, public transit and/or railway vehicles.

E.1.3 Traffic Control Systems, Signals and Intersection Improvements

- (a) On new arterial roads and arterial road improvements unrelated to a specific development: included as part of road costing funded through D.C.s.
- (b) On non-arterial roads, or for any private site entrances or entrances to specific development: direct developer responsibility under section 59 of the D.C.A. (as a local service).
- (c) On arterial or collector road intersections with Regional/County roads: in certain circumstances, may be a direct developer responsibility.
- (d) Intersection improvements, new or modified signalization, signal timing and optimization plans, area traffic studies for highways attributed to growth and unrelated to a specific development: included in the D.C. calculation as permitted under subsection 5 (1) of the D.C.A.

E.1.4 Streetlights

- (a) Streetlights on new arterial roads and arterial road improvements: considered part of the complete street and included as part of the road costing funded through D.C.s or in exceptional circumstances, may be direct developer responsibility through local service provisions (section 59 of the D.C.A.).
- (b) Streetlights on non-arterial roads internal to development: considered part of the complete street and included as a direct developer responsibility under section 59 of the D.C.A. (as a local service).
- (c) Streetlights on non-arterial roads external to development, needed to support a specific development or required to link with the area to which the plan relates: considered part of the complete street and included as a direct developer responsibility under section 59 of the D.C.A. (as a local service).

E.1.5 Transportation-Related Pedestrian and Cycling Facilities



- (a) Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within arterial roads, Regional roads and provincial highway corridors: considered part of the complete street and included in the D.C. calculation, or, in exceptional circumstances, may be direct developer responsibility through local service provisions (section 59 of the D.C.A.).
- (b) Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within or linking to non-arterial road corridors internal to development: considered part of the complete street; direct developer responsibility under section 59 of the D.C.A. (as a local service).
- (c) Other sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within non-arterial road corridors external to development and needed to support a specific development or required to link with the area to which the plan relates: direct developer responsibility under section 59 of the D.C.A. (as a local service).
- (d) Multi-use trails (not associated with a road), inclusive of all land and required infrastructure, that go beyond the function of a (parkland) recreational trail and form part of the municipality's active transportation network for cycling and/or walking: included in the D.C. calculation.

E.1.6 Noise Abatement Measures

- (a) Noise abatement measures external and internal to development where it is related to, or a requirement of a specific development: direct developer responsibility under section 59 of the D.C.A. (as a local service).
- (b) Noise abatement measures on new arterial roads and arterial road improvements abutting an existing community and unrelated to a specific development: included as part of road costing funded through D.C.s.

E.2 Stormwater Management

- (a) Stormwater facilities for quality and/or quantity management, including downstream erosion works, inclusive of land and all associated infrastructure, such as landscaping and perimeter fencing: direct developer responsibility under section 59 of the D.C.A. (as a local service).



- (b) Oversizing cost of stormwater facilities capacity, excluding land, to accommodate runoff from new, widened, extended or upgraded municipal arterial roads that are funded as a D.C. project: included as part of road costing funded through D.C.s.
- (c) Erosion works, inclusive of all restoration requirements, related to a development application: direct developer responsibility under section 59 of the D.C.A. (as a local service).
- (d) Monitoring works: included in the D.C. calculation, consistent with the D.C.A., subsection 5 (1).
- (e) Storm sewer systems and drainage works that are required for a specific development, either internal or external to the area to which the plan relates: direct developer responsibility under section 59 of the D.C.A. (as a local service).
- (f) Capacity upsizing or improvements to storm sewer systems and drainage works that are required as a result of recent, planned, or anticipated intensification or development: in some circumstances, these costs may be included in the D.C. calculation.
- (g) Note: for stormwater minimum pipe sizes, refer to section E.5.

E.3 Parkland Development

E.3.1 Parkland

- (a) Parkland Development for Community Parks, District Parks, Neighbourhood Parks and Village Squares: direct developer responsibility to provide at base condition, as follows:
 - Clearing and grubbing. Tree removals as per the subdivision's tree preservation and removals plan.
 - Topsoil Stripping, screening, and stockpiling.
 - Rough grading (pre-grading) to allow for positive drainage of the Park, with minimum slopes of 2%. If necessary, this may include some minor drainage tile work and grading as per the overall subdivision grading design complete with any required swales or catch basins. Runoff from the development property shall not drain into the park unless approved by the Director of Community Services.



- Spreading of topsoil up to 300 mm with a minimum depth of 150 mm (screened imported topsoil if existing on-site is insufficient to reach required depth).
- Sodding of site, maintenance of sod until acceptance by the Township. If the park is to be constructed by the Township, a financial contribution will be required.
- Parks shall be free of any contaminated soil or subsoil.
- Parks shall not be mined for fill.
- Parks shall be conveyed free and clear of all encumbrances.
- 100% of 1.5m chain link perimeter fencing to the Township standards to separate the development lands from Township lands or lands to be dedicated to the Township, unless the perimeter fencing is on land that will be dedicated to the Township to fulfil the requirement of parkland dedication under the *Planning Act*, in which case the cost shall be shared 50/50.
- When park parcels cannot be developed in a timely manner, they shall be graded to ensure positive drainage and seeded to minimize erosion and dust. These shall be maintained by the developer until construction commences thereon.
- The Park block shall not be used for the storage of topsoil or other construction material, equipment storage, or sales pavilions.
- Required heritage features within the Park as set out within the Planning approval conditions.

(b) Program facilities, amenities, and furniture, within parkland: included in the D.C. calculation.

E.3.2. Landscape Buffer Blocks, Features, Cul-de-sac Islands, Berms, Grade Transition Areas, Walkway Connections to Adjacent Arterial Roads, Open Space, etc.

- (a) The cost of developing all landscape buffer blocks, landscape features, cul-de-sac islands, berms, grade transition areas, walkway connections to adjacent arterial roads, open space and other remnant pieces of land conveyed to the



Township shall be a direct developer responsibility as a local service. Such costs include but are not limited to:

- Pre-grading, sodding or seeding, supply and installation of amended topsoil (to the Township's 150 mm required depth), landscape features, perimeter fencing and amenities and all planting.
- Perimeter fencing to the Township standard located on the public property side of the property line adjacent land uses (such as but not limited to arterial roads) as directed by the Township.

E.4 Natural Heritage System (N.H.S.)

N.H.S. includes engineered and in situ stream corridors, natural buffers for woodlots, wetland remnants, etc., as well as subwatersheds within the boundaries of the Township.

Direct developer responsibility as a local service provision, including but not limited to the following:

- (a) Riparian planting and landscaping requirements (as required by the Township, Conservation Authority or other authorities having jurisdiction) as a result of creation of, or construction within in the N.H.S. and associated buffers.
- (b) Perimeter fencing of the N.H.S. to the Township standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Township.

E.4.1 Infrastructure Assets Constructed by Developers

- (a) All infrastructure assets constructed by developers must be designed in accordance with the Township's Engineering and Parks Standards Manual as revised.
- (b) All infrastructure assets shall be conveyed in accordance with the Township's Engineering and Parks Standards Manual as revised.
- (c) Any parks and open space infrastructure assets approved to be built by the developer on behalf of the Township shall be in accordance with the Township's Park Development Standards Policy.



E.5 Underground Services (Stormwater, Water and Sanitary Sewers)

Underground services (linear infrastructure for stormwater, water, and sanitary services) within the road allowance are not included in the cost of road infrastructure and are treated separately. The responsibility for such services, as well as stormwater management ponds and pumping stations, which are undertaken as part of new developments or redevelopments, will be determined by the following principles:

The costs of the following items shall be direct developer responsibilities as a local service:

- (a) Providing all underground services internal to the development, including storm, water and sanitary services.
- (b) Providing service connections from existing underground services to the development.
- (c) Providing new underground services or upgrading existing underground services external to the development if the services are required to service the development, and if the pipe sizes do not exceed 300 mm for water and sanitary services and 900 mm for stormwater services. If external services are required by two or more developments, the developer for the first development will be responsible for the cost of the external services and may enter into front-ending/ cost-sharing agreements with other developers independent of the Township.
- (d) Providing stormwater management ponds and other facilities required by the development, including all associated features such as landscaping and fencing.
- (e) Water booster pumping stations, reservoir pumping stations and/or sanitary pumping stations serving individual developments.

The costs of the following items shall be paid through development charges:

- (a) Sampling stations associated with municipal service areas: included in the D.C. calculation.
- (b) Water and wastewater transmission mains associated with municipal service areas: included in the D.C. calculation.
- (c) External underground services involving trunk infrastructure.



- (d) Water and/or sanitary pumping stations not required for the individual development.



Appendix F

Asset Management Plan



Appendix F: Asset Management Plan

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

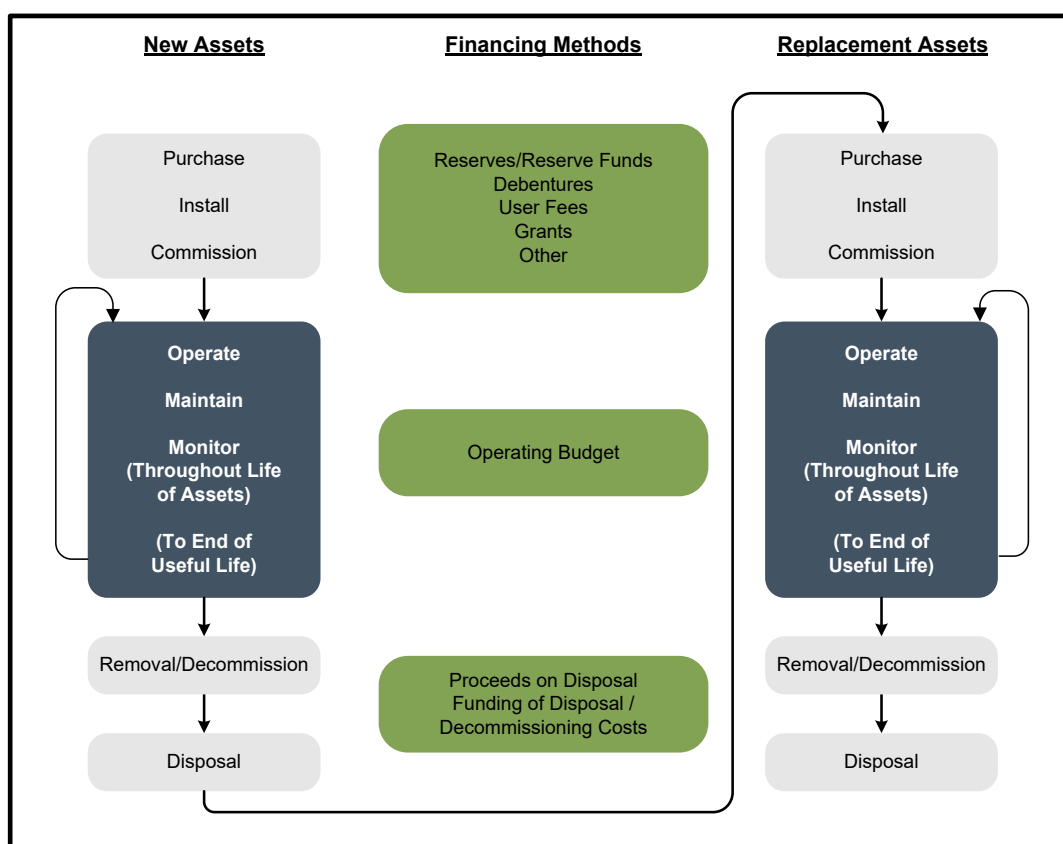
“The asset management plan shall,

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

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

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

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



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

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



Commensurate with the above, the Township prepared an A.M.P. in 2025 for its existing assets; however, it did not take into account future growth-related assets for all services included in the D.C. calculations. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition of the schematic above, the following table (presented in 2025 \$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs, so these are omitted from the table below. In addition, as all capital costs included in the D.C.-eligible capital costs are not included in the Township's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence, the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects that will require financing from municipal financial resources (i.e., taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2025 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are approximately \$36.18 million.
5. Consideration was given to the potential new taxation and user fee revenues that will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are approximately \$37.55 million. This amount, together with the existing operating revenues of approximately \$106.41 million, provides annual revenues of approximately \$143.96 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Township of King
Asset Management – Future Expenditures and Associated Revenues
2025\$

Asset Management - Future Expenditures and Associated Revenues	2051 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	4,045,875
Annual Debt Payment on Post Period Capital ²	406,436
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	\$8,121,341
Incremental Operating Costs (for D.C. Services)	\$23,609,739
Total Expenditures	36,183,391
Revenue (Annualized)	
Total Existing Revenue ⁴	\$106,405,203
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$37,550,926
Total Revenues	\$143,956,129

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR



Appendix G

Changes to the Development Charges Act, 1997



Appendix G: Changes to the Development Charges Act, 1997

Since the passage of the Township's previous development charge (D.C.) by-law, there have been a number of changes to the *Development Charges Act, 1997* (D.C.A.). This appendix summarizes the changes.

G.1 Changes to the Development Charges Act, 1997: Bill 213 and Bill 109

G.1.1 Bill 213: *Better for People, Smarter for Business Act, 2020*

On December 8, 2020, Bill 213 received Royal Assent. One of the changes of the Bill that took effect upon Royal Assent included amending the *Ministry of Training, Colleges and Universities Act* by introducing a new section that would exempt the payment of D.C.s for developments of land intended for use by a university that receives operating funds from the government. As a result, this mandatory exemption will be included in the D.C. by-law.

G.1.2 Bill 109: *More Homes for Everyone Act, 2022*

On April 14, 2022, Bill 109 received Royal Assent. One of the changes of the Bill and Ontario Regulation (O. Reg.) 438/22 that took effect upon Royal Assent included amending the D.C.A. and O. Reg. 82/98 related to the requirements for the information which is to be included in the annual Treasurer's statement on D.C. reserve funds and the requirement for publication of the statement.

- The following additional information must be provided for each D.C. service being collected for during the year:
 - (a) Whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law; and
 - (b) If the answer to (a) is no, the amount the municipality now expects to incur and a statement as to why this amount is expected.



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

The changes to the D.C.A. have also been amended to now require that the annual Treasurer's statement be made available to the public on the website of the municipality or, if there is no such website, in the municipal office.

G.2 Changes to the Development Charges Act, 1997 – Bill 23: More Homes Built Faster Act, 2022

On November 28, 2022, Bill 23 received Royal Assent. This Bill amended a number of pieces of legislation, including the *Planning Act* and the D.C.A. The following provides a summary of the changes to the D.C.A.

G.2.1 Additional Residential Unit Exemption

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

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

G.2.2 Removal of Housing as an Eligible Development Charge Service

Housing is removed as an eligible service as of November 28, 2022. Municipalities with by-laws that include a charge for housing services can no longer collect for this service.



It is noted that the charge for housing services is still applicable where rates have been frozen for the purposes of instalment payments under the D.C.A.

G.2.3 New Statutory Exemption for Non-Profit Housing

Non-profit housing units are exempt from D.C.s and D.C. instalment payments due after November 28, 2022.

G.2.4 New Statutory Exemptions for Affordable Units, Attainable Units, and Affordable Inclusionary Zoning Units

Affordable units, attainable units, and inclusionary zoning units (affordable) are exempt from the payment of D.C.s, as follows:

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

Note: As discussed in subsection G.2.13, the definitions above of an Affordable Rental Unit and Affordable Owned Unit have been modified through Bill 134.

- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.

Note: For affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.

Note: The above Affordable Owned and Rental Unit exemptions came into force as of June 1, 2024. At the time of writing, it is not known when the exemption for Attainable Units will be in force.

- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.



G.2.5 Historical Level of Service Extended to 15-Year Period Instead of the Historical 10-Year Period

Prior to Bill 23, the increase in need for service was limited by the average historical level of service calculated over the 10-year period preceding the preparation of the D.C. background study. This average is now extended to the historical 15-year period.

G.2.6 Revised Definition of Capital Costs

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

G.2.7 Mandatory Phase-in of a Development Charge

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

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

G.2.8 Development Charge By-law Expiry

A D.C. by-law now expires 10 years after the day it comes into force (unless the by-law provides for an earlier expiry date). This extends the by-law's life from five years, prior to Bill 23.

G.2.9 Instalment Payments

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



G.2.10 Rental Housing Discount

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

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

G.2.11 Maximum Interest Rate for Instalments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications

No maximum interest rate was previously prescribed. As per Bill 23, the maximum interest rate is set at the average prime rate plus 1%. This maximum interest rate provision would apply to all instalment payments and eligible Site Plan and Zoning By-law Amendment applications occurring after November 28, 2022.

G.2.12 Requirement to Allocate Funds Received

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

G.2.13 Bill 134: Affordable Homes and Good Jobs Act, 2023

The exemption for affordable residential units was included in the *More Homes Built Faster Act* (Bill 23), enacted by the Province on November 28, 2022. Under this legislation, affordable residential units were defined within subsection 4.1 of the D.C.A. and exemptions for D.C.s were provided in respect of this definition. While the legislation was enacted in November 2022, the ability for municipalities to implement the exemptions is based on the “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin” published by the Minister of Municipal Affairs and Housing. This bulletin informs the average market rent and purchase price to be used in determining which developments qualify as affordable residential units. This bulletin was published on April 5, 2024.



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

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

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

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

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

The following table provides a comparison of the definitions provided through Bill 23 and those provided through Bill 134 (underlining added for emphasis).

Item	Bill 23 Definition	Bill 134 Definition (Current D.C.A. Definition)
Affordable residential unit rent (subsection 4.1 (2), para. 1)	The rent is no greater than <u>80 per cent of the average market rent</u> , as determined in accordance with subsection (5).	The rent is no greater than <u>the lesser of</u> , i. the <u>income-based affordable rent</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and ii. the <u>average market rent</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market rent/rent based on income (subsection 4.1 (5)) for the	The <u>average market rent for the year in which the residential unit is occupied by a tenant</u> , as identified in the bulletin entitled the	The Minister of Municipal Affairs and Housing shall, (a) determine the <u>income of a household</u> that, in the



Item	Bill 23 Definition	Bill 134 Definition (Current D.C.A. Definition)
purposes of subsection 4.1 (2), para. 1	“Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin.”	Minister’s opinion, is <u>at the 60th percentile of gross annual incomes for renter households in the applicable local municipality</u> ; and (b) identify the <u>rent</u> that, in the Minister’s opinion, is <u>equal to 30 per cent of the income of the household</u> referred to in clause (a).
Affordable residential unit ownership (subsection 4.1 (3), para. 1)	The price of the residential unit is no greater than <u>80 per cent of the average purchase price</u> , as determined in accordance with subsection (6).	The price of the residential unit is no greater than <u>the lesser of</u> , i. the <u>income-based affordable purchase price</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and ii. <u>90 per cent of the average purchase price</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market purchase price/purchase price based on income (subsection 4.1 (6)) for the purposes of subsection 4.1 (3), para. 1	The <u>average purchase price for the year in which the residential unit is sold</u> , as identified in the bulletin entitled the “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin,” as it is amended from time to time, that is published by the Minister of Municipal Affairs and Housing on a website	The Minister of Municipal Affairs and Housing shall, (a) determine the <u>income of a household</u> that, in the Minister’s opinion, is at the <u>60th percentile of gross annual incomes for households in the applicable local municipality</u> ; and (b) identify the <u>purchase price</u> that, in the Minister’s opinion, <u>would result in annual</u>



Item	Bill 23 Definition	Bill 134 Definition (Current D.C.A. Definition)
	of the Government of Ontario.	<u>accommodation costs equal to 30 per cent of the income of the household</u> referred to in clause (a)

Note: the Affordable Unit exemption came into force on June 1, 2024.

G.3 Bill 185: Cutting Red Tape to Build More Homes Act

On April 10, 2024, the Province released Bill 185: *Cutting Red Tape to Build More Homes Act*. The Bill received Royal Assent on June 6, 2024. This Bill reversed many of the key changes that were implemented through Bill 23. The following sections provide a summary of the changes.

G.3.1 Revised Definition of Capital Costs

Bill 185 reversed the capital cost amendments of Bill 23 by reinstating studies as an eligible capital cost. The following paragraphs were added to subsection 5 (3) of the D.C.A.:

5. Costs to undertake studies in connection with any of the matters referred to in paragraphs 1 to 4.
6. Costs of the development charge background study required under section 10.

G.3.2 Removal of the Mandatory Phase-in

As noted in section G.2 above, Bill 23 required the phase-in of charges imposed in a D.C. by-law over a five-year term for any by-laws passed after January 1, 2022. Bill 185 removed this mandatory phase-in. This change is effective for any D.C. by-laws passed after Bill 185 came into effect.

For Site Plan and Zoning By-law Amendment applications that were made before Bill 185 received Royal Assent, the charges payable will be the charges that were in place on the day the planning application was made (i.e., including the mandatory phase-in).



G.3.3 Process for Minor Amendments to Development Charge By-laws

Section 19 of the D.C.A. requires that a municipality must follow sections 10 through 18 of the D.C.A. (with necessary modifications) when amending D.C. by-laws. Sections 10 through 18 of the D.C.A. generally require the following:

- Completion of a D.C. background study, including the requirement to post the background study 60 days prior to passage of the D.C. by-law;
- Passage of a D.C. by-law within one year of the completion of the D.C. background study;
- A public meeting, including notice requirements; and
- The ability to appeal the by-law to the Ontario Land Tribunal.

Bill 185 allows municipalities to undertake minor amendments to D.C. by-laws for the following purposes without adherence to the requirements noted above (with the exception of the notice requirements):

1. To repeal a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date (subject to the 10-year limitations provided in the D.C.A.);
2. To impose D.C.s for studies, including the D.C. background study; and
3. To remove the provisions related to the mandatory phase-in of D.C.s.

Minor amendments related to items 2 and 3 noted above may be undertaken only if the D.C. by-law being amended was passed after November 28, 2022, and before Bill 185 took effect. Moreover, the amending by-law must be passed within six months of Bill 185 coming into effect.

Notice requirements for these minor amending by-laws are similar to the typical notice requirements, with the exception of the requirement to identify the last day for appealing the by-law (as these provisions do not apply).

G.3.4 Reduction of Development Charge Rate Freeze Timeframe

Bill 108 provided for the requirement to freeze the D.C.s imposed on developments subject to a Site Plan and/or a Zoning By-law Amendment application. The D.C. rate for these developments is “frozen” at the rates that were in effect at the time the Site Plan



and/or Zoning By-law Amendment application was submitted (subject to applicable interest). Once the application is approved by the municipality, if the date the D.C. is payable is more than two years from the approval date, the D.C. rate freeze would no longer apply. Bill 185 reduced the two-year timeframe to 18 months.

G.3.5 Modernizing Public Notice Requirements

The D.C.A. sets out the requirements for municipalities to give notice of public meetings and of by-law passage. These requirements are prescribed in sections 9 and 10 of O. Reg. 82/98 and include giving notice in a newspaper of sufficiently general circulation in the area to which the by-law would apply. The regulatory changes modernized public notice requirements by allowing municipalities to provide notice on a municipal website if a local newspaper is not available.

G.4 Bill 17: Protect Ontario by Building Faster and Smarter Act, 2025

On May 12, 2025, the Province released Bill 17: *Protect Ontario by Building Faster and Smarter Act, 2025*. The Bill received Royal Assent on June 5, 2025. This Bill introduces some additional exemptions, changes to the timing of payment for residential D.C.s, and provides regulatory authority to make future changes. Certain changes are currently in force (as of the time of writing), while other changes take effect at a later date (upon commencement).

G.4.1 Changes Currently in Effect

1. Exemption for Long-term Care Homes

Before this change, long-term care homes were subject to the instalment payment provisions of the D.C.A. As of June 5, 2025, Long-term care homes are exempt from D.C.s, as well as all future instalment payments, where applicable.

2. Revised Definition of Capital Costs

Subsection 5 (3) of the D.C.A. provides for a definition of capital costs that are eligible for inclusion in the D.C. calculations. The changes introduced by Bill 17 added the following wording to the beginning of the section: “Subject to the regulations.” As such, the Province may make changes to limit the definition of capital costs via changes to the D.C. regulations.



3. Expanded Simplified Development Charge By-law Amendment Process

In addition to the reason for the simplified process set out in subsection G.3.3, a D.C. by-law may now also be amended through the simplified amendment process to repeal the indexing provision or decrease the D.C. for one or more types of development.

4. Lower Charge – Current vs. Rate Freeze

This change provides that the municipality must charge the lower of the D.C. calculated with the rate freeze (including interest) and the D.C. at current rates at the time the D.C. is payable. This change assists where municipalities reduce their D.C. and therefore can impose the reduced D.C. in cases where the rate freeze applies.

5. Grouping of Services for the Purposes of Using Credits

This change provides that the Province with the ability to make changes through the regulations to group D.C. services together for the purposes of applying D.C. credits.

G.4.2 Changes Not Yet in Effect as of the Time of Writing

1. Deferral of Residential Development Charge Payments to Occupancy

Proposed changes to subsection 26.1 of the D.C.A. provide that a D.C. payable for residential development (other than rental housing developments, which are subject to payment in instalments) would be payable upon the earlier of the issuance of an occupancy permit, or the day the building is first occupied. Only under circumstances prescribed in the regulations may the municipality require a financial security. As such, the prescribed circumstances may allow for securities when no occupancy permit is required.

Municipalities will not be allowed to impose interest on the deferral of D.C. payment to occupancy.

2. Removal of Interest for Legislated Instalments

Proposed changes to subsection 26.1 of the Act would remove the ability to charge interest on instalments for rental housing and institutional development.



This would also apply to future instalments for existing deferrals once this section takes effect.

3. Early Payment for Residential/Institutional

Proposed changes provide that a person required to pay a D.C. for residential or institutional development (i.e., instalments or at occupancy) can pay earlier without the requirement to enter into an early payment agreement.

G.5 Proposed Changes: Bill 60: *Fighting Delays, Building Faster Act, 2025*

On October 23, 2025, the Province proposed further changes to the *Development Charges Act* under Bill 60: *Fighting Delays, Building Faster Act, 2025*. A summary of the proposed changes provided in Bill 60 is outlined below:

1. Special Rules for Estimating Increased Need for Services

A new section 5.3 of the D.C.A. introduces special rules for determining estimates of the increase in need for a service class, as required by new subsection 7(3.1).

2. Requirement for a Separate Class of Capital Costs

Subsection 7(3.1) requires that a D.C. by-law imposing development charges for capital costs under paragraph 1 of subsection 5(3) must include a distinct class consisting only of those capital costs, subject to limited exceptions.

3. Ministerial Submission of Background Studies and By-laws

New subsections 10(5) and 13(5) require councils to provide copies of the D.C. background study and any passed D.C. by-law to the Minister upon request, by the specified deadline.

4. Ministerial Submission of By-laws

A new subsection 13(5) requires that councils also provide a copy of any passed D.C. by-law to the Minister upon request, by the specified deadline



5. Use of Reserve Funds for Certain Capital Costs

Amendments to section 35 (via new subsection 35(1.1)) allow municipalities to spend reserve fund monies on capital costs described in paragraph 1 of subsection 5(3), provided those costs are determined under paragraphs 2 to 7 of subsection 5(1) and are not funded through the reserve fund established for the special class required by subsection 7(3.1).

6. Updated Deadlines for Financial Statements

Subsection 43(1) now requires the treasurer to provide the annual D.C. financial statement to council by June 30 each year. Under amended subsection 43(3), a copy must also be provided to the Minister (if requested) by July 15 of that same year.

7. Requirement to Establish and Maintain Local Service Policies

New subsections 59(2.2) to 59(2.11) require municipalities to establish local service policies for each service to which a D.C. applies and for which any portion is provided as a local service. These sections outline:

- Required and optional policy content;
- Rules on identifying works considered local services;
- Exceptions and application provisions;
- Requirements to provide copies to the Minister; and
- Obligations for regular review and updates of such policies.

As Bill 60 has not yet received Royal Assent, none of the proposed amendments are currently in force.



Appendix H

Proposed Development Charge By-law



THE CORPORATION OF THE TOWNSHIP OF KING

BY-LAW NUMBER 2025-XXX

A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES

WHEREAS the Corporation of the Township of King will experience growth through Development and redevelopment;

AND WHEREAS Development and redevelopment requires the provision of physical and social services by the Township of King;

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

AND WHEREAS the *Development Charge Act, 1997* (the “Act”) provides 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;

AND WHEREAS a Development Charge Background Study has been completed in accordance with the Act;

AND WHEREAS the Council of The Corporation of the Township of King has given notice of and held a public meeting on the ____ day of _____, 2025 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF KING ENACTS AS FOLLOWS:

1. DEFINITIONS

1.1 In this By-law, the following items shall have the corresponding meanings:

- 1.1.1 “Act” means the *Development Charge Act, 1997* as amended, or any successor thereof;
- 1.1.2 “Accessory” use means that the use, Building or Structure is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, Building or Structure;
- 1.1.3 “Affordable residential unit” means a residential unit that meets the criteria set out in subsection 4.1(2) or 4.1(3) of the Act;
- 1.1.4 “Agricultural Use” means lands or Buildings, excluding any portion thereof used as a Dwelling Unit, used or designed or intended for use for the purpose of a bona fide farming operation operated by a Bona Fide Farmer, including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping, equestrian facilities and any other activities customarily carried on in agriculture, but does not include a Building, Structure or greenhouse or part thereof solely designed, used or intended to be used for the growing, cultivation, harvesting, drying, processing, testing, trimming, storage, or sale of Cannabis;
- 1.1.5 “Ancillary” means a use, building, and/or structure that is incidental and/or subordinate to a main use, and is located on the same lot as a main use;
- 1.1.6 “Ancillary residential building” means a residential building that would be accessory to a detached dwelling, semi-detached dwelling or row dwelling;
- 1.1.7 “Apartment dwelling” means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor, but does not include a special care/special need dwelling unit. Despite the foregoing, an apartment dwelling includes those stacked townhouse dwellings that are developed on a block approved for development at a minimum density of sixty (60) units per net hectare pursuant to plans approved under section 41 of the Planning Act;
- 1.1.8 “Attainable residential unit” means a residential unit that meets the criteria set out in subsection 4.1(4) of the Act;

- 1.1.9 "Back-to-back townhouse dwelling" means a building containing four or more dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;
- 1.1.10 "Board of Education" has the same meaning as set out in the Education Act, R.S.O. 1990, Chap. E.2, as amended, or any successor thereof;
- 1.1.11 "Bona Fide Farmer" means an individual currently actively engaged in a farm operation with a valid Province of Ontario Farm Business Registration number within the Township of King;
- 1.1.12 "Building" means a building or structure occupying an area greater than 10 square meters consisting of a wall, roof, and floor or any of them or a structural system serving the function thereof, including an air supported Structure or mezzanine;
- 1.1.13 "Building Code Act" means the Building Code Act, S.O. 1992, c.23, as amended and any successor legislation;
- 1.1.14 "Capital cost" shall have the same meaning as set out in subsection 5(3) of the Act;
- 1.1.15 "Cannabis" means":
- 1.1.15.1 A plant that belongs to the genus cannabis;
 - 1.1.15.2 Any part of such a plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not;
 - 1.1.15.3 Any substance or mixture of substances that contains or has on it any part of such a plant; and
 - 1.1.15.4 Any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained or produced.
- 1.1.16 "Class" means a grouping of services combined to create a single service for the purposes of this by-law and as provided in section 7 of the Development Charges Act. Also referred to as class of service or classes of services;

- 1.1.17 “Commercial” means any Non-Residential Development other than “Institutional” or “Industrial”;
- 1.1.18 “Council” means the Council of the Corporation of the Township of King;
- 1.1.19 “Development” means the construction, erection or placing of one or more Buildings on land or the making of an addition or alteration to a Building that has the effect of increasing the size of usability thereof, and includes redevelopment;
- 1.1.20 “Development Charge” means a charge imposed with respect to this By-law;
- 1.1.21 “Dwelling Unit” means a room or suite of rooms used, or designed or intended for use by one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons;
- 1.1.22 “Existing” means the number, use and size that existed as of the date this by-law was passed;
- 1.1.23 “Garden suite” means a building containing one (1) dwelling unit where the garden suite is detached from and ancillary to an existing single detached dwelling or semi-detached dwelling on a residential lot and such building is designed to be portable and where the property owner has entered into an agreement with the municipality that establishes the temporary nature of the garden suite;
- 1.1.24 “Grade” means the average level of finished ground adjoining a Building at all exterior walls;
- 1.1.25 “Gross Floor Area” means:
- 1.1.25.1 in the case of a Residential Building, the total area of all floors above Grade of a Dwelling Unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the Dwelling Unit from any other Dwelling Unit or other portion of a Building; and

1.1.25.2 in the case of a Non-Residential Building, or the Non-Residential portion of a mixed-use Building, the aggregate of the areas of each floor, whether above or below Grade, measured between the exterior faces of the exterior walls of the Building or from the centre line of a common wall separating a Non-Residential and a Residential use, excluding, in the case of a Building containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium, and excluding, in the case of a Building containing parking spaces, the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles unless the Building is a parking Structure, and, for the purposes of this definition, notwithstanding any other section of this by-law, the Non-Residential portion of a mixed-use Building is deemed to include one-half of any area common to the Residential and Non-Residential portions of such mixed-use Building. Notwithstanding any other section of this by-law, Gross Floor Area shall not include the surface area of swimming pools or the playing surfaces of indoor sport fields including hockey arenas and basketball courts, or, in the case of Industrial, office or Institutional Buildings, a part of such Building above or below Grade or a stand-alone Building above or below Grade that is used for the parking of motor vehicles which is associated with but Accessory to such Industrial, office or Institutional Building;

1.1.25.3 The measures determined in subsection (b) above shall be expressed or converted to metric square meters and rounded to two decimal places for application to the non-residential development charge rates set out in Schedule "B". For clarity, the conversion rate to be used is 1 sq. ft. = 0.09290304 m².

1.1.26 "Group Home" means a Residential Building or the Residential portion of a mixed use Building containing a single housekeeping unit supervised on a 24 hours a day basis on site by agency staff on a shift rotation basis, funded wholly or in part by any government and licensed, approved or supervised by the Province of Ontario under any general or special act, for the accommodation of not fewer than 3 and not more than 8 residents, exclusive of staff;

- 1.1.27 “Industrial” means lands or Buildings used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the public where such uses are Accessory to an Industrial use, but does not include the sale of commodities to the general public through a warehouse club or a self storage building;
- 1.1.28 “Institutional” means lands or Buildings used or designed or intended for use by an organized body, society or religious group for promoting a public or non-profit purpose and shall include, but without limiting the generality of the foregoing, places of worship, and Special Care Facilities;
- 1.1.29 “Interest rate” means the annual rate of interest as set out in section 26.3 of the Act;
- 1.1.30 “Large Apartment” means a Dwelling Unit in an Apartment Building that is 700 square feet or larger in size;
- 1.1.31 “Live/work unit” means a unit which contains separate residential and non-residential areas intended for both residential and non-residential uses concurrently, and shares a common wall or floor with direct access between the residential and non-residential areas;
- 1.1.32 “Local Board” means a local board as defined in the *Development Charge Act*;
- 1.1.33 “Long-term care home” means development as defined in subsection 2(1) of the *Fixing Long-Term Care Home Act, 2021*;
- 1.1.34 “Mobile Home” means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer;
- 1.1.35 “Multiple dwelling” means all dwellings other than single detached dwellings, semi-detached dwellings, apartment unit dwellings, and special care/special need dwellings and includes, but is not limited to, back-to-back townhouse dwellings and the residential component of live/work units;
- 1.1.36 “Municipality” means the Corporation of the Township of King;

- 1.1.37 “Non-profit housing development” means Development of a building or structure that meets the criteria set out in section 4.2 of the Act;
- 1.1.38 “Non-Residential” use means a Building of any kind whatsoever used, designed or intended to be used for other than a Residential use and includes all Commercial, Industrial and Institutional uses;
- 1.1.39 “Owner” means the Owner of land or a person who has made application for an approval for the Development of land upon which a Development Charge is imposed’;
- 1.1.40 “Place of Worship” means a Building that is used primarily for worship and religious practices and purposes, including related administrative, teaching, assembly and associated spaces including a gymnasium, but does not include portions of such Building used for any continuous Commercial uses, including but not limited to daycare facilities or office spaces for the administration of a regional district of such places of worship;
- 1.1.41 “Planning Act” means the *Planning Act*, R.S.O. 1990, c.13, as amended and any successor legislation;
- 1.1.42 “Redevelopment” means the construction, erection or placing of one or more buildings on land where all or part of a building on such land has previously been demolished, or changing the use of all or part of a building from a residential purpose to a non-residential purpose or from a non-residential purpose to a residential purpose, or changing all or part of a building from one form of residential development to another form of residential development or from one form of non-residential development to another form of non-residential development;
- 1.1.43 “Rental Housing” means a Building with four or more Dwelling Units all of which are intended for use as rented Residential premises;
- 1.1.44 “Residential” use means lands or Buildings used, or designed or intended for use as a residence for one or more individuals, and shall include, but is not limited to, a Single Detached Dwelling, a Semi-detached Dwelling Unit, a Multiple Unit Dwelling, a Small Apartment, a Large Apartment, a Group Home, a Mobile Home and a Residential Dwelling

Unit Accessory to a Non-Residential use but shall not include a motel or hotel or lodging house;

1.1.45 “Semi-detached Dwelling Unit” means a Dwelling Unit in a Residential Building consisting of two Dwelling Units having one vertical wall or one horizontal wall, but not other parts, attached or another Dwelling Unit where the Residential unit are not connected by an interior corridor;

1.1.46 “Service” (or “Services”) means a service designated in Schedule “A” to this By-law;

1.1.47 “Single Detached Dwelling Unit” means a Residential Building consisting of one Dwelling Unit and not attached to another Structure and includes Mobile Homes. For greater certainty, a Residential Building consisting of one Dwelling Unit that is attached to another Structure by footings only shall be considered a single family dwelling for purposes of this by-law;

1.1.48 “Small Apartment” means a Dwelling Unit in an Apartment Building that is less than 700 square feet in size;

1.1.49 “Special Care Facilities” means lands or Buildings without dwelling units, which are used or designed or intended for use for the purpose of providing supervision, nursing care or medical treatment, that are licensed, approved or supervised under any special or general Act;

1.1.50 “Special Care/Special Dwelling” means the residential portion of Special Care Facilities, including Group Homes, containing rooms or suites of rooms designed or intended to be used for sleeping and living accommodations that have a common entrance from street level:

1.1.50.1 Where the occupants have the right to use in common, halls, stairs, yards, common rooms, and accessory buildings;

1.1.50.2 Which may or may not have exclusive sanitary and/or culinary facilities;

1.1.50.3 That is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements; and

1.1.50.4 Where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care, and attendant services may be provided at various levels.

1.1.51 "Stacked townhouse dwelling" means a building containing two or more dwelling units where each dwelling unit is separated horizontally from another dwelling unit by a common wall or floor;

1.1.52 "Temporary Structure" means a temporary building or structure that is constructed, erected or placed on land for a continuous period of not more than eight months, or an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof for a period of not more than eight months.

2. DESIGNATION OF SERVICES

2.1 The categories of services and classes of services for which Development Charges are imposed under this By-law are as follows:

- (a) Water and Wastewater Studies;
- (b) Water Distribution;
- (c) Wastewater Services – King City;
- (d) Wastewater Services - Nobleton;
- (e) Services Related to a Highway;
- (f) Fire protection services;
- (g) Library Services;
- (h) Parks and Recreation Services; and
- (i) Growth Studies.

- 2.2 The components of the services and classes of services designated in section 2.1 are described in Schedule A.

3. APPLICATION OF BY-LAW RULES

- 3.1 Development Charges shall be payable in the amounts set out in this By-law where:

- (a) the lands are located in the area described in section 3.2; and
- (b) the Development of the lands requires any of the approvals set out in subsection 3.3(a).

Area to Which By-law Applies

- 3.2 Subject to sections 3.4, 3.5, and 3.6, this By-law applies to all lands in the Township of King whether or not the land or use thereof is exempt from taxation under subsection 3(1) or the Assessment Act.

Approvals for Development

- 3.3 (a) Development Charges shall be imposed on all lands or Buildings that are developed for Residential or Non-Residential uses if the Development requires:
- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
 - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
 - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (v) a consent under section 53 of the *Planning Act*;
 - (vi) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
 - (vii) the issuing of a permit under the *Building Code Act* in relation to a Building.

- (b) No more than one Development Charge for each service or class of services designated in subsection 2.1 shall be imposed upon any lands or Buildings to which this By-law applies, even though two or more of the actions described in subsection 3.3(a) are required before the lands or Buildings can be developed.
- (i) Despite subsection 3.3 (b), if two or more of the actions described in subsection 3.3 (a) occur at different times, additional Development Charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

3.4 Notwithstanding the provisions of this By-law, Development Charges shall not be imposed with respect to:

- (a) the enlargement of an existing residential dwelling unit;
- (b) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
- (c) A second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.
- (d) A third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units...
- (e) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more

than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units..

- (f) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit.
- (g) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.
- (h) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of land, if the new detached house, semi-detached house or other multiple contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.

3.5 (a) Notwithstanding the provisions of this by-law, Development Charges shall not be imposed with respect to:

- (i) the Municipality or a Local Board thereof;
- (ii) a Board of Education;
- (iii) the Region of York or a Local Board thereof;
- (iv) lands or Buildings used or to be used for a Place of Worship as defined above;
- (v) for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act;
- (vi) the Development of Non-residential Agricultural Use Buildings constructed for bona fide farm uses;
- (vii) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the Act if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university;
- (viii) Non-profit Housing Residential Development;

- (ix) Affordable housing units required pursuant to Section 34 and 16(4) of the Planning Act (Inclusionary Zoning);
 - (x) Affordable Residential Units;
 - (xi) Attainable Residential Units (when proclaimed as per section 4.1 of the Act);
 - (xii) Temporary Structures;
- (b) The D.C. payable for rental housing developments, where the residential units are intended to be used as a rented residential premises will be reduced based on the number of bedrooms in each unit as follows:
- (i) Three (3) or more bedrooms – 25% reduction;
 - (ii) Two (2) bedrooms – 20% reduction; and
 - (iii) Fewer than two (2) bedrooms – 15% reduction.

Exemption for Industrial Enlargement

3.6 As set out in Section 4 of the Act, if a Development includes the enlargement of the Gross Floor Area of an Existing Industrial Building, the amount of the Development Charge that is payable in respect of the enlargement is determined in accordance with this section. For the purposes of this subsection, the term “Existing Industrial Building” shall have the same meaning as defined in O. Reg. 82/98 under the Act, as amended, or successor thereto.

- (a) The exemption for Industrial enlargement provided for in this subsection shall apply only to the enlargement of the Gross Floor Area of an Existing Industrial Building which at the time of application for a Building permit, shall have fifty (50) per cent or more of its Gross Floor Area occupied by Industrial uses;
- (b) Such enlargement must be attached to, or within, the Existing Industrial Building, but shall not be attached by means only of a tunnel, bridge, passageway, shared below Grade connection, foundation, footing, shared connected roof, or parking facility;

- (c) Both the enlargement and Existing Industrial Building must be constructed on lands owned by the same beneficial Owner;
- (d) The enlargement shall be for use for, or in connection with, an Industrial purpose as set out in this By-law on lands owned by the same beneficial Owner;
- (e) The enlargement shall be for the exclusive use of the occupant in occupation at the time of the application for a Building permit, whose occupancy equals fifty (50) percent or more of the total Gross Floor Area of the existing Structure immediately prior to the issuance of the subject expansion Building permit;
- (f) The Building permit for the construction of the enlargement is to be issued no earlier than five (5) years from most recent occupancy or Building permit issued for the Building;
- (g) For the purposes of the calculation of the applicable Development Charge, the Gross Floor Area of an existing Industrial Building shall be calculated as it existed prior to the first enlargement in respect of that Building for which an exemption under Section 4 of the Act is sought;
- (h) For the purposes of the calculation of the applicable Development Charge, the enlargement shall be measured to also include all prior enlargements from the Existing Industrial Building as determined in clause 3.6 (g) above;
- (i) If the area of the enlargement, as determined in clause 3.6 (h) above, is fifty (50) percent or less of the Gross Floor Area determined in clause 3.6 (g) above, the amount of the Development Charge in respect of the enlargement is zero (0) dollars; and
- (j) If the area of the enlargement as determined in clause 3.6 (h) above is more than fifty (50) percent of the Gross Floor Area determined in clause 3.6 (g) above, the amount of the Development Charge in respect of the enlargement is the amount of the Development Charge that would otherwise be payable less that portion related to any Gross Floor Area of the enlargement which brings the cumulative

amount of enlargements to the fifty (50) percent limit, as determined in accordance with clause 3.6 (g) above.

Amount of Charges - Residential

- 3.7 The Development Charges set out in Schedule B shall be imposed on Residential uses of lands or Buildings, including a Dwelling Unit Accessory to a Non-Residential use and, in the case of a mixed use Building, on the Residential uses in the mixed use Building, according to the type and number of Residential units, and calculated with respect to each of the services and classes of services according to the type of Residential use.

Amount of Charges - Non-Residential

- 3.8 The Development Charges described in Schedule B to this by-law shall be imposed on Non-Residential uses of lands or Buildings, and, in the case of a mixed use Building, on the Non-Residential uses in the mixed use Building, and calculated with respect to each of the services and classes of services according to the Gross Floor Area of the Non-Residential use.

Reduction of Development Charge for Redevelopment

- 3.9 Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a Building existing on the same land within 48 months prior to the date of payment of Development Charge in regard to such redevelopment was, or is to be: (i) demolished, in whole or in part; or (ii) converted from one principal use to another principal use on the same land, then the Development Charge otherwise payable with respect to such redevelopment shall be reduced by the following amounts:
- (a) in the case of a Residential Building, or in the case of a mixed-use Building, the Residential uses in the mixed-use Building, an amount calculated by multiplying the applicable Development Charge under subsection 3.7 by the number, according to type, of Dwelling Units that have been or will be demolished or converted to another principal use; and

- (b) in the case of a Non-Residential Building or, in the case of mixed-use Building, the Non-Residential uses in the mixed-use Building, an amount calculated by multiplying the applicable Development Charge under subsection 3.8, by the Gross Floor Area that has been or will be demolished or converted to another principal use; provided that such amounts shall not exceed, in total, the amount of the Development Charge otherwise payable with respect to the redevelopment.
- 3.10 For the purposes of subsection 3.9, a demolition is deemed to have occurred on the date of issuance of a demolition permit, or in the case of accidental or natural destruction of the structure, or relocation of the structure from the lands, the date of such occurrence.
- 3.11 For purposes of section 3.9, the onus is on the applicant to produce evidence to the satisfaction of the Township, acting reasonably, to establish the following:
- a) The number of dwelling units that have been or will be demolished, relocated from the lands or converted to another principal use; or
 - b) The non-residential Gross Floor Area that has been or will be demolished, relocated from the lands or converted to another principal use; and
 - c) In the case of a demolition, that the dwelling units and /or non-residential Gross Floor Area were demolished within 48 months prior to the date of the payment of development charges in regard to the redevelopment.
- 3.12 Any Building that is determined to be derelict, or the equivalent of derelict, and ordered to be demolished by the Council of the Township of King, or any duly appointed officer of the municipality with appropriate authority, shall be eligible for development charge credits if a building permit is issued for a Building on the lands previously occupied by the deemed derelict Building within one hundred and twenty (120) months or less of the issuance of the demolition permit for the deemed derelict Building. The development charge credit shall be calculated in accordance with the time requirements between demolition permit issuance and building permit issuance as set out in Schedule "C" to this By-law. For redevelopment to which this section applies, the development charge otherwise payable with respect to such redevelopment shall be reduced by the amount of the credit calculated

in this subsection. Should the calculated credit exceed the amount of development charge otherwise payable, no development charge shall be payable, and any excess credit shall have no cash or credit value for any purpose.

Timing of Payment of Development Charge

- 3.13 A Development Charge imposed under this By-law is payable upon the issuance of the first Building permit with respect to each Building. Where applicable, Development Charge in respect of engineered services shall be payable upon execution of a vacant land condominium agreement, a Development agreement, or a subdivision agreement, with the remaining applicable portions of the Development Charge to be payable at issuance of the Building permit as above.
- 3.14 Notwithstanding subsection 3.13, Development Charge for Rental Housing and Institutional Developments are due and payable in six (6) instalments commencing with the first instalment payable on the date of first occupancy certificate issued, and each subsequent instalment, including interest calculated at the Interest Rate, payable on the anniversary date each year thereafter;
- 3.15 Notwithstanding section 3.13, Development Charge for Non-Profit Housing Developments are due and payable in twenty-one (21) installments commencing with the first instalment payable on the date of first occupancy certificate issued, and each subsequent instalment, including interest calculated at the Interest Rate, payable on the anniversary date each year thereafter.
- 3.16 Notwithstanding section 3.13, Development Charge for Small Office may be deferred based on the Township's Development Charge Deferral for Office Buildings Policy.
- 3.17 Where the Development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within 18 months of Building permit issuance, the Development Charge under subsections 3.13, 3.14, and 3.15 shall be calculated on the Development Charge rates effective on the date of the complete planning application, including interest. Where both planning applications apply, Development Charge under subsections 3.13, 3.14, and 3.15

shall be calculated on the Development Charge rates on the date of the later planning application, including interest.

3.18 Despite subsections 3.13, 3.14, 3.15, or 3.17, Council from time to time, and at any time, may enter into agreements providing for all or any part of a Development Charge to be paid before or after it would otherwise be payable, in accordance with Section 27 of the *Act*.

3.19 Despite the payment required under subsections 3.7 and 3.8, Council may, by agreement, give a credit towards a Development Charge in exchange for work that relates to a service to which a Development Charge is imposed under this By-law.

4. TRANSITION PROVISION – PERMITS IN PROCESS AT COMMENCEMENT

4.1 For any Residential Building permit which was issued prior to the effective date of this By-law, and for which the Chief Building Official of the Township has determined that construction has not commenced within six (6) months of the permit issuance, such Building permit may be revoked until such time as any increase in Development Charge owing when calculated in accordance with this By-law are paid.

4.2 Any complete Residential Building permit application which was received prior to the date which is ten (10) days prior to the effective date of this By-law, but for which a Building permit had not been issued by the effective date, shall be subject to the Development Charge rates which were in effect at the time the complete application was received by the Township.

5. INDEXING

5.1 Development Charges imposed pursuant to this By-law shall be adjusted semi-annually, without amendment to this By-law, on the first day of January and July of each year, commencing on July 1, 2026, in accordance with the index prescribed in the *Act*.

5.2 The transition rules set out in Section 4 above apply with necessary modifications for the effective date of each rate change made on account of indexing pursuant to Section 5.1.

6. SCHEDULES

6.1 The following schedules shall form part of this By-law:

- Schedule A - Components of Services/Classes of Services Designated in section 2.1
- Schedule B - Residential and Non-Residential Development Charges
- Schedule C - Calculation of Development Charge Credits provided to Derelict Buildings

7. CONFLICTS

- 7.1 Where the Township and an Owner or former Owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 7.2 Notwithstanding section 7.1, where a Development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional Development Charge in respect of the Development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the Development has the effect of increasing the need for services, unless such agreement provides otherwise.

8. SEVERABILITY

- 8.1 If, for any reason, any provision of this By-law is held to be invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted, amended or modified.

9. DATE BY-LAW IN FORCE

- 9.1 This By-law shall come into effect at 12:01 AM on **January xx, 2026**.

10. DATE BY-LAW EXPIRES

- 10.1 This By-law will expire at 12:01 AM on **January xx, 2035** unless it is repealed by Council at an earlier date.

11. EXISTING BY-LAW REPEALED

- 11.1 By-law Number 2021-002 is hereby repealed as of the date and time of this By-law coming into effect.

12. SHORT TITLE

- 12.1** This By-law may be referred to as the “Development Charge By-law”.

READ a FIRST and SECOND time this XXth day of January, 2026.

READ a THIRD time and **FINALLY PASSED** this XXth day of January, 2026.

Steve Pellegrini
Mayor

Kathryn Smyth
Director of Corporate Services
Township Clerk

SCHEDULE "A"
TO BY-LAW NO. 2026-XXX

DESIGNATED MUNICIPAL SERVICES/CLASSES OF SERVICES UNDER THIS BY-LAW

Engineered Services/Classes of Services:

Wastewater Services – King City
Collection System

Wastewater Services – Nobleton
Collection System

Water and Wastewater Studies
Water Services
Wastewater Services

Water Services – Urban Service Areas
Distribution System

Stormwater Drainage and Control Services
Drainage and Control
Studies

Roads and Related
Roads
Facilities
Rolling Stock

Other Services/Classes of Services:

Fire Protection
Facilities
Vehicles
Firefighter Equipment and Gear

Parks and Recreation Services
Parkland Development
Amenities
Trails
Vehicles
Facilities

Library Services
Facilities
Materials

Growth Studies
Services Related to a Highway
Fire Protection Services
Parks and Recreation Services
Library Services

**SCHEDULE “B”
TO BY-LAW NO. 2026-XXX
SCHEDULE OF DEVELOPMENT CHARGES**

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Township Wide Services/Class of Service:						
Services Related to a Highway	13,102	10,643	8,090	5,809	4,155	4.98
Fire Protection Services	2,085	1,694	1,287	924	661	0.89
Parks and Recreation Services	21,303	17,305	13,154	9,445	6,755	2.72
Library Services	1,995	1,621	1,232	884	633	0.25
Growth Studies	1,230	999	759	545	390	0.51
Total Township Wide Services (A)	39,715	32,262	24,522	17,607	12,594	9.35
Urban Services						
Stormwater Services	362	294	224	160	115	0.14
Water Services	3,277	2,662	2,023	1,453	1,039	1.27
Water & Wastewater Studies	136	110	84	60	43	0.06
Total Urban Services (B)	3,775	3,066	2,331	1,673	1,197	1.47
Area Specific Services						
Wastewater Services - King City (C)	3,937	3,198	2,431	1,745	1,248	0.66
Wastewater Services - Nobleton (D)	8,455	6,868	5,221	3,749	2,681	0.72
Total King City (A + B + C)	47,427	38,526	29,284	21,025	15,039	11.48
Total Nobleton (A + B + D)	51,945	42,196	32,074	23,029	16,472	11.54
Total Schomberg (A + B)	43,490	35,328	26,853	19,280	13,791	10.82

**SCHEDULE “C”
TO BY-LAW NO. 2026-XXX**

**Township of King
Calculation of Development Charge Credits Provided to Derelict Buildings
Demolished Under Clause 3.12**

Demolition Permit Timing	Credit Provided
Demolition permit issued, and immediate demolition, within 3 months after a building is deemed derelict by the municipality	100% redevelopment credit with no expiration
Demolition permit issued, and immediate demolition, between 3 to 6 months after a building is deemed derelict by the municipality	100% redevelopment credit for building permits issued within 10 years of the demolition permit, after which no credits
Demolition permit issued more than 6 months after a building is deemed derelict by the municipality	Declining scale of redevelopment credits based on the timing of building permit issuance: • Within 84 months: 100% redevelopment credit • 84 to 96 months: 75% redevelopment credit • 96 to 108 months: 50% redevelopment credit • 108 to 120 months: 25% redevelopment credit • Over 120 months: 0% redevelopment credit

Credits are calculated as a percentage of the development charge rates prevailing at the time of building permit issuance for the type of structure demolished.