



# Stakeholder Meeting

---

Township of King  
September 10, 2025

# Agenda



- Overview of Process – Timelines
- Development Charges Act Overview
- Changes to the Development Charges Act
- Current Charges and Policies
- Draft Growth Forecast, Service Standards, Capital, and Policies
- Next Steps
- Questions

# Overview of Process –Timelines



1

**January to September 2025**

Data collection, staff review, D.C. calculations and policy work

2

**September 10, 2025**

Stakeholder Meeting

3

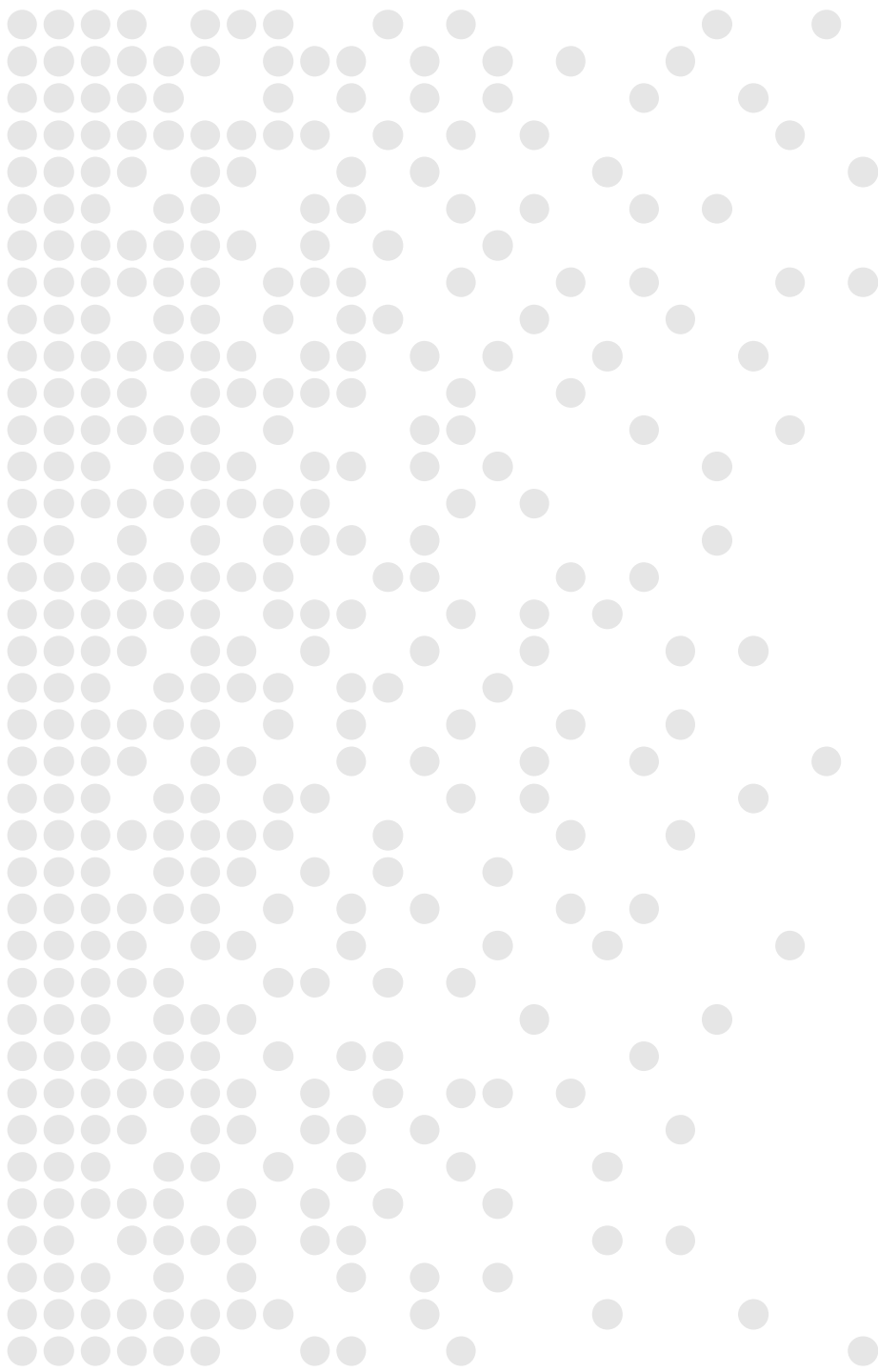
**September 29, 2025**

Council Workshop

4

**Q4 2025**

Finalize Calculations, Policies, and Prepare Background Study



# Development Charges Act (D.C.A.) Overview

---

Township of King

# Development Charges (D.C.)



## Purpose:

- To recover the capital costs associated with residential and non-residential growth within a municipality
- The capital costs are in addition to what costs would normally be constructed as part of a subdivision (i.e., internal roads, sewers, watermains, sidewalks, streetlights, etc.)
- Municipalities are empowered to impose these charges via the Development Charges Act (D.C.A.)



# Municipal Financial Planning Framework



Official Plan

Growth and Development

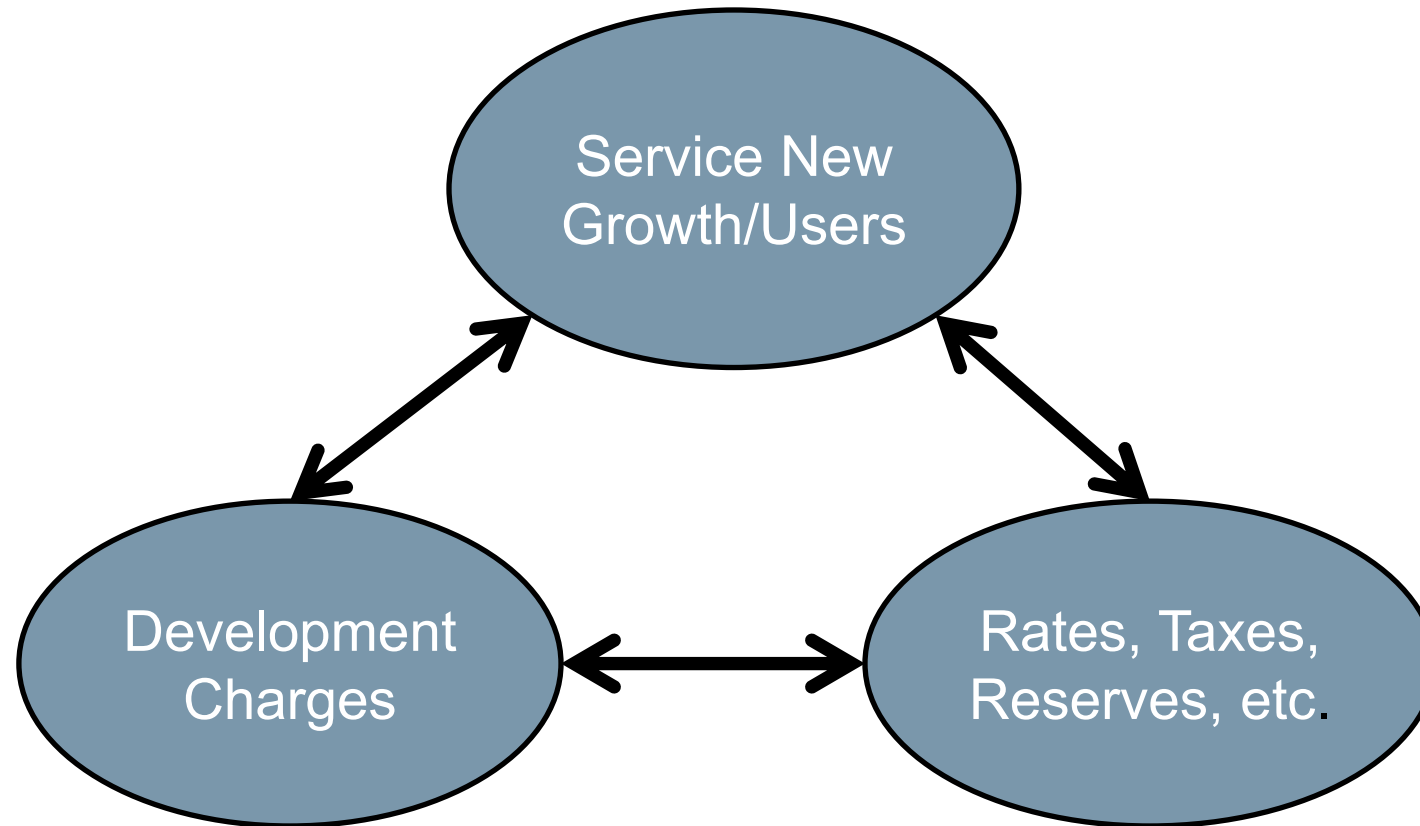
Master Plans

Capital Needs to Support Growth

Development Charges

Funding for Capital Needs to Support Growth

# Relationship Between Needs to Service Growth vs. Funding



# Methodology for Calculating a D.C.



The following provides the overall methodology to calculating the charge:

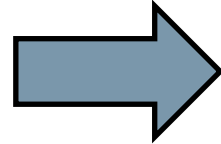
1. Identify amount, type and location of growth
2. Identify servicing needs to accommodate growth
3. Identify capital costs to provide services to meet the needs
4. Deduct:
  - i. Grants, subsidies and other contributions
  - ii. Benefit to existing development
  - iii. Amounts in excess of 15-year historical service calculation
  - iv. D.C. Reserve funds (where applicable)
5. Net costs then allocated between residential and non-residential benefit
6. Net costs divided by growth to calculate the D.C.



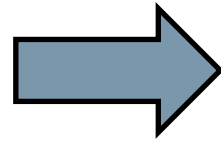
# Overview of the D.C. Calculation



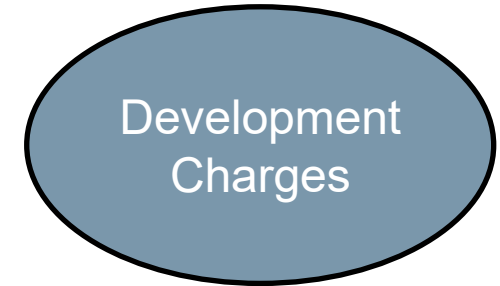
Cost of Infrastructure  
Required to  
Accommodate  
Growth



Residential and Non-  
residential Growth



Development Charge  
per Unit  
(for Residential Growth)



Development Charge  
per Sq.ft.  
(for Non-residential  
Growth)

# D.C. Eligible Services



1. **Water**
2. **Wastewater**
3. **Stormwater drainage**
4. **Services related to a highway**
5. Electrical power services
6. Toronto-York subway extension
7. Transit
8. Waste diversion
9. Policing Services
10. **Fire protection**
11. Ambulance
12. **Library**
13. Long-term Care
14. **Parks and Recreation**
15. Public Health services
- ~~16. **Housing Services**~~
17. Childcare and early years services
18. Provincial Offences Act
19. Emergency Preparedness
20. Airports (Waterloo Region only)

Blue highlights denote the Township's current D.C. services.

Green highlight denotes that housing services is no longer a D.C. eligible service. This was amended per Bill 23.

Growth studies related to an eligible D.C. service can be included.

# Maximum Charge Capped by Service Standard Calculation



- Service standard measure provides a ceiling on the level of the charge which can be imposed
- The D.C.A. requires the calculation to be based on “quantity” and “quality” measures and are averaged over the past 15 years
- Note that this measure does not apply to water, wastewater, storm water and Transit (which now has a forward-looking service standard)

# Capital Costs



- Capital Cost Definition has been broadened to include:
  - **Acquire land or interest in land**
  - Improve land
  - Acquire, lease, construct or improve buildings, facilities and structures (includes furniture and equipment)
  - Equipment and rolling stock
  - Capital component of a lease for the above
  - Circulation materials for Libraries
  - Studies
  - Interest on money borrowed to pay for the above
- Any planning horizon for future capital needs can be used, except for Transit (which is limited to 10 years)
- May include authorized costs incurred or proposed to be incurred by others on behalf of a municipality/local board

# Limitations on Capital



- Certain Capital Costs may not be included:
  - Parkland Acquisition
  - Vehicle & Equipment with avg. life of <7 years
  - Computer Equipment that is not integral to the delivery of the services
  - Possible removal of land acquisition for services (yet to be defined by the regulations)



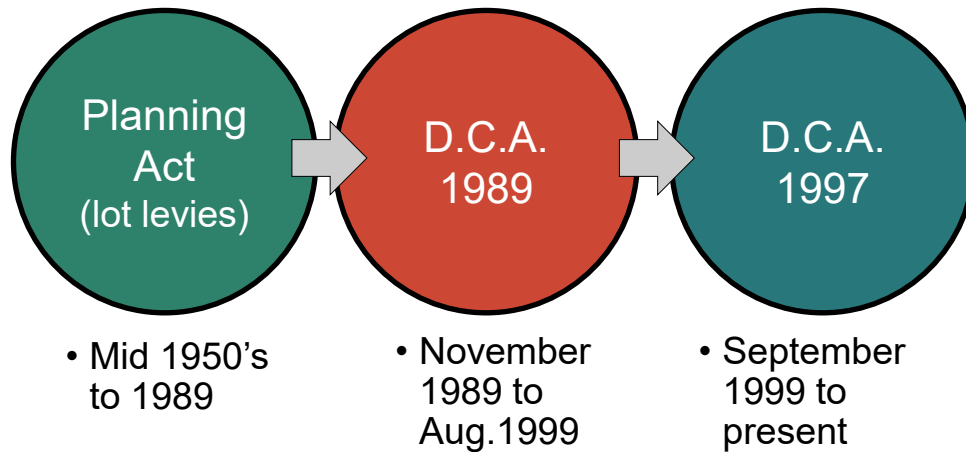
# Changes to the Development Charges Act

---

Township of King



# History of D.C.s



## Amendments to D.C.A. 1997

1. Bill 73: January 2016
2. Bill 108: June 2019
3. Bill 138: December 2019
4. Bill 197: July 2020
5. Bill 213: December 2020
6. Bill 109: April 2022
7. Bill 23: November 2022
8. Bill 134: December 2023
9. Bill 185: June 2024
10. Bill 17: June 2025

# Recent Changes to the D.C. Legislation



- There were a number of recent changes to the D.C.A. since the completion of the previous background study. These changes were provided through:
  - Bill 109: More Homes for Everyone Act, 2022
    - Additional reporting requirements
  - Bill 23: More Homes Built Faster Act, 2022
  - Bill 134: Affordable Homes and Good Jobs Act, 2023
  - Bill 185: Cutting Red Tape to Build More Homes Act, 2024
  - Bill 17: Protect Ontario by Building Faster and Smarter Act, 2025

# Recent Changes to the D.C. Legislation – Cont'd



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

- Additional D.C. exemptions:
  - Inclusionary zoning units
  - Non-profit housing
  - Additional residential units
  - Affordable owned/rental units
  - Attainable units (currently not in force)
- Rental housing discount (based on number of bedrooms – 15%-25%)
- Removal of housing as an eligible D.C. service
- Capital cost amendments <sup>16</sup> (**restrictions to remove studies** and potentially land)
- **Mandatory phase-in of D.C. (maximum charge of 80%, 85%, 90%, 95%, 100% for first five years of the by-law)**
- Maximum Interest Rate for Installments and D.C. Freeze (maximum interest rate would be set at the average prime rate plus 1%)
- Requirement to Allocate 60% of the monies in the reserve funds for Water, Wastewater, and Services Related to a Highway
- D.C. by-law expiry extended to 10 years

# Recent Changes to the D.C. Legislation – Cont'd



## Bill 134: *Affordable Homes and Good Jobs Act, 2023*

- Revised definition for affordable unit:

**Affordable Rental Unit:** rent is less than 30% of the 60<sup>th</sup> percentile of income for rental households or average market rent set out in Bulletin\*

**Affordable Owned Unit:** cost is less than 30% of the 60<sup>th</sup> percentile of income for households in the municipality or 90% of the average purchase price as defined in Bulletin\*

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

- Removal of mandatory phase-in of charges
- Re-inclusion of studies as an eligible capital cost (included in calculated rates)
- D.C. rate freeze for zoning by-law amendment applications: reduction from two years to 18 months
- Process for minor amendments to D.C. by-laws
- Modernizing public notice requirements

# Recent Changes to the D.C. Legislation – Cont'd



## Bill 17: *Protect Ontario by Building Faster and Smarter Act, 2025*

On June 5, 2025, Bill 17: *Protect Ontario by Building Faster and Smarter Act, 2025* received Royal Assent.

The following provides a summary of the changes to the D.C.A:

- Exemption for long-term care homes;
- Grouping of services for the purposes of using credits;
- Defining local services in the regulations;
- Deferral of D.C. payment to occupancy for residential development; and
- Removal of interest for legislated instalments;
- Ability for residential and institutional development to pay a D.C. earlier than a by-law requires;

# Recent Changes to the D.C. Legislation – Cont'd



## O.Reg. 164/25: Amendments to O.Reg. 82/98

- On August 1, 2025, the following amendments are in effect:
  - Substitution of Index Reference
    - Replace the Ottawa–Gatineau Non-Residential Building Construction Price Index with the London Index, providing a more geographically appropriate measure for municipalities to adjust development charges.
- Pending Proposal
  - The allocation of the 60% D.C. requirement to all eligible services is still pending. This proposal was posted for public comment in June 2025 and has not yet been enacted.





# Overview of Current Charges and Policies

---

Township of King

# Current D.C. Rates



Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiples	Apartments >700 ft2	Apartments <700 ft2	Special Care Dwelling Units	(per sq.ft. of Gross Floor Area)
<b>Township Wide Services</b>						
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
<b>Total Township-Wide Services</b>	<b>46,628</b>	<b>39,495</b>	<b>29,283</b>	<b>20,056</b>	<b>14,741</b>	<b>15.61</b>
<b>Urban Services</b>						
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
<b>Total Urban Services</b>	<b>5,059</b>	<b>4,285</b>	<b>3,178</b>	<b>2,175</b>	<b>1,601</b>	<b>2.28</b>
<b>Area Specific Services</b>						
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
<b>Total King City</b>	<b>56,790</b>	<b>48,102</b>	<b>35,665</b>	<b>24,426</b>	<b>17,956</b>	<b>20.21</b>
<b>Total Nobleton</b>	<b>57,510</b>	<b>48,713</b>	<b>36,118</b>	<b>24,735</b>	<b>18,185</b>	<b>18.50</b>
<b>Total Schomberg</b>	<b>51,687</b>	<b>43,780</b>	<b>32,461</b>	<b>22,231</b>	<b>16,342</b>	<b>17.90</b>

# Mandatory Exemptions



- Upper/Lower Tier Governments and School Boards;
- Industrial building expansions (may expand by 50% with no D.C.);
- Development of lands intended for use by a university that receives operating funds from the Government (as per Bill 213);
- Up to 2 apartments in an existing or new detached, semi-detached, or rowhouse
- Add one additional unit or 1% of existing units in an existing rental residential building
- Affordable inclusionary zoning units
- Non-profit housing
- Discount for rental housing (based on number of bedrooms – 15% to 25%)
- Affordable rental unit
- Affordable owned unit
- Attainable units (not yet in force)

# Discretionary D.C. Exemptions & Redevelopment Credits



- Reduce in part or whole D.C. for types of development or classes of development (e.g., industrial or churches);
- May phase-in over time; and
- Redevelopment credits to recognize what is being replaced on site (not specific in the Act but provided by case law)

## Township's Current Discretionary Exemptions :



Places of Worship



Cemetery or burial  
ground



Farm uses

# Affordable/Attainable Exemptions

## Bill 134



Definitions for “affordable” under the D.C.A. were updated by Bill 134, which received Royal Assent on December 4, 2023. As per s 4.1 of the D.C.A. the affordable rental unit and affordable owned unit exemptions are in effect as of June 1, 2024.

### Bill 134 Definitions

**Affordable Rental Unit:** rent is less than 30% of the 60<sup>th</sup> percentile of income for rental households or average market rent set out in a new Bulletin\*

**Affordable Owned Unit:** cost is less than 30% of the 60<sup>th</sup> percentile of income for households in the municipality or 90% of the average purchase price as defined in a new Bulletin\*

### Affordable Amounts (King)

**Affordable Monthly Rent:**

Bachelor:	\$1,184
1 Bedroom:	\$1,610
2 Bedroom:	\$1,908
3+ Bedroom:	\$2,205

**Affordable Owned Unit:**

**\$630,800** for all unit types

**Attainable Unit:** yet to be defined by legislation

# Local Service Policies



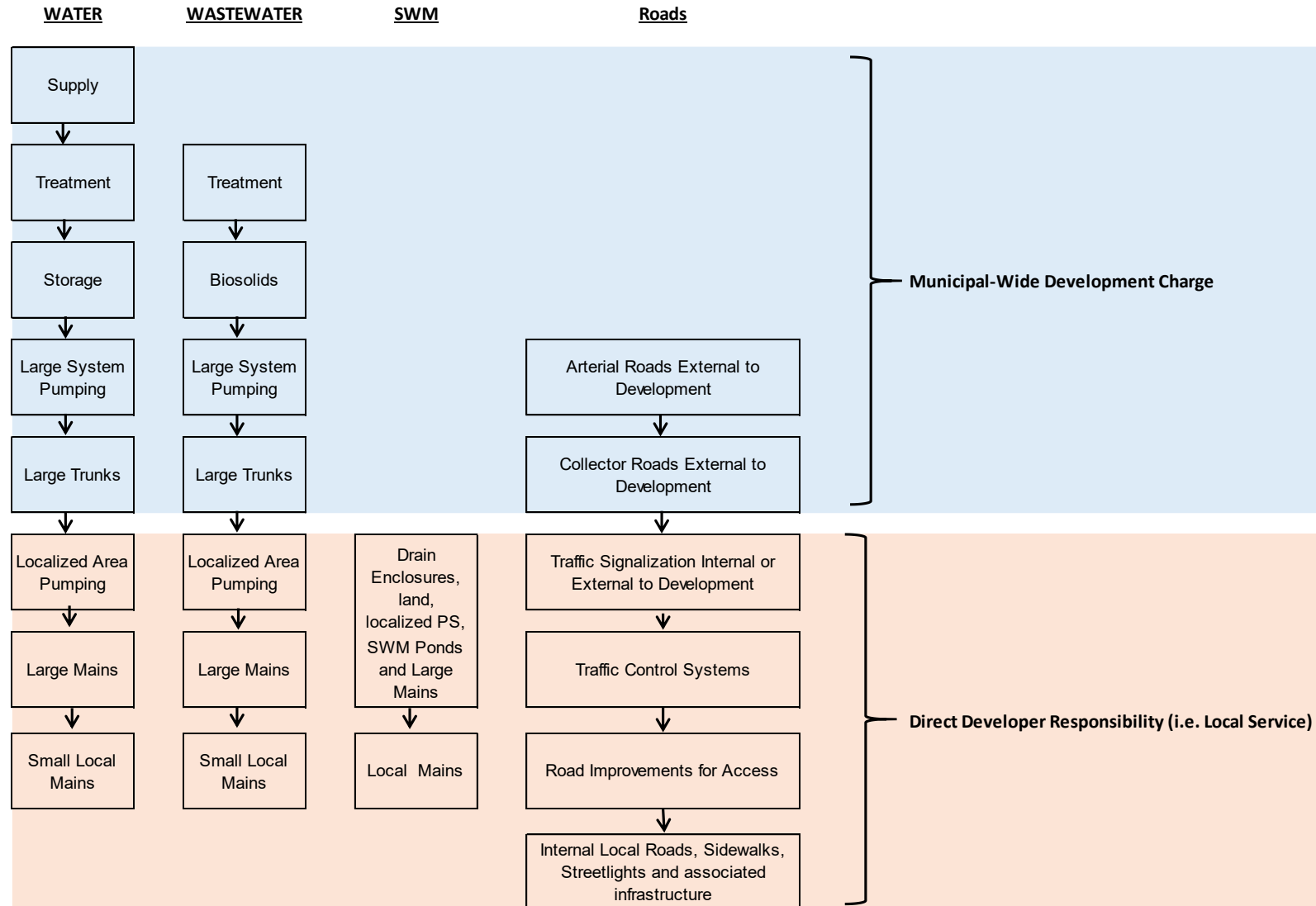
- Section 59.1(1) and (2) of the Act “No Additional Levies” - prohibits municipalities from imposing additional payments or requiring construction of a service not authorized under the D.C.A., therefore, need to be clear:
  - What will be included in the D.C.; and
  - What will be required by developers as part of their development agreements
- Items considered in Local Service Policies may include:
  - Local, rural, collector & arterial roads,
  - Intersection improvements & traffic signals,
  - Streetlights & sidewalks,
  - Bike Routes/Bike Lanes/Bike Paths/Multi-Use
  - Trails/Naturalized Walkways,
  - Noise Abatement Measures,
  - Land dedications/easements,
  - Water, Wastewater & Stormwater, and
  - Park requirements.



# Local Service Policy Allocation Example



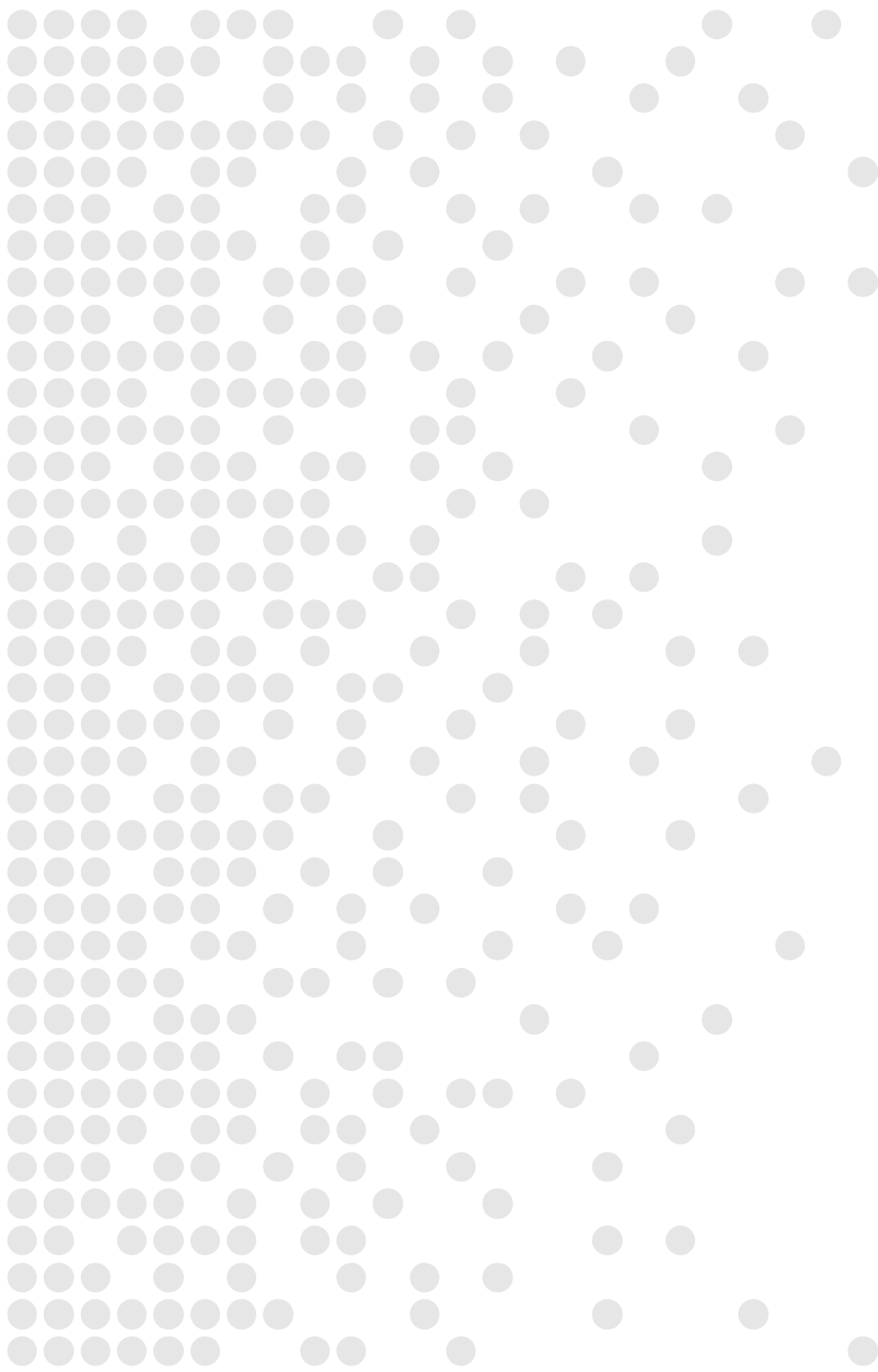
## Allocations of Services Included in Capital Charges



# Other Matters



- **Timing of Payment:** Typically, D.C.s for all services are payable upon issuance of a building permit for each dwelling unit, building, or structure, subject to early or late payment agreements
  - **Instalment Payments:** Rental housing and institutional developments pay D.C.s in 6 equal annual payments commencing at occupancy, subject to annual interest charges at a maximum interest rate of the average prime rate plus 1%
  - **Rate Freeze:** The D.C. amount for all developments occurring within **18 months** of a site plan or Zoning By-law Amendment planning approval 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, subject to annual interest charges at a maximum interest rate of the average prime rate plus 1%



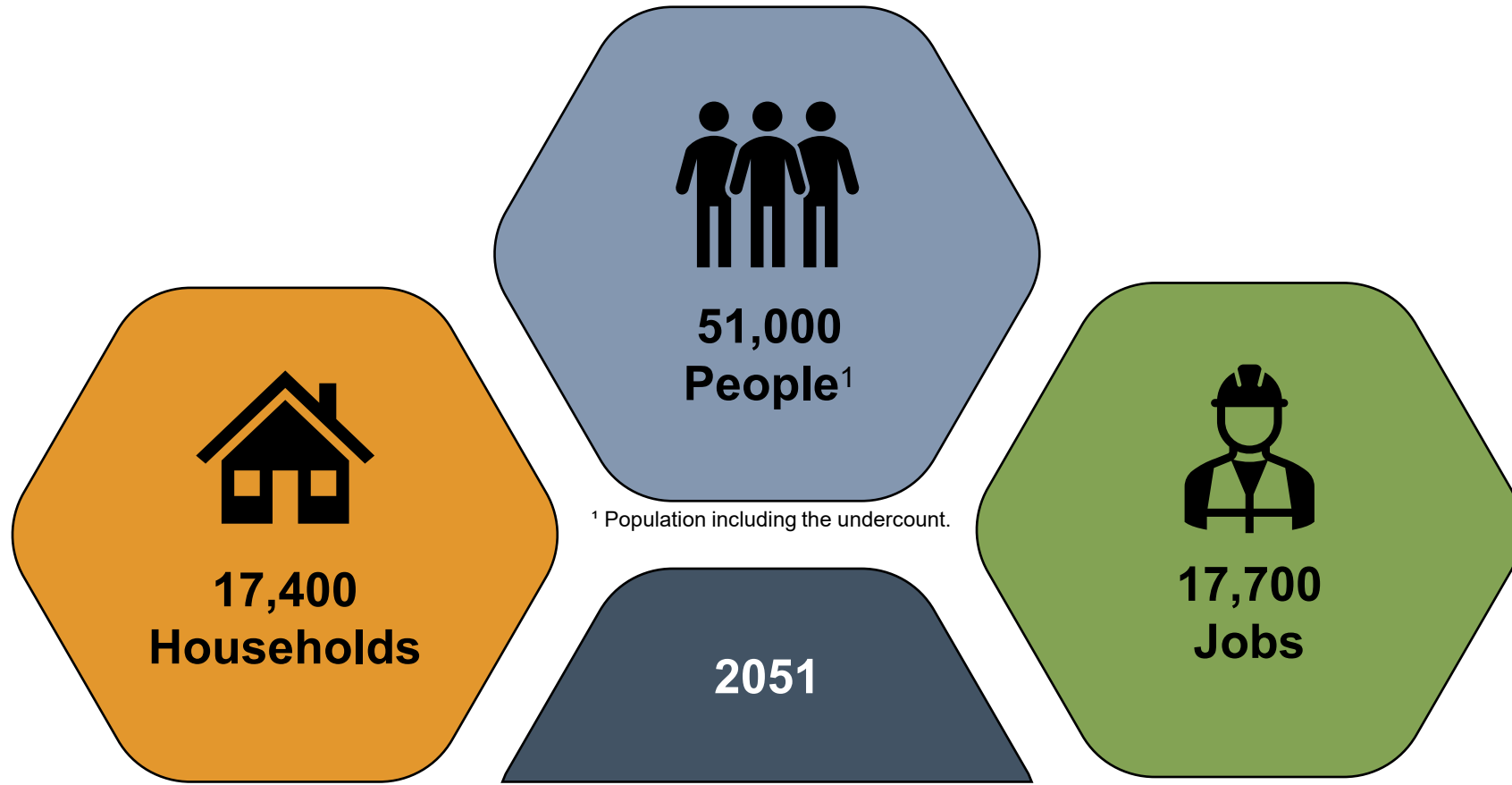
# Growth Forecast

---

Township of King

# Growth Forecast Overview

## Township of King GMS – Forecast Assumptions



# Growth Forecast Overview

## Population Forecast by Location, 2025 to 2051



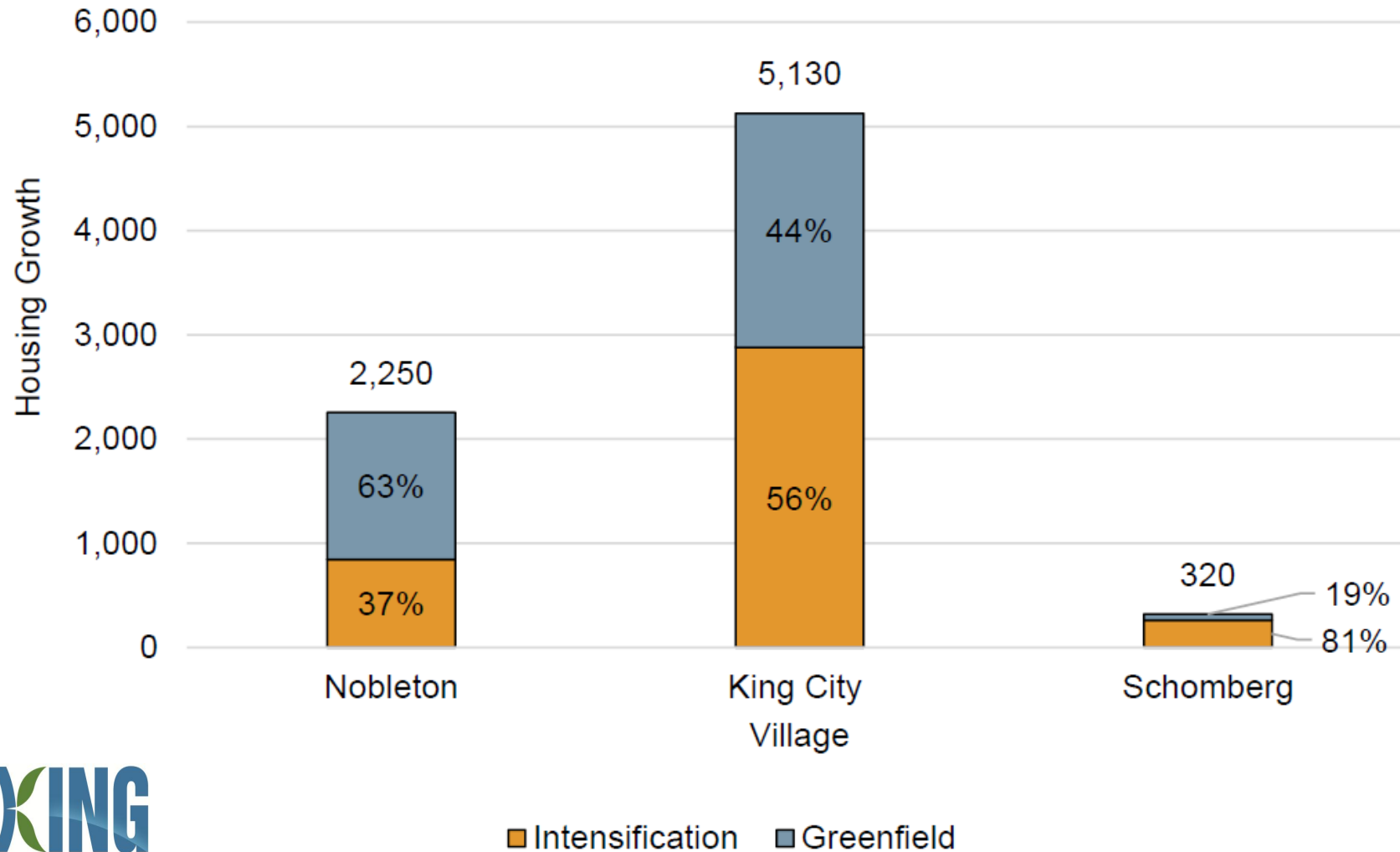
Location	Total Population <sup>1</sup>			Incremental Population Growth	
	2025	2035	2051	2025 to 2035	2025 to 2051
Nobleton	7,580	11,530	14,330	3,950	6,750
King City	9,990	15,930	23,220	5,940	13,230
Schomberg	2,540	2,780	3,340	240	800
Remaining Rural	9,690	9,720	10,110	30	420
<b>King Township Total</b>	<b>29,800</b>	<b>39,960</b>	<b>51,000</b>	<b>10,160</b>	<b>21,200</b>

Note: Numbers may not add precisely due to rounding.

<sup>1</sup> Population including the undercount.

# Growth Forecast Overview

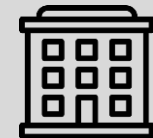
## Housing Forecast by Village, 2025 to 2051



Low  
Density:  
**33%**



Medium  
Density:  
**23%**



High  
Density:  
**44%**



# Growth Forecast Summary

## Non-Residential Growth Forecast



- 7,050 jobs (4,790 excluding WAH and NFPOW) and 3.65 million sq.ft. of new gross floor area forecast in the Township from 2025 to 2051.

	Primary	Industrial	Commercial / Population Related	Institutional <sup>2</sup>	Total
Jobs	40	1,740	2,080	860	4,680
Gross Floor Area (Sq. ft) <sup>1</sup>	120,000	1,914,000	1,041,500	573,000	3,648,500

<sup>1</sup> Township-wide Average Square Foot Per Employee Assumptions

Industrial 1,100

Commercial/ Population Related 500

Institutional 670

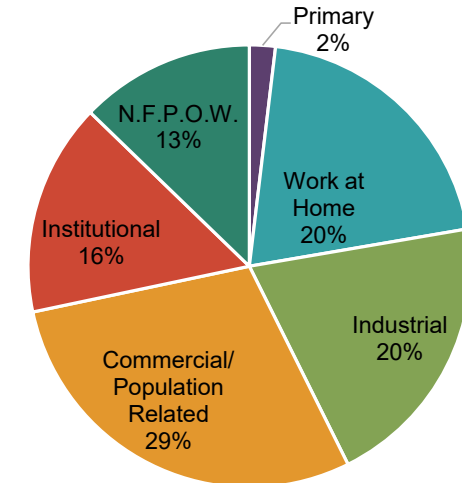
<sup>2</sup> Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

Note: Figures may not sum precisely due to rounding.

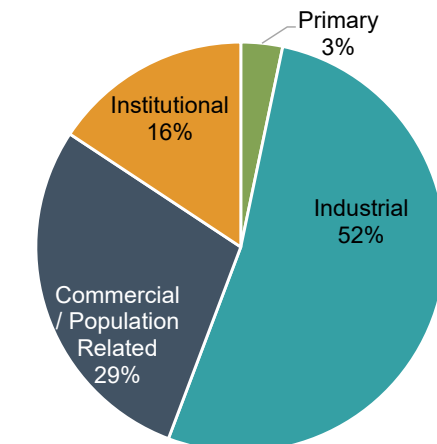
Source: Watson & Associates Economists Ltd.

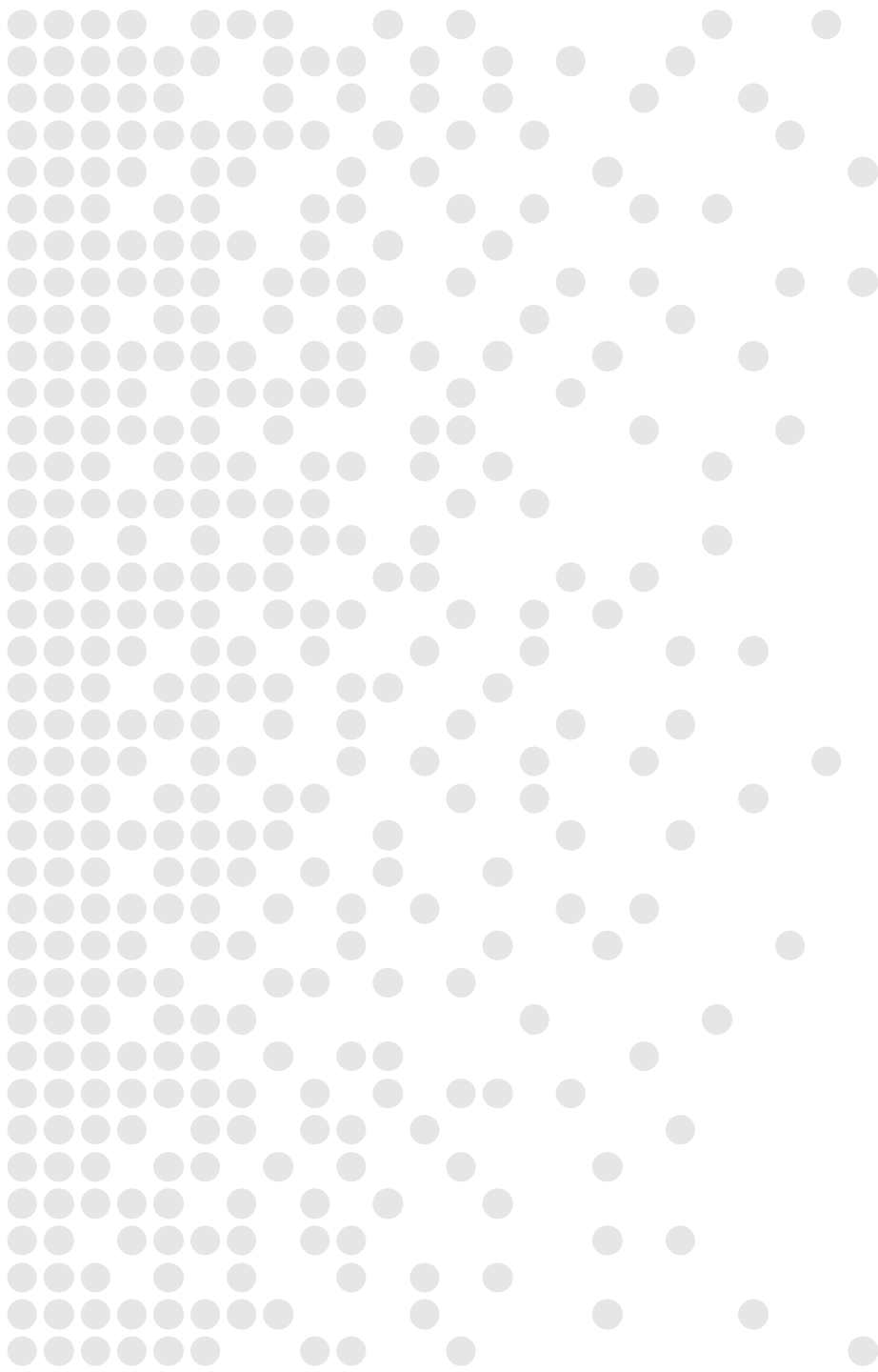


**2025 to 2051  
Employment Forecast Shares by  
Sector**



**2025 to 2051  
G.F.A. Forecast Shares by Sector**





# Draft Service Standards, Capital Program, and Policies

---

Township of King

# Assumptions for Service Standards



- Established based on the historical 15-year average service levels.
- Updated using the Township's 2025 Asset Management Plan.
- Adjustments informed through asset updates and discussions with Township staff.

# Draft Service Standard Ceiling



SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED								
Service Category	Sub-Component	15 Year Average Service Standard					Maximum Ceiling LOS	Maximum by Service
		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	1,237,489,722
	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	21,559,404
	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	20,574,666
	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	\$2,370.55	0.0319	Acres of Parkland	74,312	per acre	23,136,568	104,268,715
	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	8,770,336
	Library Services - Collection Materials	\$96.05	2.5926	No. of library collection items	37	per collection item	937,448	

# Assumptions and Key Drivers for the Capital Program



- New Capital identified through the Master Plans, Capital Budgets, and Staff Reports.
- For projects identified in the prior D.C. study (yet to be constructed) their cost estimates have been updated to reflect:
  - Recent Tender Prices;
  - Alignment to Township capital budgets;
  - Engineering estimates; and
  - Indexing through NRBCPI (Stats-Canada) from 2020 to 2025 is approximately 47.5%.

# Draft Capital Program



Increased Service Needs Attributable to Anticipated Development	Forecast Period	Gross Capital Cost Estimate (2025\$)
Services Related to a Highway: Roads and Related	2025 to 2051	69,632,515
Service Related to a Highway: Facilities, Vehicles, and Equipment	2025 to 2051	24,053,000
Fire Protection Services	2025 to 2034	15,290,000
Parks and Recreation Services	2025 to 2034	83,186,765
Library Services	2025 to 2034	17,561,000
Stormwater	2025 to Urban 2051	2,220,000
Wastewater Services - King City	2025 to 2051 - King City	26,817,910
Wastewater Services - Nobleton	2025 to 2051 - Nobleton	20,277,986
Water Services	2025 to Urban 2051	30,675,678
Growth Studies	2025 to 2034	6,094,700
Growth Studies - Water and Wastewater	2025 to 2034	1,734,000
<b>Total</b>		<b>\$297,543,554</b>

# Current Township Policy Items



Policy	Description
Area Specific Rates	<ul style="list-style-type: none"><li>Nobleton, King City, Schomberg, and Rural area</li></ul>
Indexing	<ul style="list-style-type: none"><li>January and July</li></ul>
Redevelopment Reduction	<ul style="list-style-type: none"><li>48 Months</li></ul>
Derelict Buildings	<ul style="list-style-type: none"><li>Up to 48 months = 100% RR</li><li>Between 48-72 months = 75% RR</li><li>Between 72-96 months = 50% RR</li><li>Between 96-120 months = 25% RR</li><li>Greater than 120 months = 0%</li></ul>

# Proposed Changes to Township's D.C. Policies



Policy	Current Bylaw	Proposed Bylaw
<b>Discretionary Exemptions and deferrals</b>	Farm use, place of worship, cemetery	Add temporary structures, add 48-month small office deferral
<b>Area Specific Rates</b>	Nobleton, King City, Schomberg and rural area	Continue
<b>Indexing</b>	January and July	Continue
<b>Redevelopment Reduction</b>	48 Months	Continue
<b>Derelict Buildings</b>	Up to 48 months = 100% RR Between 48-72 months = 75% RR Between 72-96 months = 50% RR Between 96-120 months = 25% RR Greater than 120 months = 0%	Update to match the Region Three tracks for providing RR on derelict building based on how quickly demolition permit is issued 1. Within 3 months = 100% RR with no expiration 2. Between 3-6 months = 100% RR with 10-year expiry 3. More than 6 months = RR in declining scale after year 7 expire after 10 years



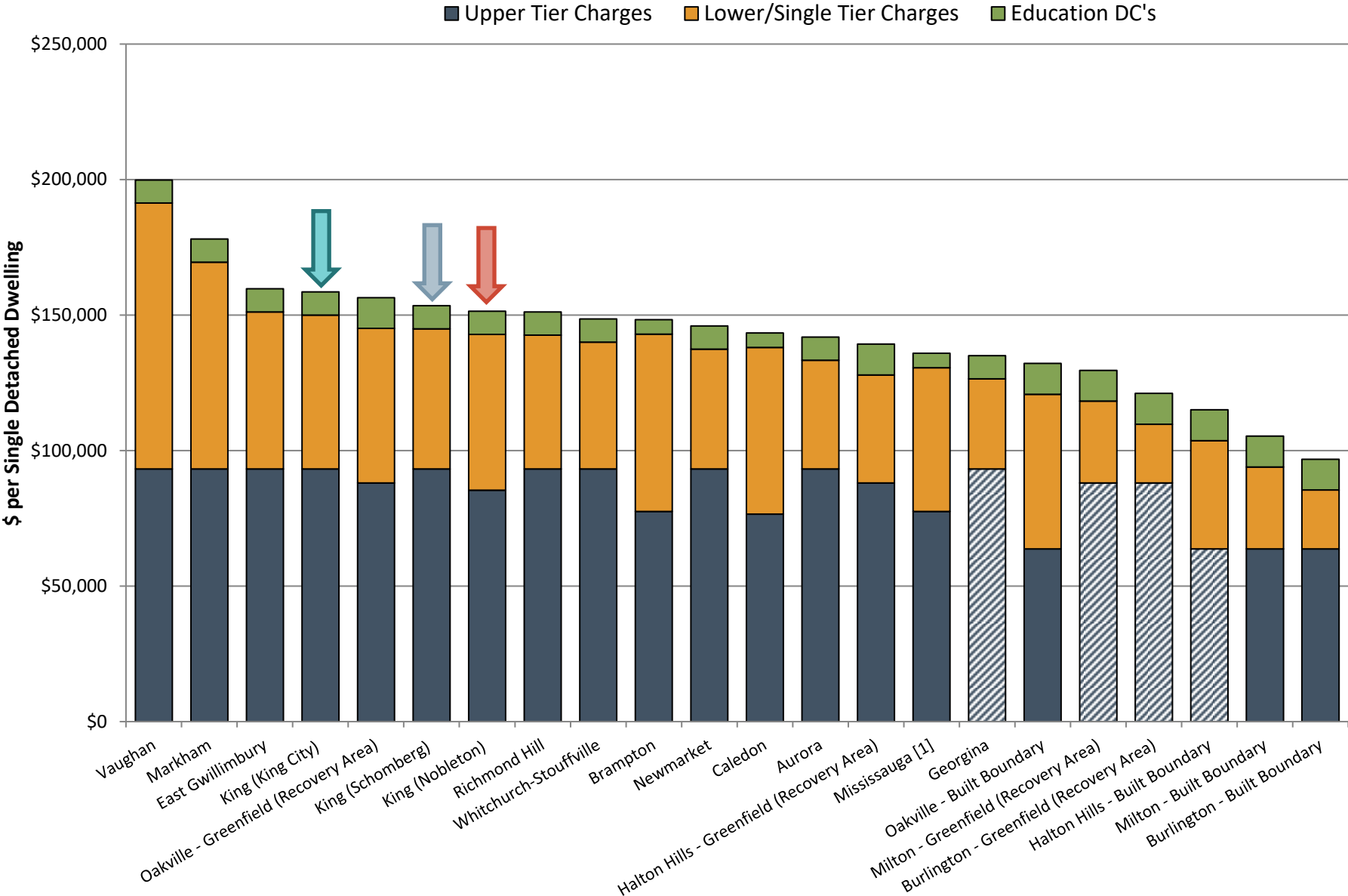


# Survey of Municipal D.C.s

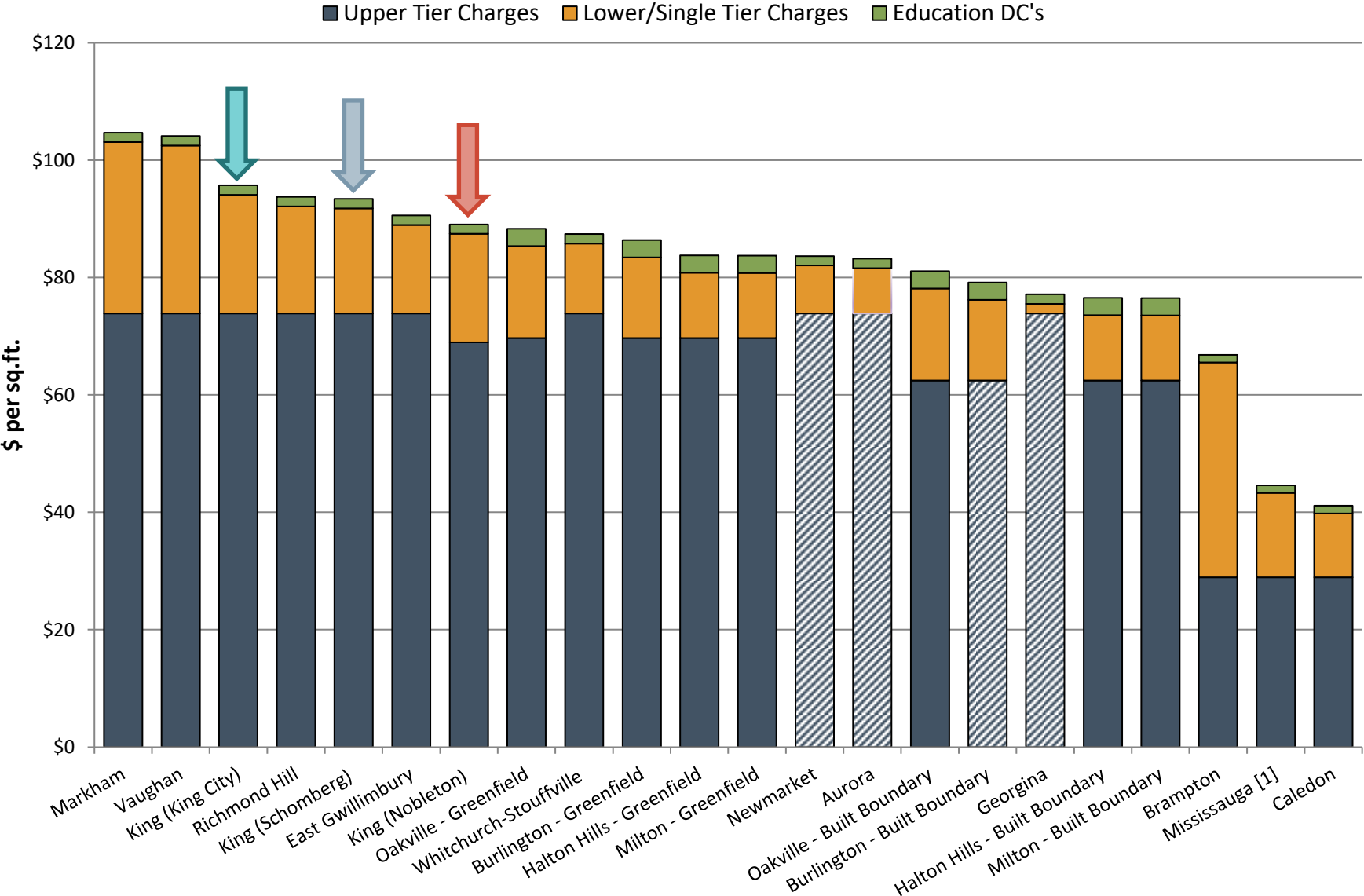
---

Township of King

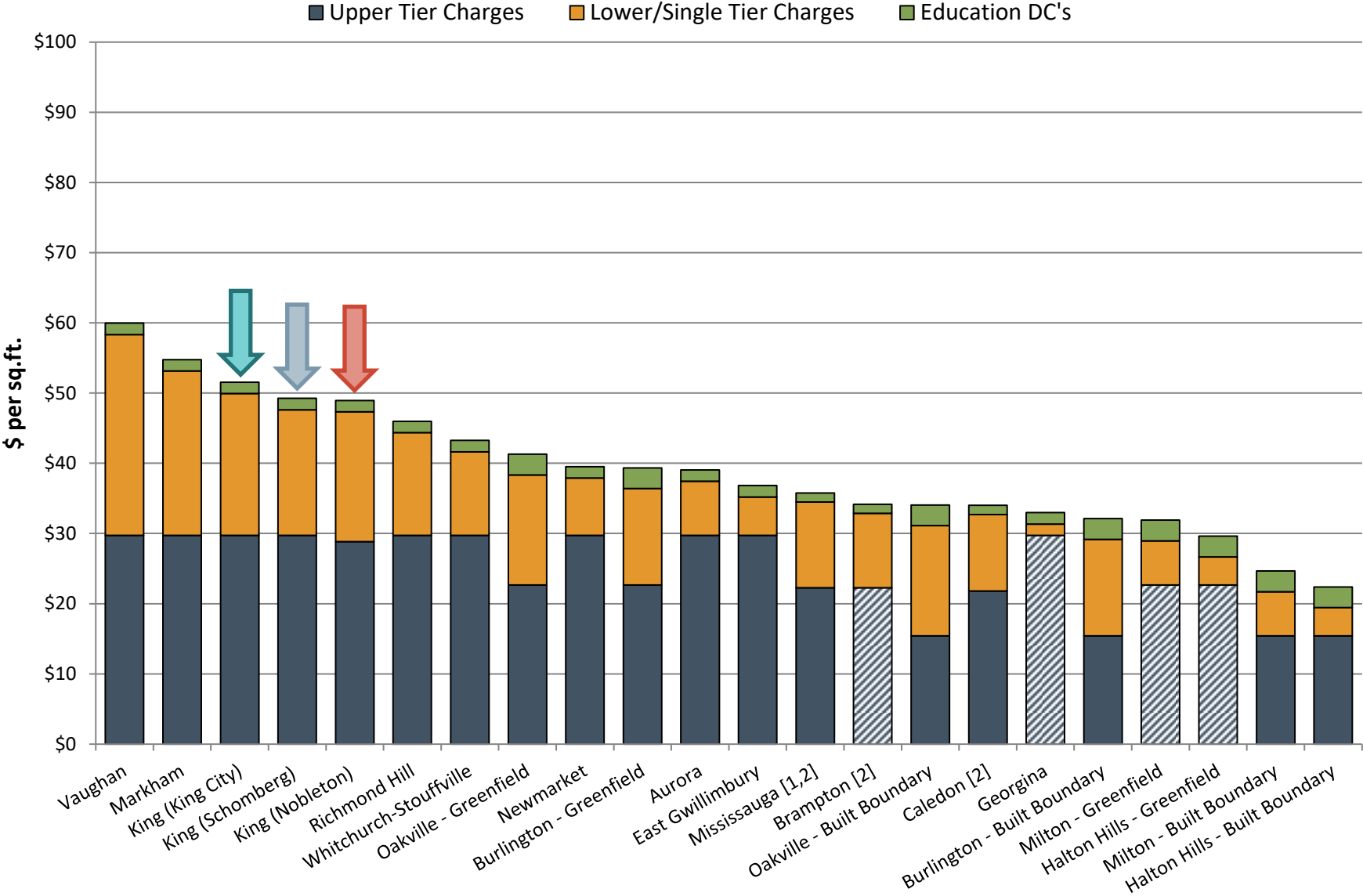
# Survey of Comparator Municipalities – Single/Semi-Detached



# Survey of Comparator Municipalities – Commercial (per sq.ft.)



# Survey of Comparator Municipalities – Industrial (per sq.ft.)



# Single Detached Purchase Price to D.C.



Municipality	Total Development Charges (Incl. Lower Tier, Upper Tier, Single Tier, and Education)	Average Purchase Price - Single Detached - per Ontario DC Bulletin	Percentage of D.C. to Purchase Price	Rank
Georgina	\$ 135,072	\$ 930,000	14.5%	1
East Gwillimbury	\$ 159,723	\$ 1,370,000	11.7%	2
Newmarket	\$ 146,020	\$ 1,260,000	11.6%	3
Brampton	\$ 148,359	\$ 1,290,000	11.5%	4
Vaughan	\$ 199,873	\$ 1,740,000	11.5%	5
Aurora	\$ 141,867	\$ 1,360,000	10.4%	6
Markham	\$ 178,107	\$ 1,710,000	10.4%	7
Halton Hills - Greenfield (Recovery Area)	\$ 139,334	\$ 1,360,000	10.2%	8
Milton - Greenfield (Recovery Area)	\$ 129,630	\$ 1,330,000	9.7%	9
Whitchurch-Stouffville	\$ 148,545	\$ 1,560,000	9.5%	10
Caledon	\$ 143,434	\$ 1,610,000	8.9%	11
Mississauga [1]	\$ 135,966	\$ 1,540,000	8.8%	12
Richmond Hill	\$ 151,157	\$ 1,740,000	8.7%	13
Halton Hills - Built Boundary	\$ 115,048	\$ 1,360,000	8.5%	14
Burlington - Greenfield (Recovery Area)	\$ 121,129	\$ 1,460,000	8.3%	15
Milton - Built Boundary	\$ 105,344	\$ 1,330,000	7.9%	16
Oakville - Greenfield (Recovery Area)	\$ 156,456	\$ 1,990,000	7.9%	17
King (King City)	\$ 158,607	\$ 2,290,000	6.9%	18
King (Schomberg)	\$ 153,504	\$ 2,290,000	6.7%	19
Oakville - Built Boundary	\$ 132,170	\$ 1,990,000	6.6%	20
Burlington - Built Boundary	\$ 96,843	\$ 1,460,000	6.6%	21
King (Nobleton)	\$ 151,456	\$ 2,290,000	6.6%	22
<b>Average</b>	<b>\$ 143,075</b>	<b>\$ 1,602,727</b>	<b>9.3%</b>	

[Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin - Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin - Ontario Data Catalogue](#)

# Overview of Process –Timelines



1

**January to September 2025**

Data collection, staff review, D.C. calculations and policy work

2

**September 10, 2025**

Stakeholder Meeting



**September 29, 2025**

Council Workshop



**Q4 2025**

Finalize Calculations, Policies, and Prepare Background Study



# Questions