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ECONOMISTS LTD.

Development Charges Background Study

Town of Petawawa

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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
A.M.P.	Asset management plan
CANSIM	Canadian Socio-Economic Information Management System (Statistics Canada)
C.I.P.A.	Community Improvement Project Areas
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
ERASE	Environmental, Remediation, and Site Enhancement
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
M.O.E.C.P.	Ministry of the Environment, Conservation and Parks
N.F.P.O.W.	No fixed place of work
O.L.T.	Ontario Land Tribunal
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



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, accordingly, recommends development charges (D.C.s) and policies for the Town of Petawawa (Town).

The Town retained Watson & Associates Economists Ltd. (Watson) to undertake the D.C. study process in 2024. Watson worked with the Town's staff in preparing the D.C. analysis and policy recommendations.

This D.C. background study, containing the proposed D.C. by-laws, 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 Town's D.C. background study, as summarized in Chapter 4. The forecast amount, type, and location of development is summarized in Chapter 3, with technical details provided in Appendix A. Chapters 5 and 6 identify the increase in need by service, calculate the D.C. recoverable capital costs and schedule of charges by type of development. The requirement for "rules" governing the imposition of the D.C. is provided in Chapter 7. The proposed D.C. by-laws, to be made available to the public as part of the approval process, are included as Appendices F through K.

The background study is designed to set out sufficient background on the legislation, the Town's current D.C. policies (Chapter 2), and the policies underlying the proposed by-laws, to make the exercise understandable to those who are involved. The D.C. background study addresses post-adoption implementation requirements (Chapter 8) which 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.



1.2 Summary of the Process

The public meeting required under Section 12 of the D.C.A. is scheduled for June 17, 2024. Its purpose is to present the background study and draft D.C. by-laws to the public and to solicit public input on the matter. The public meeting is also being held to answer any questions regarding the study's purpose, methodology, and the proposed policies contained within the draft D.C. by-laws. In accordance with the legislation requiring that the D.C. background study and draft by-law be made available the public at least two weeks prior to the public meeting, the D.C. Background Study and proposed D.C. By-laws will be available for public review on May 8, 2024. This timing of release also complies with the legislative requirement for the background study to be available for public review at least 60 days prior to by-law passage. The Town anticipates Council consideration of the D.C. By-law for adoption on July 8, 2024.

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

- Town's consideration of responses received prior to, at, or immediately following the public meeting;
- Finalization of the D.C. Background Study and By-Law to address any required changes; and
- Council consideration of the D.C. By-laws, anticipated to occur on July 8, 2024.

Table 1-1 outlines the study process to date and the proposed schedule to be followed with respect to the D.C. by-law adoption process.



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

Process Steps	Dates
1. Data collection, staff review, D.C. calculations and policy work	February 2024 to May 2024
2. Council information meeting	April 22, 2024
3. Public release of final D.C. Background Study and proposed by-law	May 8, 2024
4. Public meeting advertisement placed in newspaper(s)	By May 27, 2024
5. Public meeting of Council	June 17, 2024
6. Council considers adoption of background study and passage of by-laws	July 8, 2024
7. Newspaper notice given of by-law(s) passage	By 20 days after passage
8. Last day for by-law(s) appeal	40 days after passage
9. Town makes pamphlet available (where by-law(s) not appealed)	By 60 days after in force date

1.3 Changes to the Development Charges Act, 1997

Over the past several years, a number of changes to the Development Charges Act, 1997 have been introduced through various legislation including the following:

- *More Homes, More Choice Act, 2019;*
- *Plan to Build Ontario Together Act, 2019;*
- *COVID-19 Economic Recovery Act, 2020;*
- *Better for People, Smarter for Business Act, 2020;*
- *More Homes for Everyone Act, 2022;*
- *More Homes Built Faster Act, 2022;*



- *Helping Homebuyers, Protecting Tenants Act, 2023*; and
- *Affordable Homes and Good Jobs Act, 2023*.

The following provides an overview of the amendments to the D.C.A. that each of these pieces of legislation provided.

It is also noted that on April 10, 2024 the *Cutting Red Tape to Build More Homes Act, 2024* was released and is currently in the legislative process. Section 1.3.9 provides details of the proposed changes to the D.C.A.

1.3.1 *More Homes, More Choice Act, 2019*

The Province introduced the *More Homes, More Choice Act* (Bill 108) which proposed changes to the D.C.A. as part of the province's "*More Homes, More Choice: Ontario's Housing Supply Action Plan*." The *More Homes, More Choice Act* received Royal Assent on June 6, 2019. At that time many of the amendments to the D.C.A. did not come into effect, awaiting proclamation by the Lieutenant Governor. On January 1, 2020, the following provisions were proclaimed:

- A D.C. for rental housing and institutional developments will be payable in six equal annual installments, with the first payment commencing on the date of occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments (note, that further changes related to non-profit housing have been made under the *More Homes Built Faster Act*, as summarized below). Any unpaid D.C. amounts may be added to the tax roll and collected in the same manner as taxes.
- For all developments triggering a D.C. within two years of a Site Plan or Zoning By-law Amendment planning approval, the D.C. shall be determined based on the charges that were in effect on the date the planning application was submitted to the municipality. These provisions only apply to Site Plan and Zoning By-law Amendment planning applications received on or after January 1, 2020. These amendments do not affect developments approved under other planning application types (e.g., plan of subdivision, minor variance, etc.).
- The removal of the 10% statutory deduction for soft services, i.e., services limited to a 10-year forecast period.



1.3.2 Plan to Build Ontario Together Act, 2019

The *Plan to Build Ontario Together Act, 2019* (Bill 138) provided further amendments to the D.C.A. and the *Planning Act*. This Act received Royal Assent on December 10, 2019. Proclamation resulted in the sections related to the D.C.A. (schedule 10) coming into effect on January 1, 2020. The amendments to the D.C.A. included the removal of instalment payments for commercial and industrial developments that were originally included in the *More Homes, More Choice Act*.

1.3.3 COVID-19 Economic Recovery Act, 2020

In response to the global pandemic that began affecting Ontario in early 2020, the Province released the *COVID-19 Economic Recovery Act, 2020* (Bill 197) which provided amendments to a number of statutes, including the D.C.A. and *Planning Act*. The *COVID-19 Economic Recovery Act* further revised some of the proposed changes identified in the *More Homes, More Choice Act* and *Plan to Build Ontario Together Act*. The *COVID-19 Economic Recovery Act* received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the amendments to the D.C.A.:

1.3.3.1 List of D.C. Eligible Services

The D.C.A. previously defined ineligible services for D.C.s. The amendments to the D.C.A. now defined the services that are eligible for inclusion in a D.C. by-law. The following summarizes the D.C. eligible services:

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway;
- Electrical power services;
- Toronto-York subway extension, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;
- Waste diversion services;
- Policing services;
- Fire protection services;
- Ambulance services;



- Library Services;
- Long-term care services;
- Parks and recreation services (excluding the acquisition of land for parks);
- Public health services;
- Childcare and early years services;
- Housing services (Note that as per Bill 23, housing services are no longer eligible);
- Provincial Offences Act services;
- Services related to emergency preparedness;
- Services related to airports, but only in the Regional Municipality of Waterloo; and
- Additional services as prescribed.

1.3.3.2 *Classes of D.C. Services*

Prior to the amendments, the D.C.A. allowed for categories of services to be grouped together into a minimum of two categories, i.e., 90% services and 100% services. The amendments repealed these rules and replaced them with the following provisions:

- A D.C. by-law may provide for any eligible service or capital cost related to any eligible service to be included in a class as set out in the by-law.
- A class may be composed of any number or combination of services, and may include parts or portions of the eligible services or parts or portions of the capital costs in respect of those services.
- A class of service set out in the D.C. by-law is deemed to be a single service with respect to reserve funds, use of monies, and credits.

1.3.3.3 *Statutory Exemptions*

The D.C.A. provides for statutory exemptions from payment of D.C.s related to additional residential units, where the development is creating additional residential dwelling units within prescribed classes of existing residential buildings or structures. This statutory exemption has been expanded to include secondary residential dwelling units, in prescribed classes, that are ancillary to existing residential buildings. Furthermore, additional statutory exemptions are provided for the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to new dwellings. Note, that further changes related to additional



residential units have been made under the *More Homes Built Faster Act*, as summarized in subsection 1.3.6 below.

1.3.4 Better for People, Smarter for Business Act, 2020

On December 8, 2020, the *Better for People, Smarter for Business Act, 2020* (Bill 213) received Royal Assent. One of the changes of this Act amended the *Ministry of Training, Colleges and Universities Act* by exempting the development of land intended for use by a university that receives operating funds from the Government from the payment of D.C.s. As a result, this mandatory exemption is included in the Town's draft D.C. by-laws.

1.3.5 More Homes for Everyone Act, 2022

On April 14, 2022, the *More Homes for Everyone Act, 2022* (Bill 109) received Royal Assent. One of the D.C.A. amendments, and O. Reg. 438/22, prescribed additional information to be included in the annual Treasurer's Statement on D.C. reserve funds and its publication. The following additional information must be provided for each service for which a D.C. is 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;
- 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; and
- c) if no money was spent from the reserve fund during the year, a statement as to why there was no spending during the year.

These requirements have been further amended to require that the annual Treasurer's Statement be made available to the public on the municipality's website, or in the municipal office.

1.3.6 More Homes Built Faster Act, 2022

The *More Homes Built Faster Act, 2022* (Bill 23) received Royal Assent on November 28, 2022. This Act amends several pieces of legislation including the *Planning Act* and the D.C.A. The following provides a summary of the amendments to the D.C.A.:



1.3.6.1 *Additional Residential Unit Exemption*

The rules for these exemptions are now provided in the D.C.A., rather than 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.

1.3.6.2 *Removal of Housing as an Eligible D.C. Service*

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

1.3.6.3 *New Statutory Exemptions for Affordable Units, Attainable Units, Inclusionary Zoning Units, and Non-Profit Housing developments*

Affordable units, attainable units, inclusionary zoning units and non-profit housing developments 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.



- 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.
- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.
- Non-Profit Housing: Non-profit housing units are exempt from D.C.s and D.C. instalment payments due after November 28, 2022.

1.3.6.4 Historical Level of Service extended to 15-year period instead of the historical 10-year period

Prior to Royal Assent, 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.

1.3.6.5 Revised Definition of Capital Costs

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

1.3.6.6 Mandatory Phase-in of a D.C.

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.



1.3.6.7 *D.C. By-law Expiry*

A D.C. by-law now expires ten years after the day it comes into force unless the by-law provides for an earlier expiry or repeal date. This extends the by-law's life from what used to be a maximum of five years.

1.3.6.8 *Installment Payments*

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

1.3.6.9 *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.

1.3.6.10 *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, which allowed municipalities to choose the interest rate to impose. As per the *More Homes Built Faster Act, 2022*, the maximum interest rate is set at the average prime rate plus one percentage point. 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.

1.3.6.11 *Requirement to Allocate Funds Received*

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



1.3.7 Helping Homebuyers, Protecting Tenants Act, 2023

The *Helping Homebuyers, Protecting Tenants Act* (Bill 97) received Royal Assent on June 8, 2023. This bill extends the mandatory exemption from payment of D.C.s for additional residential units in new residential buildings or in existing houses to all lands versus just urban lands.

1.3.8 Affordable Homes and Good Jobs Act, 2023

The exemption for affordable residential units was included in the *More Homes Built Faster Act* 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 required the Minister of Municipal Affairs and Housing to publish an “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin.” This bulletin would inform the average market rent and purchase price to be used in determining which developments qualify as affordable residential units. As of the time of writing, the Province has released the bulletin with an effective date of June 1, 2024.

The *Affordable Homes and Good Jobs Act, 2023* (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> , <ul style="list-style-type: none"> 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 purposes of subsection 4.1 (2), para. 1	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 “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin.”	The Minister of Municipal Affairs and Housing shall, <ul style="list-style-type: none"> (a) determine the <u>income of a household</u> that, in the 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> , <ul style="list-style-type: none"> i. the <u>income-based affordable purchase price</u> for the residential unit set out in the Affordable Residential



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

1.3.9 Cutting Red Tape to Build More Homes Act, 2024

On April 10, 2024, the Ontario government introduced Bill 185: *Cutting Red Tape to Build More Homes Act, 2024* which proposes the following changes to the D.C.A.:

- The removal of the Mandatory Phase-in for D.C. by-laws passed after Bill 185 comes into effect;
- Reinstatement of studies as an eligible capital cost;
- A reduction to the D.C. rate freeze timelines for developments proceeding through site plan and zoning by-law amendment applications under the *Planning Act*. Charges are currently held at rates in place on the date the application is made



until building permit issuance, provided the building permit is issued within two years of the approval of the application. This time period is proposed to be reduced to 18 months under Bill 185 (note that the two-year timeline will still apply to applications received prior to Bill 185 coming into force);

- The ability to repeal a provision of the D.C. by-law specifying the date the by-law expires (subject to the 10-year by-law limitation provided in the D.C.A.);
- The ability to undertake minor D.C. by-law amendments for by-laws passed after November 28, 2022 and before Bill 185 takes effect, related to the inclusion of capital costs for studies and the removal of the mandatory D.C. phase-in; and
- To modernize public notice requirements to permit use of municipal websites where newspapers of general circulation are not available.

Bill 185 has not been enacted at the time of writing this D.C. Background Study. As such, the changes proposed have not been reflected in the D.C. calculations or draft by-laws contained herein. However, section 7.3.9 of this D.C. Background Study details how the D.C. calculations and draft by-laws would be amended should Bill 185 come into force before Council approves the draft D.C. by-laws.



Chapter 2

Current Town of Petawawa Development Charges Policies



2. Current Town of Petawawa Development Charges Policies

2.1 By-law Enactment

On July 16, 2019 the Town enacted By-law 1280/19 under the D.C.A. The by-law imposes development charges by service/class of service for Town-wide services, as well as area-specific charges for urban-serviced areas. Amending By-law 1473/22 was passed on January 17, 2022 to reflect amendments to the D.C.A. resulting from Bills 108 and 197, as well as changes to the capital costs underlying the charge for Water and Wastewater Services. By-law 1280/19, as amended, is set to expire on July 16, 2024.

2.2 Services Covered

The following services/classes of service are covered under By-law 1280/19, as amended:

Town-wide Services

- Transportation Services;
- Fire Protection Services;
- Parks and Recreation Services;
- Library Services; and
- Growth-related Studies.

Area-specific Services – Urban-serviced Area

- Wastewater Services; and
- Water Services.

2.3 Current Development Charge Rates

Table 2-1 provides the charges currently in effect for residential and non-residential development types, as well as the breakdown of the charges by service.



Table 2-1
Town of Petawawa Current Development Charges

Service	Residential				Non-Residential (per sq.ft.)
	Single & Semi Detached	Multiples	Apartments with ≥ 2 Bedrooms	Apartments with < 2 Bedrooms	
Municipal-wide Services/Class of Service:					
Services Related to a Highway	\$ 1,797	\$ 1,396	\$ 968	\$ 674	\$ 1.55
Fire Protection Services	\$ 208	\$ 161	\$ 111	\$ 77	\$ 0.16
Parks and Recreation Services	\$ 1,934	\$ 1,502	\$ 1,043	\$ 726	\$ 0.16
Library Services	\$ 306	\$ 237	\$ 164	\$ 114	\$ 0.03
Growth-related Studies	\$ 223	\$ 174	\$ 120	\$ 84	\$ 0.20
Total Municipal-wide Services/Class of Service	\$ 4,468	\$ 3,470	\$ 2,406	\$ 1,676	\$ 2.10
Urban Services					
Wastewater Services	\$ 3,258	\$ 2,530	\$ 1,754	\$ 1,223	\$ 2.26
Water Services	\$ 914	\$ 708	\$ 491	\$ 343	\$ 0.61
Total Urban Services	\$ 4,172	\$ 3,238	\$ 2,246	\$ 1,566	\$ 2.87
GRAND TOTAL RURAL AREA	\$ 4,468	\$ 3,470	\$ 2,406	\$ 1,676	\$ 2.10
GRAND TOTAL URBAN AREA - WATER ONLY	\$ 5,382	\$ 4,178	\$ 2,897	\$ 2,019	\$ 2.71
GRAND TOTAL URBAN AREA	\$ 8,640	\$ 6,708	\$ 4,651	\$ 3,242	\$ 4.97



2.4 Indexing

Development charges are adjusted annually on January 1st of each year, in accordance with the Statistics Canada Non-residential Building Construction Price Index.

2.5 Timing of D.C. Calculation and Payment

Development charges are due and payable in full to the Town on the date a building permit is issued for any land, buildings or structures affected by the applicable development charge. However, 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 two years 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. rates that were in effect on the day that the applicable Site Plan or Zoning By-law Amendment application was deemed complete. The by-law also allows the Town to enter into alternative payment agreements with owners.

2.6 Redevelopment Credit

Where, as a result of the redevelopment of land, a building or structure existing on the same land within two years prior to the date of payment of D.C.s in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the D.C.s otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- a) In the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- b) In the case of a non-residential building or structure, or in the case of a mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development



charge by the gross floor area that has been or will be demolished or converted to another principal use.

No such reduction in charge shall exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

2.7 Exemptions

The Town's existing D.C. by-law includes statutory exemptions from payment of development charges with respect to:

- Industrial additions of up to and including 50% of the existing gross floor area of the building – for industrial additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to development charges;
- Land used for Municipal or Board of Education purposes;
- A university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario and
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (as specified in subsections 2(3), 2(3.1), 2(3.2), and 2(3.3) of the D.C.A.).

The D.C. by-law also provides non-statutory exemptions from payment of development charges with respect to:

- Garrison Petawawa;
- Lands, buildings or structures used or to be used for a place of worship or for the purposes of a churchyard or cemetery exempt from taxation under the *Assessment Act*, and
- Development of non-residential farm buildings constructed for bona-fide farm uses.



Chapter 3

Anticipated Development in the Town of Petawawa



3. Anticipated Development in the Town of Petawawa

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 Town will be required to provide services over a 10-year (2024 to 2034) and a longer-term (2024 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 Town of Petawawa. In preparing the growth forecast, the following information sources were consulted to assess the residential and non-residential development potential for the Town over the forecast period, including:

- Final Draft Official Plan for the Town of Petawawa, March 1, 2024;
- Town of Petawawa Population, Dwelling and Employment Prospects to 2051 Final Report, metroeconomics, July 2023;
- Town of Petawawa 2021 Development Charges Update Study, November 17, 2021, and Addendum, December 1, 2021, by Watson & Associates Economists Ltd.
- Town of Petawawa 2019 Development Charges Background Study, Consolidated Copy, May 15, 2019 (as amended June 14, 2019 and July 10, 2019), by Watson & Associates Economists Ltd.;
- 2011, 2016 and 2021 population, household and employment Census data;
- Historical residential building permit data over the 2014 to 2023 period;



- Residential and non-residential supply opportunities as identified by Town of Petawawa staff; and
- Discussions with Town staff regarding anticipated residential and non-residential development in the Town of Petawawa.

3.3 Summary of Growth Forecast

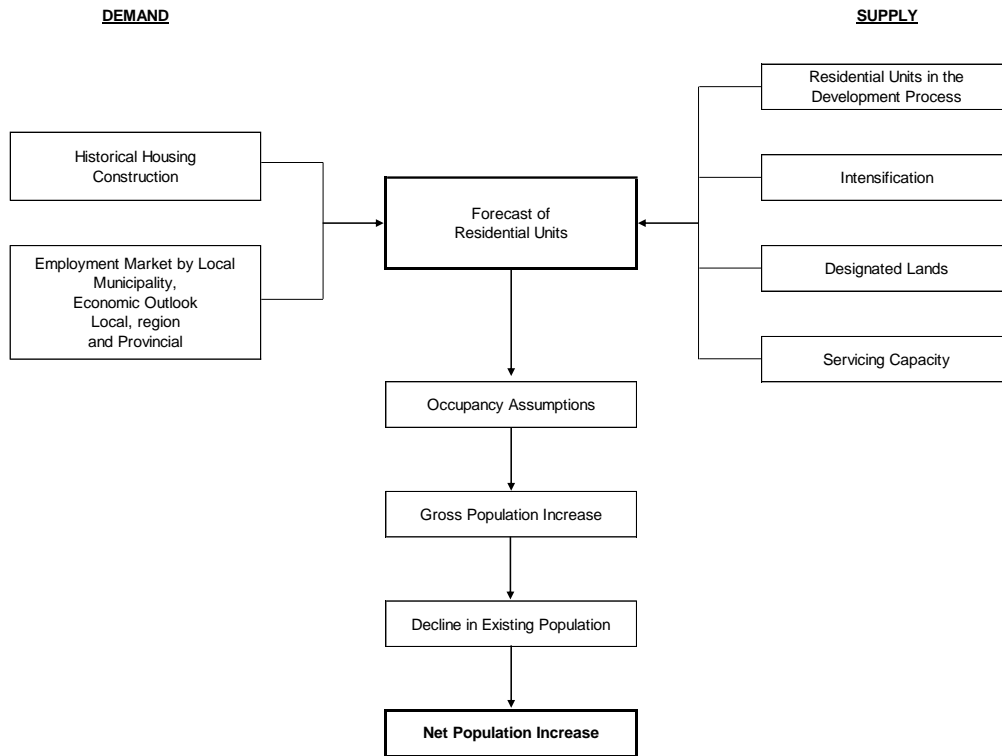
A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Town and describes the basis for the forecast. The results of the residential 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, population in the Town of Petawawa (excluding census undercount) is anticipated to reach approximately 20,080 by mid-2034 and 22,270 by 2051, resulting in an increase of approximately 1,510 and 3,700 persons, respectively. ^[1]

^[1] The population figures used in the calculation of the 2024 D.C. exclude the net Census undercount, which is estimated at approximately 2.7%. Population figures presented herein have been rounded.



Figure 3-1
Population and Household Forecast Model





**Table 3-1
Town of Petawawa
Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) ^[1]	Population (Excluding Census Undercount) ^[1]	Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households
				Singles & Semi- Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	
Historical	Mid 2011	16,420	15,988	4,591	847	584	15	6,037	2.648
	Mid 2016	17,650	17,187	4,845	915	555	20	6,335	2.713
	Mid 2021	18,650	18,160	5,215	895	635	15	6,760	2.686
Forecast	Mid 2024	19,070	18,571	5,315	976	701	15	7,007	2.650
	Mid 2034	20,610	20,078	5,903	1,270	789	15	7,977	2.517
	Mid 2051	22,860	22,267	6,909	1,784	892	15	9,600	2.319
Incremental	Mid 2011 - Mid 2016	1,230	1,199	254	68	-29	5	298	
	Mid 2016 - Mid 2021	1,000	973	370	-20	80	-5	425	
	Mid 2021 - Mid 2024	420	411	100	81	66	0	247	
	Mid 2024 - Mid 2034	1,540	1,507	588	294	88	0	970	
	Mid 2024 - Mid 2051	3,790	3,696	1,594	808	191	0	2,593	

[1] Population includes the Census undercount estimated at approximately 2.7% and has been rounded.

[2] Includes townhouses and apartments in duplexes.

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

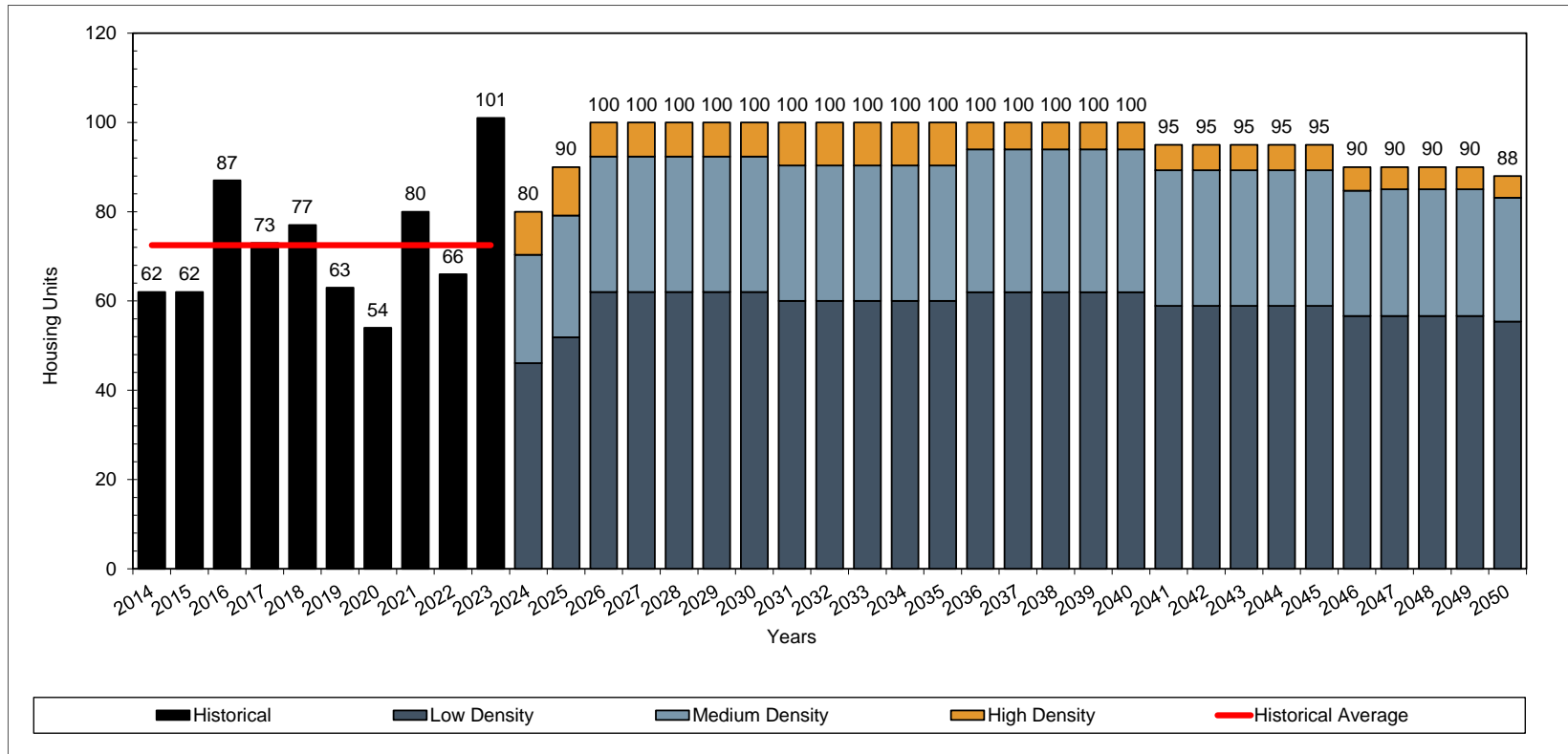
Notes:

Numbers may not add due to rounding.

Source: Derived from the Final Draft Official Plan for the Town of Petawawa, March 1, 2024, and Town of Petawawa Population, Dwelling and Employment Prospects to 2051 Final Report, metroeconomics, July 2023, by Watson & Associates Economists Ltd.



Figure 3-2
Township of Petawawa
Annual Housing Forecast [1]



[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from Town of Petawawa building permit data, 2014 to 2018 and Statistics Canada building permit data for the Town of Petawawa, 2019 to 2023, by Watson & Associates Economists Ltd.



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

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

- The housing unit mix for the Town was derived from a detailed review of historical development activity (as per Schedule 6), as well as active residential development applications and discussions with Town staff regarding anticipated development trends for the Town of Petawawa.
- Based on the above indicators, the 2024 to 2051 household growth forecast for the Town is comprised of a unit mix of 62% low density units (single detached and semi-detached), 31% medium density (multiples except apartments) and 7% 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 Town of Petawawa
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2024 and 2051 by development location is summarized below.



Table 3-2
Town of Petawawa
Geographic Location of Residential Development

Development Location	Amount of Housing Growth, 2024 to 2051	Percentage of Housing Growth, 2024 to 2051
Fully Serviced (<i>Water & Wastewater</i>)	2,360	91%
Partially Serviced (<i>Water Only</i>)	60	2%
Rural / Private Services	180	7%
Town of Petawawa	2,600	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 Town of Petawawa over the forecast period is presented in Table 3-1. Over the 2024 to 2051 forecast period, the Town is anticipated to average approximately 96 new housing units per year.
- 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 7a 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 Town of Petawawa. Due to data limitations medium and high density P.P.U. data was derived from the County of Renfrew which includes the Town of Petawawa, and is outlined in Schedule 7b. 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. Forecasted 25-year average P.P.U.s by dwelling type are as follows:

- Low density: 2.974
- Medium density: 2.112
- High density: 1.455

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

- Existing households for mid-2024 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 2024 to 2051 forecast period is forecast to decline by approximately 3,030.

6. Employment (Appendix A – Schedules 9a, 9b and 9c)

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the Town 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.

^[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.



- 2016 employment data ^{[1],[2]} (place of work) for the Town of Petawawa is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
 - 25 primary (<1%);
 - 305 work at home employment (4%);
 - 578 industrial (7%);
 - 1,493 commercial/population-related (18%); and
 - 5,825 institutional (71%).
- The 2016 employment by usual place of work, including work at home, is 8,225. An additional 1,050 employees have been identified for the Town of Petawawa in 2016 that have no fixed place of work (N.F.P.O.W.).^[3]
- Total employment, including work at home and N.F.P.O.W. for the Town of Petawawa is anticipated to reach approximately 11,060 by mid-2034 and 12,260 by mid-2051. This represents an employment increase of approximately 1,110 for the 10-year forecast period and 2,310 for the longer-term forecast period.
- Schedule 9b, 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

^[1] 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.

^[2] 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.

^[5] 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."



home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.

- Total employment for the Town of Petawawa (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 8,990 by mid-2034 and 9,890 by mid-2051. This represents an employment increase of approximately 830 for the 10-year forecast period and 1,730 for the longer-term forecast period.

7. Non-Residential Sq.ft. Estimates (G.F.A.), Appendix A – Schedule 9b)

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
 - 1,500 sq.ft. per employee for industrial;
 - 650 sq.ft. per employee for commercial/population-related; and
 - 700 sq.ft. per employee for institutional employment.
- The Town-wide incremental G.F.A. is anticipated to increase by 650,600 sq.ft. over the 10-year forecast period and 1,353,200 sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the 2024 to 2051 incremental G.F.A. forecast by sector is broken down as follows:
 - industrial – 25%;
 - commercial/population-related – 37%; and
 - institutional – 38%.

8. Geographic Location of Non-Residential Development (Appendix A, Schedule 9c)

- Schedule 9c summarizes the anticipated amount, type and location of non-residential development by servicing area for the Town of Petawawa by area.
- The amount and percentage of forecast total non-residential growth between 2024 and 2051 by development location is summarized below.



Table 3-3
Town of Petawawa
Geographic Location of Non-Residential Development

Development Location Type	Amount of Non-Residential G.F.A. (sq.ft.), 2024 to 2051	Percentage of Non-Residential G.F.A., 2024 to 2051
Fully Serviced (Water & Wastewater)	1,242,800	92%
Partially Serviced (Water Only)	29,400	2%
Rural / Private Services	81,000	6%
Town of Petawawa	1,353,200	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 Town.

A number of these services are not listed as eligible services for inclusion in the D.C. by-law as per subsection 2 (4) of the D.C.A. 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 which are potentially eligible for inclusion in the Town’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 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

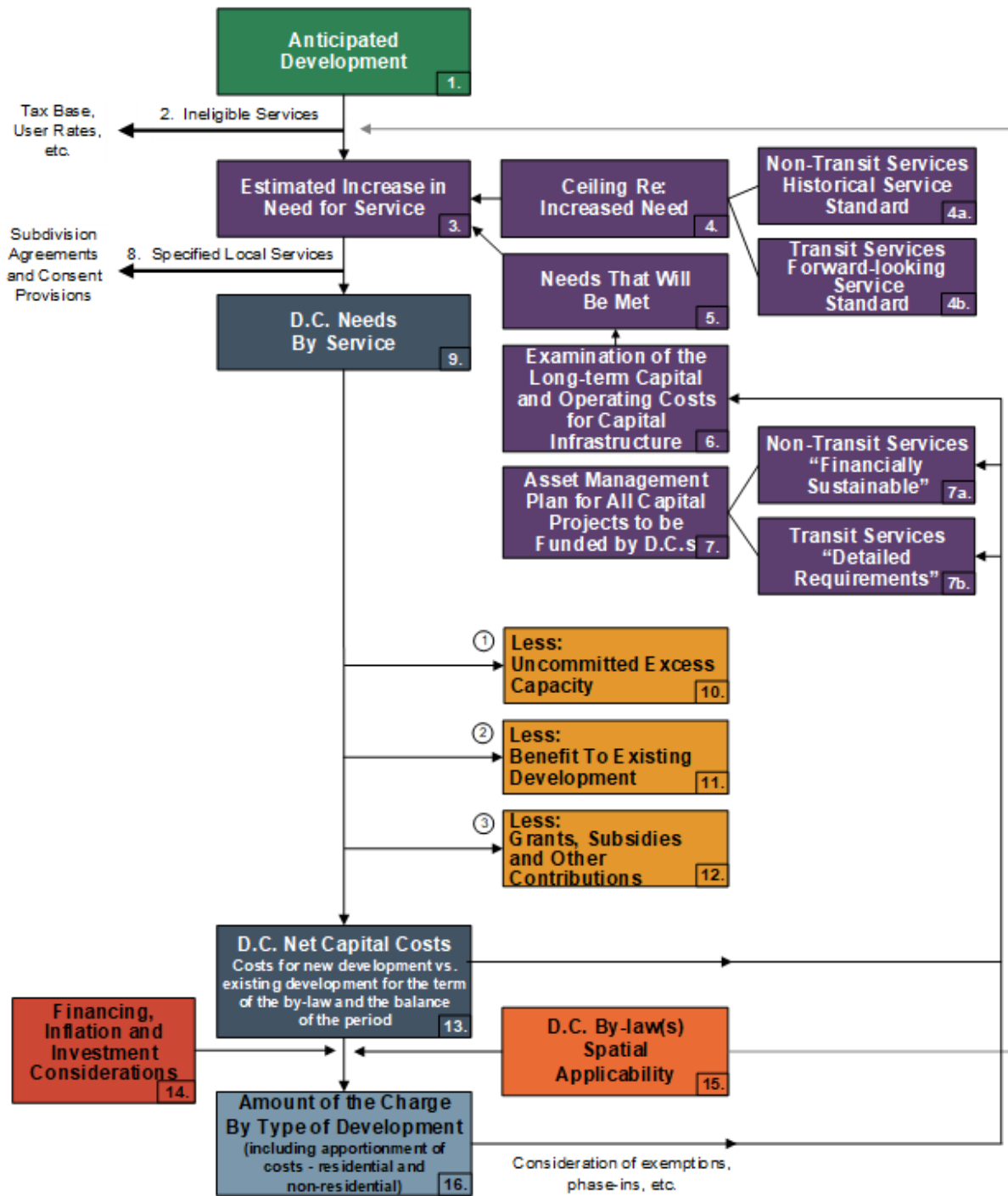




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
1. Water supply services, including distribution and treatment services	Yes Yes No Yes	1.1 Treatment plants 1.2 Distribution systems 1.3 Local systems 1.4 Vehicles and equipment ¹
2. Wastewater services, including sewers and treatment services	Yes Yes No Yes	2.1 Treatment plants 2.2 Sewage trunks 2.3 Local systems 2.4 Vehicles and equipment ¹
3. Stormwater Drainage and Control Services	Yes No No	3.1 Main channels and drainage trunks 3.2 Channel connections 3.3 Retention/detention ponds
4. Services Related to a Highway	Yes Yes Yes No Yes Yes Yes Yes Yes	4.1 Arterial roads 4.2 Collector roads 4.3 Bridges, Culverts and Roundabouts 4.4 Local roads 4.5 Traffic signals 4.6 Sidewalks and streetlights 4.7 Active Transportation 4.8 Works Yard 4.9 Rolling stock ²
5. Electrical Power Services	n/a n/a n/a	5.1 Electrical substations 5.2 Electrical distribution system 5.3 Electrical system rolling stock ¹
6. Transit Services	n/a n/a	6.1 Transit vehicles ¹ & facilities 6.2 Other transit infrastructure
7. Waste Diversion Services	n/a n/a	7.1 Waste diversion facilities 7.2 Waste diversion vehicles and equipment ¹
8. Policing Services	n/a n/a n/a No	8.1 Police detachments 8.2 Police rolling stock ¹ 8.3 Small equipment and gear 8.4 Policing Contract

¹ with a 7+ year useful life

² with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
9. Fire Protection Services	Yes Yes Yes	9.1 Fire stations 9.2 Fire Vehicles ¹ 9.3 Fire Equipment and gear
10. Ambulance Services	n/a n/a	10.1 Ambulance station space 10.2 Vehicles ¹
11. Services provided by a board within the meaning of the <i>Public Libraries Act</i>	Yes n/a Yes	11.1 Public library space (incl. furniture and equipment) 11.2 Library vehicles ¹ 11.3 Library materials
12. Services Related to Long-Term Care	n/a n/a	12.1 Long-Term Care space 12.2 Vehicles ¹
13. Parks and Recreation Services	Ineligible Yes Yes Yes Yes	13.1 Acquisition of land for parks, woodlots, and E.S.A.s 13.2 Development of municipal parks 13.3 Parks rolling stock ¹ and yards 13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc. 13.5 Recreation vehicles and equipment ¹
14. Services Related to Public Health	n/a n/a	14.1 Public Health department space 14.2 Public Health department vehicles ¹
15. Child Care and Early Years Programs and Services within the meaning of Part VI of the <i>Child Care and Early Years Act, 2014</i> and any related services.	n/a	15.1 Childcare space
16. Services related to proceedings under the <i>Provincial Offences Act, including by-law enforcement services and municipally administered court services</i>	No No	16.1 P.O.A. space, including by-law enforcement and municipally administered court services 16.2 Vehicles ¹

¹ with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
17. Services Related to Emergency Preparedness	No No	17.1 Emergency Preparedness Space 17.2 Equipment
18. Services Related to Airports	n/a Ineligible	18.1 Airports (in the Regional Municipality of Waterloo) 18.2 Other Airports
19. Other	No	19.1 Interest on money borrowed to pay for growth-related capital

Table 4-2
Categories of Municipal Services to be Addressed as Part of the Calculation – Eligibility Legend

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

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 Town’s Local Service Policy is included in Appendix D.

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; and
- e) 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, municipal 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 Town’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.” Subsection 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 Town currently has no outstanding 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. Further, a class may be composed of any number or combination of services and may include parts or portions of each D.C. eligible services. With respect to growth-related studies, Section 7(3) of the D.C.A. states that:

“For greater certainty, a development charge by-law may provide for a class consisting of studies in respect of any service listed in subsection 2 (4) whose capital costs are described in paragraphs 5 and 6 of subsection 5 (3)”.

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 draft by-law provided herein do not include a class of service.

4.8 Eligible Debt and Committed Excess Capacity

Section 66 of the D.C.A. states that for the purposes of developing a D.C. by-law, a debt incurred with respect to an eligible service may be included as a capital cost, subject to any limitations or reductions in the Act.

In order for such costs to be eligible, two conditions must apply. First, they must have funded excess capacity which is able to meet service needs attributable to the anticipated development. Second, the excess capacity must be “committed,” that is, either before or at the time it was created, Council must have expressed a clear intention that it would be paid for by D.C.s or other similar charges. For example, this may have been done as part of previous D.C. processes.

4.9 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 8 of subsection 5(1).”



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

The Town's adjusted 2023 closing D.C. Reserve Funds balances, by service, are presented in Table 4-3 below. The adjustments recognize unfunded D.C. recoverable costs previously incurred. These balances have been applied against future spending requirements within the respective service areas.

Table 4-3
Town of Petawawa
Adjusted D.C. Reserve Funds Balances

Reserve Fund	Closing Balance (Dec. 31, 2023)	Adjustments	Adjusted Closing Balance (Dec. 31, 2023)
Services Related to a Highway	\$ 129,745	\$ (1,328,193)	\$ (1,198,448)
Fire Protection Services	\$ 320,252	\$ (5,063)	\$ 315,189
Parks and Recreation Services	\$ 509,452	\$ 39,862	\$ 549,314
Library Services	\$ 30,591	\$ -	\$ 30,591
Wastewater Services	\$ 205,927	\$ 48,735	\$ 254,662
Water Services	\$ 59,794	\$ (750,730)	\$ (690,936)
Growth-related Studies	\$ 69,634	\$ -	\$ 69,634
Total	\$ 1,325,395	\$ (1,995,389)	\$ (669,994)

4.10 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 as follows:



4.10.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need described 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...” O. Reg. 82.98 (s.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 factor are multiplied together, they produce a measure of the level of service, which meets the requirements of the Act, i.e. cost per unit.

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

4.10.2 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 Town’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.



4.10.3 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;
- the elimination of a chronic servicing problem not created by growth; and
- providing 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 section 4.10.1 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, which 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 limited (or no) benefit as a result. On the other hand, 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 municipal-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 limited benefit to existing development. Further, 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.

4.10.4 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).

4.11 Municipal-wide vs. Area Rating

This step involves determining whether all of 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 section 7.3.8.

4.12 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.

4.13 Mandatory Phase-in of a D.C.

For all D.C. by-laws passed after January 1, 2022, the charge must be phased-in relative to the maximum charge that could be imposed under the by-law. The phase-in for the first 5-years that the by-law is in force, is 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.

Note that the phase-in is not part of the methodology required for calculating the charge, but a rule that has to be included in the by-laws which informs implementation. Further, based on the release of Bill 185 (as discussed in Section 1.3.9), it is anticipated that the mandatory phase-in will be removed from the D.C.A.

4.14 Mandatory Discount for Rental Housing Development

For all rental housing developments that are subject to D.C.s, where a by-law is passed after November 28, 2022, the charge is discounted for the rental housing development relative to the maximum charge that could be imposed under the by-law. The amount of the discount is dependent on the number of bedrooms in each unit, as follows:

- 1) Residential units intended for use as a rented residential premises with three (3) or more bedrooms – 25% discount.
- 2) Residential units intended for use as a rented residential premises with two (2) bedrooms – 20% discount.
- 3) Residential units intended for use as a rented residential premises not referred to 1) or 2) above – 15% discount.

Note that these discounts are not part of the methodology required for calculating the charge, but a rule that has to be included in the by-laws which informs implementation.



Chapter 5

Development Charge 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 of the D.C.A. and described in Chapter 4 herein was followed in determining D.C. eligible costs.

The nature of the capital projects and timing identified in the Chapter reflects Council's current intention. Over time, however, a municipality's projects and Council priorities may shift; accordingly, Council's intentions may change, 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 Capital Costs for D.C. Calculation

This section evaluates the development-related capital requirements for all of the Town-wide services assessed over a 10-year planning period (2024-2034).

5.2.1 *Services Related to a Highway*

The Town has a road network spanning approximately 64 kilometres, excluding roads internal to subdivisions, as well as approximately 56 kilometres of sidewalks and 1,091 streetlights. In addition, the Town's public works department utilizes 24,442 square feet of facility space and operates a fleet of 48 vehicles and equipment. This historical level of service equates to approximately \$7,561 per capita, resulting in a D.C.-eligible cap of approximately \$11.4 million.

Review of the Town's roads needs for the forecast period identified approximately \$8.2 million in gross capital costs, including approximately \$1.2 million in unfunded D.C. recoverable costs previously incurred. These capital needs consist of road urbanization projects, as well as addition of paved shoulders, an expansion of the Public Works Yard facility, a multi-use pathway, and pedestrian crossings. Deductions of approximately



\$3.6 million have been included in recognition of benefits to existing, in addition to \$1.5 million to recognize post period benefits. As a result, approximately \$3.0 million in capital needs has been included in the D.C. calculation.

The net growth-related costs for services related to a highway have been allocated between future residential and non-residential development on the basis of incremental population to employment growth over the forecast period (i.e., 64% residential/ 36% non-residential).

5.2.2 Fire Protection Services

The Town currently owns and operates two fire stations and one training/classroom facility, which provide a combined 15,528 square feet of floor space. The fire department also has a current inventory of 9 vehicles, 37 sets of equipment for firefighter outfitting, and 258 items of various equipment and gear for firefighters. In total, the inventory of fire protection assets provides a historical average level of service of \$909 per capita. The historical level of investment in fire services provides for a D.C. eligible amount over the forecast period of approximately \$1.4 million.

Based on the Town's capital plan and discussions with staff, additional fire hall space and training facility space, as well as a new aerial apparatus and a provision for additional firefighting equipment have been included in the development charge.

The gross capital costs for these needs total approximately \$11.6 million. Deductions of approximately \$1.7 million in recognition of post period benefits and \$8.7 million to recognize the benefits to the existing community have been provided. Furthermore, approximately \$315,200 has been deducted to reflect the existing D.C. reserve fund balance for Fire Protection Services. As a result, approximately \$855,700 in capital needs has been included in the D.C. calculation.

These costs are shared between residential and non-residential development based on the ratio of incremental growth in population to employment over the forecast period, resulting in 64% being allocated to residential development and 36% being allocated to non-residential development.



5.2.3 Parks and Recreation Services

The Town currently maintains approximately 97 acres of developed parkland and 2.8 kilometres of trails within its jurisdiction. Furthermore, the Town operates 41,247 square feet of indoor recreation facility space and maintains an inventory of 26 vehicles and equipment. The Town's level of service over the historical 15-year period averaged \$3,015 per capita. In total, the maximum D.C. eligible amount for parks and recreation services over the 10-year forecast period is approximately \$4.5 million based on the established level of service standards.

The 10-year capital needs for Parks and Recreation Services to accommodate growth have a total gross capital cost of approximately \$1.6 million. These capital needs include the development of new trails and parks, an expansion of office facility space, and an additional vehicle. A deduction of \$336,000 has been included to reflect the benefit to the existing population, and a further \$549,300 has been deducted for existing reserve fund balances, resulting in net growth-related capital costs for inclusion in the calculation of approximately \$666,100.

As the predominant users of Parks and Recreation Services tend to be residents of the Town, the forecast growth-related costs have been allocated 95% to residential and 5% to non-residential development.

5.2.4 Library Services

The Town's Library Services are provided through 12,000 square feet of library space, 47,976 circulation and reference materials, and access to e-books and databases. The average level of service over the past 15 years was approximately \$696 per capita. Based on the application of this level of service to the incremental forecast population growth, the Town would be eligible to collect approximately \$1.0 million from D.C.s for library services over the forecast period.

The capital needs required to accommodate growth have a total gross capital cost estimate of approximately \$1.0 million. These costs include provisions for expansion of the library's collection materials and additional library facility space. Approximately \$30,600 has been deducted from the calculation of the charge in recognition of existing reserve fund balances, resulting in net growth-related capital costs for inclusion in the calculation of approximately \$1.0 million.



As with Parks and Recreation Services, the predominant users of Library Services are residents of the Town, and therefore, the forecast growth-related costs have been allocated 95% to residential and 5% to non-residential.



**Table 5-1
Infrastructure Costs covered in the D.C Calculation – Services Related to a Highway**

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 64%	Non-Residential Share 36%
1	Portage Road Urbanization - Scott Ave to Dustin Dr	2024	1,045,200	-		1,045,200	522,600		522,600	334,464	188,136
2	Industrial Avenue Paved Shoulders (Blackbay Rd to Labine Cres)		28,000	-		28,000	25,800		2,200	1,408	792
3	Addition of Paved Shoulders	2024-2034	532,000	-		532,000	489,900		42,100	26,944	15,156
4	PW Yard Expansion	2024	2,947,900	1,546,000		1,401,900	337,600		1,064,300	681,152	383,148
5	Murphy Rd Urbanization (Petawawa Blvd to Woodland Cres) (Town's Share)	2024	2,260,222	-		2,260,222	2,081,400		178,822	114,446	64,376
6	Wolfe Ave Multi-use Pathway (Victoria St to DND Boundary)	2024	100,000	-		100,000	92,100		7,900	5,056	2,844
7	New Pedestrian Crossover (Winston Ave at Town Centre Blvd)	2024	50,000	-		50,000	46,000		4,000	2,560	1,440
8	New Pedestrian Crossover (Wolfe Ave at Victoria St)	2024	50,000	-		50,000	46,000		4,000	2,560	1,440
	Previously Unfunded Amounts		1,198,448	-		1,198,448	-		1,198,448	767,006	431,441
	Total		8,211,770	1,546,000	-	6,665,770	3,641,400	-	3,024,370	1,935,597	1,088,773



Table 5-2
Infrastructure Costs covered in the D.C Calculation – Fire Protection Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 64%	Non-Residential Share 36%
1	New Fire Hall	2026	8,562,500	-		8,562,500	7,540,200		1,022,300	654,272	368,028
2	Sea Container (Live Fire Training)	2024-2025	7,000	-		7,000	-		7,000	4,480	2,520
3	Aerial Ladder Apparatus	2027	3,000,000	1,707,200		1,292,800	1,200,000		92,800	59,392	33,408
4	Equipment for Additional Firefighters (8)	2024-2034	48,800	-		48,800	-		48,800	31,232	17,568
	Reserve Fund Balance								(315,189)	(201,721)	(113,468)
	Total		11,618,300	1,707,200	-	9,911,100	8,740,200	-	855,711	547,655	308,056



**Table 5-3
Infrastructure Costs covered in the D.C Calculation – Parks and Recreation Services**

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	Hydro Corridor Trail Development (Jackpine Trail 1.1km)		25,000	-		25,000	7,500		17,500	16,625	875
2	Hydro Corridor Trail Development (Laurentian Trail 1.1km)		25,000	-		25,000	7,500		17,500	16,625	875
3	Woodland Trail Development		70,000	-		70,000	21,000		49,000	46,550	2,450
4	Portage Landing Park Development	2025	151,400	-		151,400	-		151,400	143,830	7,570
5	Radtke Estates Community Park Development	2025-2028	1,000,000	-		1,000,000	300,000		700,000	665,000	35,000
6	Wilson Phase 2	2024-2025	85,000	-		85,000	-		85,000	80,750	4,250
7	Office Expansion	2024	15,000	-		15,000	-		15,000	14,250	750
8	Trail Development Provision		100,020	-		100,020	-		100,020	95,019	5,001
9	New Pick-up Truck	2030-2034	80,000	-		80,000	-		80,000	76,000	4,000
	Reserve Fund Balance								(549,314)	(521,848)	(27,466)
	Total		1,551,420	-	-	1,551,420	336,000	-	666,106	632,801	33,305



Table 5-4
Infrastructure Costs covered in the D.C Calculation – Library Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	Provision for Collection Items	2024-2034	185,693	-		185,693	-		185,693	176,408	9,285
2	Provision for Additional Library Facility Space		863,406	-		863,406	-		863,406	820,235	43,170
	Reserve Fund Balance								(30,591)	(29,062)	(1,530)
	Total		1,049,098	-	-	1,049,098	-	-	1,018,507	967,581	50,925



5.3 10-Year Capital Costs for Area-Specific D.C. Calculation

This section evaluates the development-related capital requirements for area-specific services assessed over a 10-year planning period (2024-2034).

5.3.1 Wastewater Services

Based on the Town's capital plan and discussions with the Town's staff, the gross capital costs for wastewater services amount to approximately \$14.6 million. These capital needs consist of expansions to the Renfrew St. pumping station, expansion of the wastewater treatment plant, an additional pump at the Harry St. pumping station, and sewer upgrades to accommodate future growth. Deductions of approximately \$10.2 million have been included in recognition of benefits to existing, in addition to approximately \$254,700 reflective of existing reserve fund balances. As a result, approximately \$4.1 million in capital needs has been included in the D.C. calculation.

The net growth-related costs for wastewater services have been allocated to residential (68%) and non-residential (32%) development based on the incremental growth in population to employment in the wastewater serviced area for the 10-year forecast period.

5.3.2 Water Services

The capital plan for water includes gross capital costs of approximately \$6.2 million, including approximately \$690,900 in unfunded D.C. recoverable costs previously incurred. The works identified in this D.C. background study include an expansion to the water treatment plant, as well as water main upgrades and looping to accommodate future growth. Approximately \$3.3 million has been deducted in recognition of post period benefits, in addition to a deduction of \$646,800 to recognize the benefit to existing. As a result of these deductions, the net growth-related capital costs total approximately \$2.3 million.

The net growth-related costs for wastewater services have been allocated to residential (65%) and non-residential (35%) development based on the incremental growth in population to employment in the water serviced area for the 10-year forecast period.



**Table 5-5
Infrastructure Costs covered in the D.C Calculation – Wastewater Services**

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 68%	Non-Residential Share 32%
1	Renfrew St. Pumping Station Expansion - Controls	2024	150,000	-		150,000	-		150,000	102,000	48,000
2	Renfrew St. Pumping Station Expansion - Pumps and Additional Wet Well	2025-2026	562,500	-		562,500	-		562,500	382,500	180,000
3	Wastewater Treatment Plant Expansion	2027-2029	13,250,000	-		13,250,000	9,937,500		3,312,500	2,252,500	1,060,000
4	3rd Pump for Harry Street Pumping Station	2026	25,000	-		25,000	-		25,000	17,000	8,000
5	Petawawa North-West Sanitary Sewer Upgrades - Phase 3	2024-2027	595,320	-		595,320	264,600		330,720	224,890	105,830
	Reserve Fund Balance								(254,662)	(173,170)	(81,492)
	Total		14,582,820	-	-	14,582,820	10,202,100	-	4,126,058	2,805,720	1,320,339



**Table 5-6
Infrastructure Costs covered in the D.C Calculation – Water Services**

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 65%	Non-Residential Share 35%
1	Portage Road Trunk Main Expansion from 150mm to 300mm (Scott Ave to Dustin Dr)	2024	325,000	-		325,000	97,500		227,500	147,875	79,625
2	Water Treatment Plant Expansion	2028-2030	4,291,175	3,291,175		1,000,000	-		1,000,000	650,000	350,000
3	Watermain Looping - Dustin Drive to Sammy Drive		886,000	-		886,000	549,300		336,700	218,855	117,845
	Previously Unfunded Amounts		690,936	-		690,936	-		690,936	449,109	241,828
	Total		6,193,111	3,291,175	-	2,901,936	646,800	-	2,255,136	1,465,839	789,298



Chapter 6

D.C. Calculation



6. D.C. Calculation

This chapter presents the D.C. calculations for the growth-related capital costs identified in Chapter 5. Table 6-1 and Table 6-2 calculate the proposed area-specific D.C. to be imposed on anticipated development in the urban area over the 10-year forecast period for wastewater and water services, respectively. Table 6-3 calculates the proposed Town-wide D.C.s to be imposed on anticipated development in the Town over the 10-year forecast period.

The calculation for residential development is generated on a per capita basis and is based upon four forms of housing types (single and semi-detached, apartments 2+ bedrooms, bachelor and 1-bedroom apartments, and all other multiples/mobile homes). The non-residential D.C.s have been calculated on a per square foot of gross floor area basis for non-residential development.

The D.C. eligible costs for each service component are provided in Chapter 5 for all municipal services, based on their proposed capital programs.

For the residential calculations, the total cost is divided by the population associated with new units to determine the per capita amount. The eligible-D.C. cost calculations set out in Chapter 5 are based on the forecast new unit population less any decline in the existing population, where applicable. The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 4) to calculate the charges in Table 6-1 to Table 6-3.

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 respective planning periods to calculate a cost per sq.ft. of G.F.A.

Table 6-4 summarizes the calculated schedule of charges, reflecting the maximum D.C.s by residential dwelling unit type and non-residential G.F.A. for municipal-wide and area-specific services.

Table 6-5 and Table 6-6 compare the existing charges to the charges calculated herein (Table 6-4), for a single detached residential dwelling unit and per square foot of G.F.A. for non-residential development, respectively.



In total, the calculated charge for a single detached dwelling unit would increase by 9% (+ \$394) in the rural area, would increase by 26% (+ \$1,375) in the water only urban area, and would increase by 21% (+ \$1,844) in the fully-serviced urban area.

For non-residential development, the calculated D.C. in the rural area would increase by 9% (+ \$0.18 per sq.ft. of G.F.A.) relative to the current charge. In the water only urban area, the calculated D.C. would increase by 31% (+ \$0.84 per sq.ft. of G.F.A.) relative to the current charge. In the fully-serviced urban area, the calculated D.C. would increase by 15% (+ \$0.76 per sq.ft. of G.F.A.) relative to the current charge.



Table 6-1
Wastewater Serviced Area D.C Calculation
2024-2034

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. Wastewater Services	\$ 2,805,720	\$ 1,320,339	\$ 3,727	\$ 2.18
TOTAL	\$2,805,720	\$1,320,339	\$3,727	\$2.18
D.C.-Eligible Capital Cost	\$2,805,720	\$1,320,339		
10-Year Gross Population/GFA Growth (sq.ft.)	2,239	606,400		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,253.11	\$2.18		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.974	\$3,727		
Other Multiples	2.112	\$2,647		
Apartments - 2 Bedrooms +	1.598	\$2,002		
Apartments - Bachelor and 1 Bedroom	1.174	\$1,471		

Table 6-2
Water Serviced Area D.C Calculation
2024-2034

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
2. Water Services	\$ 1,465,839	\$ 789,298	\$ 1,895	\$ 1.27
TOTAL	1,465,839	789,298	\$1,895	\$1.27
D.C.-Eligible Capital Cost	1,465,839	\$789,298		
10-Year Gross Population/GFA Growth (sq.ft.)	2,301	620,600		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$637.04	\$1.27		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.974	\$1,895		
Other Multiples	2.112	\$1,345		
Apartments - 2 Bedrooms +	1.598	\$1,018		
Apartments - Bachelor and 1 Bedroom	1.174	\$748		



Table 6-3
Town-wide Services D.C Calculation
2024-2034

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
3. Services Related to a Highway	1,935,597	1,088,773	2,305	1.68
4. Fire Protection Services	547,655	308,056	652	0.47
5. Parks and Recreation Services	632,801	33,305	753	0.05
6. Library Services	967,581	50,925	1,152	0.08
TOTAL	\$4,083,634	\$1,481,060	\$4,862	\$2.28
D.C.-Eligible Capital Cost	\$4,083,634	\$1,481,060		
10-Year Gross Population/GFA Growth (sq.ft.)	2,498	650,900		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,634.76	\$2.28		
<u>By Residential Unit Type</u>				
	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	2.974	\$4,862		
Other Multiples	2.112	\$3,453		
Apartments - 2 Bedrooms +	1.598	\$2,612		
Apartments - Bachelor and 1 Bedroom	1.174	\$1,919		



Table 6-4
Calculated Schedule of D.C. Charges

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples and Mobile Homes	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	(per sq.ft. of Gross Floor Area)
Municipal-wide Services/Class of Service:					
Services Related to a Highway	\$ 2,305	\$ 1,637	\$ 1,239	\$ 910	\$ 1.68
Fire Protection Services	\$ 652	\$ 463	\$ 350	\$ 257	\$ 0.47
Parks and Recreation Services	\$ 753	\$ 535	\$ 405	\$ 297	\$ 0.05
Library Services	\$ 1,152	\$ 818	\$ 619	\$ 455	\$ 0.08
Total Municipal Wide Services/Class of Services	\$ 4,862	\$ 3,453	\$ 2,613	\$ 1,919	\$ 2.28
Urban Services					
Wastewater Services	\$ 3,727	\$ 2,647	\$ 2,003	\$ 1,471	\$ 2.18
Water Services	\$ 1,895	\$ 1,346	\$ 1,018	\$ 748	\$ 1.27
Total Urban Services	\$ 5,622	\$ 3,993	\$ 3,021	\$ 2,219	\$ 3.45
GRAND TOTAL RURAL AREA	\$ 4,862	\$ 3,453	\$ 2,613	\$ 1,919	\$ 2.28
GRAND TOTAL URBAN AREA - WATER ONLY	\$ 6,757	\$ 4,799	\$ 3,631	\$ 2,667	\$ 3.55
GRAND TOTAL URBAN AREA	\$ 10,484	\$ 7,446	\$ 5,634	\$ 4,138	\$ 5.73



Table 6-5
Comparison of Current and Calculated Residential (Single Detached) D.C.s

Service/Class of Service	Residential (Single Detached)	
	Current ¹	Calculated
Municipal-wide Services/Class of Service:		
Services Related to a Highway	\$ 1,797	\$ 2,305
Fire Protection Services	\$ 208	\$ 652
Parks and Recreation Services	\$ 1,934	\$ 753
Library Services	\$ 306	\$ 1,152
Growth-related Studies	\$ 223	\$ -
Total Municipal Wide Services/Class of Services	\$ 4,468	\$ 4,862
Urban Services		
Wastewater Services	\$ 3,258	\$ 3,727
Water Services	\$ 914	\$ 1,895
Total Urban Services	\$ 4,172	\$ 5,622
GRAND TOTAL RURAL AREA	\$ 4,468	\$ 4,862
GRAND TOTAL URBAN AREA - WATER ONLY	\$ 5,382	\$ 6,757
GRAND TOTAL URBAN AREA	\$ 8,640	\$ 10,484

¹ Current charges at 90% Phase-in



Table 6-6
Comparison of Current and Calculated Non-Residential D.C. (per sq.ft. of G.F.A.)

Service/Class of Service	Non-Residential (per sq.ft. of GFA)	
	Current ¹	Calculated
Municipal-wide Services/Class of Service:		
Services Related to a Highway	\$ 1.55	\$ 1.68
Fire Protection Services	\$ 0.16	\$ 0.47
Parks and Recreation Services	\$ 0.16	\$ 0.05
Library Services	\$ 0.03	\$ 0.08
Growth-related Studies	\$ 0.20	\$ -
Total Municipal Wide Services/Class of Services	\$ 2.10	\$ 2.28
Urban Services		
Wastewater Services	\$ 2.26	\$ 2.18
Water Services	\$ 0.61	\$ 1.27
Total Urban Services	\$ 2.87	\$ 3.45
GRAND TOTAL RURAL AREA	\$ 2.10	\$ 2.28
GRAND TOTAL URBAN AREA - WATER ONLY	\$ 2.71	\$ 3.55
GRAND TOTAL URBAN AREA	\$ 4.97	\$ 5.73

¹ Current charges at 90% Phase-in



Chapter 7

D.C. Policy Recommendations and D.C. By-law Rules



7. D.C. Policy Recommendations and D.C. By-law Rules

7.1 Introduction

This chapter outlines the D.C. policy recommendations and by-law rules.

Subsection 5 (1) 9 of the D.C.A. 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 give consideration for the recent amendments to the D.C.A. as summarized in Section 1.3. However, these policies are provided for Council’s consideration and may be refined prior to adoption of the by-law.



7.2 D.C. By-law Structure

It is recommended that:

- the Town impose a Town-wide D.C. calculation for all municipal services, except for wastewater and water services;
- the Town impose D.C.s for wastewater and water services in the water and wastewater serviced areas only;
- the Town uses individual D.C. by-laws for each eligible service to be recovered through D.C.s for ease of future updates that may be required prior to the anticipated 10-year expiry date; and
- the Town implement the amendments identified in Section 7.3.9 if Bill 185 comes into force before Council approves the D.C. by-laws.

7.3 D.C. By-law Rules

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

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

7.3.1 *Payment in any Particular Case*

In accordance with the D.C.A., s.2(2), a D.C. 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 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 amount of square metres 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 and are summarized in Chapter 5.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

Where, as a result of the redevelopment of land, a building or structure existing on the same land within five years prior to the date of payment of D.C.s in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the D.C.s otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- 1) the number of dwelling units demolished/converted multiplied by the applicable residential development charge in place at the time the development charge is payable;
- 2) the gross floor area of the building demolished/converted multiplied by the current non-residential development charge in place at the time the development charge is payable.

The demolition/conversion credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less than 2 years prior to the issuance of a building permit.

The credit can, in no case, exceed the amount of development charges that would otherwise be payable.



7.3.4 Exemptions (full or partial)

a) Statutory exemptions include the following:

- Partial exemption for 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.);
- Full exemption for buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education;
- Full exemption for additional residential development within or ancillary to existing buildings: development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on limits set out in subsection 2 (3.2) of the Act);
- Full exemption for additional residential development within or ancillary to new dwellings: development that includes the creation of up to two additional dwelling units (based on limits set out in subsection 2 (3.3) of the Act);
- Full exemption for the creation of the greater of one residential unit or 1% of the existing residential units in an existing rental residential building;
- Full exemption for a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- Full exemption for affordable units (effective June 1, 2024);
- Full exemption for affordable units and attainable units, (in effect on a day to be named by proclamation of the Lieutenant Governor);
- Full exemption for affordable inclusionary zoning units;
- Full exemption for non-profit housing developments; and
- Partial exemption through a discount for rental housing units based on bedroom size as prescribed (i.e., three or more bedrooms - 25% discount, two bedrooms - 20% discount, and all others - 15% discount).

b) Non-statutory exemptions included for consideration in the draft by-laws include:

- Garrison Petawawa;
- Lands, buildings or structures used or to be used for a place of worship or for the purposes of a churchyard or cemetery exempt from taxation under the Assessment Act; and
- Development of non-residential farm buildings constructed for bona-fide farm uses.



7.3.5 Mandatory Phasing in

As required by the *More Homes Built Faster Act*, the calculated D.C. will be phased-in over a five-year period 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.

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 Town and an owner under s. 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 two (2) years 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 of the applicable Site Plan or Zoning By-law Amendment application was deemed complete.

Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges. The interest rate the Town can impose is governed by the Town's Council approved Development Charges Interest Policy.

7.3.7 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually on January 1st of each year, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index for Ottawa (currently Table 18-10-0276-02) for the most recent year-over-year period.



7.3.8 D.C Spatial Applicability

The D.C.A. historically has provided the opportunity for a municipality to impose municipal-wide charges or area specific charges. Sections 2(7) and 2(8) of the D.C.A. provide that a D.C. by-law may apply to the entire municipality or only part of it and more than one D.C. by-law may apply to the same area. The D.C.A. now requires municipalities to consider the application of municipal-wide and area-specific D.C.s. s.10(2)(c.1) requires Council to consider the use of more than one D.C. by-law to reflect different needs from services in different areas. Most municipalities in Ontario have established uniform, municipal-wide D.C.s. When area-specific charges are used, it is generally to underpin master servicing and front-end financing arrangements for more localized capital costs.

Based on the foregoing and historical practice in the Town, it is proposed that uniform Town-wide D.C.s for all services excluding wastewater and water services be imposed. Wastewater and water services D.C.s will continue to be imposed on an area-specific basis for development in the wastewater and water serviced areas.

7.3.9 Proposed Amendments Upon Enactment of Bill 185

Should Bill 185 come into force before Council approves the proposed D.C. by-laws, the following amendments to the calculation of the D.C. and the draft D.C. by-laws are recommended:

- Consolidate proposed D.C. by-laws into a single D.C. by-law covering all eligible service, for ease of administration;
- Add to the by-law a charge for growth-related studies;
- Remove from the by-law reference to the mandatory phase-in of D.C.s; and
- Amend the timeline for calculating D.C.s payable for developments that had an accompanying Site Plan or Zoning By-law Amendment planning approval from within 2 years of the application being approved to within 18 months of the application being approved (for applications submitted after Bill 185 comes into force).



7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that the Town's D.C. collections be contributed into six (6) separate reserve funds, including:

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

7.4.2 By-law In-force Date

It is proposed that the new D.C. by-laws will come into force on July 9, 2024 (i.e., ahead of the expiry date of the Town's current D.C. by-law).

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

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

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;”



“Adopt the D.C. approach to calculate the charges on a uniform -wide basis for all services, except for water and wastewater services which will be imposed in the urban serviced areas;”

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated May 8, 2024, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated May 8, 2024;”

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

“Approve the D.C. By-laws as set out in Appendices F through K.”



Chapter 8

By-law Implementation



8. By-law Implementation

8.1 Public Consultation Process

8.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (section 8.1.2), as well as the optional, informal consultation process (section 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.

8.1.2 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 (O.L.T.) (formerly the Local Planning Appeal Tribunal).

8.1.3 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/primary 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, institutional buildings, and buildings on agricultural lands. 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, gross floor area 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 Town 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 Town 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 Town 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 O.L.T., the pamphlet must be made available within 60 days after the by-law comes into force. Later dates apply to appealed by-laws.

The Town 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 O.L.T. hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the O.L.T. by filing a notice of appeal with the Town 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 Town 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 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 the fact 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 Council to the O.L.T.



8.3.6 Credits

Sections 38 to 41 of the D.C.A. set out a number of credit requirements, which apply where 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 Town 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 Town 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 persons 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 Town assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Town 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 Town 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 Town of Petawawa Residential Growth Forecast Summary

Year		Population (Including Census Undercount) ^[1]	Population (Excluding Census Undercount) ^[1]	Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households
				Singles & Semi- Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	
Historical	<i>Mid 2011</i>	16,420	15,988	4,591	847	584	15	6,037	2.648
	<i>Mid 2016</i>	17,650	17,187	4,845	915	555	20	6,335	2.713
	<i>Mid 2021</i>	18,650	18,160	5,215	895	635	15	6,760	2.686
Forecast	<i>Mid 2024</i>	19,070	18,571	5,315	976	701	15	7,007	2.650
	<i>Mid 2034</i>	20,610	20,078	5,903	1,270	789	15	7,977	2.517
	<i>Mid 2051</i>	22,860	22,267	6,909	1,784	892	15	9,600	2.319
Incremental	Mid 2011 - Mid 2016	1,230	1,199	254	68	-29	5	298	
	Mid 2016 - Mid 2021	1,000	973	370	-20	80	-5	425	
	Mid 2021 - Mid 2024	420	411	100	81	66	0	247	
	Mid 2024 - Mid 2034	1,540	1,507	588	294	88	0	970	
	Mid 2024 - Mid 2051	3,790	3,696	1,594	808	191	0	2,593	

^[1] Population includes the Census undercount estimated at approximately 2.7% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

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

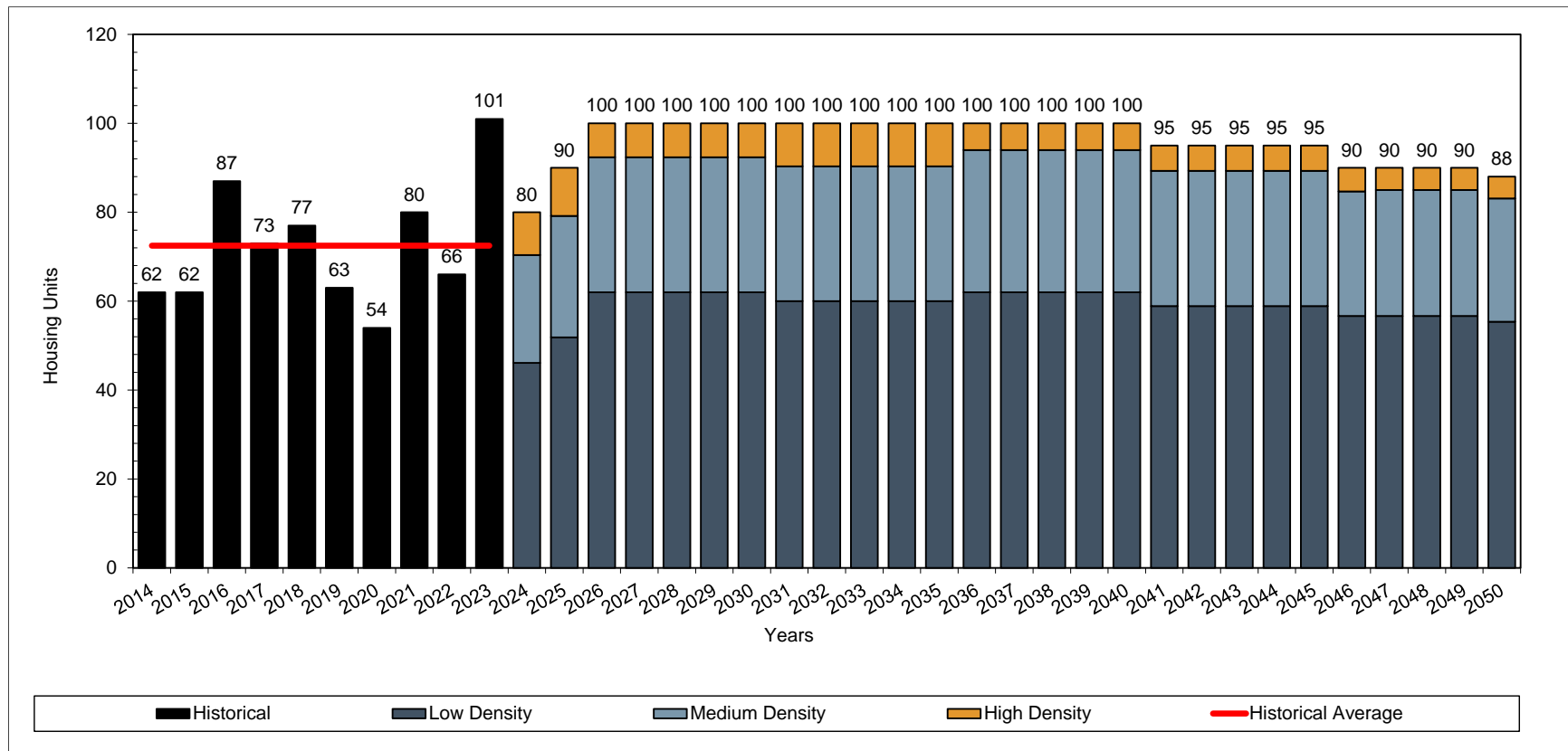
Notes:

Numbers may not add due to rounding.

Source: Derived from the Final Draft Official Plan for the Town of Petawawa, March 1, 2024, and Town of Petawawa Population, Dwelling and Employment Prospects to 2051 Final Report, metroeconomics, July 2023, by Watson & Associates Economists Ltd.



Figure 1
Town of Petawawa
Annual Housing Forecast [1]



[1]Growth forecast represents calendar year.

Source: Historical housing activity derived from Town of Petawawa building permit data, 2014 to 2018 and Statistics Canada building permit data for the Town of Petawawa, 2019 to 2023, by Watson & Associates Economists Ltd.



Schedule 2
Town of Petawawa
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
Fully Serviced (Water & Wastewater)	2024 - 2034	501	294	88	883	2,239	(527)	1,712	0	1,712
	2024 - 2051	1360	808	191	2,359	6,028	(1,612)	4,416	0	4,416
Partially Serviced (Water Only)	2024 - 2034	21	0	0	21	62	(238)	(176)	0	(176)
	2024 - 2051	56	0	0	56	167	(728)	(561)	0	(561)
Rural / Private Services	2024 - 2034	66	0	0	66	196	(225)	(29)	0	(29)
	2024 - 2051	178	0	0	178	530	(689)	(159)	0	(159)
Town of Petawawa Growth	2024 - 2034	588	294	88	970	2,498	(991)	1,507	0	1,507
	2024 - 2051	1,594	808	191	2,593	6,725	(3,029)	3,696	0	3,696

^[1] Includes townhouses and apartments in duplexes.

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

Notes:

Numbers may not add to totals due to rounding.

Source: Watson & Associates Economists Ltd



Schedule 3
Town of Petawawa
Current Year Growth Forecast
Mid-2021 to Mid-2024

		Population
Mid 2021 Population		18,160
Occupants of New Housing Units, Mid 2021 to Mid 2024	<i>Units (2)</i>	247
	<i>multiplied by P.P.U. (3)</i>	2,270
	<i>gross population increase</i>	561
		561
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2024	<i>Units</i>	0
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	0
		0
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2024	<i>Units (4)</i>	6,760
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.022
	<i>total decline in population</i>	-150
		-150
Population Estimate to Mid 2024		18,571
<i>Net Population Increase, Mid 2021 to Mid 2024</i>		411

- (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>	2.815	40%	1.140
<i>Multiples (6)</i>	2.244	33%	0.736
<i>Apartments (7)</i>	1.475	27%	0.394
Total		100%	2.270

¹ Based on 2021 Census custom database

² Based on Building permit/completion activity

- (4) 2021 households taken from Statistics Canada Census.
- (5) Decline 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
Town of Petawawa
10-Year Growth Forecast
Mid-2024 to Mid-2034**

		Population
Mid 2024 Population		18,571
Occupants of New Housing Units, Mid 2024 to Mid 2034	<i>Units (2)</i>	970
	<i>multiplied by P.P.U. (3)</i>	2,575
	<i>gross population increase</i>	2,498
Occupants of New Equivalent Institutional Units, Mid 2024 to Mid 2034	<i>Units</i>	0
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	0
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2034	<i>Units (4)</i>	7,007
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.141
	<i>total decline in population</i>	-991
Population Estimate to Mid 2034		20,078
Net Population Increase, Mid 2024 to Mid 2034		1,507

(1) Mid 2024 Population based on:

2021 Population (18,160) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (247 x 2.27 = 561) + (x 1.1 =) + (6,760 x -0.022 = -150) = 18,571

(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>	2.974	61%	1.802
<i>Multiples (6)</i>	2.112	30%	0.641
<i>Apartments (7)</i>	1.455	9%	0.132
<i>one bedroom or less</i>	1.174		
<i>two bedrooms or more</i>	1.598		
Total		100%	2.575

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 2024 households based upon 2021 Census (6,760 units) + Mid 2021 to Mid 2024 unit estimate (247 units) = 7,007 units.

(5) Decline 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
Town of Petawawa
Long-Term Growth Forecast
Mid-2024 to 2051**

		Population
Mid 2024 Population		18,571
Occupants of New Housing Units, Mid 2024 to 2051	<i>Units (2)</i>	2,593
	<i>multiplied by P.P.U. (3)</i>	2,593
	<i>gross population increase</i>	6,725
Occupants of New Equivalent Institutional Units, Mid 2024 to 2051	<i>Units</i>	0
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	0
Decline in Housing Unit Occupancy, Mid 2024 to 2051	<i>Units (4)</i>	7,007
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.432
	<i>total decline in population</i>	-3,029
Population Estimate to 2051		22,267
<i>Net Population Increase, Mid 2024 to 2051</i>		3,696

(1) Mid 2024 Population based on:

2021 Population (18,160) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (247 x 2.27 = 561) + (x 1.1 =) + (6,760 x -0.022 = -150) = 18,571

(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>	2.974	61%	1.828
<i>Multiples (6)</i>	2.112	31%	0.658
<i>Apartments (7)</i>	1.455	7%	0.107
<i>one bedroom or less</i>	1.174		
<i>two bedrooms or more</i>	1.598		
Total		100%	2.593

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 2024 households based upon 2021 Census (6,760 units) + Mid 2021 to Mid 2024 unit estimate (247 units) = 7,007 units.

(5) Decline 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
Town of Petawawa
Historical Residential Building Permits
Years 2014 to 2023

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2014	56	6	0	62
2015	51	11	0	62
2016	57	16	14	87
2017	73	0	0	73
2018	32	6	39	77
Sub-total	269	39	53	361
Average (2014 - 2018)	54	8	11	72
% Breakdown	75%	11%	15%	100%
2019	58	5	0	63
2020	42	12	0	54
2021	41	27	12	80
2022	31	15	20	66
2023	28	39	34	101
Sub-total	200	98	66	364
Average (2019 - 2023)	40	20	13	73
% Breakdown	55%	27%	18%	100%
2014 - 2023				
Total	469	137	119	725
Average	47	14	12	73
% Breakdown	65%	19%	16%	100%

[1] Includes townhomes and apartments in duplexes.

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

Source: Historical housing activity derived from Town of Petawawa building permit data, 2014 to 2018 and Statistics Canada building permit data for the Town of Petawawa, 2019 to 2023, by Watson & Associates Economists Ltd.



Schedule 7a
Town of Petawawa
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	-	-	1.714	2.769	3.933	2.815		
6-10	-	-	-	3.018	3.654	3.198		
11-15	-	-	-	2.966	3.810	3.059		
16-20	-	-	-	3.200	-	2.963		
20-25	-	-	-	2.513	-	2.788	2.965	2.974
25-35	-	-	-	2.821	-	2.717		
35+	-	1.167	1.874	2.550	4.147	2.498		
Total	-	1.278	1.833	2.687	3.847	2.683		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	1.652	2.672	4.000	2.633
6-10	-	-	-	3.054	3.692	3.072
11-15	-	-	1.929	2.795	3.810	2.811
16-20	-	-	-	3.044	-	2.794
20-25	-	-	1.667	2.532	-	2.609
25-35	-	-	1.600	2.722	-	2.561
35+	-	1.444	1.761	2.572	3.842	2.415
Total	-	1.411	1.749	2.667	3.779	2.557

[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 7b
Renfrew County
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	-	-	-	2.387	-	2.244		
6-10	-	-	2.000	2.708	-	2.408		
11-15	-	-	1.864	2.308	-	2.000		
16-20	-	-	1.727	2.143	-	1.821		
20-25	-	-	-	2.929	-	2.077	2.110	2.112
25-35	-	-	1.600	2.815	-	2.349		
35+	-	1.271	1.663	2.806	-	2.224		
Total	0.625	1.271	1.705	2.681	-	2.211		

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	-	1.077	1.625	-	-	1.475		
6-10	-	-	-	-	-	1.600		
11-15	-	-	1.571	-	-	1.714		
16-20	-	-	1.818	-	-	1.526		
20-25	-	1.000	1.429	-	-	1.257	1.515	1.455
25-35	-	1.158	1.375	-	-	1.316		
35+	0.600	1.177	1.635	2.065	-	1.431		
Total	0.929	1.171	1.609	2.000	-	1.430		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.296	1.853	2.692	3.724	2.465
6-10	-	1.353	1.892	2.832	3.533	2.661
11-15	-	-	1.923	2.682	4.000	2.663
16-20	-	1.235	1.756	2.730	3.625	2.516
20-25	-	1.176	1.753	2.593	3.719	2.409
25-35	-	1.306	1.667	2.683	3.903	2.474
35+	1.167	1.255	1.733	2.460	3.426	2.210
Total	1.318	1.259	1.752	2.534	3.565	2.304

[1] Includes townhomes and apartments in duplexes.

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

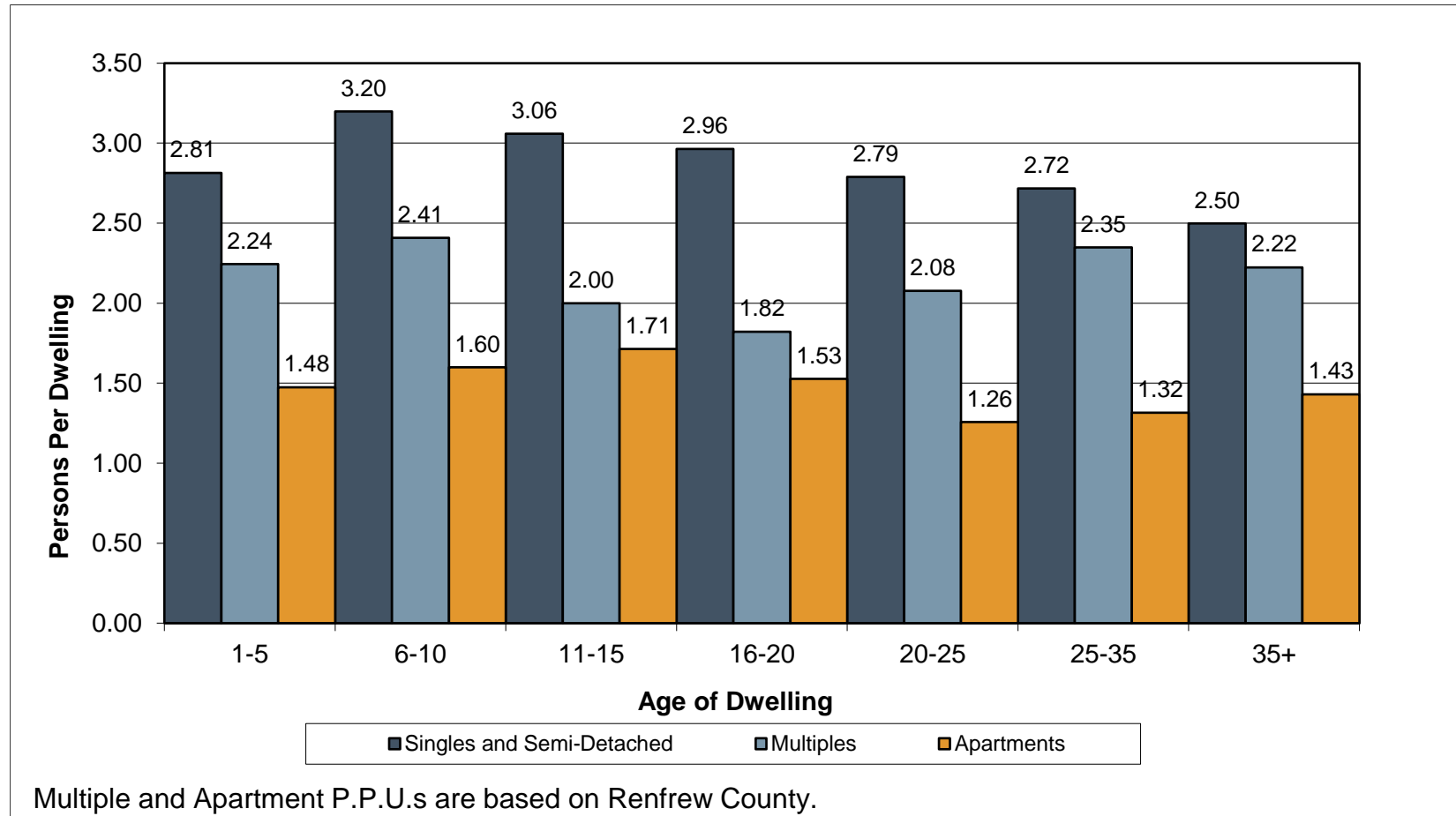
[3] Adjusted based on historical trends.

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 8
Town of Petawawa
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)





Schedule 9a Town of Petawawa Employment Forecast, 2024 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 2011	15,988	0.002	0.011	0.027	0.079	0.391	0.509	0.060	0.570	30	170	425	1,260	6,255	8,140	965	9,105	7,970
Mid 2016	17,187	0.001	0.018	0.034	0.087	0.339	0.479	0.061	0.540	25	305	578	1,493	5,825	8,225	1,048	9,273	7,920
Mid 2024	18,571	0.001	0.024	0.032	0.086	0.320	0.464	0.072	0.536	25	453	595	1,600	5,935	8,608	1,340	9,948	8,155
Mid 2034	20,078	0.001	0.028	0.035	0.098	0.313	0.476	0.075	0.551	25	564	702	1,971	6,290	9,552	1,507	11,059	8,988
Mid 2051	22,267	0.001	0.031	0.037	0.107	0.300	0.475	0.076	0.551	25	684	817	2,372	6,675	10,573	1,687	12,260	9,889
Incremental Change																		
Mid 2011 - Mid 2016	1,199	-0.0004	0.0071	0.0070	0.0080	-0.0523	-0.0306	0.0006	-0.0300	-5	135	153	233	-430	85	83	168	-50
Mid 2016 - Mid 2024	1,384	-0.0001	0.0066	-0.0016	-0.0007	-0.0193	-0.0150	0.0112	-0.0039	0	148	17	108	110	383	292	675	235
Mid 2024 - Mid 2034	1,507	-0.0001	0.0037	0.0029	0.0120	-0.0063	0.0122	0.0029	0.0151	0	111	108	371	355	944	167	1,111	833
Mid 2024 - Mid 2051	3,696	-0.0002	0.0063	0.0047	0.0204	-0.0198	0.0113	0.0036	0.0149	0	231	223	772	740	1,965	347	2,312	1,734
Annual Average																		
Mid 2011 - Mid 2016	240	-0.0001	0.0014	0.0014	0.0016	-0.0105	-0.0061	0.0001	-0.0060	-1	27	31	47	-86	17	17	34	-10
Mid 2016 - Mid 2024	173	-0.00001	0.00083	-0.00020	-0.00008	-0.00242	-0.00188	0.00140	-0.00048	0	19	2	13	14	48	36	84	29
Mid 2024 - Mid 2034	151	-0.00001	0.00037	0.00029	0.00120	-0.00063	0.00122	0.00029	0.00151	0	11	11	37	36	94	17	111	83
Mid 2024 - Mid 2051	148	0.0000	0.0002	0.0002	0.0008	-0.0007	0.0004	0.0001	0.0006	0	9	8	29	27	73	13	86	64

^[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: Watson & Associates Economists Ltd.



Schedule 9b
Town of Petawawa
Employment and Gross Floor Area (G.F.A.) Forecast, 2024 to 2051

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ^[1]			
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2011	15,988	30	425	1,260	6,255	7,970				
Mid 2016	17,187	25	578	1,493	5,825	7,920				
Mid 2024	18,571	25	595	1,600	5,935	8,155				
Mid 2034	20,078	25	702	1,971	6,290	8,988				
Mid 2051	22,267	25	817	2,372	6,675	9,889				
Incremental Change										
Mid 2011 - Mid 2016	1,199	-5	153	233	-430	-50				
Mid 2016 - Mid 2024	1,384	0	17	108	110	235				
Mid 2024 - Mid 2034	1,507	0	108	371	355	833	161,200	240,900	248,500	650,600
Mid 2024 - Mid 2051	3,696	0	223	772	740	1,734	333,700	501,500	518,000	1,353,200
Annual Average										
Mid 2011 - Mid 2016	240	-1	31	47	-86	-10				
Mid 2016 - Mid 2024	173	0	2	13	14	29				
Mid 2024 - Mid 2034	151	0	11	37	36	83	16,120	24,090	24,850	65,060
Mid 2024 - Mid 2051	137	0	8	29	27	64	12,359	18,574	19,185	50,119

^[1] Square Foot Per Employee Assumptions

Industrial	1,500
Commercial/Population-Related	650
Institutional	700

*Reflects Mid-2024 to Mid-2051 forecast period.

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

Source: Watson & Associates Economists Ltd.



Schedule 9c
Town of Petawawa
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges Can Be Imposed

Development Location	Timing	Industrial G.F.A. S.F. ^[1]	Commercial G.F.A. S.F. ^[1]	Institutional G.F.A. S.F. ^[1]	Total Non-Residential G.F.A. S.F.	Employment Increase ^[2]
Fully Serviced (Water & Wastewater)	2024 - 2034	126,100	231,800	248,500	606,400	796
	2024 - 2051	244,600	480,200	518,000	1,242,800	1,642
Partially Serviced (Water Only)	2024 - 2034	9,000	5,200	-	14,200	14
	2024 - 2051	18,600	10,800	-	29,400	29
Rural / Private Services	2024 - 2034	26,100	3,900	-	30,000	23
	2024 - 2051	70,500	10,500	-	81,000	63
Town of Petawawa	2024 - 2034	161,200	240,900	248,500	650,600	833
	2024 - 2051	333,700	501,500	518,000	1,353,200	1,734

^[1] Square Foot Per Employee Assumptions

Industrial	1,500
Commercial/Population-Related	650
Institutional	700

^[2] Employment Increase does not include No Fixed Place of Work.

*Reflects Mid-2024 to Mid-2051 forecast period.

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

Source: Watson & Associates Economists Ltd.



Schedule 10
Town of Petawawa
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



Table B-1
Historical Level of Service Calculation
Services Related to a Highway – Roads
Length (kilometres) of Roadways

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
Rural	44.4	44.5	44.6	45.0	45.4	45.4	45.4	45.4	45.4	45.4	45.4	45.4	45.4	45.4	45.4	\$1,600,000
Semi-Urban	8.4	8.4	8.4	8.4	8.4	8.4	9.7	9.7	9.7	9.7	9.7	9.7	9.7	9.7	9.7	\$1,800,000
Urban	7.8	3.8	3.8	3.8	3.8	4.1	4.9	5.5	6.4	8.9	8.9	8.9	8.9	8.9	8.9	\$2,000,000
Total	60.5	56.6	56.7	57.1	57.5	57.9	59.9	60.6	61.5	64.0	64.0	64.0	64.0	64.0	64.0	

Population	14,815	15,048	15,455	15,742	15,999	16,104	16,214	16,319	16,551	16,770	16,946	17,134	17,295	17,439	17,540
Per Capita Standard	0.0041	0.0038	0.0037	0.0036	0.0036	0.0036	0.0037	0.0037	0.0037	0.0038	0.0038	0.0037	0.0037	0.0037	0.0036

15 Year Average	2009 to 2023
Quantity Standard	0.0037
Quality Standard	\$1,681,189
Service Standard	\$6,220

Note: Quantities exclude roads internal to subdivisions

D.C. Amount (before deductions)	10 Year
Forecast Population	1,507
\$ per Capita	\$6,220
Eligible Amount	\$9,374,143



Table B-2
 Historical Level of Service Calculation
 Services Related to a Highway – Sidewalks
 Length (kilometres) of Sidewalks

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
Sidewalks	15.99	16.01	-	-	-	-	-	-	-	-	-	-	-	-	-	\$198,500
Sidewalks - Concrete	-	-	20.43	20.83	21.18	22.34	24.90	25.30	26.20	28.20	29.6	31.0	32.4	33.8	35.33	\$183,900
Sidewalks - Asphalt	-	-	13.95	14.35	14.70	14.70	15.00	16.30	17.00	17.80	18.3	18.8	19.3	19.8	20.44	\$119,000
Total	15.99	16.01	34.38	35.18	35.88	37.04	39.90	41.60	43.20	46.00	47.90	49.80	51.70	53.60	55.77	

Population	14,815	15,048	15,455	15,742	15,999	16,104	16,214	16,319	16,551	16,770	16,946	17,134	17,295	17,439	17,540
Per Capita Standard	0.0011	0.0011	0.0022	0.0022	0.0022	0.0023	0.0025	0.0025	0.0026	0.0027	0.0028	0.0029	0.0030	0.0031	0.0032

15 Year Average	2009 to 2023
Quantity Standard	0.0024
Quality Standard	\$163,388
Service Standard	\$392

D.C. Amount (before deductions)	10 Year
Forecast Population	1,507
\$ per Capita	\$392
Eligible Amount	\$590,940



Table B-3
 Historical Level of Service Calculation
 Services Related to a Highway – Streetlights
 Number of Streetlights

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Streetlights	323	347	371	395	415	500	640	795	801	992	1,012	1,032	1,052	1,072	1,091	\$5,000
Total	323	347	371	395	415	500	640	795	801	992	1,012	1,032	1,052	1,072	1,091	

Population	14,815	15,048	15,455	15,742	15,999	16,104	16,214	16,319	16,551	16,770	16,946	17,134	17,295	17,439	17,540
Per Capita Standard	0.02	0.02	0.02	0.03	0.03	0.03	0.04	0.05	0.05	0.06	0.06	0.06	0.06	0.06	0.06

15 Year Average	2009 to 2023
Quantity Standard	0.0434
Quality Standard	\$5,000
Service Standard	\$217

D.C. Amount (before deductions)	10 Year
Forecast Population	1,507
\$ per Capita	\$217
Eligible Amount	\$327,019



Table B-4
 Historical Level of Service Calculation
 Services Related to a Highway – Public Works Facilities
 Square Feet of Building Area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Salt Dome	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170	5,000	5,000	5,000	5,000	5,000	\$152	\$168
Sand Dome	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	7,572	7,572	7,572	7,572	7,572	\$152	\$168
Public Works Facility	8,600	8,600	8,600	10,700	10,700	10,700	10,700	10,700	10,700	10,700	11,870	11,870	11,870	11,870	11,870	\$464	\$518
Total	14,770	14,770	14,770	16,870	16,870	16,870	16,870	16,870	16,870	16,870	24,442	24,442	24,442	24,442	24,442		

Population	14,815	15,048	15,455	15,742	15,999	16,104	16,214	16,319	16,551	16,770	16,946	17,134	17,295	17,439	17,540
Per Capita Standard	0.9970	0.9815	0.9557	1.0717	1.0544	1.0476	1.0405	1.0338	1.0193	1.0060	1.4423	1.4265	1.4132	1.4016	1.3935

15 Year Average	2009 to 2023
Quantity Standard	1.1523
Quality Standard	\$366
Service Standard	\$421

D.C. Amount (before deductions)	10 Year
Forecast Population	1,507
\$ per Capita	\$421
Eligible Amount	\$634,869



Table B-5
Historical Level of Service Calculation
Services Related to a Highway – Public Works Vehicles
Number of Vehicles and Equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
1/2 ton Truck	2	2	2	2	2	2	2	2	2	3	3	3	4	4	4	\$57,700
1 ton Dump Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$144,200
Cargo Van	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$72,100
Dump Truck	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$144,200
Plow - Single Axle	3	3	2	2	2	1	1	1	1	1	1	1	1	1	1	\$216,400
Plow - Double Axle	2	2	3	3	3	4	4	4	4	4	4	4	4	4	4	\$389,400
Sidewalk Plow (w/ Attachments)	3	4	4	5	5	5	4	4	4	4	5	5	5	5	5	\$216,400
Mobile Radio Equipment	18	18	18	18	18	18	18	18	18	18	18	18	20	20	20	\$1,600
Portable Radio Equipment	5	3	3	3	3	3	3	3	3	3	3	3	4	4	4	\$1,200
Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$428,400
Backhoe	2	2	2	2	2	2	2	2	2	2	2	2	2	1	1	\$201,900
Loader	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$360,600
Snowblower for Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$259,600
Chipper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$66,200
Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$16,600
3 ton, 4 door, c/w blade	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$216,400
Culvert Steamer	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$25,000
Total	46	45	45	46	46	45	44	45	45	46	46	46	50	48	48	

Population	14,815	15,048	15,455	15,742	15,999	16,104	16,214	16,319	16,551	16,770	16,946	17,134	17,295	17,439	17,540
Per Capita Standard	0.0031	0.0030	0.0029	0.0029	0.0029	0.0028	0.0027	0.0028	0.0027	0.0027	0.0027	0.0027	0.0029	0.0028	0.0027

15 Year Average	2009 to 2023
Quantity Standard	0.0028
Quality Standard	\$110,629
Service Standard	\$310

D.C. Amount (before deductions)	10 Year
Forecast Population	1,507
\$ per Capita	\$310
Eligible Amount	\$466,808



**Table B-6
Historical Level of Service Calculation
Fire Protection Services – Fire Stations
Square Feet of Building Area**

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Fire Hall 1 - 23 Schwanz Rd.	8,848	8,848	8,848	8,848	8,848	8,848	8,848	8,848	8,848	8,848	8,848	8,848	8,848	8,848	8,848	\$628	\$726
Fire Hall 2 - 1111 Victoria St.	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	\$628	\$727
Training Facility - 19 Industrial Rd.	1,920	1,920	1,920	1,920	1,920	1,920	1,920	1,920	1,920	2,560	2,560	2,560	2,880	2,880	2,880	\$44	\$54
Portable Classroom - 19 Industrial Rd.	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	\$48	\$63
Total	14,568	14,568	14,568	14,568	14,568	14,568	14,568	14,568	14,568	15,208	15,208	15,208	15,528	15,528	15,528		

Population	14,815	15,048	15,455	15,742	15,999	16,104	16,214	16,319	16,551	16,770	16,946	17,134	17,295	17,439	17,540
Per Capita Standard	0.9833	0.9681	0.9426	0.9254	0.9106	0.9046	0.8985	0.8927	0.8802	0.9069	0.8974	0.8876	0.8978	0.8904	0.8853

15 Year Average	2009 to 2023
Quantity Standard	0.9114
Quality Standard	\$572
Service Standard	\$522

D.C. Amount (before deductions)	10 Year
Forecast Population	1,507
\$ per Capita	\$522
Eligible Amount	\$785,961



Table B-7
Historical Level of Service Calculation
Fire Protection Services – Fire Vehicles
Number of Vehicles

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Pumper	3	3	3	3	3	3	4	4	4	4	4	4	4	4	4	\$1,200,000
Tanker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$876,900
Van	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$66,200
Bush Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Command	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$85,000
Water Rescue Vehicle	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$115,400
Water Rescue Boat	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$94,400
Utility Trailer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$35,300
Total	8	8	8	8	8	8	8	8	8	8	8	8	8	8	9	

Population	14,815	15,048	15,455	15,742	15,999	16,104	16,214	16,319	16,551	16,770	16,946	17,134	17,295	17,439	17,540
Per Capita Standard	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005

15 Year Average	2009 to 2023
Quantity Standard	0.0005
Quality Standard	\$670,540
Service Standard	\$335

D.C. Amount (before deductions)	10 Year
Forecast Population	1,507
\$ per Capita	\$335
Eligible Amount	\$505,252



Table B-8
Historical Level of Service Calculation
Fire Protection Services – Fire Equipment
Number of Equipment and Gear

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Portable Radios	13	23	33	33	33	33	33	33	33	33	30	27	24	21	18	\$9,000
Pagers & Chargers	44	44	44	43	43	43	43	43	43	43	37	37	37	37	37	\$700
Mobile Radios	18	18	16	10	10	10	10	10	10	10	10	10	10	10	10	\$2,000
Hose - 38 mm (50' unit)	69	69	69	69	69	69	69	69	69	69	65	65	65	65	65	\$300
Hose - 65 mm (50' unit)	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	\$400
Hose - 100 mm (100' unit)	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30	\$600
Portable Pumps	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$8,200
Breathing Apparatus	18	18	18	18	18	18	18	18	18	18	22	22	22	22	22	\$9,100
Firefighter Training Equipment*	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$24,800
Fire Prevention Training Equipment**	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$24,800
Equipped Firefighters	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37	\$6,100
Total	304	314	322	316	316	316	316	316	316	316	307	304	301	298	295	

Population	14,815	15,048	15,455	15,742	15,999	16,104	16,214	16,319	16,551	16,770	16,946	17,134	17,295	17,439	17,540
Per Capita Standard	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02

15 Year Average	2009 to 2023
Quantity Standard	0.0190
Quality Standard	\$2,762
Service Standard	\$52

D.C. Amount (before deductions)	10 Year
Forecast Population	1,507
\$ per Capita	\$52
Eligible Amount	\$79,072

Note:

* Firefighter Training Equipment is made up of 11 pieces of equipment totaling 1 unit

** Fire Prevention Training Equipment is made up of digital screen, laser extinguisher, Bullex safety control panel, portable charger totaling 1 unit



Table B-9
Historical Level of Service Calculation
Parks and Recreation Services – Parkland Development
Acres of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Acre)
Civic Centre Park	40.0	40.0	40.0	40.0	42.0	42.0	42.0	42.0	42.0	42.0	42.0	42.0	42.0	42.0	42.0	\$216,400
Centennial Park	19.9	19.9	19.9	19.9	19.9	19.9	19.9	19.9	19.9	19.9	19.9	19.9	19.9	19.9	19.9	\$216,400
Petawawa Point Park	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	\$216,400
Nature's Acre Park	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	\$216,400
Briar Patch Park	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	\$216,400
Woodland Park	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$216,400
Indian Diamond Park	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	\$216,400
Civitan Kiddyland Park	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	\$216,400
Enchanted Forest Park	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	\$216,400
Jack Pine Park	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	\$216,400
Fish Hatchery Park	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	\$216,400
Kramers Komer Park	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	\$216,400
Turtle Park	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$216,400
Pine Ridge Park	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	2.1	\$216,400
Lakeview Park	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	\$216,400
Expo 150 Parkette	-	-	-	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$216,400
Coureur De Bois Parkette	-	-	-	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$216,400
Laurentian Highlands	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.0	\$125,000
Total	91.4	91.4	91.4	91.9	93.9	93.9	93.9	93.9	93.9	93.9	93.9	93.9	93.9	93.9	96.9	

Population	14,815	15,048	15,455	15,742	15,999	16,104	16,214	16,319	16,551	16,770	16,946	17,134	17,295	17,439	17,540
Per Capita Standard	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01

15 Year Average	2009 to 2023
Quantity Standard	0.0057
Quality Standard	\$217,230
Service Standard	\$1,238

D.C. Amount (before deductions)	10 Year
Forecast Population	1,507
\$ per Capita	\$1,238
Eligible Amount	\$1,865,982



Table B-10
 Historical Level of Service Calculation
 Parks and Recreation Services – Trails
 Linear Metres of Trails

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/ Linear Metre)
Fitness Trails/Millennium Trail	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	\$600
Woodland Trail	1,230	1,230	1,230	1,230	1,230	1,230	1,230	1,230	1,230	1,230	1,230	1,230	1,230	1,230	1,230	\$100
Total	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	2,830	

Population	14,815	15,048	15,455	15,742	15,999	16,104	16,214	16,319	16,551	16,770	16,946	17,134	17,295	17,439	17,540
Per Capita Standard	0.19	0.19	0.18	0.18	0.18	0.18	0.17	0.17	0.17	0.17	0.17	0.17	0.16	0.16	0.16

15 Year Average	2009 to 2023
Quantity Standard	0.1734
Quality Standard	\$383
Service Standard	\$66

D.C. Amount (before deductions)	10 Year
Forecast Population	1,507
\$ per Capita	\$66
Eligible Amount	\$100,020



Table B-11
Historical Level of Service Calculation
Parks and Recreation Services – Recreation Facilities
Square Feet of Building Area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Petawawa Civic Centre	30,256	30,256	30,256	30,256	30,256	30,256	30,256	30,256	30,256	30,256	30,256	30,256	30,256	30,256	30,256	\$645	\$720
Norman Behnke Hall	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	4,134	\$645	\$714
Outdoor Rink Change Facility/Garage	877	877	877	877	877	877	877	877	877	877	877	877	877	877	877	\$154	\$182
Washrooms/Rental Building at Petawawa Point	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	\$576	\$636
Kin Hut	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	3,800	\$211	\$233
Centennial Beach House/Washroom Fac.	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	\$576	\$636
Total	41,247	41,247	41,247	41,247	41,247	41,247	41,247	41,247	41,247	41,247	41,247	41,247	41,247	41,247	41,247		

Population	14,815	15,048	15,455	15,742	15,999	16,104	16,214	16,319	16,551	16,770	16,946	17,134	17,295	17,439	17,540
Per Capita Standard	2.7841	2.7410	2.6688	2.6202	2.5781	2.5613	2.5439	2.5275	2.4921	2.4596	2.4340	2.4073	2.3849	2.3652	2.3516

15 Year Average	2009 to 2023
Quantity Standard	2.5280
Quality Standard	\$659
Service Standard	\$1,665

D.C. Amount (before deductions)	10 Year
Forecast Population	1,507
\$ per Capita	\$1,665
Eligible Amount	\$2,509,260



Table B-12
Historical Level of Service Calculation
Parks and Recreation Services – Parks & Recreation Vehicles and Equipment
Number of Vehicles and Equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Tractor w/ Implements	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$67,800
1/2 ton Pick-up Truck	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	\$80,000
Utility Vehicle	2	2	3	3	3	3	3	3	3	3	3	3	3	3	3	\$17,300
Rotary Deck Mower	2	2	2	2	2	2	2	2	2	2	2	3	3	3	3	\$24,800
Trailer	2	2	2	3	3	3	3	3	3	3	3	3	3	3	3	\$25,400
Ice Resurfacers	1	1	1	1	1	2	2	2	2	2	2	2	2	2	2	\$97,500
Weed Steamer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$24,800
Sports Field Implements	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$4,900
Handwash Station	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,900
Pick-up Truck	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$80,000
Stageline Mobile Stage (trailer)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$101,000
North Canoes & Trailer (Two 25' Canoes and One Trailer)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$50,500
Inflatable Boat	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Hydraulic Lift (Upright)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,000
Total	16	16	19	20	21	22	23	24	24	25	25	26	26	26	26	

Population	14,815	15,048	15,455	15,742	15,999	16,104	16,214	16,319	16,551	16,770	16,946	17,134	17,295	17,439	17,540
Per Capita Standard	0.0011	0.0011	0.0012	0.0013	0.0013	0.0014	0.0014	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015

15 Year Average	2009 to 2023
Quantity Standard	0.0014
Quality Standard	\$32,221
Service Standard	\$45

D.C. Amount (before deductions)	10 Year
Forecast Population	1,507
\$ per Capita	\$45
Eligible Amount	\$67,981



Table B-13
Historical Level of Service Calculation
Library Services – Library Facilities
Square Feet of Building Area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Library Building (Civic Centre)	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	\$645	\$779
Total	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000		

Population	14,815	15,048	15,455	15,742	15,999	16,104	16,214	16,319	16,551	16,770	16,946	17,134	17,295	17,439	17,540
Per Capita Standard	0.8100	0.7974	0.7764	0.7623	0.7500	0.7452	0.7401	0.7353	0.7250	0.7156	0.7081	0.7004	0.6938	0.6881	0.6842

15 Year Average	2009 to 2023
Quantity Standard	0.7355
Quality Standard	\$779
Service Standard	\$573

D.C. Amount (before deductions)	10 Year
Forecast Population	1,507
\$ per Capita	\$573
Eligible Amount	\$863,406



Table B-14
 Historical Level of Service Calculation
 Library Services – Library Collection Materials
 Number of Library Collection Materials

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Books	42,585	45,074	48,620	52,178	55,462	57,599	61,450	59,945	51,595	47,810	47,245	46,294	44,131	43,661	41,031	\$36
Music, Audio Books, Magazines, DVDs, Video Games	4,041	4,628	5,245	6,014	5,552	5,352	4,817	4,787	5,191	5,765	5,823	6,237	6,032	6,444	6,915	\$38
Photocopier/Printer/Fax	2	2	2	2	2	3	3	3	3	3	3	3	3	3	3	\$300
Bicycles	-	-	-	-	4	4	10	10	-	-	-	-	-	-	-	\$400
Snowshoes	-	-	-	3	3	3	3	10	11	12	20	24	24	23	23	\$125
Helmets	-	-	-	-	4	10	10	10	-	-	-	-	-	-	-	\$66
GPS Units	-	-	-	2	2	2	2	2	2	2	2	2	2	2	2	\$300
Binoculars	-	-	-	2	2	2	2	2	2	2	2	2	2	2	2	\$66
E-books	-	-	-	-	-	0.13	-	0.01	0.71	0.74	0.34	1.56	1.32	1.43	1.00	\$6,450
Databases	-	-	-	-	0.63	0.38	0.57	1.11	0.02	0.56	0.73	0.97	0.33	0.40	1.00	\$14,283
Total	46,628	49,704	53,867	58,201	61,032	62,976	66,298	64,770	56,805	53,595	53,096	52,565	50,196	50,137	47,978	

Population	14,815	15,048	15,455	15,742	15,999	16,104	16,214	16,319	16,551	16,770	16,946	17,134	17,295	17,439	17,540
Per Capita Standard	3.15	3.30	3.49	3.70	3.81	3.91	4.09	3.97	3.43	3.20	3.13	3.07	2.90	2.88	2.74

15 Year Average	2009 to 2023
Quantity Standard	3.3839
Quality Standard	\$36
Service Standard	\$123

D.C. Amount (before deductions)	10 Year
Forecast Population	1,507
\$ per Capita	\$123
Eligible Amount	\$185,693



Appendix C

Long-Term Capital and Operating Cost Examination



Appendix D: Long-Term Capital and Operating Cost Examination

As a requirement of the D.C.A. 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 D.C. 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 Town's 2022 Financial Information Return.

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 which are 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.

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 municipal program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e., facilities) would be delayed until the time these works are in place.



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

SERVICE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
Services Related to a Highway	\$ 71,247	\$ 6,164	\$ 77,410
Fire Protection Services	\$ 115,466	\$ 5,687	\$ 121,153
Parks & Recreation Services	\$ 63,149	\$ 11,515	\$ 74,664
Library Services	\$ 35,837	\$ 6,348	\$ 42,186
Wastewater Services	\$ 85,134	\$ 6,182	\$ 91,316
Water Services	\$ 92,876	\$ 6,715	\$ 99,591
Total	\$ 463,709	\$ 42,611	\$ 506,320



Appendix D

Local Service Policy



Appendix D: Local Service Policy

This Appendix sets out the Town's General Policy Guidelines on Development Charges (D.C.) and local service funding. The guidelines outline, in general terms, the size and nature of engineered infrastructure that is included in the study as a D.C. project, versus infrastructure that is considered as a local service, to be emplaced separately by landowners, pursuant to a development agreement.

The following policy guidelines are general principles by which staff will be guided in considering development applications. However, each application will be considered, in the context of these policy guidelines as subsection 59(2) of the *Development Charges Act, 1997*, as amended (D.C.A.) 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.

1. Collector Roads

- Collector Roads Internal to Development – Direct developer responsibility under s.59 of the D.C.A. (as a local service).
- Collector Roads External to Development – If local service within the area to which the plan relates, direct developer responsibility under s.59 of the D.C.A.

2. Traffic Signals

- New Arterial Roads and Arterial Road Improvements – Included as part of road costing funded through D.C.s.
- Local Streets / Private Entrances / Entrances to Specific Developments – Direct developer responsibility under s.59 of the D.C.A. (as a local service).
- Minor Arterial / Collector Road Intersections with Regional Roads – Regional responsibility.

3. Streetlights

- Streetlights on Regional (Arterial) Roads – Include in area municipal DC (based on ten-year standards as per s.5(1) of the D.C.A.), or, in exceptional circumstances, may be direct developer responsibility through local service provisions (s.59 of the D.C.A.).



- Streetlights on Area Municipal (Collector) Roads – Linked to collector road funding source.

4. Sidewalks

- Sidewalks on Regional (Arterial) Roads – direct developer responsibility through local service provisions (s.59 of the D.C.A.).
- Sidewalks on Area Municipal (Collector) Roads – Linked to collector road funding source.
- Other sidewalks External to Development (which are local service within the area to which the plan relates) – Direct developer responsibility as a local service provision (under s.59 of the D.C.A.).

5. Traffic Control Signals

- Include in D.C. calculation, based on ten-year standards, as required under s.5(1) of the D.C.A.

6. Land Acquisition for Road Allowances

- Land Acquisition for Arterial Roads – Dedication under the Planning Act subdivision provisions (s.51) through development lands; in areas with limited or no development, include in the Regional D.C. (to the extent eligible).
- Land Acquisition for Collector Roads – Dedication under the Planning Act subdivision provision (s.51) through development lands (up to 26 metre right of way); in areas with limited or no development, include in area municipal D.C. (to the extent eligible).
- Land Acquisition for Grade Separations (beyond normal dedication requirements) – include in the D.C. to the extent eligible.

7. Stormwater Management

- Quality and Quantity Works – be direct developer responsibility through local service provisions (s.59 of the D.C.A.).

8. Water

- Water mains external to subdivisions included in the D.C., unless directly required by development.



- Marginal costs of waterworks within the subdivision included in D.C. above 8” nominal diameter.

9. **Wastewater**

- Wastewater mains external to subdivisions included in the D.C., unless directly required by development.
- Pumping station works limited to a defined benefiting area to be direct developer responsibility.
- Marginal costs of wastewater main works within the subdivision may be included in D.C. based on site specific development approval conditions.



Appendix E

Asset Management Plan



Appendix E: Asset Management Plan

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

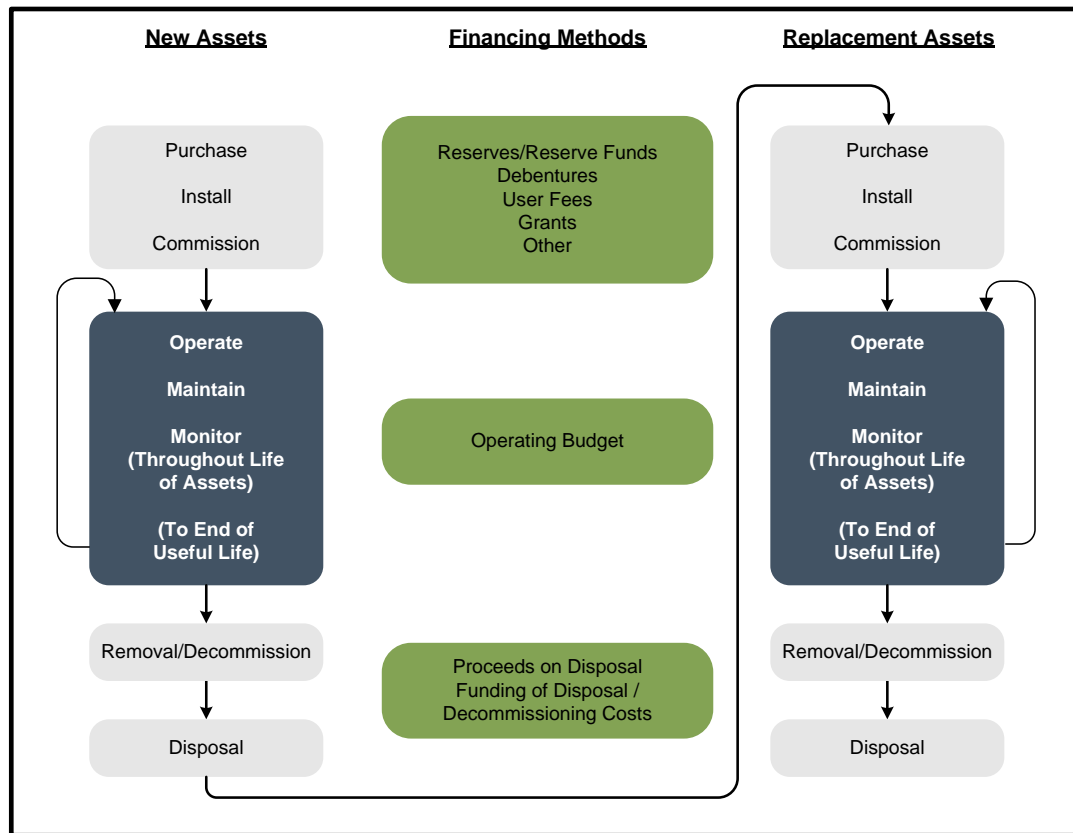
“The asset management plan shall,

- (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 through its entire lifecycle. For growth-related works, the majority of capital costs will be funded by the development charge (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 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 are 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 Town prepared an A.M.P. in 2020 for its existing core infrastructure assets; however, it did not take into account future growth-related assets. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2024 \$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C. eligible capital costs are not included in the Town'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 as an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2024 D.C. capital works 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 incremental annualized expenditures are approximately \$1.0 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are estimated at approximately \$1.3 million.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table F-1
Asset Management – Future Expenditures and Associated Revenues
2024\$

	2034 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	\$ 1,734,064
Annual Debt Payment on Post Period Capital ²	\$ 481,547
Annual Lifecycle - Municipal-wide Services	\$ 285,699
Annual Lifecycle - Area-specific Services ³	\$ 178,010
Incremental Operating Costs (for D.C. Services)	\$ 42,611
Total Expenditures	\$ 2,721,931
Revenue (Annualized)	
Total Existing Revenue ⁴	\$28,798,787
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$ 1,271,539
Total Revenues	\$30,070,326

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

³ All infrastructure costs included in Area Specific by-laws have been included

⁴ As per Sch. 10 of FIR



Appendix F

Proposed D.C. By-law – Services Related to a Highway



CORPORATION OF THE TOWN OF PETAWAWA

BY-LAW NUMBER ___/24

BEING A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES FOR SERVICES RELATED TO A HIGHWAY

WHEREAS the Town of Petawawa will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Town of Petawawa;

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 Town of Petawawa 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 Charges 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 Town of Petawawa has given notice of and held a public meeting on the 17th day of June, 2024 in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF PETAWAWA ENACTS AS FOLLOWS:

DEFINITIONS

1. In this by-law,



“Act” means the Development Charges Act, as amended, or any successor thereof;

“Additional dwelling unit” means a dwelling unit, whether contained within a proposed single detached dwelling, semi-detached dwelling or row dwelling, or ancillary to a single detached dwelling, a semi-detached dwelling, or a row dwelling including but not limited to a coach house, laneway suite or structure constructed above an existing garage or other structure separate from the primary dwelling unit, and which is not capable of being legally conveyed as a separate parcel of land from the primary dwelling unit;

“Affordable Residential Unit” means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;

“Agricultural use” means a farming business as defined by the Farmland Property Tax Program of the *Farm Registration and Farm Organizations Funding Act, 1993*;

“Apartment dwelling” means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor;

“Attainable Residential Unit” means a residential unit that meets the criteria set out in subsection 4.1 of the Act;

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

“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*;

“Bona fide farm uses” means the proposed development that will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation;

“Building Code Act” means the *Building Code Act, S.O. 1992, as amended, or any successor thereof*;



“Capital cost” means capital costs as defined in subsection 5 (3) of the Act;

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

“Council” means the Council of the Town of Petawawa;

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

“Development charge” means a charge imposed with respect to this by-law;

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

“Existing” means the number, use and size that existed as of the date this by-law was passed;

“Farm building” means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;

“Gross floor area” means:

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



thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:

- (i) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
- (ii) loading facilities above or below grade; and
- (iii) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

“Inclusionary zoning residential unit” means residential units that are affordable housing units required to be included in a development or redevelopment pursuant to a by-law passed under section 34 of the *Planning Act* to give effect to the policies described in subsection 16(4) of that Act.

“Industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;

“Institutional”, means development of a building or structure intended for use:

- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- (b) as a retirement home within the meaning of subsection 2(1) of the *Retirement Homes Act, 2010*.
- (c) By any institution of the following post-secondary institutions for the objects of the institution:



- (i) a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
 - (ii) a college or university federated or affiliated with a university described in subclause (i); or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
- (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (e) as a hospice to provide end of life care;

“Local Board” means a school board, municipal service board, transportation commission, public library board, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of a municipality or of two or more municipalities or parts thereof;

“Local services” means those services, facilities or things which are under the jurisdiction of the Town of Petawawa and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under sections 41, 51 or 53 of the *Planning Act*, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

“Mobile Home dwelling” means any dwelling unit 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;

“Multiple dwelling” means all dwellings other than single-detached, semi-detached, and apartment dwellings;

“Municipality” means the Corporation of the Town of Petawawa;

“Non-profit housing”, means a development of a building or structure intended for use as residential premises by:



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

“Non-residential use” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;

“Official Plan” means the Official Plan adopted for the Town, as amended and approved;

“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;

“Place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

“Regulation” means any regulation made pursuant to the Act;

“Residential unit” means the same as dwelling unit as defined in this by-law;

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

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

“Row dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from



the outside and is vertically separated from any abutting dwelling unit. For the purposes of this definition, a row dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a row dwelling;

“Semi-detached dwelling” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall, but not other parts, attached to another dwelling unit where the dwelling units are not connected by an interior corridor. For the purposes of this definition, a semi-detached dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a semi-detached dwelling;

“Service” means a service set out in section 2.1 to this by-law, and “services” shall have a corresponding meaning;

“Single detached dwelling” means a residential building consisting of one dwelling unit and not attached to another structure. For the purposes of this definition, a single detached dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a single detached dwelling;

“Town” means the area within the geographic limits of the Town of Petawawa; and

“Zoning By-Law” means the Zoning By-Law of the Town of Petawawa or any successor thereof passed pursuant to section 34 of the *Planning Act*, S.O. 1998.

2. DESIGNATION OF SERVICES

2.1 The categories of services for which development charges are imposed under this by-law are as follows:

- (a) Services Related to a Highway.

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 3.4(a).

Area to Which By-law Applies

- 3.2 Subject to section 3.3, this by-law applies to all lands in the Town of Petawawa whether or not the land or use thereof is exempt from taxation under s.13 of the *Assessment Act*.
- 3.3. Notwithstanding section 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
 - (a) the municipality or a local board thereof; or
 - (b) the County of Renfrew or any local board thereof;
 - (c) a board of education;
 - (d) Garrison Petawawa; or
 - (e) a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education.

Approvals for Development

- 3.4 (a) Development charges shall be imposed on all lands, buildings or structures 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 or structure.
- (b) No more than one development charge for each service designated in section 2.1 shall be imposed upon any lands, buildings or structures to which this by-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(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

- 3.5 This by-law shall not apply to that category of exempt development described in subsections 2(3), 2(3.1), and 2(3.2) of the Act, namely:
- (a) An enlargement to an existing dwelling unit;
 - (b) 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;
 - (c) 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;

- (d) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of 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; or
- (e) In an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.

3.6 This by-law shall not apply to that category of exempt development described in subsection 2(3.3) of the Act, namely:

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



- 3.7 This by-law does not apply to that category of exempt development described in section 4 of the Act, namely:
- (a) the enlargement of the gross floor area of an existing industrial building, if the gross floor area is enlarged by 50 percent or less;
 - (b) for the purpose of paragraph (a) the terms “gross floor area” and “existing industrial building” shall have the same meaning as those terms have in O.Reg. 82/98 made under the Act.
 - (c) Notwithstanding paragraph (a), if the gross floor area of an existing industrial building is enlarged by more than 50 percent, development charges shall be calculated and collected in accordance with Schedule “A” on the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.
 - (d) For the purpose of the application of section 4 of the Act to the operation of this by-law:
 - (i) 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; and
 - (ii) the enlargement of the gross floor area of the existing building must:
 - (1) be attached to the existing industrial building;
 - (2) not be attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor or other passageway, shared below-grade connection, foundation, footing, parking facility, service tunnel or service pipe;
 - (3) be for use or in connection with an industrial purpose as set out in this by-law; and
 - (4) constitute a bona fide increase in the size of the existing building.



- 3.8 This by-law shall not apply to that category of exempt development described in section 4.2 of the Act, namely that development charges shall not be imposed with respect to non-profit housing development.
- 3.9 This by-law shall not apply to that category of exempt development described in section 4.3 of the Act, namely that development charges shall not be imposed with respect to inclusionary zoning residential unit development.
- 3.10 As of the date that section 3 of Schedule 3 of the *More Homes Built Faster Act, 2022* comes into force, affordable residential units and attainable residential units will be exempt from development charges in accordance with section 4.1 of the Act.
- 3.11 Other Exemptions:

Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:

- (a) Lands, buildings or structures used or to be used for a place of worship or for the purposes of a churchyard or cemetery exempt from taxation under the *Assessment Act*; and
- (b) The development of non-residential farm buildings constructed for bona-fide farm uses.

Amount of Charges

Residential

- 3.12 The development charges set out in Schedule “A” shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.



Non-Residential

3.13 The development charges described in Schedule “A” to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services according to the total floor area of the non-residential use.

Reduction of Development Charges for Redevelopment

3.14 Despite any other provisions of this by-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 24 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under section 3.12 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under section 3.13, 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 charges otherwise payable with respect to the redevelopment.



Time of Payment of Development Charges

- 3.15 Development charges shall be calculated and payable in money or by provision of service as may be agreed upon, or by credit granted under the Act, on the date that the building permit is issued in relation to a building or structure on land to which the development charge applies.
- 3.16 Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- 3.17 Notwithstanding sections 3.15 and 3.16, Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the Town's Council approved Development Charge Interest Policy, payable on the anniversary date each year thereafter.
- 3.18 Where the development of land results from the approval of a Site Plan or Zoning Bylaw Amendment made on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under sections 3.15 and 3.17 shall be calculated based on the rates set out in Schedule "A" on the date the planning application was made, including interest as provided in the Town's Council approved Development Charge Interest Policy. Where both planning applications apply, Development Charges under sections 3.15 and 3.17 shall be calculated based on the rates, including interest as provided in the Town's Council approved Development Charge Interest Policy, set out in Schedule "A" on the date of the later planning application.
- 3.19 Despite sections 3.15, 3.17, and 3.18, 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.



Development Charge Reductions

3.20 Notwithstanding the provisions of this by-law, development charges for rental housing developments will be reduced based on the number of bedrooms in each unit as follows:

- (a) Three or more bedrooms – 25% reduction;
- (b) Two bedrooms – 20% reduction; and
- (c) All other bedroom quantities – 15% reduction.

Phasing In of Development Charges

3.21 The amount of the development charges set out in Schedule “A” to this by-law shall be reduced as follows, in accordance with section 5(6) of the Act:

- (a) the first year that the by-law is in force - 80 percent of the development charge that could otherwise be charged;
- (b) the second year that the by-law is in force - 85 percent of the development charge that could otherwise be charged;
- (c) the third year that the by-law is in force - 90 percent of the development charge that could otherwise be charged;
- (d) the fourth year that the by-law is in force - 95 percent of the development charge that could otherwise be charged; and
- (e) the fifth to tenth years that the by-law is in force - 100 percent of the development charge will be imposed.

4. PAYMENT BY SERVICES

4.1 Despite the payment required under sections 3.12 and 3.13, 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 relates under this by-law.



5. INDEXING

- 5.1 Development charges imposed pursuant to this by-law shall be adjusted annually on January 1st, without amendment to this by-law, in accordance with the most recent available twelve month change in the Ottawa series of the prescribed index in the Act (currently Statistics Canada Table 18-10-0276-02).

6. SCHEDULES

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

Schedule A – Schedule of Development Charges

7. CONFLICTS

- 7.1 Where the Town 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. BY-LAW AMENDMENT OR APPEAL

- 9.1 Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Land Tribunal or by resolution of



Council, the Treasurer of the Town shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.

9.2 Refunds that are required to be paid under section 9.1 shall be paid with interest to be calculated as follows:

- (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
- (b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.

9.3 Refunds that are required to be paid under section 9.1 shall include the interest owed under this section.

10. HEADINGS FOR REFERENCE ONLY

10.1 The headings inserted in this by-law are for convenience of reference only and shall not affect the construction or interpretation of this by-law.

11. EXISTING BY-LAW REPEAL

11.1 The Town of Petawawa By-laws 1280/19 and 1473/22 are hereby repealed.

12. DATE BY-LAW IN FORCE

12.1 This by-law shall come into effect at 12:01 AM on July 11, 2024.

13. DATE BY-LAW EXPIRES

13.1 This by-law will expire at 12:01 AM on July 11, 2034 unless it is repealed by Council at an earlier date.



READ a FIRST, SECOND and THIRD TIME and FINALLY PASSED on this 10th day of July, 2024.

Mayor

Clerk



SCHEDULE "A" TO BY-LAW ___/24
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL (per Dwelling Unit)				NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Other Multiple and Mobile Home Dwellings	Apartment Dwelling Unit – 2 Bedrooms +	Apartment Dwelling Unit – Bachelor and 1 Bedroom	
Services Related to a Highway	\$2,305	\$1,637	\$1,239	\$910	\$1.68



Appendix G

Proposed D.C. By-law – Fire Protection Services



CORPORATION OF THE TOWN OF PETAWAWA

BY-LAW NUMBER ___/24

BEING A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES FOR FIRE PROTECTION SERVICES

WHEREAS the Town of Petawawa will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Town of Petawawa;

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 Town of Petawawa 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 Charges 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 Town of Petawawa has given notice of and held a public meeting on the 17th day of June, 2024 in accordance with the Act and the regulations thereto;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF
PETAWAWA ENACTS AS FOLLOWS:**

DEFINITIONS

1. In this by-law,



“Act” means the Development Charges Act, as amended, or any successor thereof;

“Additional dwelling unit” means a dwelling unit, whether contained within a proposed single detached dwelling, semi-detached dwelling or row dwelling, or ancillary to a single detached dwelling, a semi-detached dwelling, or a row dwelling including but not limited to a coach house, laneway suite or structure constructed above an existing garage or other structure separate from the primary dwelling unit, and which is not capable of being legally conveyed as a separate parcel of land from the primary dwelling unit;

“Affordable Residential Unit” means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;

“Agricultural use” means a farming business as defined by the Farmland Property Tax Program of the *Farm Registration and Farm Organizations Funding Act, 1993*;

“Apartment dwelling” means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor;

“Attainable Residential Unit” means a residential unit that meets the criteria set out in subsection 4.1 of the Act;

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

“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*;

“Bona fide farm uses” means the proposed development that will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation;

“Building Code Act” means the *Building Code Act, S.O. 1992, as amended, or any successor thereof*;



“Capital cost” means capital costs as defined in subsection 5 (3) of the Act;

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

“Council” means the Council of the Town of Petawawa;

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

“Development charge” means a charge imposed with respect to this by-law;

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

“Existing” means the number, use and size that existed as of the date this by-law was passed;

“Farm building” means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;

“Gross floor area” means:

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



thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:

- (i) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
- (ii) loading facilities above or below grade; and
- (iii) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

“Inclusionary zoning residential unit” means residential units that are affordable housing units required to be included in a development or redevelopment pursuant to a by-law passed under section 34 of the *Planning Act* to give effect to the policies described in subsection 16(4) of that Act.

“Industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;

“Institutional”, means development of a building or structure intended for use:

- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- (b) as a retirement home within the meaning of subsection 2(1) of the *Retirement Homes Act, 2010*.
- (c) By any institution of the following post-secondary institutions for the objects of the institution:



- (i) a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
 - (ii) a college or university federated or affiliated with a university described in subclause (i); or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
- (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (e) as a hospice to provide end of life care;

“Local Board” means a school board, municipal service board, transportation commission, public library board, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of a municipality or of two or more municipalities or parts thereof;

“Local services” means those services, facilities or things which are under the jurisdiction of the Town of Petawawa and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under sections 41, 51 or 53 of the *Planning Act*, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

“Mobile Home dwelling” means any dwelling unit 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;

“Multiple dwelling” means all dwellings other than single-detached, semi-detached, and apartment dwellings;

“Municipality” means the Corporation of the Town of Petawawa;

“Non-profit housing”, means a development of a building or structure intended for use as residential premises by:



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

“Non-residential use” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;

“Official Plan” means the Official Plan adopted for the Town, as amended and approved;

“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;

“Place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

“Regulation” means any regulation made pursuant to the Act;

“Residential unit” means the same as dwelling unit as defined in this by-law;

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

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

“Row dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from



the outside and is vertically separated from any abutting dwelling unit. For the purposes of this definition, a row dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a row dwelling;

“Semi-detached dwelling” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall, but not other parts, attached to another dwelling unit where the dwelling units are not connected by an interior corridor. For the purposes of this definition, a semi-detached dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a semi-detached dwelling;

“Service” means a service set out in section 2.1 to this by-law, and “services” shall have a corresponding meaning;

“Single detached dwelling” means a residential building consisting of one dwelling unit and not attached to another structure. For the purposes of this definition, a single detached dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a single detached dwelling;

“Town” means the area within the geographic limits of the Town of Petawawa; and

“Zoning By-Law” means the Zoning By-Law of the Town of Petawawa or any successor thereof passed pursuant to section 34 of the *Planning Act*, S.O. 1998.

2. DESIGNATION OF SERVICES

2.1 The categories of services for which development charges are imposed under this by-law are as follows:

- (a) Fire Protection Services.

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 3.4(a).

Area to Which By-law Applies

- 3.2 Subject to section 3.3, this by-law applies to all lands in the Town of Petawawa whether or not the land or use thereof is exempt from taxation under s.13 of the *Assessment Act*.
- 3.3. Notwithstanding section 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
 - (a) the municipality or a local board thereof; or
 - (b) the County of Renfrew or any local board thereof;
 - (c) a board of education;
 - (d) Garrison Petawawa; or
 - (e) a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education.

Approvals for Development

- 3.4 (a) Development charges shall be imposed on all lands, buildings or structures 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 or structure.
- (b) No more than one development charge for each service designated in section 2.1 shall be imposed upon any lands, buildings or structures to which this by-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(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

- 3.5 This by-law shall not apply to that category of exempt development described in subsections 2(3), 2(3.1), and 2(3.2) of the Act, namely:
- (a) An enlargement to an existing dwelling unit;
 - (b) 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;
 - (c) 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;

- (d) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of 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; or
- (e) In an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.

3.6 This by-law shall not apply to that category of exempt development described in subsection 2(3.3) of the Act, namely:

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



- 3.7 This by-law does not apply to that category of exempt development described in section 4 of the Act, namely:
- (a) the enlargement of the gross floor area of an existing industrial building, if the gross floor area is enlarged by 50 percent or less;
 - (b) for the purpose of paragraph (a) the terms “gross floor area” and “existing industrial building” shall have the same meaning as those terms have in O.Reg. 82/98 made under the Act.
 - (c) Notwithstanding paragraph (a), if the gross floor area of an existing industrial building is enlarged by more than 50 percent, development charges shall be calculated and collected in accordance with Schedule “A” on the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.
 - (d) For the purpose of the application of section 4 of the Act to the operation of this by-law:
 - (i) 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; and
 - (ii) the enlargement of the gross floor area of the existing building must:
 - (1) be attached to the existing industrial building;
 - (2) not be attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor or other passageway, shared below-grade connection, foundation, footing, parking facility, service tunnel or service pipe;
 - (3) be for use or in connection with an industrial purpose as set out in this by-law; and
 - (4) constitute a bona fide increase in the size of the existing building.



- 3.8 This by-law shall not apply to that category of exempt development described in section 4.2 of the Act, namely that development charges shall not be imposed with respect to non-profit housing development.
- 3.9 This by-law shall not apply to that category of exempt development described in section 4.3 of the Act, namely that development charges shall not be imposed with respect to inclusionary zoning residential unit development.
- 3.10 As of the date that section 3 of Schedule 3 of the *More Homes Built Faster Act, 2022* comes into force, affordable residential units and attainable residential units will be exempt from development charges in accordance with section 4.1 of the Act.
- 3.11 Other Exemptions:

Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:

- (a) Lands, buildings or structures used or to be used for a place of worship or for the purposes of a churchyard or cemetery exempt from taxation under the *Assessment Act*; and
- (b) The development of non-residential farm buildings constructed for bona-fide farm uses.

Amount of Charges

Residential

- 3.12 The development charges set out in Schedule “A” shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.



Non-Residential

3.13 The development charges described in Schedule “A” to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services according to the total floor area of the non-residential use.

Reduction of Development Charges for Redevelopment

3.14 Despite any other provisions of this by-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 24 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under section 3.12 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under section 3.13, 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 charges otherwise payable with respect to the redevelopment.



Time of Payment of Development Charges

- 3.15 Development charges shall be calculated and payable in money or by provision of service as may be agreed upon, or by credit granted under the Act, on the date that the building permit is issued in relation to a building or structure on land to which the development charge applies.
- 3.16 Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- 3.17 Notwithstanding sections 3.15 and 3.16, Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the Town's Council approved Development Charge Interest Policy, payable on the anniversary date each year thereafter.
- 3.18 Where the development of land results from the approval of a Site Plan or Zoning Bylaw Amendment made on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under sections 3.15 and 3.17 shall be calculated based on the rates set out in Schedule "A" on the date the planning application was made, including interest as provided in the Town's Council approved Development Charge Interest Policy. Where both planning applications apply, Development Charges under sections 3.15 and 3.17 shall be calculated based on the rates, including interest as provided in the Town's Council approved Development Charge Interest Policy, set out in Schedule "A" on the date of the later planning application.
- 3.19 Despite sections 3.15, 3.17, and 3.18, 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.



Development Charge Reductions

3.20 Notwithstanding the provisions of this by-law, development charges for rental housing developments will be reduced based on the number of bedrooms in each unit as follows:

- (a) Three or more bedrooms – 25% reduction;
- (b) Two bedrooms – 20% reduction; and
- (c) All other bedroom quantities – 15% reduction.

Phasing In of Development Charges

3.21 The amount of the development charges set out in Schedule “A” to this by-law shall be reduced as follows, in accordance with section 5(6) of the Act:

- (a) the first year that the by-law is in force - 80 percent of the development charge that could otherwise be charged;
- (b) the second year that the by-law is in force - 85 percent of the development charge that could otherwise be charged;
- (c) the third year that the by-law is in force - 90 percent of the development charge that could otherwise be charged;
- (d) the fourth year that the by-law is in force - 95 percent of the development charge that could otherwise be charged; and
- (e) the fifth to tenth years that the by-law is in force - 100 percent of the development charge will be imposed.

4. PAYMENT BY SERVICES

4.1 Despite the payment required under sections 3.12 and 3.13, 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 relates under this by-law.



5. INDEXING

- 5.1 Development charges imposed pursuant to this by-law shall be adjusted annually on January 1st, without amendment to this by-law, in accordance with the most recent available twelve month change in the Ottawa series of the prescribed index in the Act (currently Statistics Canada Table 18-10-0276-02).

6. SCHEDULES

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

Schedule A – Schedule of Development Charges

7. CONFLICTS

- 7.1 Where the Town 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. BY-LAW AMENDMENT OR APPEAL

- 9.1 Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Land Tribunal or by resolution of



Council, the Treasurer of the Town shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.

9.2 Refunds that are required to be paid under section 9.1 shall be paid with interest to be calculated as follows:

- (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
- (b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.

9.3 Refunds that are required to be paid under section 9.1 shall include the interest owed under this section.

10. HEADINGS FOR REFERENCE ONLY

10.1 The headings inserted in this by-law are for convenience of reference only and shall not affect the construction or interpretation of this by-law.

11. EXISTING BY-LAW REPEAL

11.1 The Town of Petawawa By-laws 1280/19 and 1473/22 are hereby repealed.

12. DATE BY-LAW IN FORCE

12.1 This by-law shall come into effect at 12:01 AM on July 11, 2024.

13. DATE BY-LAW EXPIRES

13.1 This by-law will expire at 12:01 AM on July 11, 2034 unless it is repealed by Council at an earlier date.



READ a FIRST, SECOND and THIRD TIME and FINALLY PASSED on this 10th day of July, 2024.

Mayor

Clerk



SCHEDULE "A" TO BY-LAW ___/24
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL (per Dwelling Unit)				NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Other Multiple and Mobile Home Dwellings	Apartment Dwelling Unit – 2 Bedrooms +	Apartment Dwelling Unit – Bachelor and 1 Bedroom	
Fire Protection Services	\$652	\$463	\$350	\$257	\$0.47



Appendix H

Proposed D.C. By-law – Parks and Recreation Services



CORPORATION OF THE TOWN OF PETAWAWA

BY-LAW NUMBER ___/24

BEING A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES FOR PARKS AND RECREATION SERVICES

WHEREAS the Town of Petawawa will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Town of Petawawa;

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 Town of Petawawa 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 Charges 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 Town of Petawawa has given notice of and held a public meeting on the 17th day of June, 2024 in accordance with the Act and the regulations thereto;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF
PETAWAWA ENACTS AS FOLLOWS:**

DEFINITIONS

1. In this by-law,



“Act” means the Development Charges Act, as amended, or any successor thereof;

“Additional dwelling unit” means a dwelling unit, whether contained within a proposed single detached dwelling, semi-detached dwelling or row dwelling, or ancillary to a single detached dwelling, a semi-detached dwelling, or a row dwelling including but not limited to a coach house, laneway suite or structure constructed above an existing garage or other structure separate from the primary dwelling unit, and which is not capable of being legally conveyed as a separate parcel of land from the primary dwelling unit;

“Affordable Residential Unit” means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;

“Agricultural use” means a farming business as defined by the Farmland Property Tax Program of the *Farm Registration and Farm Organizations Funding Act, 1993*;

“Apartment dwelling” means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor;

“Attainable Residential Unit” means a residential unit that meets the criteria set out in subsection 4.1 of the Act;

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

“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*;

“Bona fide farm uses” means the proposed development that will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation;

“Building Code Act” means the *Building Code Act, S.O. 1992, as amended, or any successor thereof*;



“Capital cost” means capital costs as defined in subsection 5 (3) of the Act;

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

“Council” means the Council of the Town of Petawawa;

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

“Development charge” means a charge imposed with respect to this by-law;

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

“Existing” means the number, use and size that existed as of the date this by-law was passed;

“Farm building” means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;

“Gross floor area” means:

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



thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:

- (i) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
- (ii) loading facilities above or below grade; and
- (iii) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

“Inclusionary zoning residential unit” means residential units that are affordable housing units required to be included in a development or redevelopment pursuant to a by-law passed under section 34 of the *Planning Act* to give effect to the policies described in subsection 16(4) of that Act.

“Industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;

“Institutional”, means development of a building or structure intended for use:

- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- (b) as a retirement home within the meaning of subsection 2(1) of the *Retirement Homes Act, 2010*.
- (c) By any institution of the following post-secondary institutions for the objects of the institution:



- (i) a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
 - (ii) a college or university federated or affiliated with a university described in subclause (i); or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
- (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (e) as a hospice to provide end of life care;

“Local Board” means a school board, municipal service board, transportation commission, public library board, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of a municipality or of two or more municipalities or parts thereof;

“Local services” means those services, facilities or things which are under the jurisdiction of the Town of Petawawa and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under sections 41, 51 or 53 of the *Planning Act*, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

“Mobile Home dwelling” means any dwelling unit 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;

“Multiple dwelling” means all dwellings other than single-detached, semi-detached, and apartment dwellings;

“Municipality” means the Corporation of the Town of Petawawa;

“Non-profit housing”, means a development of a building or structure intended for use as residential premises by:



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

“Non-residential use” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;

“Official Plan” means the Official Plan adopted for the Town, as amended and approved;

“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;

“Place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

“Regulation” means any regulation made pursuant to the Act;

“Residential unit” means the same as dwelling unit as defined in this by-law;

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

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

“Row dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from



the outside and is vertically separated from any abutting dwelling unit. For the purposes of this definition, a row dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a row dwelling;

“Semi-detached dwelling” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall, but not other parts, attached to another dwelling unit where the dwelling units are not connected by an interior corridor. For the purposes of this definition, a semi-detached dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a semi-detached dwelling;

“Service” means a service set out in section 2.1 to this by-law, and “services” shall have a corresponding meaning;

“Single detached dwelling” means a residential building consisting of one dwelling unit and not attached to another structure. For the purposes of this definition, a single detached dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a single detached dwelling;

“Town” means the area within the geographic limits of the Town of Petawawa; and

“Zoning By-Law” means the Zoning By-Law of the Town of Petawawa or any successor thereof passed pursuant to section 34 of the *Planning Act*, S.O. 1998.

2. DESIGNATION OF SERVICES

2.1 The categories of services for which development charges are imposed under this by-law are as follows:

- (a) Parks and Recreation Services.

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 3.4(a).

Area to Which By-law Applies

- 3.2 Subject to section 3.3, this by-law applies to all lands in the Town of Petawawa whether or not the land or use thereof is exempt from taxation under s.13 of the *Assessment Act*.
- 3.3. Notwithstanding section 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
 - (a) the municipality or a local board thereof; or
 - (b) the County of Renfrew or any local board thereof;
 - (c) a board of education;
 - (d) Garrison Petawawa; or
 - (e) a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education.

Approvals for Development

- 3.4 (a) Development charges shall be imposed on all lands, buildings or structures 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 or structure.
- (b) No more than one development charge for each service designated in section 2.1 shall be imposed upon any lands, buildings or structures to which this by-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(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

- 3.5 This by-law shall not apply to that category of exempt development described in subsections 2(3), 2(3.1), and 2(3.2) of the Act, namely:
- (a) An enlargement to an existing dwelling unit;
 - (b) 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;
 - (c) 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;

- (d) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of 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; or
- (e) In an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.

3.6 This by-law shall not apply to that category of exempt development described in subsection 2(3.3) of the Act, namely:

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



- 3.7 This by-law does not apply to that category of exempt development described in section 4 of the Act, namely:
- (a) the enlargement of the gross floor area of an existing industrial building, if the gross floor area is enlarged by 50 percent or less;
 - (b) for the purpose of paragraph (a) the terms “gross floor area” and “existing industrial building” shall have the same meaning as those terms have in O.Reg. 82/98 made under the Act.
 - (c) Notwithstanding paragraph (a), if the gross floor area of an existing industrial building is enlarged by more than 50 percent, development charges shall be calculated and collected in accordance with Schedule “A” on the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.
 - (d) For the purpose of the application of section 4 of the Act to the operation of this by-law:
 - (i) 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; and
 - (ii) the enlargement of the gross floor area of the existing building must:
 - (1) be attached to the existing industrial building;
 - (2) not be attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor or other passageway, shared below-grade connection, foundation, footing, parking facility, service tunnel or service pipe;
 - (3) be for use or in connection with an industrial purpose as set out in this by-law; and
 - (4) constitute a bona fide increase in the size of the existing building.



- 3.8 This by-law shall not apply to that category of exempt development described in section 4.2 of the Act, namely that development charges shall not be imposed with respect to non-profit housing development.
- 3.9 This by-law shall not apply to that category of exempt development described in section 4.3 of the Act, namely that development charges shall not be imposed with respect to inclusionary zoning residential unit development.
- 3.10 As of the date that section 3 of Schedule 3 of the *More Homes Built Faster Act, 2022* comes into force, affordable residential units and attainable residential units will be exempt from development charges in accordance with section 4.1 of the Act.
- 3.11 Other Exemptions:

Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:

- (a) Lands, buildings or structures used or to be used for a place of worship or for the purposes of a churchyard or cemetery exempt from taxation under the *Assessment Act*; and
- (b) The development of non-residential farm buildings constructed for bona-fide farm uses.

Amount of Charges

Residential

- 3.12 The development charges set out in Schedule “A” shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.



Non-Residential

3.13 The development charges described in Schedule “A” to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services according to the total floor area of the non-residential use.

Reduction of Development Charges for Redevelopment

3.14 Despite any other provisions of this by-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 24 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under section 3.12 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under section 3.13, 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 charges otherwise payable with respect to the redevelopment.



Time of Payment of Development Charges

- 3.15 Development charges shall be calculated and payable in money or by provision of service as may be agreed upon, or by credit granted under the Act, on the date that the building permit is issued in relation to a building or structure on land to which the development charge applies.
- 3.16 Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- 3.17 Notwithstanding sections 3.15 and 3.16, Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the Town's Council approved Development Charge Interest Policy, payable on the anniversary date each year thereafter.
- 3.18 Where the development of land results from the approval of a Site Plan or Zoning Bylaw Amendment made on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under sections 3.15 and 3.17 shall be calculated based on the rates set out in Schedule "A" on the date the planning application was made, including interest as provided in the Town's Council approved Development Charge Interest Policy. Where both planning applications apply, Development Charges under sections 3.15 and 3.17 shall be calculated based on the rates, including interest as provided in the Town's Council approved Development Charge Interest Policy, set out in Schedule "A" on the date of the later planning application.
- 3.19 Despite sections 3.15, 3.17, and 3.18, 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.



Development Charge Reductions

3.20 Notwithstanding the provisions of this by-law, development charges for rental housing developments will be reduced based on the number of bedrooms in each unit as follows:

- (a) Three or more bedrooms – 25% reduction;
- (b) Two bedrooms – 20% reduction; and
- (c) All other bedroom quantities – 15% reduction.

Phasing In of Development Charges

3.21 The amount of the development charges set out in Schedule “A” to this by-law shall be reduced as follows, in accordance with section 5(6) of the Act:

- (a) the first year that the by-law is in force - 80 percent of the development charge that could otherwise be charged;
- (b) the second year that the by-law is in force - 85 percent of the development charge that could otherwise be charged;
- (c) the third year that the by-law is in force - 90 percent of the development charge that could otherwise be charged;
- (d) the fourth year that the by-law is in force - 95 percent of the development charge that could otherwise be charged; and
- (e) the fifth to tenth years that the by-law is in force - 100 percent of the development charge will be imposed.

4. PAYMENT BY SERVICES

4.1 Despite the payment required under sections 3.12 and 3.13, 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 relates under this by-law.



5. INDEXING

- 5.1 Development charges imposed pursuant to this by-law shall be adjusted annually on January 1st, without amendment to this by-law, in accordance with the most recent available twelve month change in the Ottawa series of the prescribed index in the Act (currently Statistics Canada Table 18-10-0276-02).

6. SCHEDULES

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

Schedule A – Schedule of Development Charges

7. CONFLICTS

- 7.1 Where the Town 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. BY-LAW AMENDMENT OR APPEAL

- 9.1 Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Land Tribunal or by resolution of



Council, the Treasurer of the Town shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.

9.2 Refunds that are required to be paid under section 9.1 shall be paid with interest to be calculated as follows:

- (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
- (b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.

9.3 Refunds that are required to be paid under section 9.1 shall include the interest owed under this section.

10. HEADINGS FOR REFERENCE ONLY

10.1 The headings inserted in this by-law are for convenience of reference only and shall not affect the construction or interpretation of this by-law.

11. EXISTING BY-LAW REPEAL

11.1 The Town of Petawawa By-laws 1280/19 and 1473/22 are hereby repealed.

12. DATE BY-LAW IN FORCE

12.1 This by-law shall come into effect at 12:01 AM on July 11, 2024.

13. DATE BY-LAW EXPIRES

13.1 This by-law will expire at 12:01 AM on July 11, 2034 unless it is repealed by Council at an earlier date.



READ a FIRST, SECOND and THIRD TIME and FINALLY PASSED on this 10th day of July, 2024.

Mayor

Clerk



SCHEDULE "A" TO BY-LAW ___/24

SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL (per Dwelling Unit)				NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Other Multiple and Mobile Home Dwellings	Apartment Dwelling Unit – 2 Bedrooms +	Apartment Dwelling Unit – Bachelor and 1 Bedroom	
Parks and Recreation Services	\$753	\$535	\$405	\$297	\$0.05



Appendix I

Proposed D.C. By-law – Library Services



CORPORATION OF THE TOWN OF PETAWAWA

BY-LAW NUMBER ___/24

BEING A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES FOR LIBRARY SERVICES

WHEREAS the Town of Petawawa will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Town of Petawawa;

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 Town of Petawawa 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 Charges 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 Town of Petawawa has given notice of and held a public meeting on the 17th day of June, 2024 in accordance with the Act and the regulations thereto;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF
PETAWAWA ENACTS AS FOLLOWS:**

DEFINITIONS

1. In this by-law,



“Act” means the Development Charges Act, as amended, or any successor thereof;

“Additional dwelling unit” means a dwelling unit, whether contained within a proposed single detached dwelling, semi-detached dwelling or row dwelling, or ancillary to a single detached dwelling, a semi-detached dwelling, or a row dwelling including but not limited to a coach house, laneway suite or structure constructed above an existing garage or other structure separate from the primary dwelling unit, and which is not capable of being legally conveyed as a separate parcel of land from the primary dwelling unit;

“Affordable Residential Unit” means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;

“Agricultural use” means a farming business as defined by the Farmland Property Tax Program of the *Farm Registration and Farm Organizations Funding Act, 1993*;

“Apartment dwelling” means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor;

“Attainable Residential Unit” means a residential unit that meets the criteria set out in subsection 4.1 of the Act;

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

“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*;

“Bona fide farm uses” means the proposed development that will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation;

“Building Code Act” means the *Building Code Act, S.O. 1992, as amended, or any successor thereof*;



“Capital cost” means capital costs as defined in subsection 5 (3) of the Act;

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

“Council” means the Council of the Town of Petawawa;

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

“Development charge” means a charge imposed with respect to this by-law;

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

“Existing” means the number, use and size that existed as of the date this by-law was passed;

“Farm building” means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;

“Gross floor area” means:

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



thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:

- (i) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
- (ii) loading facilities above or below grade; and
- (iii) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

“Inclusionary zoning residential unit” means residential units that are affordable housing units required to be included in a development or redevelopment pursuant to a by-law passed under section 34 of the *Planning Act* to give effect to the policies described in subsection 16(4) of that Act.

“Industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;

“Institutional”, means development of a building or structure intended for use:

- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- (b) as a retirement home within the meaning of subsection 2(1) of the *Retirement Homes Act, 2010*.
- (c) By any institution of the following post-secondary institutions for the objects of the institution:



- (i) a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
 - (ii) a college or university federated or affiliated with a university described in subclause (i); or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
- (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (e) as a hospice to provide end of life care;

“Local Board” means a school board, municipal service board, transportation commission, public library board, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of a municipality or of two or more municipalities or parts thereof;

“Local services” means those services, facilities or things which are under the jurisdiction of the Town of Petawawa and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under sections 41, 51 or 53 of the *Planning Act*, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

“Mobile Home dwelling” means any dwelling unit 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;

“Multiple dwelling” means all dwellings other than single-detached, semi-detached, and apartment dwellings;

“Municipality” means the Corporation of the Town of Petawawa;

“Non-profit housing”, means a development of a building or structure intended for use as residential premises by:



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

“Non-residential use” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;

“Official Plan” means the Official Plan adopted for the Town, as amended and approved;

“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;

“Place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

“Regulation” means any regulation made pursuant to the Act;

“Residential unit” means the same as dwelling unit as defined in this by-law;

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

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

“Row dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from



the outside and is vertically separated from any abutting dwelling unit. For the purposes of this definition, a row dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a row dwelling;

“Semi-detached dwelling” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall, but not other parts, attached to another dwelling unit where the dwelling units are not connected by an interior corridor. For the purposes of this definition, a semi-detached dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a semi-detached dwelling;

“Service” means a service set out in section 2.1 to this by-law, and “services” shall have a corresponding meaning;

“Single detached dwelling” means a residential building consisting of one dwelling unit and not attached to another structure. For the purposes of this definition, a single detached dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a single detached dwelling;

“Town” means the area within the geographic limits of the Town of Petawawa; and

“Zoning By-Law” means the Zoning By-Law of the Town of Petawawa or any successor thereof passed pursuant to section 34 of the *Planning Act*, S.O. 1998.

2. DESIGNATION OF SERVICES

2.1 The categories of services for which development charges are imposed under this by-law are as follows:

- (a) Services Related to a Highway.

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 3.4(a).

Area to Which By-law Applies

- 3.2 Subject to section 3.3, this by-law applies to all lands in the Town of Petawawa whether or not the land or use thereof is exempt from taxation under s.13 of the *Assessment Act*.
- 3.3. Notwithstanding section 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
 - (a) the municipality or a local board thereof; or
 - (b) the County of Renfrew or any local board thereof;
 - (c) a board of education;
 - (d) Garrison Petawawa; or
 - (e) a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education.

Approvals for Development

- 3.4 (a) Development charges shall be imposed on all lands, buildings or structures 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 or structure.
- (b) No more than one development charge for each service designated in section 2.1 shall be imposed upon any lands, buildings or structures to which this by-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(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

- 3.5 This by-law shall not apply to that category of exempt development described in subsections 2(3), 2(3.1), and 2(3.2) of the Act, namely:
- (a) An enlargement to an existing dwelling unit;
 - (b) 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;
 - (c) 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;

- (d) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of 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; or
- (e) In an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.

3.6 This by-law shall not apply to that category of exempt development described in subsection 2(3.3) of the Act, namely:

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



- 3.7 This by-law does not apply to that category of exempt development described in section 4 of the Act, namely:
- (a) the enlargement of the gross floor area of an existing industrial building, if the gross floor area is enlarged by 50 percent or less;
 - (b) for the purpose of paragraph (a) the terms “gross floor area” and “existing industrial building” shall have the same meaning as those terms have in O.Reg. 82/98 made under the Act.
 - (c) Notwithstanding paragraph (a), if the gross floor area of an existing industrial building is enlarged by more than 50 percent, development charges shall be calculated and collected in accordance with Schedule “A” on the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.
 - (d) For the purpose of the application of section 4 of the Act to the operation of this by-law:
 - (i) 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; and
 - (ii) the enlargement of the gross floor area of the existing building must:
 - (1) be attached to the existing industrial building;
 - (2) not be attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor or other passageway, shared below-grade connection, foundation, footing, parking facility, service tunnel or service pipe;
 - (3) be for use or in connection with an industrial purpose as set out in this by-law; and
 - (4) constitute a bona fide increase in the size of the existing building.



- 3.8 This by-law shall not apply to that category of exempt development described in section 4.2 of the Act, namely that development charges shall not be imposed with respect to non-profit housing development.
- 3.9 This by-law shall not apply to that category of exempt development described in section 4.3 of the Act, namely that development charges shall not be imposed with respect to inclusionary zoning residential unit development.
- 3.10 As of the date that section 3 of Schedule 3 of the *More Homes Built Faster Act, 2022* comes into force, affordable residential units and attainable residential units will be exempt from development charges in accordance with section 4.1 of the Act.
- 3.11 Other Exemptions:

Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:

- (a) Lands, buildings or structures used or to be used for a place of worship or for the purposes of a churchyard or cemetery exempt from taxation under the *Assessment Act*; and
- (b) The development of non-residential farm buildings constructed for bona-fide farm uses.

Amount of Charges

Residential

- 3.12 The development charges set out in Schedule “A” shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.



Non-Residential

3.13 The development charges described in Schedule “A” to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services according to the total floor area of the non-residential use.

Reduction of Development Charges for Redevelopment

3.14 Despite any other provisions of this by-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 24 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under section 3.12 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under section 3.13, 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 charges otherwise payable with respect to the redevelopment.



Time of Payment of Development Charges

- 3.15 Development charges shall be calculated and payable in money or by provision of service as may be agreed upon, or by credit granted under the Act, on the date that the building permit is issued in relation to a building or structure on land to which the development charge applies.
- 3.16 Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- 3.17 Notwithstanding sections 3.15 and 3.16, Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the Town's Council approved Development Charge Interest Policy, payable on the anniversary date each year thereafter.
- 3.18 Where the development of land results from the approval of a Site Plan or Zoning Bylaw Amendment made on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under sections 3.15 and 3.17 shall be calculated based on the rates set out in Schedule "A" on the date the planning application was made, including interest as provided in the Town's Council approved Development Charge Interest Policy. Where both planning applications apply, Development Charges under sections 3.15 and 3.17 shall be calculated based on the rates, including interest as provided in the Town's Council approved Development Charge Interest Policy, set out in Schedule "A" on the date of the later planning application.
- 3.19 Despite sections 3.15, 3.17, and 3.18, 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.



Development Charge Reductions

3.20 Notwithstanding the provisions of this by-law, development charges for rental housing developments will be reduced based on the number of bedrooms in each unit as follows:

- (a) Three or more bedrooms – 25% reduction;
- (b) Two bedrooms – 20% reduction; and
- (c) All other bedroom quantities – 15% reduction.

Phasing In of Development Charges

3.21 The amount of the development charges set out in Schedule “A” to this by-law shall be reduced as follows, in accordance with section 5(6) of the Act:

- (a) the first year that the by-law is in force - 80 percent of the development charge that could otherwise be charged;
- (b) the second year that the by-law is in force - 85 percent of the development charge that could otherwise be charged;
- (c) the third year that the by-law is in force - 90 percent of the development charge that could otherwise be charged;
- (d) the fourth year that the by-law is in force - 95 percent of the development charge that could otherwise be charged; and
- (e) the fifth to tenth years that the by-law is in force - 100 percent of the development charge will be imposed.

4. PAYMENT BY SERVICES

4.1 Despite the payment required under sections 3.12 and 3.13, 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 relates under this by-law.



5. INDEXING

- 5.1 Development charges imposed pursuant to this by-law shall be adjusted annually on January 1st, without amendment to this by-law, in accordance with the most recent available twelve month change in the Ottawa series of the prescribed index in the Act (currently Statistics Canada Table 18-10-0276-02).

6. SCHEDULES

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

Schedule A – Schedule of Development Charges

7. CONFLICTS

- 7.1 Where the Town 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. BY-LAW AMENDMENT OR APPEAL

- 9.1 Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Land Tribunal or by resolution of



Council, the Treasurer of the Town shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.

9.2 Refunds that are required to be paid under section 9.1 shall be paid with interest to be calculated as follows:

- (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
- (b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.

9.3 Refunds that are required to be paid under section 9.1 shall include the interest owed under this section.

10. HEADINGS FOR REFERENCE ONLY

10.1 The headings inserted in this by-law are for convenience of reference only and shall not affect the construction or interpretation of this by-law.

11. EXISTING BY-LAW REPEAL

11.1 The Town of Petawawa By-laws 1280/19 and 1473/22 are hereby repealed.

12. DATE BY-LAW IN FORCE

12.1 This by-law shall come into effect at 12:01 AM on July 11, 2024.

13. DATE BY-LAW EXPIRES

13.1 This by-law will expire at 12:01 AM on July 11, 2034 unless it is repealed by Council at an earlier date.



READ a FIRST, SECOND and THIRD TIME and FINALLY PASSED on this 10th day of July, 2024.

Mayor

Clerk



SCHEDULE "A" TO BY-LAW ___/24

SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL (per Dwelling Unit)				NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Other Multiple and Mobile Home Dwellings	Apartment Dwelling Unit – 2 Bedrooms +	Apartment Dwelling Unit – Bachelor and 1 Bedroom	
Library Services	\$1,152	\$818	\$619	\$455	\$0.08



Appendix J

Proposed D.C. By-law – Wastewater Services



CORPORATION OF THE TOWN OF PETAWAWA

BY-LAW NUMBER ___/24

BEING A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES FOR WASTEWATER SERVICES

WHEREAS the Town of Petawawa will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Town of Petawawa;

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 Town of Petawawa 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 Charges 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 Town of Petawawa has given notice of and held a public meeting on the 17th day of June, 2024 in accordance with the Act and the regulations thereto;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF
PETAWAWA ENACTS AS FOLLOWS:**

DEFINITIONS

1. In this by-law,



“Act” means the Development Charges Act, as amended, or any successor thereof;

“Additional dwelling unit” means a dwelling unit, whether contained within a proposed single detached dwelling, semi-detached dwelling or row dwelling, or ancillary to a single detached dwelling, a semi-detached dwelling, or a row dwelling including but not limited to a coach house, laneway suite or structure constructed above an existing garage or other structure separate from the primary dwelling unit, and which is not capable of being legally conveyed as a separate parcel of land from the primary dwelling unit;

“Affordable Residential Unit” means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;

“Agricultural use” means a farming business as defined by the Farmland Property Tax Program of the *Farm Registration and Farm Organizations Funding Act, 1993*;

“Apartment dwelling” means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor;

“Attainable Residential Unit” means a residential unit that meets the criteria set out in subsection 4.1 of the Act;

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

“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*;

“Bona fide farm uses” means the proposed development that will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation;

“Building Code Act” means the *Building Code Act, S.O. 1992, as amended, or any successor thereof*;



“Capital cost” means capital costs as defined in subsection 5 (3) of the Act;

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

“Council” means the Council of the Town of Petawawa;

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

“Development charge” means a charge imposed with respect to this by-law;

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

“Existing” means the number, use and size that existed as of the date this by-law was passed;

“Farm building” means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;

“Gross floor area” means:

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



thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:

- (i) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
- (ii) loading facilities above or below grade; and
- (iii) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

“Inclusionary zoning residential unit” means residential units that are affordable housing units required to be included in a development or redevelopment pursuant to a by-law passed under section 34 of the *Planning Act* to give effect to the policies described in subsection 16(4) of that Act.

“Industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;

“Institutional”, means development of a building or structure intended for use:

- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- (b) as a retirement home within the meaning of subsection 2(1) of the *Retirement Homes Act, 2010*.
- (c) By any institution of the following post-secondary institutions for the objects of the institution:



- (i) a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
 - (ii) a college or university federated or affiliated with a university described in subclause (i); or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
- (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (e) as a hospice to provide end of life care;

“Local Board” means a school board, municipal service board, transportation commission, public library board, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of a municipality or of two or more municipalities or parts thereof;

“Local services” means those services, facilities or things which are under the jurisdiction of the Town of Petawawa and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under sections 41, 51 or 53 of the *Planning Act*, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

“Mobile Home dwelling” means any dwelling unit 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;

“Multiple dwelling” means all dwellings other than single-detached, semi-detached, and apartment dwellings;

“Municipality” means the Corporation of the Town of Petawawa;

“Non-profit housing”, means a development of a building or structure intended for use as residential premises by:



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

“Non-residential use” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;

“Official Plan” means the Official Plan adopted for the Town, as amended and approved;

“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;

“Place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

“Regulation” means any regulation made pursuant to the Act;

“Residential unit” means the same as dwelling unit as defined in this by-law;

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

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

“Row dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from



the outside and is vertically separated from any abutting dwelling unit. For the purposes of this definition, a row dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a row dwelling;

“Semi-detached dwelling” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall, but not other parts, attached to another dwelling unit where the dwelling units are not connected by an interior corridor. For the purposes of this definition, a semi-detached dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a semi-detached dwelling;

“Service” means a service set out in section 2.1 to this by-law, and “services” shall have a corresponding meaning;

“Single detached dwelling” means a residential building consisting of one dwelling unit and not attached to another structure. For the purposes of this definition, a single detached dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a single detached dwelling;

“Town” means the area within the geographic limits of the Town of Petawawa; and

“Zoning By-Law” means the Zoning By-Law of the Town of Petawawa or any successor thereof passed pursuant to section 34 of the *Planning Act*, S.O. 1998.

2. DESIGNATION OF SERVICES

2.1 The categories of services for which development charges are imposed under this by-law are as follows:

- (a) Wastewater Services (within the wastewater serviced area only).

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 3.4(a).

Area to Which By-law Applies

- 3.2 Subject to section 3.3, this by-law applies to all lands in the Town of Petawawa whether or not the land or use thereof is exempt from taxation under s.13 of the *Assessment Act*.
- 3.3. Notwithstanding section 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
 - (a) the municipality or a local board thereof; or
 - (b) the County of Renfrew or any local board thereof;
 - (c) a board of education;
 - (d) Garrison Petawawa; or
 - (e) a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education.

Approvals for Development

- 3.4 (a) Development charges shall be imposed on all lands, buildings or structures 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 or structure.
- (b) No more than one development charge for each service designated in section 2.1 shall be imposed upon any lands, buildings or structures to which this by-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(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

- 3.5 This by-law shall not apply to that category of exempt development described in subsections 2(3), 2(3.1), and 2(3.2) of the Act, namely:
- (a) An enlargement to an existing dwelling unit;
 - (b) 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;
 - (c) 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;

- (d) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of 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; or
- (e) In an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.

3.6 This by-law shall not apply to that category of exempt development described in subsection 2(3.3) of the Act, namely:

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



- 3.7 This by-law does not apply to that category of exempt development described in section 4 of the Act, namely:
- (a) the enlargement of the gross floor area of an existing industrial building, if the gross floor area is enlarged by 50 percent or less;
 - (b) for the purpose of paragraph (a) the terms “gross floor area” and “existing industrial building” shall have the same meaning as those terms have in O.Reg. 82/98 made under the Act.
 - (c) Notwithstanding paragraph (a), if the gross floor area of an existing industrial building is enlarged by more than 50 percent, development charges shall be calculated and collected in accordance with Schedule “A” on the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.
 - (d) For the purpose of the application of section 4 of the Act to the operation of this by-law:
 - (i) 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; and
 - (ii) the enlargement of the gross floor area of the existing building must:
 - (1) be attached to the existing industrial building;
 - (2) not be attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor or other passageway, shared below-grade connection, foundation, footing, parking facility, service tunnel or service pipe;
 - (3) be for use or in connection with an industrial purpose as set out in this by-law; and
 - (4) constitute a bona fide increase in the size of the existing building.



- 3.8 This by-law shall not apply to that category of exempt development described in section 4.2 of the Act, namely that development charges shall not be imposed with respect to non-profit housing development.
- 3.9 This by-law shall not apply to that category of exempt development described in section 4.3 of the Act, namely that development charges shall not be imposed with respect to inclusionary zoning residential unit development.
- 3.10 As of the date that section 3 of Schedule 3 of the *More Homes Built Faster Act, 2022* comes into force, affordable residential units and attainable residential units will be exempt from development charges in accordance with section 4.1 of the Act.
- 3.11 Other Exemptions:

Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:

- (a) Lands, buildings or structures used or to be used for a place of worship or for the purposes of a churchyard or cemetery exempt from taxation under the *Assessment Act*; and
- (b) The development of non-residential farm buildings constructed for bona-fide farm uses.

Amount of Charges

Residential

- 3.12 The development charges set out in Schedule “A” shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.



Non-Residential

3.13 The development charges described in Schedule “A” to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services according to the total floor area of the non-residential use.

Reduction of Development Charges for Redevelopment

3.14 Despite any other provisions of this by-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 24 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under section 3.12 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under section 3.13, 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 charges otherwise payable with respect to the redevelopment.



Time of Payment of Development Charges

- 3.15 Development charges shall be calculated and payable in money or by provision of service as may be agreed upon, or by credit granted under the Act, on the date that the building permit is issued in relation to a building or structure on land to which the development charge applies.
- 3.16 Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- 3.17 Notwithstanding sections 3.15 and 3.16, Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the Town's Council approved Development Charge Interest Policy, payable on the anniversary date each year thereafter.
- 3.18 Where the development of land results from the approval of a Site Plan or Zoning Bylaw Amendment made on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under sections 3.15 and 3.17 shall be calculated based on the rates set out in Schedule "A" on the date the planning application was made, including interest as provided in the Town's Council approved Development Charge Interest Policy. Where both planning applications apply, Development Charges under sections 3.15 and 3.17 shall be calculated based on the rates, including interest as provided in the Town's Council approved Development Charge Interest Policy, set out in Schedule "A" on the date of the later planning application.
- 3.19 Despite sections 3.15, 3.17, and 3.18, 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.



Development Charge Reductions

3.20 Notwithstanding the provisions of this by-law, development charges for rental housing developments will be reduced based on the number of bedrooms in each unit as follows:

- (a) Three or more bedrooms – 25% reduction;
- (b) Two bedrooms – 20% reduction; and
- (c) All other bedroom quantities – 15% reduction.

Phasing In of Development Charges

3.21 The amount of the development charges set out in Schedule “A” to this by-law shall be reduced as follows, in accordance with section 5(6) of the Act:

- (a) the first year that the by-law is in force - 80 percent of the development charge that could otherwise be charged;
- (b) the second year that the by-law is in force - 85 percent of the development charge that could otherwise be charged;
- (c) the third year that the by-law is in force - 90 percent of the development charge that could otherwise be charged;
- (d) the fourth year that the by-law is in force - 95 percent of the development charge that could otherwise be charged; and
- (e) the fifth to tenth years that the by-law is in force - 100 percent of the development charge will be imposed.

4. PAYMENT BY SERVICES

4.1 Despite the payment required under sections 3.12 and 3.13, 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 relates under this by-law.



5. INDEXING

- 5.1 Development charges imposed pursuant to this by-law shall be adjusted annually on January 1st, without amendment to this by-law, in accordance with the most recent available twelve month change in the Ottawa series of the prescribed index in the Act (currently Statistics Canada Table 18-10-0276-02).

6. SCHEDULES

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

Schedule A – Schedule of Development Charges

7. CONFLICTS

- 7.1 Where the Town 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. BY-LAW AMENDMENT OR APPEAL

- 9.1 Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Land Tribunal or by resolution of



Council, the Treasurer of the Town shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.

9.2 Refunds that are required to be paid under section 9.1 shall be paid with interest to be calculated as follows:

- (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
- (b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.

9.3 Refunds that are required to be paid under section 9.1 shall include the interest owed under this section.

10. HEADINGS FOR REFERENCE ONLY

10.1 The headings inserted in this by-law are for convenience of reference only and shall not affect the construction or interpretation of this by-law.

11. EXISTING BY-LAW REPEAL

11.1 The Town of Petawawa By-laws 1280/19 and 1473/22 are hereby repealed.

12. DATE BY-LAW IN FORCE

12.1 This by-law shall come into effect at 12:01 AM on July 11, 2024.

13. DATE BY-LAW EXPIRES

13.1 This by-law will expire at 12:01 AM on July 11, 2034 unless it is repealed by Council at an earlier date.



READ a FIRST, SECOND and THIRD TIME and FINALLY PASSED on this 10th day of July, 2024.

Mayor

Clerk



SCHEDULE "A" TO BY-LAW ___/24
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL (per Dwelling Unit)				NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Other Multiple and Mobile Home Dwellings	Apartment Dwelling Unit – 2 Bedrooms +	Apartment Dwelling Unit – Bachelor and 1 Bedroom	
Wastewater Services	\$3,727	\$2,647	\$2,003	\$1,471	\$2.18



Appendix K

Proposed D.C. By-law – Water Services



CORPORATION OF THE TOWN OF PETAWAWA

BY-LAW NUMBER ___/24

BEING A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES FOR WATER SERVICES

WHEREAS the Town of Petawawa will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Town of Petawawa;

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 Town of Petawawa 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 Charges 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 Town of Petawawa has given notice of and held a public meeting on the 17th day of June, 2024 in accordance with the Act and the regulations thereto;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF
PETAWAWA ENACTS AS FOLLOWS:**

DEFINITIONS

1. In this by-law,



“Act” means the Development Charges Act, as amended, or any successor thereof;

“Additional dwelling unit” means a dwelling unit, whether contained within a proposed single detached dwelling, semi-detached dwelling or row dwelling, or ancillary to a single detached dwelling, a semi-detached dwelling, or a row dwelling including but not limited to a coach house, laneway suite or structure constructed above an existing garage or other structure separate from the primary dwelling unit, and which is not capable of being legally conveyed as a separate parcel of land from the primary dwelling unit;

“Affordable Residential Unit” means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;

“Agricultural use” means a farming business as defined by the Farmland Property Tax Program of the *Farm Registration and Farm Organizations Funding Act, 1993*;

“Apartment dwelling” means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor;

“Attainable Residential Unit” means a residential unit that meets the criteria set out in subsection 4.1 of the Act;

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

“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*;

“Bona fide farm uses” means the proposed development that will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation;

“Building Code Act” means the *Building Code Act, S.O. 1992, as amended, or any successor thereof*;



“Capital cost” means capital costs as defined in subsection 5 (3) of the Act;

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

“Council” means the Council of the Town of Petawawa;

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

“Development charge” means a charge imposed with respect to this by-law;

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

“Existing” means the number, use and size that existed as of the date this by-law was passed;

“Farm building” means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;

“Gross floor area” means:

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



thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:

- (i) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
- (ii) loading facilities above or below grade; and
- (iii) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

“Inclusionary zoning residential unit” means residential units that are affordable housing units required to be included in a development or redevelopment pursuant to a by-law passed under section 34 of the *Planning Act* to give effect to the policies described in subsection 16(4) of that Act.

“Industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;

“Institutional”, means development of a building or structure intended for use:

- (a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- (b) as a retirement home within the meaning of subsection 2(1) of the *Retirement Homes Act, 2010*.
- (c) By any institution of the following post-secondary institutions for the objects of the institution:



- (i) a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
 - (ii) a college or university federated or affiliated with a university described in subclause (i); or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
- (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (e) as a hospice to provide end of life care;

“Local Board” means a school board, municipal service board, transportation commission, public library board, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of a municipality or of two or more municipalities or parts thereof;

“Local services” means those services, facilities or things which are under the jurisdiction of the Town of Petawawa and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under sections 41, 51 or 53 of the *Planning Act*, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

“Mobile Home dwelling” means any dwelling unit 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;

“Multiple dwelling” means all dwellings other than single-detached, semi-detached, and apartment dwellings;

“Municipality” means the Corporation of the Town of Petawawa;

“Non-profit housing”, means a development of a building or structure intended for use as residential premises by:



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

“Non-residential use” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;

“Official Plan” means the Official Plan adopted for the Town, as amended and approved;

“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;

“Place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

“Regulation” means any regulation made pursuant to the Act;

“Residential unit” means the same as dwelling unit as defined in this by-law;

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

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

“Row dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from



the outside and is vertically separated from any abutting dwelling unit. For the purposes of this definition, a row dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a row dwelling;

“Semi-detached dwelling” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall, but not other parts, attached to another dwelling unit where the dwelling units are not connected by an interior corridor. For the purposes of this definition, a semi-detached dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a semi-detached dwelling;

“Service” means a service set out in section 2.1 to this by-law, and “services” shall have a corresponding meaning;

“Single detached dwelling” means a residential building consisting of one dwelling unit and not attached to another structure. For the purposes of this definition, a single detached dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a single detached dwelling;

“Town” means the area within the geographic limits of the Town of Petawawa; and

“Zoning By-Law” means the Zoning By-Law of the Town of Petawawa or any successor thereof passed pursuant to section 34 of the *Planning Act*, S.O. 1998.

2. DESIGNATION OF SERVICES

2.1 The categories of services for which development charges are imposed under this by-law are as follows:

- (a) Water Services (within the water serviced area only).

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 3.4(a).

Area to Which By-law Applies

- 3.2 Subject to section 3.3, this by-law applies to all lands in the Town of Petawawa whether or not the land or use thereof is exempt from taxation under s.13 of the *Assessment Act*.
- 3.3. Notwithstanding section 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
 - (a) the municipality or a local board thereof; or
 - (b) the County of Renfrew or any local board thereof;
 - (c) a board of education;
 - (d) Garrison Petawawa; or
 - (e) a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education.

Approvals for Development

- 3.4 (a) Development charges shall be imposed on all lands, buildings or structures 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 or structure.
- (b) No more than one development charge for each service designated in section 2.1 shall be imposed upon any lands, buildings or structures to which this by-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(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

- 3.5 This by-law shall not apply to that category of exempt development described in subsections 2(3), 2(3.1), and 2(3.2) of the Act, namely:
- (a) An enlargement to an existing dwelling unit;
 - (b) 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;
 - (c) 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;

- (d) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of 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; or
- (e) In an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.

3.6 This by-law shall not apply to that category of exempt development described in subsection 2(3.3) of the Act, namely:

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



- 3.7 This by-law does not apply to that category of exempt development described in section 4 of the Act, namely:
- (a) the enlargement of the gross floor area of an existing industrial building, if the gross floor area is enlarged by 50 percent or less;
 - (b) for the purpose of paragraph (a) the terms “gross floor area” and “existing industrial building” shall have the same meaning as those terms have in O.Reg. 82/98 made under the Act.
 - (c) Notwithstanding paragraph (a), if the gross floor area of an existing industrial building is enlarged by more than 50 percent, development charges shall be calculated and collected in accordance with Schedule “A” on the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.
 - (d) For the purpose of the application of section 4 of the Act to the operation of this by-law:
 - (i) 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; and
 - (ii) the enlargement of the gross floor area of the existing building must:
 - (1) be attached to the existing industrial building;
 - (2) not be attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor or other passageway, shared below-grade connection, foundation, footing, parking facility, service tunnel or service pipe;
 - (3) be for use or in connection with an industrial purpose as set out in this by-law; and
 - (4) constitute a bona fide increase in the size of the existing building.



- 3.8 This by-law shall not apply to that category of exempt development described in section 4.2 of the Act, namely that development charges shall not be imposed with respect to non-profit housing development.
- 3.9 This by-law shall not apply to that category of exempt development described in section 4.3 of the Act, namely that development charges shall not be imposed with respect to inclusionary zoning residential unit development.
- 3.10 As of the date that section 3 of Schedule 3 of the *More Homes Built Faster Act, 2022* comes into force, affordable residential units and attainable residential units will be exempt from development charges in accordance with section 4.1 of the Act.
- 3.11 Other Exemptions:

Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:

- (a) Lands, buildings or structures used or to be used for a place of worship or for the purposes of a churchyard or cemetery exempt from taxation under the *Assessment Act*; and
- (b) The development of non-residential farm buildings constructed for bona-fide farm uses.

Amount of Charges

Residential

- 3.12 The development charges set out in Schedule “A” shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.



Non-Residential

3.13 The development charges described in Schedule “A” to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services according to the total floor area of the non-residential use.

Reduction of Development Charges for Redevelopment

3.14 Despite any other provisions of this by-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 24 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under section 3.12 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under section 3.13, 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 charges otherwise payable with respect to the redevelopment.



Time of Payment of Development Charges

- 3.15 Development charges shall be calculated and payable in money or by provision of service as may be agreed upon, or by credit granted under the Act, on the date that the building permit is issued in relation to a building or structure on land to which the development charge applies.
- 3.16 Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- 3.17 Notwithstanding sections 3.15 and 3.16, Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the Town's Council approved Development Charge Interest Policy, payable on the anniversary date each year thereafter.
- 3.18 Where the development of land results from the approval of a Site Plan or Zoning Bylaw Amendment made on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under sections 3.15 and 3.17 shall be calculated based on the rates set out in Schedule "A" on the date the planning application was made, including interest as provided in the Town's Council approved Development Charge Interest Policy. Where both planning applications apply, Development Charges under sections 3.15 and 3.17 shall be calculated based on the rates, including interest as provided in the Town's Council approved Development Charge Interest Policy, set out in Schedule "A" on the date of the later planning application.
- 3.19 Despite sections 3.15, 3.17, and 3.18, 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.



Development Charge Reductions

3.20 Notwithstanding the provisions of this by-law, development charges for rental housing developments will be reduced based on the number of bedrooms in each unit as follows:

- (a) Three or more bedrooms – 25% reduction;
- (b) Two bedrooms – 20% reduction; and
- (c) All other bedroom quantities – 15% reduction.

Phasing In of Development Charges

3.21 The amount of the development charges set out in Schedule “A” to this by-law shall be reduced as follows, in accordance with section 5(6) of the Act:

- (a) the first year that the by-law is in force - 80 percent of the development charge that could otherwise be charged;
- (b) the second year that the by-law is in force - 85 percent of the development charge that could otherwise be charged;
- (c) the third year that the by-law is in force - 90 percent of the development charge that could otherwise be charged;
- (d) the fourth year that the by-law is in force - 95 percent of the development charge that could otherwise be charged; and
- (e) the fifth to tenth years that the by-law is in force - 100 percent of the development charge will be imposed.

4. PAYMENT BY SERVICES

4.1 Despite the payment required under sections 3.12 and 3.13, 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 relates under this by-law.



5. INDEXING

- 5.1 Development charges imposed pursuant to this by-law shall be adjusted annually on January 1st, without amendment to this by-law, in accordance with the most recent available twelve month change in the Ottawa series of the prescribed index in the Act (currently Statistics Canada Table 18-10-0276-02).

6. SCHEDULES

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

Schedule A – Schedule of Development Charges

7. CONFLICTS

- 7.1 Where the Town 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. BY-LAW AMENDMENT OR APPEAL

- 9.1 Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Land Tribunal or by resolution of



Council, the Treasurer of the Town shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.

9.2 Refunds that are required to be paid under section 9.1 shall be paid with interest to be calculated as follows:

- (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
- (b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.

9.3 Refunds that are required to be paid under section 9.1 shall include the interest owed under this section.

10. HEADINGS FOR REFERENCE ONLY

10.1 The headings inserted in this by-law are for convenience of reference only and shall not affect the construction or interpretation of this by-law.

11. EXISTING BY-LAW REPEAL

11.1 The Town of Petawawa By-laws 1280/19 and 1473/22 are hereby repealed.

12. DATE BY-LAW IN FORCE

12.1 This by-law shall come into effect at 12:01 AM on July 11, 2024.

13. DATE BY-LAW EXPIRES

13.1 This by-law will expire at 12:01 AM on July 11, 2034 unless it is repealed by Council at an earlier date.



READ a FIRST, SECOND and THIRD TIME and FINALLY PASSED on this 10th day of July, 2024.

Mayor

Clerk



SCHEDULE "A" TO BY-LAW ___/24
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL (per Dwelling Unit)				NON-RESIDENTIAL (per sq.ft. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Other Multiple and Mobile Home Dwellings	Apartment Dwelling Unit – 2 Bedrooms +	Apartment Dwelling Unit – Bachelor and 1 Bedroom	
Water Services	\$1,895	\$1,346	\$1,018	\$748	\$1.27