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Development Charges Amendment

Town of Whitchurch-Stouffville

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Chapter 1

Introduction



1. Introduction

1.1 Background

The Town of Whitchurch-Stouffville (Town) imposes development charges (D.C.s) to recover the increase in the needs for service arising from development. The basis for the calculation of the Town's current residential and non-residential D.C.s is documented in the Town's "2023 Development Charges Background Study" dated September 28, 2023, as amended (2023 D.C. Background Study). The 2023 D.C. Background Study provides the supporting documentation for the following D.C. By-laws:

- 2023-146-FI – Parks and Recreation Services
- 2023-147-FI – Fire Protection Services
- 2023-148-FI – Library Services
- 2023-149-FI – Provincial Offences Act including By-law Enforcement
- 2023-150-FI – Services Related to a Highway
- 2023-151-FI – Wastewater Services
- 2023-152-FI – Water Services.

The Town's current D.C.s, in 2024\$, by municipal service and development type are summarized in Table 1-1.



Table 1-1
Town of Whitchurch-Stouffville
Schedule of Current Residential and Non-residential Development Charges (2024\$)

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Town-wide Services/Class of Service:						
Services Related to a Highway	8,745	7,191	5,774	3,956	2,947	3.14
Fire Protection Services	2,278	1,873	1,504	1,030	768	1.86
Parks and Recreation Services	20,142	16,563	13,300	9,112	6,785	1.21
Library Services	2,739	2,253	1,809	1,240	923	0.23
Provincial Offences Act including By-Law Enforcement	10	8	7	5	3	0.00
Total Town-wide Services/Class of Services	\$33,914	\$27,888	\$22,394	\$15,343	\$11,426	\$6.44
Urban Services						
Wastewater Services	5,926	4,873	3,913	2,681	1,997	3.01
Water Services	2,908	2,391	1,920	1,316	980	1.49
Total Urban Services	\$8,834	\$7,264	\$5,833	\$3,997	\$2,977	\$4.50
GRAND TOTAL RURAL AREA	\$33,914	\$27,888	\$22,394	\$15,343	\$11,426	\$6.44
GRAND TOTAL URBAN AREA	\$42,748	\$35,152	\$28,227	\$19,340	\$14,403	\$10.94

1.2 Existing Policies (Rules)

The following subsections set out the rules governing the calculation, payment, and collection of the D.C. as provided in all D.C. by-laws for the Town, as amended, in accordance with the *Development Charges Act, 1997*, as amended (D.C.A.).

1.2.1 Payment in any Particular Case

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

- the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- the approval of a minor variance under section 45 of the *Planning Act*;
- a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;
- the approval of a plan of subdivision under section 51 of the *Planning Act*;
- a consent under section 53 of the *Planning Act*;
- the approval of a description under section 50 of the *Condominium Act, 1998*; or



- the issuing of a building permit under the *Building Code Act, 1992* in relation to a building or structure.

1.2.2 Determination of the Amount of the Charge

The D.C with respect to the development of any land, buildings or structures shall be calculated as follows:

- a) in the case of residential development, the charges per dwelling unit in Schedule B to the D.C. by-laws are imposed upon residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed-use building or structure, on the residential uses in the mixed-use building or structure, and the residential portion of a live-work unit, according to the type of residential unit, and calculated with respect to the service according to the type of residential use.
- b) in the case of non-residential development, the charges described in Schedule B to the D.C. by-laws are imposed on non-residential uses of lands, buildings, or structures, and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed-use building or structure, and the non-residential portion of a live-work unit, and calculated with respect to the service according to the total floor area of the non-residential use.

1.2.3 Date Charge Payable

D.C.s imposed under the Town's by-laws are calculated, payable, and collected upon issuance of a building permit except as provided by legislation or by alternative payment agreement between the Town and owner.

1.2.4 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:



- the number of dwelling units demolished/converted multiplied by the applicable residential development charge in place at the time the development charge is payable;
- the gross floor area (G.F.A.) 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 60 months (5 years) prior to the issuance of a building permit.

It should also be noted that for abandoned and/or derelict structures that have received a formal notification from the Town indicating the building or structure must be demolished within six (6) months of receiving the formal notification, and demolition has taken place within the six (6) months of receiving the formal notification, the redevelopment credit will be available for up to 120 months (10 years) from the date of demolition.

1.2.5 Exemptions (full or partial)

Statutory exemptions

- 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 in 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 prescribed limits set out in section 2 of O. Reg. 82/98);
- Full exemption for additional residential development in new dwellings: development that includes the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98); and
- 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, attainable units, affordable inclusionary zoning units, and 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).

Non-statutory exemptions

- Full exemption for non-residential farm buildings constructed for agricultural use.

1.2.6 Indexing

All D.C.s are subject to mandatory indexing annually on July 1st of each year, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index.

1.2.7 Duration of By-laws

The by-laws will expire on January 1, 2034, ten (10) years from the date they came into force, unless they are repealed by Council at an earlier date.

1.2.8 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).

1.2.9 D.C. Spatial Applicability

The by-laws impose the charges on a Town-wide basis for all services and class of services.

1.3 Recent Amendments to the D.C.A.

The Government of Ontario passed legislation to amend the D.C.A. after the Town adopted its current D.C. By-laws. The *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185), was introduced on April 10, 2024, and received Royal Assent on June 6, 2024. This Act amends the D.C.A as follows:



- Reintroduces studies as an eligible cost for services, including costs for the preparation of a D.C. background study;
- Removes the mandatory phase-in of D.C.s;
- Reduces the time period for the determination of a D.C. applicable to site plan and zoning by-law amendment applications, whereby the time period between the building permit issuance and planning application approval is reduced to 18 months from two years. Note, the two-year time period still applies to applications received and approved between January 1, 2020, and June 5, 2024;
- Permits the repeal of the date the D.C. by-law expires (allowing for the 10-year by-law term provided in the D.C.A.);
- Allows minor D.C. by-law amendments to be undertaken without the statutory public process if the amendment is related to the inclusion of study costs, the removal of the mandatory phase-in of a D.C. by-law, and the removal a by-law expiry date (applicable for by-laws passed between November 28, 2022, and June 6, 2024). Moreover, the minor amendment must be undertaken within 6 month of the *Cutting Red Tape to Build More Homes Act, 2024* coming into effect; and
- Permits municipalities to publish a D.C. public notice on municipal websites where newspapers of general circulation are not available.

1.4 Purpose of this Document

This background study (Update Study) has been prepared to provide the background information to support amendments to the Town's current D.C. By-law 2023-149-FI. The proposed amendment relates to the changes enacted through the *Cutting Red Tape to Build More Homes Act, 2024* to reintroduce studies as an D.C.-eligible cost. As such, the costs for growth-related studies have been included in the updated D.C. calculations for inclusion in the amending by-law. Other than the changes identified within this report, all other D.C. calculations and policies (i.e. rules) contained in By-law 2023-149-FI remain unchanged by this process.

This D.C. background study and draft amending by-law will be available to the public on the Town's website on November 13, 2024, to provide interested parties with sufficient background information on the legislation, recommendations, and an outline of the basis for the D.C. by-law amendment.



The following chapters of this study include:

- Chapter 2 – Anticipated Development
- Chapter 3 – Revisions to the Anticipated Capital Needs
- Chapter 4 – Revised D.C. Calculation and Schedule of Charges
- Chapter 5 – D.C. Policy Recommendations and D.C. By-law Rules
- Chapter 6 – Process for Adoption of the Amending D.C. By-law
- Appendix A – Draft Amending D.C. By-law

As noted earlier, amendments to D.C. by-laws for the purposes of including the costs of studies are considered minor amendments under the D.C.A. Therefore, a formal public process, including the preparation of a background study, public notice and a public meeting, is not required in regard to the Town's proposed amendment herein.



Chapter 2

Anticipated Development



2. Anticipated Development

It is a requirement of section 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which D.C.s can be imposed, must be estimated.” The growth forecast contained in Chapter 3 of the Town’s 2023 D.C. Background Study, as amended, (with supplemental tables in Appendix A) provides for the anticipated development for which the Town will be required to provide services. The growth forecast is provided for services over a ten-year (2022 to 2032), 19-year (2024 to 2041), and 28-year time horizon (2024 to 2051).

The growth forecast contained in the Town’s 2023 D.C. Background Study, as amended, is summarized in Table 2-1. For the purposes of this Update Study, the growth forecast as contained within the 2023 D.C. Background Study, as amended, remains unchanged. The increase in need for service and capital costs are calculated over the 10-year, 19-year, and 29-year forecast periods the respective services identified therein.

Table 2-1
Town of Whitchurch-Stouffville
2024 D.C Update Study – Growth Forecast Summary

Year	Population (excluding census undercount)	Residential Units (including institutional units)	Employment (excluding WAH and NFPOW)	Non-Residential Gross Floor Area Increase (sq.ft.)
Early 2023	55,040	18,452	12,644	
Early 2032	70,120	24,291	15,832	
Early 2041	73,900	25,760	16,510	
Early 2051	103,500	36,173	20,067	
Incremental Change				
2023-2032	15,080	5,839	3,188	3,710,600
2023-2041	18,860	7,308	3,866	3,428,600
2023-2051	48,460	17,721	7,423	6,538,100



Chapter 3

Revisions to the Anticipated Capital Needs



3. Revisions to the Anticipated Capital Needs

The 2023 D.C. Background Study, as amended, justified D.C.s that could be imposed for residential and non-residential development. The study and by-laws identified anticipated capital needs for recovery through D.C.s for the following services:

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services;
- Library Services;
- Provincial Offences Act including By-law Enforcement;
- Water Services; and
- Wastewater Services.

The following sections summarize the amendments made to the Town's D.C. By-law 2023-149-FI to include the eligible capital costs for growth-related studies for the above-referenced services. Other than the revisions included in this report, all other capital needs and the determination of D.C. recoverable costs contained in the Town's 2023 D.C. Background Study remain unchanged.

It should be noted that this study is provided as an update to the Town's 2023 D.C. Background Study, and as such the calculations are denominated in 2023 values (the Town's D.C. background study cost base). The amended D.C. rates will be subsequently indexed for implementation.

3.1 Growth-related Studies

The Town's 2023 D.C. Background Study did not identify study costs related to the anticipated increase in need for services. However, upon *Cutting Red Tape to Build More Homes Act, 2024* receiving Royal Assent, Town staff identified growth-related study costs related to the increase in need for services and for inclusion in the D.C. by-law. The anticipated costs to the Town to undertake the following studies have been included in the updated calculation of the D.C. over the 10-year (2024-2034) growth forecast period:

- Affordable Housing Community Improvement Plan (CIP) Program Implementation



- Affordable Housing Initiatives
- Affordable Housing Partnerships
- Age Friendly Policy Strategy
- Background Studies for Official Plan Review
- Ballantrae-Musselman Lake Secondary Plan
- Commercial Policy Update
- Community Risk Assessment – Fire
- Comprehensive Zoning Bylaw Update (New Zoning Bylaw)
- Corridor Improvement Studies and Municipal Class EAs
- Climate Change Action Plan and Policy Study
- Complete Streetscape Design, Public Realm and Standards Manual
- D.C. Studies
- D.C. Study Amendment
- Downtown Main Street Heritage Conservation District
- Downtown Stouffville CIP
- Engineering Standard Review
- Expanding Missing Middle Housing Study
- Expanding Lands Secondary Plan
- Fire Master Plan, updates, and reviews
- Gormley Secondary Plan
- Growth Forecast Update
- Housing Strategy Five-Year Review
- High Density Housing
- Intensification Strategy & Growth Management Studies
- Land Supply Analysis and Employment Land Needs Study Updates
- Leisure Master Plan
- Library Master Plan and Update
- Lincolnville GO Station Area Study
- Major Transit Station Area Inclusionary Zone Study Ph2
- Natural Features Restoration and Enhancement Strategy
- Official Plan Review (OPR) and Update
- OPR Employment Land Study
- OPR Energy and Climate Change Policy Study
- OPR - Natural Heritage Resources
- Outdoor Facilities Need Assessment



- Provincial Policy Conformity Updates
- Review of Town's Zoning By-law
- Servicing Allocation Policy and By-law
- Stouffville Secondary Plans
- Strategic Plan and Community Needs Assessment
- Sustainable Development Standards
- Stouffville Commercial Policy Study
- Stouffville Major Transit Station Area Inclusionary Zoning Study – Phase 1
- Traffic Operation Study
- Transportation Master Plan and Update
- Town of Stouffville Urban Design Guidelines
- Vandorf – Preston Lake Secondary Plan
- Vandorf Transportation and Servicing EA
- Various Planning Studies
- Water and Wastewater Future Service Area Study
- Water and Sewer Master Plans
- Water and Wastewater Servicing Master Plans

The capital program for growth-related studies is shown in Table 3-1, with all costs denominated in 2023\$. Approximately \$14.2 million in gross capital costs have been included in the D.C. for growth-related studies over the 10-year forecast period. Further, a deduction related to the post-period benefit of \$113,300 has been made, to benefit the future growth beyond the 10-year period. A deduction of approximately \$949,000 has also been made to reflect the growth-related share of studies benefitting D.C. ineligible services. Approximately \$2.1 million has been deducted from the gross capital cost estimates in recognition of the benefits to existing development provided within the projects. These deductions have been made consistent with the Town's rules for studies in previous D.C. background studies. A further deduction of approximately \$68,000 has been made to acknowledge the anticipated increase in population within existing residential units within the increase in need for service.

These costs have been allocated to the services within the Town's D.C. by-law in the following manner:

- Costs for studies that benefit a specific services are allocated 100% to that service.



- Costs for services that benefit all the services within the Town's D.C. by-laws have been allocated to the services as follows:
 - Services Related to a Highway – 33.79%
 - Fire Protection Services – 10.48%
 - Parks and Recreation Services – 28.17%
 - Library Services – 3.89%
 - Provincial Offences Act including By-law Enforcement – 0.01%
 - Water Services – 7.93%
 - Wastewater Services – 15.82%
- Costs for studies that benefit Water and Wastewater services have been allocated as follows:
 - Water Services – 33.12%
 - Wastewater Services – 66.88%
- Costs for studies that benefit Services Related to a Highway, Water, and Wastewater services have been allocated as follows:
 - Services Related to a Highway – 58.82%
 - Water Services – 13.64%
 - Wastewater Services – 27.54%

As a result, a total of approximately \$11.0 million in capital needs has been included in the D.C. calculation for growth-related studies over the 10-year forecast period. The allocation of the net growth-related costs between residential and non-residential development is based on the residential and non-residential allocations for each service as provided in the Town's 2023 D.C. Background Study.



**Table 3-1
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies (2023\$)**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2023-2032										
1	Affordable Housing CIP Program Implementation	2025-2027	764,000	-	76,400	687,600	171,901	-	515,699	453,794	61,905
2	Affordable Housing Initiatives	2024	143,000	-	14,300	128,700	32,175	-	96,525	84,937	11,588
3	Affordable Housing Partnerships	2024	191,000	-	19,100	171,900	42,977	-	128,923	113,447	15,476
4	Age Friendly Policy Strategy	2027	92,600	-	-	92,600	23,200	-	69,400	65,930	3,470
5	Background Studies for Official Plan Policy Review	2028-2028	649,000	-	64,900	584,100	146,027	-	438,073	385,487	52,586
6	Ballintrea-Muselman Lake Secondary Plan	2028-2028	87,500	-	8,750	78,750	63,000	-	15,750	13,860	1,890
7	Commercial Policy Update	2028-2033	232,000	-	23,200	208,800	104,402	-	104,398	91,866	12,532
8	Community Risk Assessment - Fire	2027	18,500	-	-	18,500	4,600	-	13,900	10,147	3,753
9	Comprehensive Zoning Bylaw Update (New Zoning Bylaw)	2023-2024	210,000	-	21,000	189,000	47,250	-	141,750	124,734	17,016
10	Comprehensive Zoning Bylaw Update (New Zoning Bylaw)	2030	232,000	-	23,200	208,800	52,200	-	156,600	137,802	18,798
11	Review of Town's Zoning By-law	2028	46,300	-	4,630	41,670	10,417	-	31,253	27,501	3,752
12	Corridor Improvement Studies and Municipal Class	2028	232,000	-	-	232,000	116,000	-	116,000	99,760	16,240
13	Climate Change Action Plan and Policy Study	2024	191,000	-	19,100	171,900	42,977	-	128,923	113,447	15,476
14	Complete Streetscape Design, Public Realm and Standards Manual	2023	100,000	-	10,000	90,000	-	-	90,000	79,196	10,804
15	Development Charges Study	2023-2024	184,900	-	-	184,900	-	-	184,900	162,706	22,194
16	Development Charges Study Amendment	2024	5,600	-	-	5,600	-	-	5,600	4,928	672
17	Development Charges Study	2027	69,000	-	-	69,000	-	-	69,000	60,717	8,283
18	Development Charges Study	2033	162,000	113,300	-	48,700	-	-	48,700	42,859	5,841
19	Downtown Main Street Heritage Conservation District	2025	69,500	-	6,950	62,550	31,277	-	31,273	27,518	3,755
20	Downtown Stouffville Community Improvement Plan (CIP)	2026	116,000	-	11,600	104,400	26,102	-	78,298	68,899	9,399
21	Downtown Stouffville CIP Implementation	2027-2028	139,000	-	13,900	125,100	31,276	-	93,824	82,562	11,262
22	Engineering Standard Review	2025	32,400	-	-	32,400	-	-	32,400	28,131	4,269
23	Expanding Missing Middle Housing Study	2025	139,000	-	13,900	125,100	-	-	125,100	110,084	15,016
24	Expansion Lands Secondary Plan	2026-2030	1,900,000	-	190,000	1,710,000	-	-	1,710,000	1,504,731	205,269
25	OPR Employment Land Study	2023-2030	26,700	-	2,670	24,030	-	-	24,030	21,145	2,885
26	OPR Energy and Climate Change Policy Study	2024	200,000	-	20,000	180,000	90,001	-	89,999	79,195	10,804
27	Fire Master Plan	2032	120,000	-	-	120,000	30,000	-	90,000	65,700	24,300
28	Fire Master Plan - Update	2027	46,300	-	-	46,300	11,575	-	34,725	25,349	9,376
29	Fire Master Plan Review (Fire)	2023	59,300	-	-	59,300	14,825	-	44,475	32,467	12,008
30	Gormley Secondary Plan	2026	324,000	-	32,400	291,600	145,803	-	145,797	128,296	17,501
31	Growth Forecast Update	2028-2033	162,000	-	16,200	145,800	-	-	145,800	128,297	17,503
32	Housing Strategy Five-Year Review	2027-2032	185,000	-	18,500	166,500	-	-	166,500	146,514	19,986
33	High Density Housing	2024	23,900	-	2,390	21,510	-	-	21,510	18,927	2,583
34	Intensification Strategy & Growth Management Study	2023-2025	24,300	-	2,430	21,870	19,684	-	2,186	1,923	263
35	Land Supply Analysis & Employment Land Needs Study Update	2028	92,600	-	9,260	83,340	41,672	-	41,668	36,666	5,002
36	Land Supply Analysis & Employment Land Needs Study Update	2033	162,000	-	16,200	145,800	-	-	145,800	128,297	17,503



Table 3-1 (continued)
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies (2023\$)

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2023-2032										
37	Leisure Master Plan	2026	139,000	-	-	139,000	34,750	-	104,250	99,038	5,212
38	Library Master Plan - Update	2026-2031	130,000	-	-	130,000	32,500	-	97,500	92,625	4,875
39	Lincolnton GO Station Area Study	2023	5,400	-	540	4,860	2,433	-	2,427	2,135	292
40	Major Transit Station Area Inclusionary Zone Study Ph2	2025	46,300	-	4,630	41,670	-	-	41,670	36,668	5,002
41	OPR - Natural Heritage Resources	2024	60,400	-	6,040	54,360	29,899	-	24,461	21,524	2,937
42	Natural Features Restoration and Enhancement	2026	92,600	-	9,260	83,340	-	-	83,340	73,336	10,004
43	Official Plan Review	2034	787,000	-	78,700	708,300	177,076	-	531,224	467,456	63,768
44	Official Plan Update	2029	324,000	-	32,400	291,600	72,901	-	218,699	192,446	26,253
45	Outdoor Facilities Needs Assessment	2026	138,000	-	-	138,000	-	-	138,000	131,100	6,900
46	Provincial Policy Conformity Updates	2024	95,600	-	9,560	86,040	-	-	86,040	75,712	10,328
47	Provincial Policy Conformity Updates	2027-2031	185,000	-	18,500	166,500	-	-	166,500	146,514	19,986
48	Servicing Allocation Policy and By-law	2025	69,500	-	-	69,500	17,375	-	52,125	45,870	6,255
49	Stouffville Secondary Plan	2027	103,000	-	10,300	92,700	23,176	-	69,524	61,178	8,346
50	Stouffville Secondary Plan	2027	111,000	-	11,100	99,900	24,976	-	74,924	65,930	8,994
51	Strategic Plan and Community Needs Assessment	2028-2032	111,000	-	11,100	99,900	24,976	-	74,924	65,930	8,994
52	Sustainable Development Standards	2027	139,000	-	13,900	125,100	-	-	125,100	110,084	15,016
53	Stouffville Commercial Policy Study	2023	39,400	-	3,940	35,460	17,732	-	17,728	15,600	2,128
54	Stouffville Major Transit Station Area (MTSA) - Inclusionary Zoning Study ph1	2023	50,000	-	5,000	45,000	11,250	-	33,750	29,025	4,725
55	Traffic Operation Study	2026	247,000	-	-	247,000	61,750	-	185,250	159,315	25,935
56	Transportation Master Plan	2023-2024	82,900	-	-	82,900	20,725	-	62,175	53,471	8,705
57	Transportation Master Plan Update	2029	255,000	-	-	255,000	63,750	-	191,250	164,475	26,775
58	Town of Stouffville Urban Design Guidelines	2023	150,000	-	15,000	135,000	33,751	-	101,249	89,095	12,154
59	Vandorf - Preston Lake Secondary Plan	2026	139,000	-	13,900	125,100	62,552	-	62,548	55,040	7,508
60	Vandorf Transportation and Servicing EA	2026	602,000	-	-	602,000	-	-	602,000	522,678	79,322
61	Various Planning Studies	2025-2034	463,000	-	46,300	416,700	-	-	416,700	366,679	50,021
62	Water and Sewer Master Plans	2023	126,000	-	-	126,000	31,500	-	94,500	83,160	11,340
63	Water and Sewer Master Plans	2029	463,000	-	-	463,000	-	-	463,000	407,440	55,560
64	Future Service Area Study - Water & Wastewater	2027-2030	463,000	-	-	463,000	-	-	463,000	407,440	55,560
65	Water and Wastewater Servicing Master Plan	2034	533,000	-	-	533,000	-	-	533,000	469,040	63,960
66	Water and Wastewater Servicing Master Plan	2030	463,000	-	-	463,000	-	-	463,000	407,440	55,560
67	Land Supply Analysis & Employment Land Needs	2023	178,000	-	17,800	160,200	40,051	-	120,149	105,727	14,422
	Adjustment Related to Existing Population Incline					(67,942)			(67,942)	(67,942)	-
	Total		14,223,500	113,300	948,950	13,093,308	2,082,464	-	11,010,844	9,663,048	1,347,797



3.2 D.C. Recoverable Cost Summary

Table 3-2 summarizes the total change in D.C. recoverable capital costs for all services and classes of service, in comparison to the Town's 2023 D.C. Background Study, as amended. In aggregate, D.C. recoverable capital costs of approximately \$11.0 million have been added in the calculation of the charges. This represents an increase of approximately 3% in D.C. recoverable costs underlying the calculation of the charge.

Table 3-2
Town of Whitchurch-Stouffville
Comparison D.C. Recoverable Costs (2023\$)

Service/Class of Service	D.C. Recoverable Costs		Change (\$)	Change (%)	
	2023 D.C. Background Study, as amended	2024 D.C. Update Study			
Services Related to a Highway	132,587,362	132,587,362	-		
Fire Protection Services	41,107,141	41,107,141	-		
Parks and Recreation Services	110,533,397	110,533,397	-		
Library Services	15,257,549	15,257,549	-		
Provincial Offences Act including By-Law Enforcement	52,481	52,481	-		
Wastewater Services	62,080,178	62,080,178	-		
Water Services	30,736,535	30,736,535	-		
Growth-related Studies	-	11,010,844	11,010,844		
Total	392,354,643	403,365,487	11,010,844		3%



Chapter 4

Revised D.C. Calculation and Schedule of Charges



4. Revised D.C. Calculation and Schedule of Charges

Table 4-1 presents the Town-wide D.C. calculation for services/class of service over the 10-year growth forecast period (i.e. 2023-2032) in 2023\$. This table reflects the D.C. recoverable costs by type of development from the Town's 2023 D.C. Background Study with the inclusion of Growth-Related Studies based on the proposed amendments detailed in Chapter 3.

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

Table 4-2 summarizes the recommended schedule of charges, reflecting the maximum D.C.s by residential dwelling type and per sq.ft of G.F.A. for non-residential development, in 2023\$.

As mentioned in section 1.2.6 of this report, the Town's D.C. By-law provides for mandatory annual indexing on July 1st of each year. Charges that were in effect at the time of by-law passage in 2023 have increased by approximately 4.6% as a result of the By-law's indexing provision. To present the amended charges in current values (i.e., 2024\$), the charges provided in Table 4-2 have been indexed by 4.6% and are presented Table 4-3.

Table 4-4 compares the Town's current D.C.s and proposed charges herein (2024\$), for a single and semi-detached residential dwelling unit. The current and revised D.C. for a single and semi-detached dwelling totals \$42,748 and \$45,017 , respectively. This represents an increase of \$2,269 per unit over the current charge per dwelling unit. Similarly, Table 4-5 compares the Town's current and proposed charges for non-residential development on a per sq.ft of G.F.A. basis. The current and revised D.C.s are \$10.94 and \$11.46, respectively, on a per sq.ft of G.F.A. basis. This represents an increase of \$0.52 per sq.ft. of non-residential G.F.A. over the current charge.



Table 4-1
Town of Whitchurch-Stouffville
Town-Wide Services/Class of Services D.C. Calculation
2023-2032 (2023\$)

SERVICE/CLASS OF SERVICE	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. <u>Provincial Offences Act including By-Law Enforcement</u>				
1.1 Facilities, vehicles and equipment	42,986	9,495	10	-
2. <u>Growth-Related Studies</u>	9,663,049	1,347,798	2,169	0.50
TOTAL	\$9,706,035	\$1,357,293	\$2,179	\$0.50
D.C.-Eligible Capital Cost	\$9,706,035	\$1,357,293		
10-Year Gross Population/GFA Growth (sq.ft.)	14,545	2,710,600		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$667.31	\$0.50		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	3.265	\$2,179		
Multiple Dwellings	2.685	\$1,792		
Apartments - 2 Bedrooms +	2.156	\$1,439		
Apartments - Bachelor and 1 Bedroom	1.477	\$986		
Special Care/Special Dwelling Units	1.100	\$734		



Table 4-2
Town of Whitchurch-Stouffville
Amended Schedule of Development Charges (2023\$)

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Town-wide Services/Class of Service:						
Services Related to a Highway	8,360	6,875	5,520	3,782	2,817	3.00
Fire Protection Services	2,178	1,791	1,438	985	734	1.78
Parks and Recreation Services	19,256	15,835	12,715	8,711	6,487	1.16
Library Services	2,619	2,154	1,729	1,185	882	0.22
Provincial Offences Act including By-Law Enforcement	10	8	7	5	3	0.00
Growth-Related Studies	2,169	1,784	1,432	981	731	0.50
Total Town-wide Services/Class of Services	\$34,592	\$28,447	\$22,841	\$15,649	\$11,654	\$6.66
Urban Services						
Wastewater Services	5,665	4,659	3,741	2,563	1,909	2.88
Water Services	2,780	2,286	1,836	1,258	937	1.42
Total Urban Services	\$8,445	\$6,945	\$5,577	\$3,821	\$2,846	\$4.30
GRAND TOTAL RURAL AREA	\$34,592	\$28,447	\$22,841	\$15,649	\$11,654	\$6.66
GRAND TOTAL URBAN AREA	\$43,037	\$35,392	\$28,418	\$19,470	\$14,500	\$10.96



Table 4-3
Town of Whitchurch-Stouffville
Amended Schedule of Development Charges (2024\$)

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Town-wide Services/Class of Service:						
Services Related to a Highway	8,745	7,191	5,774	3,956	2,947	3.14
Fire Protection Services	2,278	1,873	1,504	1,030	768	1.86
Parks and Recreation Services	20,142	16,563	13,300	9,112	6,785	1.21
Library Services	2,739	2,253	1,809	1,240	923	0.23
Provincial Offences Act including By-Law Enforcement	10	8	7	5	3	-
Growth-Related Studies	2,269	1,866	1,498	1,026	765	0.52
Total Town-wide Services/Class of Services	\$36,183	\$29,754	\$23,892	\$16,369	\$12,191	\$6.96
Urban Services						
Wastewater Services	5,926	4,873	3,913	2,681	1,997	3.01
Water Services	2,908	2,391	1,920	1,316	980	1.49
Total Urban Services	8,834	7,264	5,833	3,997	2,977	4.50
GRAND TOTAL RURAL AREA	\$36,183	\$29,754	\$23,892	\$16,369	\$12,191	\$6.96
GRAND TOTAL URBAN AREA	\$45,017	\$37,018	\$29,725	\$20,366	\$15,168	\$11.46



Table 4-4
Town of Whitchurch-Stouffville
Comparison of Current and Revised D.C.s – Residential Development (2024\$)

Service/Class of Service	Current	Calculated
Town-wide Service/Class of Service:		
Services Related to a Highway	8,745	8,745
Fire Protection Services	2,278	2,278
Parks and Recreation Services	20,142	20,142
Library Services	2,739	2,739
Provincial Offences Act including By-Law Enforcement	10	10
Growth-related Studies	-	2,269
Total Town-wide Services	\$33,914	\$36,183
Area Specific Services:		
Wastewater Services	5,926	5,926
Water Services	2,908	2,908
Total Area Specific Services	\$8,833	\$8,833
Grand Total - Urban Area	\$42,748	\$45,017

Table 4-5
Town of Whitchurch-Stouffville
Comparison of Current and Revised D.C.s - Non-Residential Development (2024\$)

Service/Class of Service	Current	Calculated
Town-wide Service/Class of Service:		
Services Related to a Highway	3.14	3.14
Fire Protection Services	1.86	1.86
Parks and Recreation Services	1.21	1.21
Library Services	0.23	0.23
Provincial Offences Act including By-Law Enforcement	-	-
Growth-related Studies	-	0.52
Total Town-wide Services	\$6.44	\$6.96
Area Specific Services:		
Wastewater Services	3.01	3.01
Water Services	1.49	1.49
Total Area Specific Services	\$4.50	\$4.50
Grand Total - Urban Area	\$10.94	\$11.46



Chapter 5

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



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

The Town's current D.C. By-law 2023-149-FI provides for the Town-wide recovery for Provincial Offences Act including By-law Enforcement services. Following discussions with staff, it was decided to include the cost of growth-related studies for all services in this by-law. Section 1.2 herein summarizes the existing policies (rules) of the Town's D.C. By-law 2023-149-FI. This amendment only amends the D.C. to include costs of growth-related studies and does not alter the Town's existing D.C. policies, and all other rules contained within By-law 2023-149-FI remain unchanged by this proposed amendment.



Chapter 6

Process for Adoption of the Amending Development Charges By-law



6. Process for Adoption of the Amending Development Charges By-law

If approved, the changes provided herein will form part of the Town's 2023 D.C. Background Study, as amended. Appendix A to this D.C. Update Study includes the draft amending D.C. By-law being presented for Council's consideration.

If Council is satisfied with the proposed changes to the 2024 D.C. Background Study and D.C. By-Law 2023-149-FI, it is recommended that Council:

“Approve the 2024 Development Charges Update Study dated November 12, 2024 subject to further annual review during the capital budget process”; and

“Approve the Amending Development Charge By-law as set out herein.”



Appendix A

Draft Amending D.C. By-law



The Corporation of the Town of Whitchurch-Stouffville

Town of Whitchurch-Stouffville By-law 2024-XXX-XX

A By-law to Amend Development Charges By-law 2023-149-FI

Whereas Council for the Town of Whitchurch-Stouffville enacted Town of Whitchurch-Stouffville By-law 2023-149-FI for the Town of Whitchurch-Stouffville, on December 6, 2023; and

Whereas a development charge background study, entitled “Town of Whitchurch-Stouffville Development Charges Update Study” (the “Update Study”) prepared by Watson & Associates Economists Ltd. (“Watson”) and dated November 12, 2024, has been completed in support of the proposed amendment; and

Whereas at the meeting held on November 20, 2024, Council approved the Update Study;

Now therefore the Council of the Corporation of the Town of Whitchurch-Stouffville hereby enacts as follows:

1. By-law 2023-149-FI is hereby amended as follows:

- a. Delete the title and replace with the following:

BEING A BY-LAW to establish development charges for the Corporation of the Town of Whitchurch-Stouffville Provincial Offences Act, Including By-law Enforcement Services, and Growth-related Studies (class of service)

- b. Delete the definition of “Capital Cost” and replace with the below:

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

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,



- (d) to acquire, construct or improve facilities including,
 - (i) furniture and equipment other than computer equipment, and
 - (ii) material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*; and
 - (iii) rolling stock with an estimated useful life of seven years or more, and
 - (e) interest on money borrowed to pay for the costs in (a) to (d);
 - (f) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, including the development charge background study.
- c. Delete the definition of “Service” and replace with the below:
- “Service” means a service/class of service defined in Section 2.1 of this By-law, and “services” shall have a corresponding meaning;”
- d. Update Section 2.1 to add the below:
- (b) Growth-related Studies (class of service)
- e. Delete Schedule “A” and replace with Schedule “A” attached to this by-law.
- f. Delete Schedule “B” and replace with Schedule “B” attached to this by-law.

This by-law shall come into effect on November 20, 2024.

READ a first and second time this 20th day of November 2024.

READ a third time and passed this 20th day of November 2024.



Iain Lovatt, Mayor

Becky Jamieson, Clerk



**SCHEDULE "A" TO BY-LAW
DESIGNATED MUNICIPAL SERVICES/CLASS OF SERVICES UNDER THIS BY-
LAW**

Town-wide Services/Class of Services

1. Provincial Offences Act, including By-law Enforcement Services
2. Growth-Related Studies (Class of Service)



SCHEDULE "B"
TOWN OF WHITCHURCH-STOUFFVILLE
SCHEDULE OF DEVELOPMENT CHARGES

Town-Wide Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Provincial Offences Act including By-Law Enforcement	10	8	7	5	3	-
Growth-Related Studies	2,169	1,784	1,432	981	731	0.50
Total	\$2,179	\$1,792	\$1,439	\$986	\$734	\$0.50