



2024 Development Charges Background Study

Town of Ajax

For Public Review and Comment

December 17, 2024 (Revised January 20, 2025)

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List of Acronyms and Abbreviations

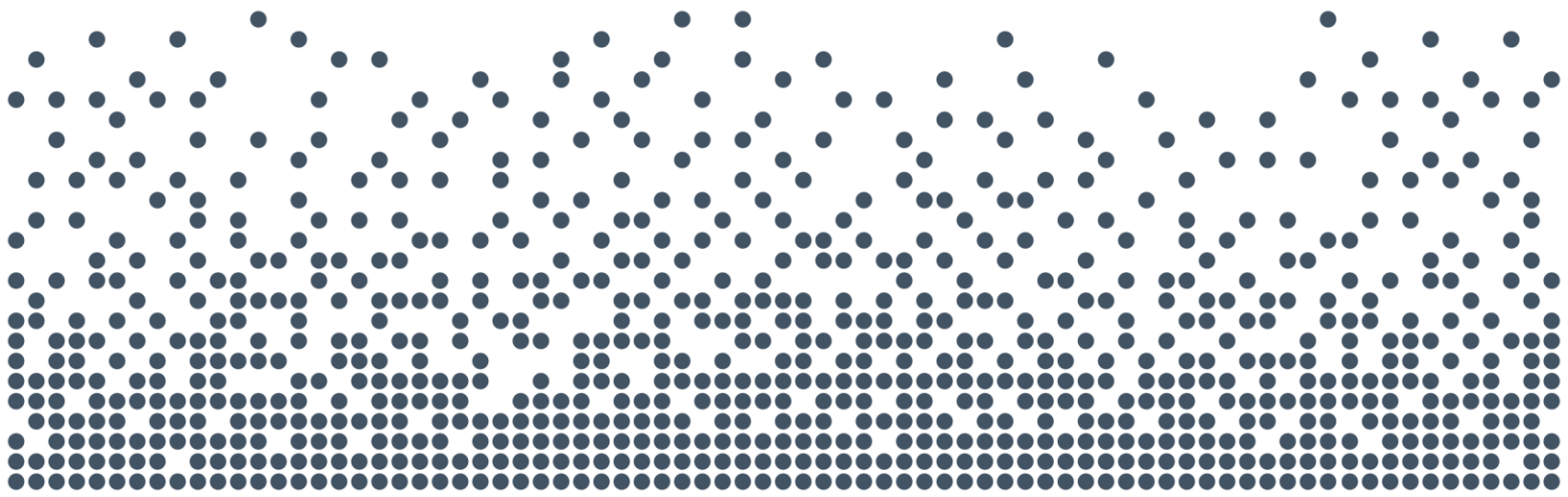
Acronym	Full Description of Acronym
A.M.P.	Asset management plan
CANSIM	Canadian Socio-Economic Information Management System (Statistics Canada)
CIP	Community Improvement Plan
D.C.	Development Charges
D.C.A.	Development Charges Act, 1997, as amended
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
km	Kilometre(s)
LPAT	Local Planning Appeal Tribunal
N.F.P.O.W.	No fixed place of work
OLT	Ontario Land Tribunal
O.P.P.	Ontario Provincial Police
O. Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
S.D.U.	Single detached unit
sq.ft.	square foot/feet



Revisions to the Background Study

Subsequent to the release of the Background Study on December 17, 2024, a few minor typographical errors were discovered in the report. These errors do not impact the calculated Development Charges. Further, additional refinements to the draft by-law have been incorporated for additional clarity. Hence, the following pages have been revised herein:

- Page iv to the Executive Summary – Last Paragraph, revised to correct the total capital costs anticipated over the 10-year term of the by-law of \$335.29 million (not \$325.99 million) in line with Table ES-2;
- Page 5-2 – Updated to indicate that the 74.5 operations vehicles include the proportion of shared vehicles used for purposes of the Services Related to a Highway infrastructure;
- Page 7-3 – revised the timelines that a demolition or conversion credit is applicable for to be where the demolition permit related to the site is issued less than 60 months (5 years) prior to the issuance of a building permit, not 24 months (2 years);
- Page 7-5 – revised the timing related to exemptions for temporary building to be where the temporary building without a foundation is shall not in place for a period exceeding 8 (vs. 6) consecutive months and not for more than 8 (vs. 6) months in any one calendar year on a site;
- Page F-5 – Revised the heading in the table to read “2034 (Total)” versus “2043 (Total)”;
- Appendix G – Revised by-law to include refinements required due to items noted above and to add definitions and refine policies to provide additional clarity.



Executive Summary



Executive Summary

(a) The report provided herein represents the Development Charges (D.C.s) Background Study for the Town of Ajax (Town) required by the *Development Charges Act, 1997*, as amended (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:

- Chapter 1 – Introduction and overview of the legislative requirements of the D.C.A.;
- Chapter 2 – Review of the Town's s D.C. policies;
- Chapter 3 – Summary of the anticipated residential and non-residential development for the Town;
- Chapter 4 – Approach to calculating the D.C.;
- Chapter 5 – Review of the historical level of service, increase in capital needs, identification of future capital costs to service the anticipated development, and related deductions and allocations;
- Chapter 6 – Calculation of the D.C.;
- Chapter 7 – D.C. policy recommendations and rules; and
- Chapter 8 – By-law implementation.

(b) D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to impose these charges. The methodology required to determine the charges is discussed in detail in Chapter 4; a summary is provided below.

- 1) Identify amount, type, and location of the anticipated development;
- 2) Identify the increase in need for service to accommodate growth;
- 3) Identify capital costs to provide services to meet the needs;
- 4) Deduct:
 - Grants, subsidies, and other contributions;
 - Benefit to existing development;
 - Amounts in excess of 15-year historical service calculation; and
 - D.C. reserve funds (where applicable);



- 5) Net capital costs are then allocated between residential and non-residential development types; and
 - 6) Net costs divided by the anticipated development to provide the D.C.
- (c) Currently, the Town imposes D.C.s under By-Law 50-2018, as amended by By-Law 055-2020. Subsequent to the passage of the Town's 2020 amending D.C. By-law, a number of amendments to the D.C.A. have taken place. These changes have been incorporated throughout the report and in the draft by-law, as necessary. The legislative amendments to the D.C.A. include the following (details of each Act are provided in Chapter 1 of this report):
- Bill 109: *More Homes for Everyone Act, 2022*
 - Bill 23: *More Homes Built Faster Act, 2022*
 - Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023*
 - Bill 134: *Affordable Homes and Good Jobs Act, 2023*
 - Bill 185: *Cutting Red Tape to Build More Homes Act, 2024*

A summary of some of the amendments are outlined below:

- Limiting D.C. eligible services;
- Historical level of service calculation extended to a 15-year average;
- Capital cost definition revised to remove prescribed services for which land or an interest in land will be restricted (no services currently prescribed);
- Annual instalment payments for rental and institutional development, in six equal payments commencing at occupancy;
- The determination¹ of D.C.s for development occurring within two years of a site plan or zoning by-law amendment planning approval for applications received and approved between January 1, 2020, and June 5, 2024, and for development occurring within 18 months of a site plan or zoning by-law amendment planning approval for applications received on or after January 1, 2020, where approval has not been granted prior to June 6, 2024;

¹ With charges determined at the time of planning application.



- Maximum interest rate for instalments and the determination of D.C. for eligible site plan and zoning by-law amendment applications set at the average prime rate plus 1%;
 - Statutory D.C. exemptions for additional residential units (up to a third dwelling unit), affordable units, attainable units, affordable inclusionary zoning units, non-profit housing, and universities receiving ongoing funding from the Province;
 - Mandatory D.C. discount for rental housing, based on the number of bedrooms within a dwelling unit;
 - Maximum term of a D.C. by-law extended from 5 years to 10 years;
 - Requirement for municipalities to spend or allocate at least 60% of their D.C. reserve fund at the beginning of the year for water, wastewater, and services related to a highway;
 - Requirements related to the annual D.C. reserve fund Treasurer's statement;
 - Provision to allow minor amendments to D.C. by-laws concerning by-law expiry dates; and
 - D.C. public notice requirements.
- (d) The growth forecast (provided in Chapter 3), summarized in Table ES-1, on which the D.C. is based, projects the following population, housing, and non-residential employment, and associated gross floor area (G.F.A.) for the 10-year (mid-2024 to mid-2034) forecast period.



Table ES-1
Town of Ajax
Summary of Anticipated Town-Wide Residential and
Non-Residential Development

Measure	10 Year Late-2024 to Late-2034
(Net) Population Increase*	23,236
(Gross) Population Increase in New Households*	25,246
Residential Unit Increase	11,631
Non-Residential Employment Increase	5,873
Non-Residential Gross Floor Area Increase (sq.ft.)	3,722,300

* Growth includes population in both permanent and institutional households.

- (e) Table ES-2 includes a summary of the D.C.-eligible capital costs for each eligible service arising from the anticipated development. These capital costs are provided in detail in Chapter 5. The D.C.A. requires that the background study include a summary of the gross and net capital costs to be incurred over the term of the by-law (i.e., 10 years) for existing and future development. This summary is provided by service in Table 6-5 of the D.C. Background Study.

In total, gross capital costs of approximately \$500.0 million are forecast for the 10-year by-law term. These capital costs have been identified through discussion with Town staff. A portion of these capital costs, approximately \$11.7 million, relate to the needs of growth beyond the forecast period. These costs are not included in the D.C. calculation, however, will be considered in future D.C. studies. Other deductions in the determination of the D.C.-recoverable costs include approximately \$141.3 million related to the portion of capital projects that will benefit the existing development, \$125,650 related to costs associated with services not eligible for D.C.s, and \$11.6 million related to grants, subsidies, and other contributions.

The resultant net D.C.-recoverable costs included in the calculations for capital works anticipated over the 10-year forecast period totals approximately \$335.29 million, of which \$292.9 million is allocated to the forecast residential development and approximately \$42.4 million, is allocated to the forecast non-residential development.



Table ES-2
Town of Ajax
Summary of Costs Anticipated During the Term of the By-Law

Description	Value (2024\$)
Total gross expenditures planned over the next 10 years	\$499,979,763
Less: benefit to existing development	\$141,270,286
Less: post planning period benefit	\$11,734,200
Less: costs associated with D.C.-ineligible services	\$125,650
Less: Grants, subsidies, and other contributions	\$11,556,500
Net costs to be recovered from D.C.s. over the term of the by-law	\$335,293,126

- (f) At present, the Town imposes D.C. on residential developments in accordance with By-Law 50-2018, as amended. The Town is undertaking a D.C. public process and anticipates passing a new D.C. By-Law for the services identified in the D.C. Background Study. The statutory mandatory public meeting has been set for February 3, 2025, with adoption of the D.C. by-law anticipated for February 18, 2025.

This report provides the calculations of the residential and non-residential charges to recover the capital costs of the anticipated increase in need for services arising from the forecast development (summarized in Schedule ES-3). The following services/class of services have been included in the charge, and the charges have been calculated based on a Town-wide 10-year forecast period:

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services;
- Library Services;
- *Provincial Offences Act* (P.O.A.) Including By-law Enforcement; and
- Growth-related Studies (class of services).

- (g) The calculated D.C. for a single detached unit within the Town is \$43,991. The calculated non-residential charge for developments is \$11.40 per sq.ft. of G.F.A.



Table ES-3 provides the calculated D.C.s for residential and non-residential developments by service and class of services.

- (h) Tables ES-4 and ES-5 provide a comparison of the D.C. currently imposed in the Town and the calculated charges herein. These comparisons are provided for a single detached residential dwelling unit and non-residential development on a per sq.ft. of G.F.A., respectively.

The calculated charges for new development within the Town are \$43,991 for a single detached residential dwelling unit. The calculated charges are 9.3% (+\$3,744) higher than the Town's current D.C.s for the same type of residential dwelling unit. The calculated non-residential D.C.s for new development are \$11.40 per sq.ft. of G.F.A., representing a 14.9% (+1.48) increase compared to current charges.



Table ES-3
Town of Ajax
Calculated Schedule of Development Charges

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:						
Services Related to a Highway	19,473	15,883	10,594	6,650	5,649	8.71
Fire Protection Services	805	657	438	275	234	0.36
Parks and Recreation Services	20,768	16,940	11,299	7,092	6,024	1.96
Library Services	2,692	2,196	1,465	919	781	0.25
Provincial Offences Act including By-Law Enforcement	13	11	7	4	4	0.01
Growth-Related Studies	240	196	131	82	70	0.11
Total Municipal Wide Services/Class of Services	\$43,991	\$35,883	\$23,934	\$15,022	\$12,762	\$11.40



Table ES-4
Town of Ajax
Single Detached Residential Dwelling Unit D.C. Comparison

Service/Class of Service	Current	Calculated
Municipal Wide Services/Classes:		
Services Related to a Highway	25,269	19,473
Fire Protection Services	730	805
Parks and Recreation Services	11,208	20,768
P.O.A. (Including By-law Enforcement)	-	13
Library Services	2,321	2,692
Growth Related Studies	719	240
Total Municipal Wide Services/Classes	\$40,247	\$43,991

Table ES-5
Town of Ajax
Non-Residential D.C. Comparison per sq.ft.
of Gross Floor Area

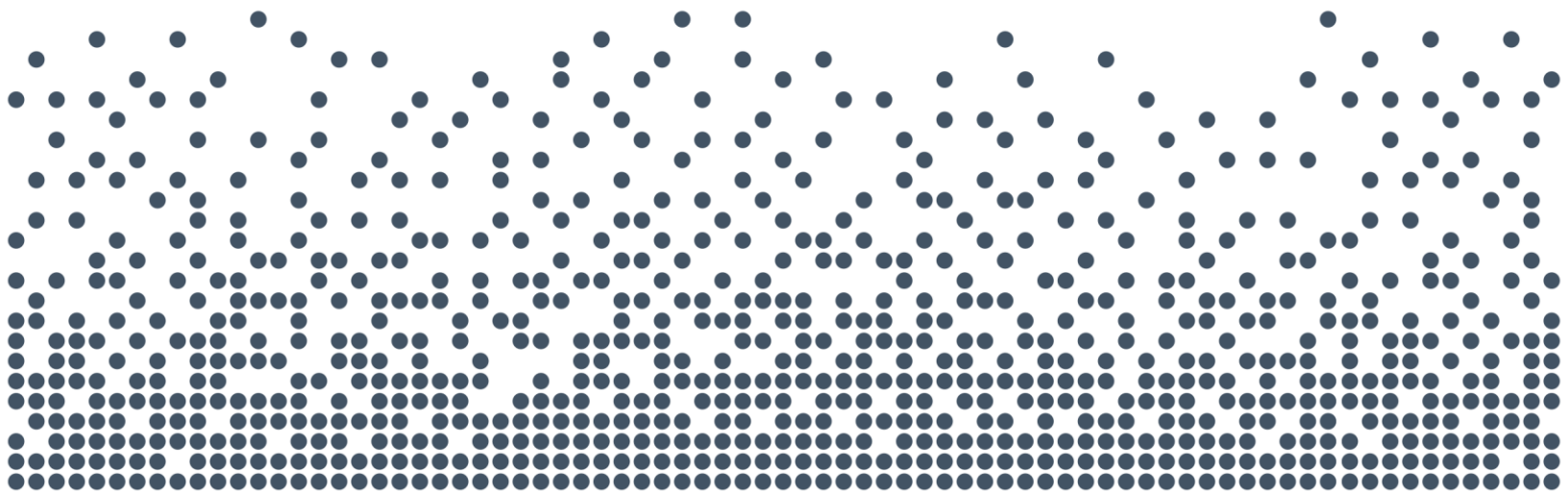
Service/Class of Service	Current	Calculated
Municipal Wide Services/Classes:		
Services Related to a Highway	9.28	8.71
Fire Protection Services	0.24	0.36
Parks and Recreation Services	0.20	1.96
P.O.A. (Including By-law Enforcement)	-	0.01
Library Services	0.03	0.25
Growth Related Studies	0.17	0.11
Total Municipal Wide Services/Classes	\$9.92	\$11.40

(i) Chapter 7 herein, provides the D.C. by-law policy recommendations and rules that govern the imposition of the charges. Council will consider the findings and recommendations provided herein and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. By-Law, which is appended in Appendix G. These decisions may include:

- adopting the charges and policies recommended herein;
- considering additional exemptions to the D.C. By-Law; and
- considering reductions in the charges (obtained by removing certain services or capital costs on which the charge is based and/or by a general reduction in the charge).



The D.C.A. does not allow for D.C. revenue foregone as a result of an exemption or reduction in the charge to be made up through higher D.C. on other development. As such, any decision to provide further exemptions or reductions should consider alternative funding sources to address the foregone revenue.



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

The Town of Ajax (Town) retained Watson & Associates Economists Ltd. (Watson), to undertake the development charges (D.C.s) background study and by-law process in 2024. This background study has been prepared for public comment. This background study has been prepared pursuant to the requirements of the *Development Charges Act, 1997*, as amended (D.C.A.), and recommends new charges and by-law policies for the Town.

This D.C. background study will be distributed to members of the public to provide them with sufficient background information on the legislation, the study's recommendations, and an outline of the basis for these recommendations. Watson will continue to work with Town staff to further refine the background study (as required) based on public feedback, before releasing the final D.C. background study prior to the Council adoption of the by-law.

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. Chapter 6 contains the calculated D.C. based on the increase in need and capital costs of services identified in Chapter 5. It also addresses the requirement for "rules" outlining the implementation of the charge as contained in Chapter 7. Appendix G provides the proposed by-law to be made available to the public as part of the approval process.

The report also includes a summary of the Town's current D.C. rates and policies (Chapter 2) to provide a comparison with those being proposed. It further addresses post-by-law adoption implementation requirements (Chapter 8), which are critical to the successful application of the new by-law.

The chapters in the report are supported by appendices containing the data required to explain and substantiate the calculation of the charges.



1.2 Summary of the Process

The public meeting required under section 12 of the D.C.A., has been scheduled for February 3, 2025. Its purpose is to present the study to the public and to solicit public input. The public meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed D.C. by-law.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on December 17, 2024.

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

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

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

Figure 1-1
Town of Ajax
Schedule of Key D.C. Process Dates

Process Steps	Dates
Data collection, growth forecast development, staff review, D.C. calculations and policy work	August – November 2024
Senior Management Team Meeting	November 20, 2024
Stakeholder D.C. Meeting	December 6, 2024
Public release of final D.C. Background study and proposed by-law	December 17, 2024
Public meeting notice provided as per the D.C.A.	By 21 days prior to the Public Meeting
Public meeting of Council	February 3, 2025
Council considers adoption of background study and passage of by-law	February 18, 2025



Notice given of by-law passage	By 20 days after passage
Last day for by-law appeal	40 days after passage
Town makes pamphlet available (where by-law not appealed)	By 60 days after in force date

1.3 Changes to the *Development Charges Act, 1997*

Since the Town's 2020 D.C. Update Study to amend By-Law 50-2018, a number of changes to the D.C.A. have been introduced through various legislation including the following:

- Bill 109: *More Homes for Everyone Act, 2022*;
- Bill 23: *More Homes Built Faster Act, 2022*;
- Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023*;
- Bill 134: *Affordable Homes and Good Jobs Act, 2023*; and
- Bill 185: *Cutting Red Tape to Build More Homes Act, 2024*.

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

1.3.1 Bill 109: *More Homes for Everyone Act, 2022*

On April 14, 2022, the *More Homes for Everyone Act, 2022* 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.

1.3.2 Bill 23: More Homes Built Faster Act, 2022

The *More Homes Built Faster Act, 2022*, 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. Some of these changes have been further revised through subsequent amendments to the D.C.A.:

1.3.2.1 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.

1.3.2.2 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.



1.3.2.3 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., 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. and D.C. instalment payments due after November 28, 2022.

1.3.2.4 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.

1.3.2.5 Revised Definition of Capital Costs

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



1.3.2.6 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.

1.3.2.7 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.

1.3.2.8 Instalment 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.

1.3.2.9 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.

1.3.2.10 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 Bill 23, the maximum interest rate is set at the average prime rate plus 1%. This maximum interest rate provision would apply to



all instalment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.

1.3.2.11 Requirement to Allocate Funds Received

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

1.3.3 Bill 97: Helping Homebuyers, Protecting Tenants Act, 2023

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

1.3.4 Bill 134: Affordable Homes and Good Jobs Act, 2023

The exemption for affordable residential units was included in the *More Homes Built Faster Act, 2022* (Bill 23), enacted by the Province on November 28, 2022. Under this legislation, affordable residential units were defined within subsection 4.1 of the D.C.A. and exemptions for D.C. 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 provides the average market rent, average purchase price, and average household income thresholds to be used in determining which developments qualify as affordable residential units. The bulletin was published by the Minister on May 1, 2024.

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

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

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

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



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

The following Table 1-1 provides further detail through Bill 134 (underlining added for emphasis).

Table 1-1
Definition of Affordable Residential Units

Item	Bill 134 Definition (as per D.C.A.)
Affordable residential unit rent (subsection 4.1 (2), para. 1)	The rent is no greater than <u>the lesser of</u> , <ol 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 Minister of Municipal Affairs and Housing shall, <ol 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>the lesser of</u> , <ol style="list-style-type: none"> i. the <u>income-based affordable purchase price</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and ii. <u>90 per cent of the average purchase price</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market purchase price/purchase price based on income (subsection 4.1 (6)) for the purposes of subsection 4.1 (3), para. 1	The Minister of Municipal Affairs and Housing shall, <ol 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 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)



As noted, the bulletin, which was released on May 1, 2024, provides the information the Town needs to determine if the exemption from D.C.s (as well as C.B.C. and Parkland requirements) applies. The bulletin provides the following information that is specific to the Town (it is noted that the Bulletin will be updated annually):

- Affordable Ownership Units: Table 1-2 indicates that the affordable purchase price of a house is based on the average household income in the Town, as 90% of average purchase prices is greater for all unit types. Applicable thresholds are presented in bold font.

Table 1-2
Threshold for Affordable Residential Ownership Units

Units	90% of Average Purchase Price in the Town	Cost of House Based on Average Household Income in the Town
Detached House	\$981,000	\$495,800
Semi-Detached House	\$801,000	\$495,800
Row/townhouse	\$729,000	\$495,800
Condominium Apartment	\$531,000	\$495,800

- Affordable Rental Units: The average monthly market rent in the Town provides the affordable monthly rent, as the average monthly market rent based on average household income is greater for all unit types, as provided in Table 1-3. Applicable thresholds are presented in bold font.



Table 1-3
Threshold for Affordable Residential Rental Units

Units	Average Monthly Market Rent in the Town	Rent Based on Average Household Income in the Town
Bachelor unit	\$1,036	\$2,440
1-Bedroom unit	\$1,456	\$2,440
2-Bedroom unit	\$1,809	\$2,440
3 or more Bedrooms	\$2,224	\$2,440

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

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 a D.C. background study;
- Removes the mandatory phase-in of a D.C. by-law;
- 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 related to the inclusion of studies, removal of the mandatory phase-in of a D.C. by-law, and removal of expiry date for all D.C. by-laws; and
- Permits municipalities to publish D.C. public notice on municipal websites where newspapers of general circulation are not available.



As Bill 185 has been enacted, this D.C. Background Study includes the cost of studies, and embraces the other amendments made to the D.C.A. as noted above (where applicable).



Chapter 2

Town of Ajax Current Development Charge Policy



2. Town of Ajax's Current Development Charge Policy

On July 9, 2018, the Town passed By-Law 50-2018 under the D.C.A. to impose D.C. for residential and non-residential uses. This By-Law was amended through By-Law 55-2020, which was passed on December 14, 2020. The following sections summarize the policies within D.C. By-Law 50-2018, as amended.

2.1 Services Covered

The following services are included under By-Law 50-2018, as amended:

- Transportation Services;
- Fire Services;
- Parks and Recreation Services;
- Library Services; and
- Administration Services.

The By-Law imposes D.C. for all services on a Town-wide basis.

2.2 Timing of Development Charge Calculation and Payment

D.C.s are calculated and payable in full at the time the first building permit is issued in relation to a building or structure on land to which a D.C. applies. Building permits are not issued until the charges are paid in full for lands to which a building permit is required. However, the Town may enter into an agreement to provide for the full payment of D.C.s before a building permit is issued or later than the issuance of the building permit. For lands, buildings and structures that are developed for a housing services use, the Town may defer the timing of payment of D.C.s to not exceed 18 months from the date of the first building permit issuance. It is noted that changes to the D.C.A. related to the timing of payments are now in force, although they are not yet reflected in the Town's existing by-law.



2.3 Approvals for Development

The D.C.s shall be imposed on all lands, buildings, or structures that are developed for residential or non-residential uses if the development requires:

- The passing of a zoning by-law or an amendment thereto 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*;
- 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 9 the *Condominium Act, 1998*; or
- The issuance of a building permit under the *Building Code Act, 1992* in relation to a building or structure.

2.4 Indexing

D.C.s within By-law 05-2018, as amended, are adjusted annually on July 1 without amendment to the by-law, in accordance with Statistics Canada Quarterly, Non-Residential Building Construction Price Index.

2.5 Redevelopment Allowance and Credits

By-Law 05-2018, as amended, provides D.C. credits for residential and non-residential redevelopments, provided that the building permit for the replacement of residential units or non-residential building or structure is issued within five years of the demolition permit issuance. For conversions from residential to non-residential space, a credit equivalent to the number of dwelling units demolished/converted multiplied by the applicable D.C. is granted. For a conversion from non-residential to residential space, the credit granted is equal to the Gross Floor Area (G.F.A.) of the non-residential space multiplied by the applicable D.C. at the time. Redevelopment credits are not made in excess of the D.C. payable for a redevelopment and if the development being replaced or converted would be exempt from D.C.s.



2.6 Exemptions

The following non-statutory exemptions are provided under By-Law 05-2018, as amended:

- development of a non-residential farm building used for bona fide agricultural operations;
- places of worship;
- hospitals;
- temporary use permitted under a zoning by-law amendment enacted under section 39 of the *Planning Act*;
- temporary erection of a building without foundation as defined in the *Building Code Act* for a period not exceeding six consecutive months and not more than six months in any one calendar year on a site;
- parking structures;
- 50% of the development area of a nursing home; and
- development where, by comparison with the land at any time within the five years previous to the imposition of the charge:
 - no additional dwelling units are being created;
 - no additional non-residential G.F.A. is being added.

It is noted that statutory exemptions resulting from D.C.A. amendments as noted in Chapter 1, must also be witnessed by the Town even though they may not be currently reflected in the existing by-law.

2.7 Current Development Charges

The Town's current D.C. for residential and non-residential development are shown in Table 2-1.



Table 2-1
Town of Ajax
Current Schedule of D.C.
As of July 1, 2024

Service	Residential				Non-Residential
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	per sq.ft.
Services Related to a Highway	25,269	19,954	12,157	7,640	9.28
Fire Protection Services	730	576	351	221	0.24
Parks and Recreation Services	11,208	8,851	5,392	3,389	0.20
Library Services	2,321	1,833	1,117	702	0.03
Growth Related Studies	719	567	346	216	0.17
Total	\$40,247	\$31,781	\$19,363	\$12,168	\$9.92



Chapter 3

Anticipated Development in Town of Ajax



3. Anticipated Development in the Town of Ajax

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 (late-2024 to late-2034) time horizon.

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

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

The D.C. growth forecast has been derived by Watson in consultation with the Town of Ajax. The growth forecast provided herein builds on growth assumptions established in Envision Durham, the Durham Region Official Plan (adopted by Regional Council May 17, 2024). In addition, the following information sources were consulted:

- Town of Ajax Official Plan (Office Consolidation October 2022);
- Durham Region Growth Management Strategy – Phase 2 Area Municipal Growth Allocations and Land Needs (Final Report October 17, 2024);
- 2006, 2011, and 2016 population, household, and employment Census data;
- 2021 population and household Census data;
- Historical residential and non-residential building permit data over the 2014 to 2024 year-to-date period;
- Residential supply opportunities as provided by the Town of Ajax; and
- Discussions with Town staff regarding anticipated residential and non-residential development in the Town of Ajax.



3.3 Summary of Growth Forecast

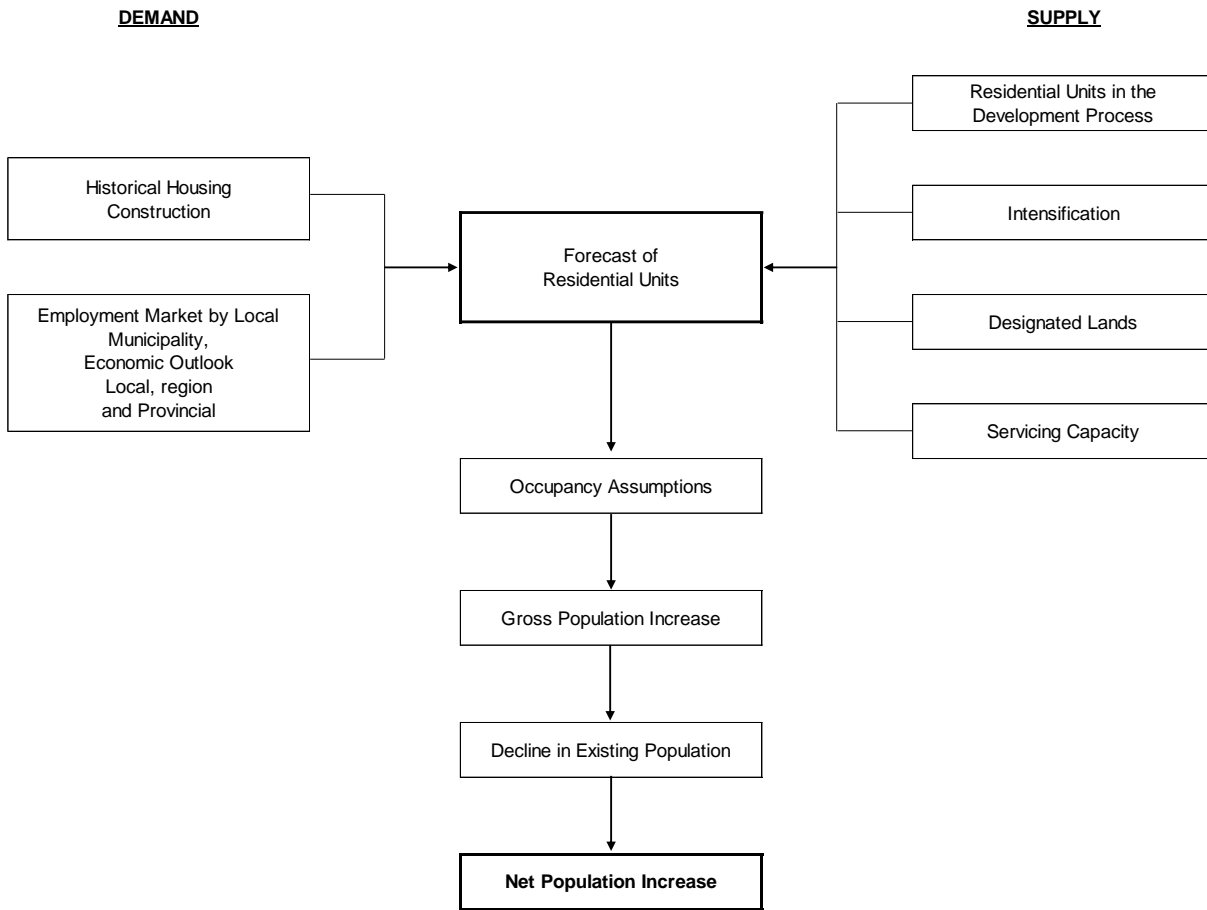
A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Town of Ajax and describes the basis for the forecast. The results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

As identified in Table 3-1 and Appendix A – Schedule 1, the permanent population in Town of Ajax (excluding census undercount) is anticipated to reach approximately 153,600 by late-2034, resulting in an increase of approximately 23,200 persons over the 10-year forecast period.¹

¹ The population figures used in the calculation of the 2024 D.C. exclude the net Census undercount, which is estimated at approximately 3.8%. Population figures presented herein have been rounded



Figure 3-1
Population and Household Forecast Model





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

Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households	
		Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Equivalent Institutional Households		
Historical	<i>Mid 2006</i>	93,580	90,167	387	89,780	20,965	4,290	3,335	20	28,610	352	3.152
	<i>Mid 2011</i>	113,750	109,600	380	109,220	25,099	6,345	3,580	14	35,038	345	3.128
	<i>Mid 2016</i>	124,210	119,677	497	119,180	26,830	7,050	3,655	10	37,545	452	3.188
	<i>Mid 2021</i>	131,460	126,666	421	126,245	27,825	7,405	4,245	15	39,490	383	3.208
Forecast	<i>Late 2024</i>	135,350	130,412	492	129,920	28,013	7,949	5,477	15	41,454	447	3.146
	<i>Late 2034</i>	159,470	153,648	791	152,857	28,499	11,104	13,195	15	52,813	719	2.909
Incremental	Mid 2011 - Mid 2016	10,460	10,077	117	9,960	1,731	705	75	-4	2,507	107	
	Mid 2016 - Mid 2021	7,250	6,989	-76	7,065	995	355	590	5	1,945	-69	
	Mid 2021 - Late 2024	3,890	3,746	71	3,675	188	544	1,232	0	1,964	64	
	Late 2024 - Late 2034	24,120	23,236	299	22,937	486	3,155	7,718	0	11,359	272	

Source: Envision Durham, the Durham Region Official Plan (adopted by Regional Council May 17, 2023) derived by Watson & Associates Economists Ltd., 2024.

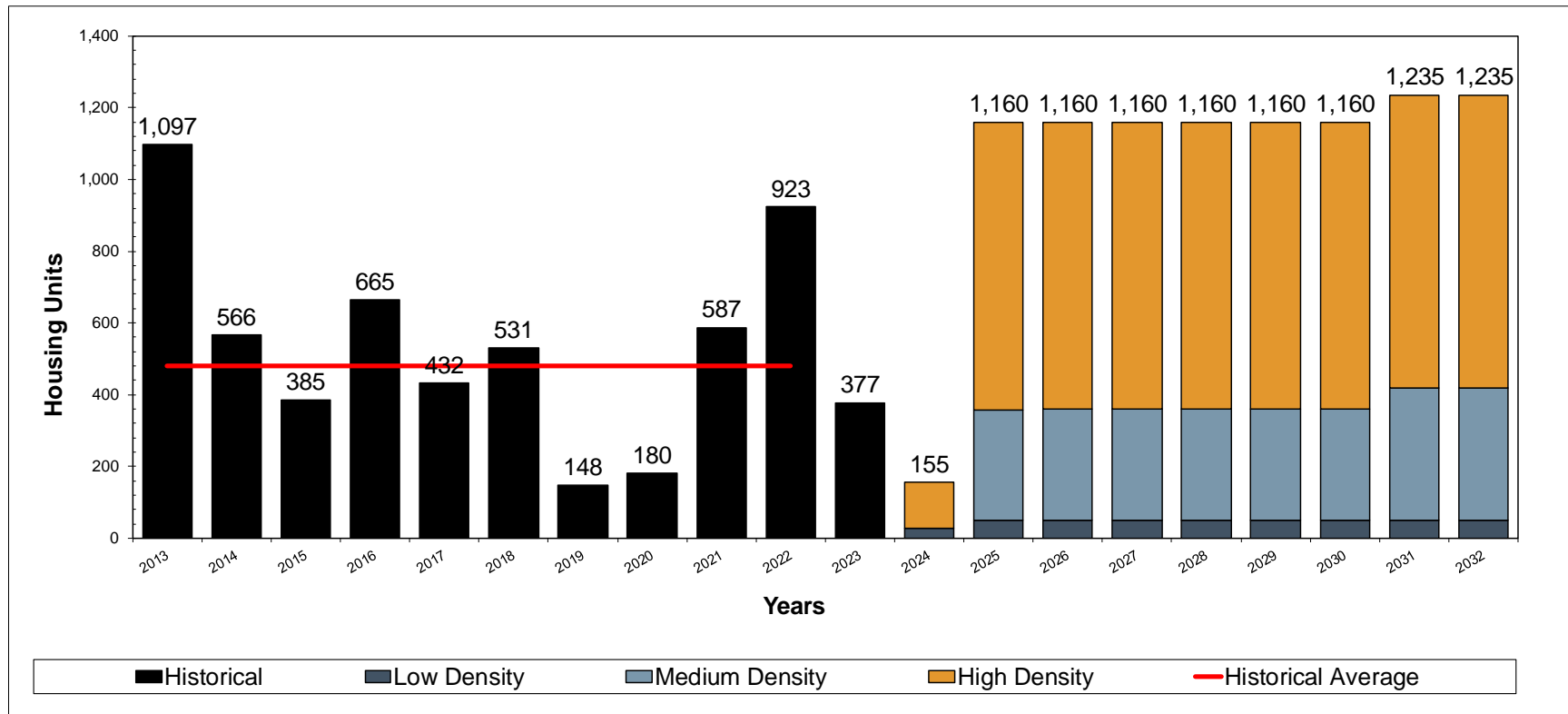
[1] Census undercount estimated at approximately 3.8%. Note: Population including the undercount has been rounded.

[2] Includes townhouses and duplexes.

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



Figure 3-2
Town of Ajax
Annual Housing Forecast



Source: Historical housing activity derived from Statistics Canada building permit data for the Town of Ajax, 2013-2022.

^[1] Growth forecast represents calendar year.



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

- Unit Mix (Appendix A - Schedules 1, 2, and 5)
 - The housing unit mix for the Town was derived from the Durham Region Growth Management Strategy – Phase 2 Area Municipal Growth Allocations and Land Needs (Final Report October 17, 2024), a detailed review of historical development activity (as per Schedule 5), as well as active residential development applications and discussions with Town staff regarding anticipated development trends for Ajax.
 - Based on the above indicators, the 2024 to 2034 household growth forecast for the Town is comprised of a unit mix of 4% low-density units (single-detached and semi-detached), 28% medium-density (multiples except for apartments), and 68% high-density (accessory units, bachelor, 1-bedroom, and 2+ bedroom apartments) units. In addition, it is anticipated that there will be approximately 270 units associated with institutional population, added to the Town over the 10-year forecast period;
- Planning Period:
 - 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 Town has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.
- Population in New Housing Units (Appendix A - Schedules 3 and 4):
 - The number of housing units to be constructed by late-2034 in Town of Ajax over the forecast period is presented in Table 3-1. Over the 2024 to 2034 forecast period, the Town is anticipated to average approximately 1,140 new housing units per year.
 - Institutional population is anticipated to increase by approximately 300 people between 2024 to 2034.¹
 - Population in new units is derived from Schedules 3 and 4 which incorporate historical development activity, anticipated units (see unit mix

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



discussion), and average persons per unit (P.P.U.) by dwelling type for new units.

- Schedule 6 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 Ajax. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which have been recently experienced in both new and older units. Forecast 25-year average P.P.U.s by dwelling type are as follows:
 - Low density: 3.792
 - Medium density: 3.093
 - High density:¹ 1.729
- Existing Units and Population Change (Appendix A - Schedules 3 and 4):
 - Existing households for late 2024 are based on 2021 Census households, plus estimated residential units constructed between 2021 to the beginning of the growth forecast period, assuming a 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 and 4, by aging the existing population over the forecast period.² The forecast decline in existing households over the 2024 to 2034 forecast period is 2,010.
- Employment (Appendix A – Schedules 8a and 8b):
 - The employment projections provided herein are largely based on the Durham Region Growth Management Strategy – Phase 2 Area Municipal Growth Allocations and Land Needs (Final Report October 17, 2024). Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.

¹ Includes accessory units, bachelor, 1-bedroom and 2-or-more-bedroom apartments.

² 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.



- Mid-2016 employment data^{1, 2} (place of work) for Town of Ajax is outlined in Schedule 8a. The 2016 employment base is comprised of the following sectors:
 - 130 primary (less than 1%);
 - 3,685 work-at-home employment (13%);
 - 7,590 industrial (26%);
 - 11,480 commercial/population-related (39%); and
 - 6,315 institutional (22%).
- The 2016 employment by usual place of work, including work at home, is 29,200. An additional 5,670 employees have been identified for the Town of Ajax 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 Ajax is anticipated to reach approximately 47,260 by late 2034. This represents an employment increase of 7,770 for the 10-year forecast.
- Schedule 7b, 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 (G.F.A.) generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work-at-home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.

¹ 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.

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

³ 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."



- Total employment for the Town of Ajax (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 34,830 by late 2034. This represents an employment increase of approximately 5,870 jobs for the 10-year forecast period.
- Non-Residential Sq.ft. Estimates (G.F.A.), (Appendix A - Schedule 8b):
 - Square footage estimates were calculated in Schedule 8b based on the following employee density assumptions:
 - 1,200 sq.ft. per employee for industrial;
 - 425 sq.ft. per employee for commercial/population-related; and
 - 650 sq.ft. per employee for institutional employment.
 - The Town-wide incremental G.F.A. is anticipated to increase by approximately 3,722,300 sq.ft. over the 10-year forecast period.
 - In terms of percentage growth, the 2024 to 2034 incremental G.F.A. forecast by sector is broken down as follows:
 - Industrial - 39%;
 - Commercial/population-related - 39%; and
 - Institutional - 22%.



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 municipalities and indicates the D.C. eligible service components included in the D.C. background study for the Town.

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

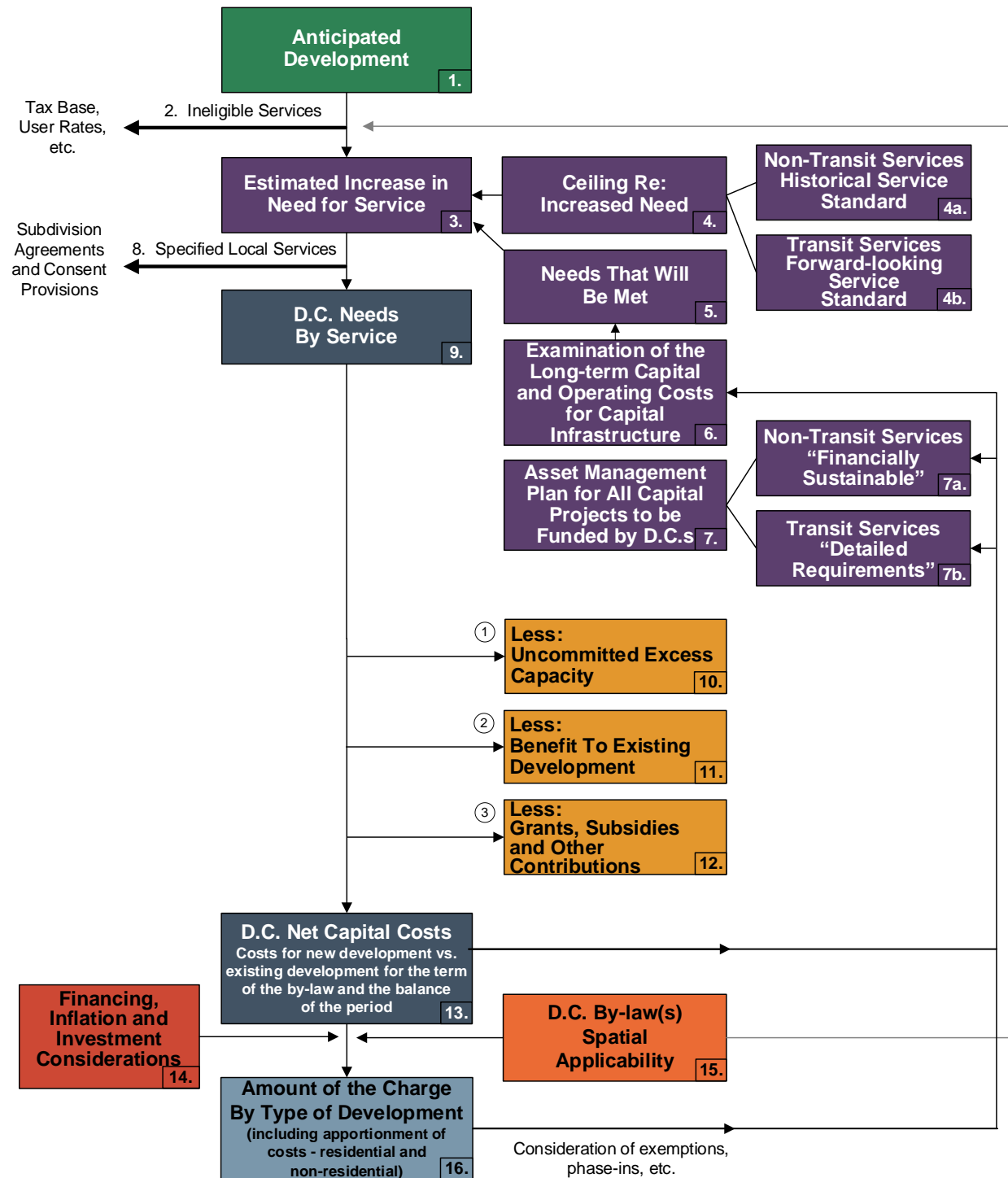




Table 4-1A
Categories of Town Services to be Addressed as Part of the
Calculation – Eligibility Legend

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.

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

Categories of Town Services	Inclusion in the D.C. Calculation	Service Components
1. Water supply services, including distribution and treatment services	n/a	1.1 Treatment plants, Water Supply, and Storage Facilities
	n/a	1.2 Distribution systems
	n/a	1.3 Local services
	n/a	1.4 Vehicles and equipment ¹
2. Wastewater services, including sewers and treatment services	n/a	2.1 Treatment plants
	n/a	2.2 Sewage trunks
	n/a	2.3 Local services
	n/a	2.4 Vehicles and equipment ¹
3. Stormwater Drainage and Control Services	No	3.1 Main channels and drainage trunks
	No	3.2 Channel connections
	No	3.3 Retention/detention ponds
4. Services Related to a Highway	Yes	4.1 Arterial, Collector, Boundary roads
	Yes	4.2 Bridges and Culverts
	No	4.3 Local municipal roads
	Yes	4.4 Traffic signals
	Yes	4.5 Sidewalks and streetlights
	Yes	4.6 Active Transportation
	Yes	4.7 Works Yard
	Yes	4.8 Rolling stock ¹

¹ with a 7+ year useful life



Categories of Town Services	Inclusion in the D.C. Calculation	Service Components
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	8.1 Police detachments 8.2 Police rolling stock ¹ 8.3 Small equipment and gear
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 Yes 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

¹ with a 7+ year useful life



Categories of Town Services	Inclusion in the D.C. Calculation	Service Components
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 n/a	15.1 Child care space 15.2 Vehicles ¹
16. Services related to proceedings under the <i>Provincial Offences Act</i> , including by-law enforcement services and municipally administered court services	Yes Yes	16.1 <i>Provincial Offences Act</i> (P.O.A.) space, including by-law enforcement and municipally administered court services 16.2 Vehicles ¹
17. Services Related to Emergency Preparedness	No No	17.1 Emergency Preparedness Space 17.2 Equipment
18. Services Related to Airports	Ineligible Ineligible	18.1 Airports 18.2 Other Airports
20. Other	Yes Yes	20.1 Interest on money borrowed to pay for growth-related capital 20.2 Studies in connection with eligible services, including the D.C. background study

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 E.

¹ With a 7+ year useful life



4.5 Capital Forecast

Paragraph 7 of subsection 5 (1) of the D.C.A. requires that “the capital costs necessary to provide the increased services must be estimated.” The Act goes on to require two potential cost reductions and the regulation sets out the way in which such costs are to be presented. These requirements are outlined below.

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

The capital costs include:

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

In order for an increase in need for service to be included in the D.C. calculation, Town 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 needs through discussions with staff, along with the prior D.C. study.

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.,” if the credit pertains to an



ineligible service. This implies that a credit for eligible services can be recovered from future D.C. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs.

Currently, there are no outstanding credits to be included in the D.C. calculations.

4.7 Class of Services

Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C. eligible service or the capital costs with respect to those services. Furthermore, a class may be composed of any number or combination of services and may include parts or portions of each D.C. eligible 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. As of June 6, 2024, Bill 185 has received Royal Assent, thereby the growth-related studies have been provided as a class of services for purposes of calculating the D.C.s.

4.8 Existing Reserve Funds

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

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

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

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



cost component is distinct from the development-related costs for the next 10-year period, which underlie the D.C. calculation herein.

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

The Town’s D.C. reserve fund balance by service as of December 31, 2023, less outstanding commitments related to prior year capital approvals, is provided in Table 4 2. These balances have been considered in the D.C. calculations.

Table 4-2
Town of Ajax
Projected Development Charge Reserve Fund Balances
As of December 31, 2023

Services/Class of Services	Year-end Projected Balance (Dec. 31, 2023)	Commitments	Adjusted Year- end Projected Balance (Dec. 31, 2023)
Services Related to a Highway	\$44,200,781	\$5,259,001	\$38,941,779
Fire Protection Services	(\$382,492)	\$574,760	(\$957,253)
Parks and Recreation Services	\$1,947,902	\$1,518,424	\$429,479
Library Services	\$554,334	\$150,971	\$403,363
Growth-related Studies	\$924,903	\$63,101	\$861,802
Total	\$47,245,428	\$7,566,258	\$39,679,170

4.9 Deductions

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



- the historical level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development; and
- anticipated grants, subsidies, and other contributions.

The requirements behind each of these reductions are addressed below.

4.9.1 Reduction Required by Historical Level of Service Ceiling

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

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

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

4.9.2 Reduction for Uncommitted Excess Capacity

Paragraph 5 of subsection 5 (1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the 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).

4.9.3 Reduction for Benefit to Existing Development

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

- the repair or unexpanded replacement of existing assets that are in need of repair;
- an increase in average service level of quantity or quality;
- 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 4.9.1 is related but is not the identical requirement. Sanitary, storm, and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, 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 Town-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. Furthermore, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

4.9.4 Reduction for Anticipated Grants, Subsidies, and Other Contributions

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

4.10 Town-Wide vs. Area-Specific

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

All services/class of services are calculated on a Town-wide basis.

4.11 Allocation by Type of Development

This step involves relating the costs involved to anticipated development for each period under consideration and using allocations between residential and non-residential development and between one type of development and another, to arrive at a schedule of charges.



4.12 Asset Management

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



Chapter 5

D.C. Eligible Cost Analysis by Service



5. Development Charge Eligible Cost Analysis by Service and Class of Services

5.1 Introduction

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

The service component is evaluated on two format sheets:

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

The nature of the capital projects and timing identified in the chapter reflect Council’s current intention. Over time, however, Town projects and Council priorities may change; accordingly, Council’s intentions may be altered, 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 Town-wide Development Charge Services and Class of Services Calculation

This section evaluates the development-related capital requirements for all Town services under a 10-year planning period, from late-2024 to late-2034.

5.2.1 *Services Related to a Highway*

Services Related to a Highway provided by the Town include the provision of roads, bridges and culverts, sidewalks and active transportation assets, traffic signals and streetlights, and related operations facilities and vehicles. These assets include:

- 229.51 lane kms of collector and arterial roads;
- 70 bridges and major culverts;



- 284,830 linear metres of sidewalks and active transportation facilities;
- 3,660 streetlights and Town owned traffic signals;
- 74.5 operations vehicles (including a proportion of share vehicles used for the Services Related to a Highway infrastructure); and
- 29,960 sq.ft. of facility space related to the provision of the above assets.

The total inventory of assets over the past 15-years results in an invested level of service of \$5,967 per capita and employee. When applied to the 10-year forecast population and employment, a maximum D.C. eligible cost of approximately \$173.7 million is applicable.

With regard to the anticipated capital needs included in the calculation of the charge for Services Related to a Highway, the majority of capital costs are updates to projects included in the Town's 2018 D.C. Background Study. Table 5-1 provides the 10-year capital program for Services Related to a Highway. The capital needs provided for in the calculation of the charge include:

- road improvements, including new construction, widenings, rural reconstructions, and structures;
- sidewalks, streetlights, and signals not included in the cost estimates of the road improvements;
- multi-use trails on Regional and Town roads;
- active transportation network of off-road trails required to facilitate transportation of people throughout the Town;
- bike lanes, cycle tracks, and paved shoulders; and
- roads operations vehicles and equipment.

The total gross capital cost of the program is approximately \$247.3 million over the 10-year forecast period. In recognition of the benefit to existing development, \$26.1 million has been deducted from the growth-related capital costs. Additionally, approximately \$11.5 million in capital costs have been deducted as a post-period benefit reflecting the anticipated increase in needs for future development beyond the forecast period to 2034, along with a deduction related to the existing D.C. reserve fund balance of approximately \$38.9 million. Moreover, \$8.6 million has been deducted for the growth-related share of anticipated grants, subsidies, and other anticipated contributions (e.g. developer contributions). As a result, the total D.C. recoverable cost of approximately \$162.1 million has been included in the calculation of the charge. Approximately \$129.7



million (80%) and \$32.4 million (20%) have been attributed to residential and non-residential development, respectively. These attributions are based on the incremental population and employment growth over the 10-year forecast period.

5.2.2 Fire Protection Services

The Town currently has 57,133 sq.ft. of floor space contained within three fire stations, a training tower, and sea-cans. The Town also maintains 891 items related to small equipment and gearsets of personal fire fighting equipment and an inventory of 24 vehicles to provide Fire Protection Services to its community.

The total inventory of assets over the past 15 years results in an invested level of service of \$573 per capita and employee. When applied to the 10-year forecast population and employment, a maximum D.C. eligible cost of approximately \$16.7 million is applicable.

The 10-year capital program for Fire Protection Services is provided in Table 5-2. The total gross capital cost of the program is approximately \$11.2 million over the 10-year forecast period. The capital program includes the costs for additional vehicles, as well as equipment and facility modifications. In addition, costs related to outstanding debt and security upgrades have also been included, along with the D.C. reserve fund deficit of \$957,253. Deductions have been made related to the costs that benefit the existing development, totalling approximately \$4.5 million.

As a result, the net D.C.-recoverable cost of approximately \$6.7 million has been included in the calculation of the charge and allocated to residential and non-residential development. The residential development cost share totals approximately \$5.4 million (80%), and the non-residential development cost share totals approximately \$1.3 million (20%). The allocation of D.C. recoverable costs by type of development is based on the incremental population and employment growth over the period.

5.2.3 Parks and Recreation Services

The Town currently maintains approximately 485 hectares of parkland, approximately 34,100 metres of minor recreation trails, and 175 parks operations and parks and recreation vehicles. In addition, the Town utilizes approximately 45,800 sq.ft. of operations facilities and 491,200 sq.ft. of recreation facilities in the provision of parks and recreations services.



The total inventory of assets related to parks and recreation services over the past 15-years results in an invested level of service of \$6,671 per capita. When applied to the 10-year forecast population, a maximum D.C. eligible cost of approximately \$155.0 million is applicable.

Table 5-3 provides the capital program related to parks and recreation services for the 10-year forecast period. These capital needs are comprised of future parkland and recreation trail development, additional indoor recreation facility space needs, and additional operations vehicles related to parks and recreation services. The gross capital cost of the capital program totals approximately \$217.1 million. A deduction has been made related to the current D.C. reserve fund balance of \$429,479 and a benefit to existing development adjustment of approximately \$68.5 million, has been made. Additionally, \$2.4 million has been deducted to account for the growth-related share of anticipated grants, subsidies, and other contributions (e.g., developer contributions). Furthermore, \$222,000 in capital costs has been allocated as a post-period benefit, reflecting the anticipated increase in needs for future development beyond the forecast period ending in 2034.

As a result, approximately \$145.5 million has been included in the calculation of the charge. As the predominant users of parks and recreation services tend to be residents of the Town, the forecast D.C. recoverable costs have been allocated 95% (\$138.3 million) to residential development and 5% (\$7.3 million) to non-residential development.

5.2.4 Library Services

Library services are provided by the Town through approximately 60,000 sq.ft. of facility space, approximately 278,000 library collection materials, and one vehicle. Based on the level of investment, the 15-year average level of service provided is \$807 per capita. This results in the maximum D.C. eligible amount for library services over the 10-year forecast period of approximately \$18.8 million.

Table 5-4 provides the capital program for library services for the 10-year forecast period. The capital cost estimates include the balance of growth-related cost to be funded for the Audley Recreation Centre (Phase 2) and a provision for collection materials, as well as the principal and discounted interest payments for outstanding debt related to this facility. The capital program also includes security upgrades and a provision for additional facility space. Gross capital costs for the capital program total



approximately \$19.4 million. A deduction of \$403,363 has been made to account for the existing D.C. reserve fund balance, and \$150,100 has been deducted to recognize the costs that benefit existing development. As a result, the total D.C. recoverable cost included in the calculation of the charge is approximately \$18.9 million.

Similar to parks and recreation services, the predominant users of library services tend to be residents of the Town. As a result, the forecasted D.C.-recoverable costs have been allocated 95% (approximately \$17.9 million) to residential development and 5% (approximately \$943,300) to non-residential development.

5.2.5 Provincial Offences Act including By-law Enforcement Services

The Town utilizes 4,830 sq. ft. of facility space, 11 vehicles, and 25 pieces of equipment and gear to provide by-law enforcement services. The total inventory of assets results in a 15-year average historical level of service of \$26 per capita. When applied to the 10-year forecast population, a maximum D.C.-eligible cost of approximately \$755,670 can be included in the D.C. calculation.

Table 5-5 provides the capital program related to P.O.A. including by-law enforcement. The capital program includes additional vehicles, security upgrades, and equipment and gear for additional officers required to service the anticipated growth within the Town. The gross capital costs for the capital program total \$189,900. Of this, \$78,000 has been deducted in recognition of the benefit to existing development. As a result, the total D.C.-recoverable cost included in the calculation of the charge is \$111,900.

These costs have been allocated 80% (\$89,520) to residential development and 20% (22,380) to non-residential development based on the relationship between incremental population and employment growth anticipated over the 10-year forecast period.

5.2.6 Growth-Related Studies (Class 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 include a class for growth-related studies. This class is comprised of the following services:

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services;
- Library Services;
- P.O.A. including By-law Enforcement Services; and
- Storm Water Drainage and Control Services.

The following provides a list of the studies that have been identified for the 10-year forecast period:

- Development Charge Studies;
- Official Plan Review;
- Pickering Village (Lower Duffins) Special Policy Area Review;
- Architectural Design Guidelines for Medium and High-Density Development;
- Comprehensive Zoning By-law Reviews;
- Sustainable Neighbourhood Action Plan;
- Fire Master Plan Update
- Fire Facility Location Study
- Community Risk Assessment
- Integrated Transportation Master Plan
- Transportation Demand Management
- Traffic Calming Warrant Update
- Complete Street Design Guidelines
- Recreation and Parks Master Plan Addendum (Parks Plan Update)
- Older Adults Recreation Service Delivery Analysis
- Waterfront Management Plan
- Library Master Plan
- Main Branch - Space Revitalization Plan
- Stormwater Capacity Study



- Stormwater - Cruthers Creek EA Addendum & Hydrology Model; and
- Provision for other growth studies.

Table 5-6 provides the summary of the class of services for growth-related studies. The list of growth-related studies, as provided in Table 5-6, has an estimated gross capital cost of approximately \$4.78 million. Deductions related to non-D.C.-eligible services amount to \$125,650. Further deductions of approximately \$1.28 million to account for the benefit to existing development and \$500,000 to account for the growth-related share of anticipated grants, subsidies, and other contributions (e.g., developer contributions), have been made. After deducting the current reserve fund balance of \$861,802 from the net growth-related costs, the potential D.C.-recoverable costs included in the calculation of the charge total \$2.0 million.

For planning related studies, a deduction of 10% of the growth-related costs has been applied to recognize the extent to which the studies relate to non-D.C. eligible services. Planning related studies and future D.C. background studies have been allocated to the services in the following manner:

- Services Related to a Highway –48.63%;
- Fire Protection Services –2.01%;
- Parks and Recreation Services – 43.67%;
- Library Services – 5.66%; and
- P.O.A. including By-law Enforcement Services – 0.03%.

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 and are presented in Table 5-7 (i.e. 79% residential and 21% non-residential).



**Table 5-1
Town of Ajax
Infrastructure Costs Included in the Development Charge Calculation
For Services Related to a Highway**

Prj. No.	Increased Service Needs Attributable to Anticipated Development	From:	To:	Description	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 80%	Non-Residential Share 20%	
2024-2033															
Roads															
1	Rossland Road Widening (D 18, C 20)	Church Street	Westney Road	4-lane urban widening	2026	923,000	-	-	923,000	155,000	-	768,000	614,400	153,600	
2	Rossland Road Widening (EA 19, D 21, L22, C 23) Phase 2	Westney Road	Salem Road	4-lane urban widening	2025-2030	23,338,000	-	-	23,338,000	5,186,200	-	18,151,800	14,521,440	3,630,360	
3	Rossland Road Widening (incl. Bridge Widening) (EA 19, D 24, L25, C 26) - Phase 1	Bridge East of Salem Road	Lake Ridge Road	4-lane urban widening	2025-2028	20,987,000	-	-	20,987,000	4,663,800	1,286,200	15,037,000	12,029,600	3,007,400	
4	Audley Road S Extension (EA 19, D 21, C 23-27)	Achilles Road	Cul-de-sac at Bayly Street	new 2-lane urban construction	2027-2032	6,737,000	-	-	6,737,000	336,900	777,800	5,622,300	4,497,840	1,124,460	
5	Lake Ridge Road Reconstruction (D 19, C 23-27)	Bayly Street	Ontoro Blvd	new 2-lane urban construction	2027-2029	16,232,000	-	-	16,232,000	3,398,800	-	12,833,200	10,266,560	2,566,640	
6	Chambers Drive Structure at Carruthers Creek			Structure	2029-2031	9,452,000	-	-	9,452,000	472,600	-	8,979,400	7,183,520	1,795,880	
7	Achilles Road Extension (D 21, C 23-27)	Shoal Point Road	Audley Road	new 2-lane urban construction	2027-2032	4,204,000	-	-	4,204,000	210,200	286,700	3,707,100	2,965,680	741,420	
8	Hunt st extension - (D 22, C 26-27, L)	Monarch	Westney Road	new 2-lane urban construction (incl. land and rail line realignment)	2026-2030	37,489,000	-	-	37,489,000	1,874,500	1,758,400	33,856,100	27,084,880	6,771,220	
9	Audley Road S Extension	Kingston Road	Chambers Drive	new 2-lane urban construction	2030-2033	7,241,000	-	-	7,241,000	362,100	2,552,000	4,326,900	3,461,520	865,380	
10	Chambers Drive	E. bank Carruthers Creek	Audley Road	new 2-lane urban construction	2033	9,252,000	2,420,600	-	6,831,400	462,600	1,527,500	4,841,300	3,873,040	968,260	
11	Chambers Drive Extension	Beck Crescent	E. bank Carruthers Creek	new 2-lane urban construction	2033	3,018,000	955,700	-	2,062,300	150,900	-	1,911,400	1,529,120	382,280	
12	Church Street Reconstruction (D, C)	Hydro Corridor	Taunton Road	new 2-lane urban construction	2025-2030	14,967,000	-	-	14,967,000	1,571,900	-	13,395,100	10,716,080	2,679,020	
13	Commercial Avenue - 4-lane urban widening	Hunt Street	Station Street	4-lane urban widening	2029-2032	5,062,000	-	-	5,062,000	253,100	-	4,808,900	3,847,120	961,780	
14	Harwood Avenue Widening (EA, D, C)	Woodcock Avenue	Taunton Road	4-lane urban widening	2026	14,088,000	-	-	14,088,000	704,400	121,900	13,261,700	10,609,360	2,652,340	
15	Church Street Widening	Kingston Road	Delaney Drive	4-lane urban widening	2027-2030	11,346,000	-	-	11,346,000	1,529,800	-	9,816,200	7,852,960	1,963,240	
16	Church Street Widening	Delaney Drive	Rossland Road	4-lane urban widening	2027-2031	6,722,000	-	-	6,722,000	1,264,300	-	5,457,700	4,366,160	1,091,540	
17	Audley Road N (Structure over CPR)	Williamson Drive	Rossland Road	Structure	2032-2034	11,946,000	3,782,900	-	8,163,100	597,300	-	7,565,800	6,052,640	1,513,160	
18	Achilles Rd. (EA, D, C)	Audley Road	Lake Ridge Road	new 2-lane urban construction	2033	8,223,000	2,741,000	-	5,482,000	-	-	5,482,000	4,385,600	1,096,400	
Sidewalks, Streetlights, and Signals															
19	Pedestrian Crossing (PXD) Across Church Street	Church St at Hydro Corridor		SIGNALS	2026-2027	165,000	-	-	165,000	12,400	-	152,600	122,080	30,520	
20	Lake Ridge Road streetlighting (1 side only)	Bayly Street	Kingston Road	STREETLIGHTING	2024	1,202,200	-	-	1,202,200	60,100	-	1,142,100	913,680	228,420	
21	Westney Road Sidewalk	Taunton Road	Rossland Road	SIDEWALKS	2033	197,000	-	-	197,000	9,900	-	187,100	149,680	37,420	
22	Lake Ridge Road streetlighting (1 side only)	Kingston Road	Rossland Road	STREETLIGHTING	2029	1,243,000	-	-	1,243,000	62,200	-	1,180,800	944,640	236,160	
23	Ravenscroft Road (East Side)	Beverton Crescent	Taunton Road	SIDEWALKS	2028-2029	414,000	-	-	414,000	20,700	-	393,300	314,640	78,660	
24	Kingston Road	Wicks	Lakeridge	STREETLIGHTING	2032	1,491,000	-	-	1,491,000	74,600	-	1,416,400	1,133,120	283,280	
25	Bayly Street Sidewalk (north side)	Audley Road	West of Lake Ridge Road	SIDEWALKS	2033-2034	212,000	106,000	-	106,000	-	-	106,000	84,800	21,200	
26	Harwood Avenue Sidewalk	Hospital	N side of ACC	SIDEWALKS	2033-2034	98,000	49,000	-	49,000	-	-	49,000	39,200	9,800	
27	Provision for additional Predstrian Crossovers				2024-2033	199,000	-	-	199,000	59,700	-	139,300	111,440	27,860	
28	Traffic Calming Provision				2024-2033	371,000	-	-	371,000	111,300	-	259,700	207,760	51,940	
29	Traffic Calming on Town Roads				2026-2034	900,000	-	-	900,000	270,000	-	630,000	504,000	126,000	
30	Traffic Control Clover Ridge & Harwood				2025	200,000	-	-	200,000	60,000	-	140,000	112,000	28,000	
31	Crossing Upgrades				2025	20,000	-	-	20,000	6,000	-	14,000	11,200	2,800	
32	Crossing Upgrades				2026-2034	180,000	-	-	180,000	54,000	-	126,000	100,800	25,200	



Table 5-1 (Cont'd)
Town of Ajax
Infrastructure Costs Included in the Development Charge Calculation
For Services Related to a Highway

Prj. No.	Increased Service Needs Attributable to Anticipated Development	From:	To:	Description	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 80%	Non-Residential Share 20%	
2024-2033															
Multi-use Trails on Regional Roads and Town Roads															
33	Salem Road - Ringer Road	Kingston Road	Ringer Road	MUT	2028-2029	345,000	-	-	345,000	34,500	-	310,500	248,400	62,100	
35	Bayly Street Multi-Use Trail	Westney Road	Harwood	MUT	2027-2028	1,342,000	-	-	1,342,000	134,200	-	1,207,800	966,240	241,560	
36	Kingston Road Multi-Use Trail	Rotherglen Road	Westney Road	MUT	2025	339,000	-	-	339,000	33,900	-	305,100	244,080	61,020	
37	Kingston Road Multi-Use Trail	Salem Road	Lake Ridge Road	MUT	2032	674,000	-	-	674,000	67,400	37,500	569,100	455,280	113,820	
38	Salem Road Multi-Use Trail	CPR Bridge	Taunton Road	MUT	2029-2030	990,000	-	-	990,000	99,000	-	891,000	712,800	178,200	
39	Salem Road Multi-Use Trail	Achilles Road	Chambers Drive	MUT	2025-2026	608,000	-	-	608,000	60,800	-	547,200	437,760	109,440	
40	Salem Road Multi-Use Trail	Ringer Road	Kernison Drive	MUT	2028-2029	281,000	-	-	281,000	28,100	-	252,900	202,320	50,580	
41	Taunton Road Multi-Use Trail	Audley Road	Lake Ridge Road	MUT	2029-2030	643,000	-	-	643,000	64,300	-	578,700	462,960	115,740	
42	Westney Road Multi-Use Trail	Kingston Road	Delaney Drive	MUT	2025-2026	787,000	-	-	787,000	78,700	-	708,300	566,640	141,660	
43	Westney Road Multi-Use Trail	Delaney Drive	North of Delaney Drive	MUT	2025-2026	144,000	-	-	144,000	14,400	-	129,600	103,680	25,920	
44	Westney Road Multi-Use Trail	401 WB Off-Ramp	Bayly Street	MUT	2025-2026	990,000	-	-	990,000	99,000	-	891,000	712,800	178,200	
45	Salem Road - Multi-use Trail - Phase 2	Kernison	700M N of Kernison	MUT	2025	965,200	-	-	965,200	-	-	965,200	772,160	193,040	
46	Chambers Drive Multi-Use Trail	Salem Road	Current terminus or Chambers	MUT	2033	241,000	-	-	241,000	24,100	-	216,900	173,520	43,380	
47	Salem Road Multi-Use Trail	Chambers Drive	Kingston Road	MUT	2026	359,000	-	-	359,000	35,900	-	323,100	258,480	64,620	
48	Westney Road Multi-Use Trail	Bayly Street	Clements Road	MUT	2024	1,144,800	-	-	1,144,800	114,500	-	1,030,300	824,240	206,060	
49	Westney Road Multi-Use Trail	Clements Road	Harwood	MUT	2028	1,502,000	-	-	1,502,000	150,200	-	1,351,800	1,081,440	270,360	
Active Transportation Network (Off Road Trails)															
50	Carruthers Trail	Greenhalf	Marjoram	Off-Road Trail	2027-2028	941,000	-	-	941,000	70,600	-	870,400	696,320	174,080	
51	Carruthers Trail	Salem	Achilles	Off-Road Trail	2026-2027	185,000	-	-	185,000	13,900	-	171,100	136,880	34,220	
52	Duffins Trail (HEPC)	Church Street	Paulynn Park	Off-Road Trail	2028	2,087,000	-	-	2,087,000	156,500	301,400	1,629,100	1,303,280	325,820	
53	Duffins Trail (HEPC)	Paulynn Park	Ravenscroft	Off-Road Trail	2028	39,000	-	-	39,000	2,900	-	36,100	28,880	7,220	
54	Carruthers Trail	Bayly Street	Salem Road	Off-Road Trail	2033	771,000	-	-	771,000	57,800	-	713,200	570,560	142,640	
55	Duffins Trail	Taunton	5th Conc.	Off-Road Trail	2025-2028	1,210,000	-	-	1,210,000	90,800	-	1,119,200	895,360	223,840	
56	Carruthers Trail	Mayor Crescent	Shoal Point Road	Off-Road Trail	2029-2030	640,000	-	-	640,000	48,000	-	592,000	473,600	118,400	
57	Hydro Corridor Trail	Audley Road	Lake Ridge Road	Off-Road Trail	2028	585,000	-	-	585,000	43,900	-	541,100	432,880	108,220	
58	Duffins Trail	Paulynn	Westney	Off-Road Trail	2026-2027	1,610,000	-	-	1,610,000	120,800	-	1,489,200	1,191,360	297,840	
59	Hydro Corridor Trail	Sideline 4 / Concession 5	Audley Road	Off-Road Trail	2028	521,000	-	-	521,000	39,100	-	481,900	385,520	96,380	
60	Rail Trail	Carruthers Trail	Audley Road	Off-Road Trail	2033-2034	476,000	238,000	-	238,000	-	-	238,000	190,400	47,600	
61	Rail Trail	Church Street	Taunton Road	Off-Road Trail	2033-2034	1,690,000	845,000	-	845,000	-	-	845,000	676,000	169,000	
62	Rail Trail	Hearson Street	Carruthers Trail	Off-Road Trail	2032-2033	305,000	-	-	305,000	22,900	-	282,100	225,680	56,420	
63	Rail Trail	Taunton Road	Williamson	Off-Road Trail	2033-2034	605,000	302,500	-	302,500	-	-	302,500	242,000	60,500	
Bike Lanes, Cycle Tracks, and Paved Shoulders															
64	Audley Road S bike lanes	Bayly Street	Ashbury	BIKE LANES	2025	84,000	-	-	84,000	6,300	-	77,700	62,160	15,540	
65	Mills Road	Station Street	Hunt	BIKE LANES	2024	28,000	-	-	28,000	2,100	-	25,900	20,720	5,180	
66	Harwood Avenue (West Side)	Bayly Street	Falby Court	BIKE LANES	2024	9,000	-	-	9,000	700	-	8,300	6,640	1,660	
67	Harwood Avenue (East Side)	Bayly Street	Falby Court	CYCLE TRACK	2024	364,000	-	-	364,000	27,300	-	336,700	269,360	67,340	
68	Lloyd Minster Avenue	Rossland Road	Formosa Ave	BIKE LANES	2024	10,000	-	-	10,000	800	-	9,200	7,360	1,840	
69	Formosa Avenue	Lloyd Minster Ave	Turnerberry Ave	BIKE LANES	2024	14,000	-	-	14,000	1,100	-	12,900	10,320	2,580	
70	Turnerberry Avenue	Formosa Ave	Kernison Drive	BIKE LANES	2024	40,000	-	-	40,000	3,000	-	37,000	29,600	7,400	
71	Hurst Drive	Stannardville	Church St	BIKE LANES	2024	17,000	-	-	17,000	1,300	-	15,700	12,560	3,140	
72	Shoal Point Road	Bayly Street	Lakeview Blvd	BIKE LANES	2028	80,000	-	-	80,000	6,000	-	74,000	59,200	14,800	
73	Harwood Avenue	Kingston Road	Station Street	BIKE LANES	2031	200,000	-	-	200,000	15,000	-	185,000	148,000	37,000	
74	Harwood Avenue	Station Street	Bayly Street	CYCLE TRACK	2029-2030	1,832,000	-	-	1,832,000	137,400	-	1,694,600	1,355,680	338,920	
75	Hunt Street	Harwood	Monarch Ave	CYCLE TRACK	2028	954,000	-	-	954,000	71,600	-	882,400	705,920	176,480	
76	Stannardville Drive	Bayly Street	Hurst Drive	BIKE LANES	2024	24,000	-	-	24,000	1,800	-	22,200	17,760	4,440	



Table 5-1 (Cont'd)
Town of Ajax
Infrastructure Costs Included in the Development Charge Calculation
For Services Related to a Highway

Increased Service Needs Attributable to Anticipated Development 2024-2033	From:	To:	Description	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	Non-Residential Share
												80%	20%
Old Kingston Road	Windsor Dr	Elizabeth St	BIKE LANES	2027	5,100	-	-	5,100	400	-	4,700	3,760	940
Windsor Drive	Sherwood Rd	Old Kingston Rd	BIKE LANES	2027	2,300	-	-	2,300	200	-	2,100	1,680	420
Lake Ridge Road	Bayly Street	Ontor	BIKE LANES	2029	592,000	-	-	592,000	44,400	-	547,600	438,080	109,520
Sherwood E&W	Windsor	Rotherglen	BIKE LANES	2027	14,100	-	-	14,100	1,100	-	13,000	10,400	2,600
Salem Road	Buggey Lane	Concession Road 5	PAVED SHOULDERS	2027	315,000	-	-	315,000	23,600	-	291,400	233,120	58,280
Lake Driveway East	Harwood	McClaman	BIKE LANES	2033-2034	26,000	13,000	-	13,000	-	-	13,000	10,400	2,600
Lake Driveway West	Westney Road	Harwood	BIKE LANES	2033-2034	117,000	58,500	-	58,500	-	-	58,500	46,800	11,700
Windsor Drive	Sherwood Rd	Old Kingston Rd	BIKE LANES	2032	42,000	-	-	42,000	3,200	-	38,800	31,040	7,760
Operations Vehicles and Equipment													
Equipment Trailer				2026	23,100	-	-	23,100	1,100	-	22,000	17,600	4,400
Brine Truck w/Plow				2024	650,000	-	-	650,000	32,500	-	617,500	494,000	123,500
Fleet Service Truck (S)				2024	150,000	-	-	150,000	7,500	-	142,500	114,000	28,500
Single Axle Snow Plow				2028	400,000	-	-	400,000	20,000	-	380,000	304,000	76,000
Additional Pickup - Operations				2025	65,000	-	-	65,000	3,300	-	61,700	49,360	12,340
Roll-off Truck Attachments				2025	80,000	-	-	80,000	4,000	-	76,000	60,800	15,200
Security Upgrades				2026	19,000	-	-	19,000	16,100	-	2,900	2,320	580
Reserve Fund Adjustment													
Reserve Fund Adjustment					-	-	-	-	38,941,779	-	(38,941,779)	(31,153,423)	(7,788,356)
Total					\$247,295,800	\$11,512,200	\$0	\$235,783,600	\$65,075,079	\$8,649,400	\$162,059,121	\$129,647,297	\$32,411,824



Table 5-2
Town of Ajax
Infrastructure Costs Included in the Development Charge Calculation
For Fire Protection Services

Prj .No	Increased Service Needs Attributable to Anticipated Development 2024-2033	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 80%	Non-Residential Share 20%
Vehicles											
1	Training Division Vehicle (2500 crew cab 4WD)	2024	53,900	-	-	53,900	2,700	-	51,200	40,960	10,240
2	Fire Prevention Vehicle (plug in hybrid sedans)	2024	50,000	-	-	50,000	2,500	-	47,500	38,000	9,500
3	Pumper-Rescue	2030	1,800,000	-	-	1,800,000	90,000	-	1,710,000	1,368,000	342,000
4	New Fire Rescue Boat	2026	15,000	-	-	15,000	-	-	15,000	12,000	3,000
5	Fire Prevention SUV	2032	70,000	-	-	70,000	-	-	70,000	56,000	14,000
Equipment											
6	Equipment for 1 Fire Prevention Officer	2024	7,500	-	-	7,500	400	-	7,100	5,680	1,420
7	Equipment for 8 Firefighters - Supression	2024	147,200	-	-	147,200	-	-	147,200	117,760	29,440
8	New Bunker Gear Dryer - Station #2	2024	13,000	-	-	13,000	700	-	12,300	9,840	2,460
Facilities											
9	Fire Hall Renovations - Principal Payments	2025-2034	1,900,000	-	-	1,900,000	-	-	1,900,000	1,520,000	380,000
10	Fire Hall Renovations - Interest (Discounted)	2025-2034	183,600	-	-	183,600	-	-	183,600	146,880	36,720
11	Fire Headquarters - Principal	2024-2027	496,100	-	-	496,100	-	-	496,100	396,880	99,220
12	Fire Headquarters - Interest (Discounted)	2024-2027	28,500	-	-	28,500	-	-	28,500	22,800	5,700
13	Fire HQ - Outdoor Training Shelter	2025	60,000	-	-	60,000	48,000	-	12,000	9,600	2,400
14	Fire HQ - Additional FF&E (to house more firefighters)	2025-2026	5,100,000	-	-	5,100,000	4,080,000	-	1,020,000	816,000	204,000
15	Security Upgrades	2027	300,000	-	-	300,000	254,600	-	45,400	36,320	9,080
Adjustments:											
16	Reserve Fund Adjustment		957,253	-	-	957,253	-	-	957,253	765,802	191,451
	Total		\$11,182,053	\$0	\$0	\$11,182,053	\$4,478,900	\$0	\$6,703,153	\$5,362,522	\$1,340,631



Table 5-3
Town of Ajax
Infrastructure Costs Included in the Development Charge Calculation
For Parks and Recreation Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development	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%
	2024-2033										
	Parkland Development and Trails										
1	Eagle Woods Parkette (A3 John Boddy Parkette)	2025-2026	435,000	-	-	435,000	32,600	-	402,400	382,280	20,120
2	Woodland Park - Harwood Avenue	2033	220,000	-	-	220,000	16,500	-	203,500	193,325	10,175
3	Meadows North Neighbourhood Park (balance of funding remaining)	2024	43,700	-	-	43,700	3,300	-	40,400	38,380	2,020
4	Magnum Opus Community Park	2032-2033	4,400,000	-	-	4,400,000	330,000	-	4,070,000	3,866,500	203,500
5	Remmer Neighbourhood Park	2025	1,025,000	-	-	1,025,000	76,900	-	948,100	900,695	47,405
6	Daste North Parkette	2024	420,000	-	-	420,000	31,500	-	388,500	369,075	19,425
7	Fieldgate Homes Parkette	2025-2026	635,000	-	-	635,000	47,600	-	587,400	558,030	29,370
8	A9 Taunton Parkette	2032-2033	425,000	-	-	425,000	31,900	-	393,100	373,445	19,655
9	A9 Duffins Parkette	2029-2030	420,000	-	-	420,000	31,500	-	388,500	369,075	19,425
10	Sundial Downtown Park, Phase 2	2025-2026	1,000,000	-	-	1,000,000	75,000	-	925,000	878,750	46,250
11	A9 North Neighbourhood Park	2029-2030	1,185,000	-	-	1,185,000	88,900	-	1,096,100	1,041,295	54,805
12	Audley Recreation Centre, Phase 3 (skate trail and outdoor events area)	2030-2031	1,675,000	-	-	1,675,000	125,600	-	1,549,400	1,471,930	77,470
13	A9 East Village Park	2030-2031	420,000	-	-	420,000	31,500	-	388,500	369,075	19,425
14	Cricket Improvements and upgrades	2024	4,393,500	-	-	4,393,500	3,225,200	593,100	575,200	546,440	28,760
15	Arbour Park Retrofit and upgrades	2026-2032	600,000	-	-	600,000	509,200	-	90,800	86,260	4,540
16	Carruthers Marsh Neighbourhood Park	2024-2025	1,300,000	-	-	1,300,000	97,500	-	1,202,500	1,142,375	60,125
17	ACC North Field Community Park	2026	3,290,000	-	-	3,290,000	319,300	-	2,970,700	2,822,165	148,535
18	Fieldgate Linear Park	2025-2026	980,000	-	-	980,000	50,000	314,000	616,000	585,200	30,800
19	Frisco Road Nature Trail	2033-2034	250,000	222,000	-	28,000	18,800	-	9,200	8,740	460
	Indoor Recreation										
20	Audley Recreation Centre Phase 2 (Balance of Growth related cost to be funded)	2024	630,100	-	-	630,100	-	-	630,100	598,595	31,505
21	Audley Recreation Centre Phase 2 Debt Principal	2024-2033	2,140,000	-	-	2,140,000	-	-	2,140,000	2,033,000	107,000
22	Audley Recreation Centre Phase 2 Debt Interest (Discounted)	2024-2033	184,377	-	-	184,377	-	-	184,377	175,158	9,219
23	Audley Recreation Centre Phase 2 Debt Principal	2024-2034	2,397,088	-	-	2,397,088	-	-	2,397,088	2,277,233	119,854
24	Audley Recreation Centre Phase 2 Debt Interest (Discounted)	2024-2034	122,826	-	-	122,826	-	-	122,826	116,685	6,141
25	Audley Recreation Centre Phase 1 Debt - Principal	2024-2028	3,848,000	-	-	3,848,000	-	-	3,848,000	3,655,600	192,400
26	Audley Recreation Centre Phase 1 Debt - Interest (Discounted)	2024-2028	306,620	-	-	306,620	-	-	306,620	291,289	15,331
27	Audley Recreation Centre Phase 3	2029-2030	62,000,000	-	-	62,000,000	6,200,000	-	55,800,000	53,010,000	2,790,000



Table 5-3 (Cont'd)
Town of Ajax
Infrastructure Costs Included in the Development Charge Calculation
For Parks and Recreation Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development	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	Non-Residential Share
	2024-2033									95%	5%
28	Provision for Additional Community Recreation Space	2027-2033	20,000,000	-	-	20,000,000	-	-	20,000,000	19,000,000	1,000,000
29	St. Andrews Expansion	2026-2031	34,000,000	-	-	34,000,000	12,648,000	-	21,352,000	20,284,400	1,067,600
30	Ajax Community Centre Major Renovations and Upgrades	2025-2027	56,500,000	-	-	56,500,000	38,500,000	1,500,000	16,500,000	15,675,000	825,000
31	Security Upgrades at Various Recreation Facilities	2024-2028	990,000	-	-	990,000	840,200	-	149,800	142,310	7,490
32	Rotary Park Pavilion Replacement and Expansion	2029-2033	10,000,000	-	-	10,000,000	5,000,000	-	5,000,000	4,750,000	250,000
	Operations Vehicles and Equipment										
33	Fleet Service Truck (S)	2024	150,000	-	-	150,000	7,500	-	142,500	135,375	7,125
34	Crew Cab 4x4 Pickup	2025	90,000	-	-	90,000	4,500	-	85,500	81,225	4,275
35	Equipment Trailer	2025	35,000	-	-	35,000	1,800	-	33,200	31,540	1,660
36	Front Runner	2025	50,000	-	-	50,000	2,500	-	47,500	45,125	2,375
37	Zero Turn Mower	2025	50,000	-	-	50,000	2,500	-	47,500	45,125	2,375
38	Reel Mower (ACC Complex) - pending staff approval	2025	140,000	-	-	140,000	7,000	-	133,000	126,350	6,650
39	Parks Forklift and Trailer	2024	65,000	-	-	65,000	55,200	-	9,800	9,310	490
40	Parks Maintenance Roller and Trailer	2024	95,000	-	-	95,000	80,600	-	14,400	13,680	720
41	Snow Blower Attachment Addl.	2024	15,000	-	-	15,000	12,700	-	2,300	2,185	115
42	Ice Resurfer (ARC PH 3)	2030	183,000	-	-	183,000	9,200	-	173,800	165,110	8,690
	Reserve Fund Adjustment										
43	Reserve Fund Adjustment		-	-	-	-	429,479	-	(429,479)	(408,005)	(21,474)
	Total		\$217,109,210	\$222,000	\$0	\$216,887,210	\$68,943,979	\$2,407,100	\$145,536,131	\$138,259,325	\$7,276,807



Table 5-4
Town of Ajax
Infrastructure Costs Included in the Development Charge Calculation
For Library Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2024-2033	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%
	Facilities										
1	ARC Facility (15,640 sq.ft.) - Balance of Growth Related Cost to be funded	2024-2027	5,526,200	-	-	5,526,200	-		5,526,200	5,249,890	276,310
2	ARC Facility (15,640 sq.ft.) - Debt Principal	2024-2034	2,457,900	-	-	2,457,900	-		2,457,900	2,335,005	122,895
3	ARC Facility (15,640 sq.ft.) - Debt Interest (Discounted)	2024-2034	125,900	-	-	125,900	-		125,900	119,605	6,295
4	Main Branch Library Accessible Exits	2024	80,000	-	-	80,000	67,900		12,100	11,495	605
5	Security Upgrades	2024-2025	96,900	-	-	96,900	82,200		14,700	13,965	735
6	Provision for Additional Facility Space	2024-2033	7,332,000	-	-	7,332,000	-		7,332,000	6,965,400	366,600
	Collection Materials										
7	Provision for Additional Collection Materials to service growth	2024-2033	3,800,000	-	-	3,800,000	-		3,800,000	3,610,000	190,000
	Reserve Fund Adjustment										
8	Reserve Fund Adjustment		-	-	-	-	403,363		(403,363)	(383,195)	(20,168)
	Total		\$19,418,900	\$0	\$0	\$19,418,900	\$553,463	\$0	\$18,865,437	\$17,922,165	\$943,272



Table 5-5
Town of Ajax
Infrastructure Costs Included in the Development Charge Calculation
For *Provincial Offences Act* including By-law Enforcement Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2024-2033	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 80%	Non- Residential Share 20%
1	Additional Officers Equipment & Gear (3)	2024-2033	9,000	-	-	9,000	-	-	9,000	7,200	1,800
2	Additional Cargo Van	2024-2033	50,000	-	-	50,000	-	-	50,000	40,000	10,000
3	Mobile Ticketing System	2024	14,000	-	-	14,000	-	-	14,000	11,200	2,800
4	By-Law Utility Vehicle	2025	25,000	-	-	25,000	-	-	25,000	20,000	5,000
5	Town Hall Security Upgrades	2025	91,900	-	-	91,900	78,000	-	13,900	11,120	2,780
	Total		\$189,900	\$0	\$0	\$189,900	\$78,000	\$0	\$111,900	\$89,520	\$22,380



Table 5-6
Town of Ajax
Infrastructure Costs Included in the Development Charge Calculation
For Growth-Related Studies Class of Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2024\$)	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
	2024-2033											
1	Official Plan Review	2030	All Services	96,500	-	9,650	86,850	43,500	-	43,350	37,882	5,468
2	Pickering Village (Lower Duffins) Special Policy Area Review	2026	All Services	120,000	-	12,000	108,000	-	-	108,000	94,391	13,609
3	Architectural Design Guidelines for Medium and High Density Development	2028	All Services	98,500	-	9,850	88,650	-	-	88,650	77,479	11,171
4	Comprehensive Zoning By-law Update	2027	All Services	191,500	-	19,150	172,350	86,100	-	86,250	75,378	10,872
5	DC Background Study	2024	All Services	115,000	-	-	115,000	-	-	115,000	100,509	14,491
6	DC Background Study	2033	All Services	115,000	-	-	115,000	-	-	115,000	100,509	14,491
7	Sustainable Neighbourhood Action Plan	2025-2033	All Services	250,000	-	25,000	225,000	190,864	-	34,136	29,827	4,309
8	Other Growth Studies	2025-2033	All Services	500,000	-	50,000	450,000	90,000	-	360,000	314,637	45,363
9	Fire Master Plan Update	2029	Fire Protection Services	200,000	-	-	200,000	40,000	-	160,000	128,000	32,000
10	Fire Facility Location Study	2026	Fire Protection Services	90,000	-	-	90,000	18,000	-	72,000	57,600	14,400
11	Community Risk Assessment	2025	Fire Protection Services	88,000	-	-	88,000	17,600	-	70,400	56,320	14,080
12	Community Risk Assessment	2029	Fire Protection Services	88,000	-	-	88,000	17,600	-	70,400	56,320	14,080
13	Integrated Transportation Master Plan	2025	Services Related to a Highway	250,000	-	-	250,000	50,000	-	200,000	160,000	40,000
14	Integrated Transportation Master Plan	2031	Services Related to a Highway	250,000	-	-	250,000	50,000	-	200,000	160,000	40,000
15	Transportation Demand Management	2026	Services Related to a Highway	80,000	-	-	80,000	16,000	-	64,000	51,200	12,800
16	Traffic Calming Warrant Update	2026	Services Related to a Highway	40,000	-	-	40,000	8,000	-	32,000	25,600	6,400
17	Traffic Calming Warrant Update	2031	Services Related to a Highway	40,000	-	-	40,000	8,000	-	32,000	25,600	6,400
18	Complete Street Design Guidelines	2027	Services Related to a Highway	100,000	-	-	100,000	20,000	-	80,000	64,000	16,000
19	Recreation and Parks Master Plan Addendum (Parks Plan Update)	2027	Parks and Recreation Services	62,400	-	-	62,400	12,500	-	49,900	47,405	2,495
20	Older Adults Recreation Service Delivery Analysis	2024	Parks and Recreation Services	90,000	-	-	90,000	18,000	-	72,000	68,400	3,600
21	Waterfront Management Plan	2027	Parks and Recreation Services	182,000	-	-	182,000	45,500	-	136,500	129,675	6,825
22	Library Master Plan	2028	Library Services	137,000	-	-	137,000	27,400	-	109,600	104,120	5,480
23	Main Branch - Space Revitalization Plan	2026	Library Services	100,000	-	-	100,000	20,000	-	80,000	76,000	4,000
24	Stormwater Capacity Study	2025	Stormwater Services	250,000	-	-	250,000	62,500	-	187,500	91,875	95,625
25	Stormwater Capacity Study	2030	Stormwater Services	250,000	-	-	250,000	62,500	-	187,500	91,875	95,625
26	Stormwater - Cruthers Creek EA Addendum & Hydrology Model	2026-2027	Stormwater Services	1,000,000	-	-	1,000,000	375,000	500,000	125,000	61,250	63,750
27	Reserve Fund Adjustment			-	-	-	-	861,802	-	(861,802)	(689,441)	(172,361)
	Total			\$4,783,900	\$0	\$125,650	\$4,658,250	\$2,140,866	\$500,000	\$2,017,384	\$1,596,411	\$420,973



Table 5-7
Town of Ajax
Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies –
Residential/Non-Residential Shares

Services	Total	Residential Share	Non-Residential Share
Stormwater Services	352,029	171,105	180,924
Services Related to a Highway	749,744	597,892	151,852
Fire Protection Services	274,619	218,998	55,622
Library Services	170,077	161,444	8,633
Parks and Recreation Services	470,642	446,754	23,888
P.O.A. including By-law Enforcement Services	274	218	56
Total	\$2,017,384	\$1,596,411	\$420,973
Overall Growth Studies Class of Services Residential/Non-Residential %		79%	21%



Chapter 6

Development Charge Calculation



6. Development Charge Calculation

Table 6-1 presents the calculation of D.C. to be imposed on residential and non-residential development over the 10-year forecast period. The D.C. eligible costs for each service were provided in Chapter 5 for all services, based on their proposed capital programs.

The calculation for residential development is generated on a per capita basis and is based upon five (5) housing types (singles and semi-detached dwellings, multiple dwellings, bachelor and 1-bedroom apartments, 2+ bedrooms apartments, and special care/special need dwelling units). The non-residential D.C. has been calculated uniformly on a per sq.ft. of G.F.A. basis for all types of non-residential development (industrial, commercial, and institutional).

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

Table 6-2 provides the schedule of charges that is applicable for all services by type of development.

Tables 6-3 and 6-4 provide a comparison of the D.C.s currently imposed in the Town and the charges proposed herein (Table 6-2). These comparisons are provided for a single detached residential dwelling unit and for a sq. ft. of G.F.A. for non-residential development.

The calculated charges for new development within the Town are \$43,991 for a single detached residential dwelling unit, 9.3% (+\$3,744) higher than the Town’s current D.C.s for the same type of residential dwelling unit. The calculated non-residential D.C.s for new development are \$11.40 per sq.ft. of G.F.A., representing a 14.9% (+\$1.48) increase compared to current charges.

Table 6-5 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 10-year term of the by-law.



Table 6-1
Town of Ajax
Town-Wide D.C. Calculation for the 10-year Forecast Period

SERVICES/CLASS OF SERVICES	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. <u>Services Related to a Highway</u>				
1.1 Roads and Related, Facilities, Vehicles and Equipments	129,647,297	32,411,824	19,473	8.71
2. <u>Fire Protection Services</u>				
2.1 Fire facilities, vehicles & equipment	5,362,522	1,340,631	805	0.36
3. <u>Parks and Recreation Services</u>				
3.1 Park development, amenities, trails and recreation facilities	138,259,325	7,276,807	20,768	1.96
4. <u>Growth-Related Studies</u>				
4.1 Studies	1,596,411	420,973	240	0.11
5. <u>Library Services</u>				
5.1 Library facilities, materials and vehicles	17,922,165	943,272	2,692	0.25
6. <u>Provincial Offences Act including By-Law Enforcement</u>				
6.1 Facilities, vehicles and equipment	89,520	22,380	13	0.01
TOTAL	\$292,877,240	\$42,415,886	\$43,991	\$11.40
D.C.-Eligible Capital Cost	292,877,240	\$42,415,886		
10-Year Gross Population/GFA Growth (sq.ft.)	25,246	3,722,300		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$11,600.94	\$11.40		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.792	\$43,991		
Other Multiples	3.093	\$35,883		
Apartments - 2 Bedrooms +	2.063	\$23,934		
Apartments - Bachelor and 1 Bedroom	1.295	\$15,022		
Special Care/Special Dwelling Units	1.100	\$12,762		



Table 6-2
Town of Ajax
Calculated Schedule of Development Charges by Service and Class of Services

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:						
Services Related to a Highway	19,473	15,883	10,594	6,650	5,649	8.71
Fire Protection Services	805	657	438	275	234	0.36
Parks and Recreation Services	20,768	16,940	11,299	7,092	6,024	1.96
Library Services	2,692	2,196	1,465	919	781	0.25
Provincial Offences Act including By-Law Enforcement	13	11	7	4	4	0.01
Growth-Related Studies	240	196	131	82	70	0.11
Total Municipal Wide Services/Class of Services	\$43,991	\$35,883	\$23,934	\$15,022	\$12,762	\$11.40



Table 6-3
Town of Ajax
Single Detached Residential Dwelling Unit D.C. Comparison

Services/Class of Services	Current	Calculated
Municipal Wide Services/Classes:		
Services Related to a Highway	25,269	19,473
Fire Protection Services	730	805
Parks and Recreation Services	11,208	20,768
P.O.A. (Including By-law Enforcement)	-	13
Library Services	2,321	2,692
Growth Related Studies	719	240
Total Municipal Wide Services/Classes	\$40,247	\$43,991
Increase (\$)		3,744
Increase (%)		9.3%

Table 6-4
Town of Ajax
Non-Residential D.C. Comparison per sq.ft.
of Gross Floor Area

Services/Class of Services	Current	Calculated
Municipal Wide Services/Classes:		
Services Related to a Highway	9.28	8.71
Fire Protection Services	0.24	0.36
Parks and Recreation Services	0.20	1.96
P.O.A. (Including By-law Enforcement)	-	0.01
Library Services	0.03	0.25
Growth Related Studies	0.17	0.11
Total Municipal Wide Services/Classes	\$9.92	\$11.40
Increase (\$)		1.48
Increase (%)		14.9%



Table 6-5
Town of Ajax
Gross Expenditure and Sources of Revenue Summary for Costs
to be Incurred over the 10-Year Life of the By-law for all Services/Class of Services

Services/Class of Services	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Services Related to a Highway							
1.1 Roads and Related, Facilities, Vehicles and Equipments	247,295,800	0	65,075,079	8,649,400	11,512,200	129,647,297	32,411,824
2. Fire Protection Services							
2.1 Fire facilities, vehicles & equipment	11,182,053	0	4,478,900	0	0	5,362,522	1,340,631
3. Parks and Recreation Services							
3.1 Park development, amenities, trails and recreation facilities	217,109,210	0	68,943,979	2,407,100	222,000	138,259,325	7,276,807
4. Growth-Related Studies							
4.1 Studies	4,783,900	125,650	2,140,866	500,000	0	1,596,411	420,973
5. Library Services							
5.1 Library facilities, materials and vehicles	19,418,900	0	553,463	0	0	17,922,165	943,272
6. Provincial Offences Act including By-Law Enforcement							
6.1 Facilities, vehicles and equipment	189,900	0	78,000	0	0	89,520	22,380
Total Expenditures & Revenues	\$499,979,763	\$125,650	\$141,270,286	\$11,556,500	\$11,734,200	\$292,877,240	\$42,415,886



Chapter 7

Development Charge Policy Recommendations and By-law Rules



7. Development Charge Policy Recommendations and 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.

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

- the total of all D.C. 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. 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. 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 Chapter 1. These policies, however, are provided for Council’s consideration and may be refined prior to adoption of the by-law.



7.2 Development Charge By-law Structure

It is recommended that:

- The Town uses a uniform Town-wide D.C. calculation for all services;
- The Town uses a uniform Town-wide D.C. calculation for the growth-related studies class of services; and
- One municipal D.C. by-law be used for all services.

7.3 Development Charge By-law Rules

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

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

7.3.1 *Payment in any Particular Case*

In accordance with the D.C.A., subsection 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 should be adopted:

1. Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type



constructed during the previous 25 years. Costs allocated to non-residential uses will be assigned based on the number of square feet of G.F.A. constructed for eligible uses (i.e., industrial, commercial, and institutional).

2. Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, as follows:
 - For services related to a highway, fire protection services, and Provincial Offences Act, including By-Law Enforcement, an 80% residential and 20% non-residential attribution has been made, to recognize the incremental residential population and non-residential employment uses projected over the Town-wide 10-year forecast period for these services.
 - Parks and recreation and library services have been allocated 95% to residential development and 5% to non-residential development, as the predominant users of these services tend to be residents of the Town.
 - For the growth-related studies class of services, the costs related to library and parks and recreation services have been allocated 95% to residential development and 5% to non-residential development, similar to the capital costs for these services. All other studies, or components of studies, have been allocated based on the incremental population and employment uses projected over the forecast periods similar to the specific services (i.e., 80% to residential and 20% to non-residential). This results in an overall allocation of 79% to residential and 21% to non-residential.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

If a development involves the demolition and replacement of a building or structure on the same site, or the conversion from one principal use to another, the developer shall be allowed a credit equivalent to:

- the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or
- the total floor area of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.

The 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. The credit, can in no case, exceed the amount of D.C.s that would otherwise be payable. No credit shall be granted if the type of development to be demolished or converted would have been exempt from D.C.s. in accordance with the Town's active by-law.

7.3.4 Exemptions

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. (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 the enlargement of an existing residential dwelling unit in accordance with section 2(3) of the D.C.A.
- Full exemption for the creation of the greater of one residential unit or one percent of the existing residential units in an existing rental residential building, which contains four or more residential units (based on prescribed limits out in section 2 (3.1) of the D.C.A.).
- 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 (3.2) of the D.C.A.).
- 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 (3.3) of the D.C.A.).
- 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 (see bulletin rates identified in section 1.3.8).
- Full exemption for attainable units (note that further definition is required through regulations prior to being in full effect).
- Full exemption for affordable inclusionary zoning units.
- Full exemption for non-profit housing developments.



- Partial exemption through a discount for rental housing units based on the number of bedrooms contained in each unit, as prescribed (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-law which informs implementation):
 - Residential units intended for use as a rented residential premises with three (3) or more bedrooms - 25% discount.
 - Residential units intended for use as a rented residential premises with two (2) bedrooms - 20% discount.
 - Residential units intended for use as a rented residential premises not referred to 1 or 2 above - 15% discount.

Non-statutory (discretionary exemptions) include the following:

- temporary erection of a building without foundation as defined in the *Building Code Act* for a period not exceeding 8 consecutive months and not more than 8 months in any one calendar year on a site;
- development where, by comparison with the land at any time within the five years previous to the imposition of the charge:
 - no additional dwelling units are being created;
 - no additional non-residential G.F.A. is being added.
- Commercial parking structures, excluding any portion related to an integrated parking office or kiosk, shall be partially exempt from D.C. except for the components of the D.C. relating to Fire Protection Services and Services Related to a Highway; and
- Properties with agreements entered into before February 18, 2025, within the Downtown Community Improvement Plan (CIP) & Pickering Village CIP.

7.3.5 Timing of Collection

The D.C.s for all services are payable upon issuance of the first 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., 1997.

Rental housing and institutional developments will pay D.C. in six equal annual payments commencing at occupancy, and then on the anniversary of occupancy for the following five (5) years.



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 and approved after January 1, 2020, and June 5, 2024), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-Law Amendment application. The D.C. amount for all developments occurring within eighteen (18) months of a Site Plan or Zoning By-Law Amendment planning approval (for applications received on or after January 1, 2020, that have not received approval prior to June 6, 2024), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-Law Amendment application.

Instalment payments and payments determined at the time of Site Plan or Zoning By-Law Amendment application are subject to annual interest charges. The maximum interest rate the Town can impose is the average prime rate plus 1% % as defined in subsection 26.3(1) of the Act.

7.3.6 Indexing

Indexing of the D.C. shall be implemented on a mandatory basis, starting on July 1, 2025, and then annually on April 1st, beginning with April 1, 2026, in accordance with the most recent change in the Statistics Canada Quarterly, Non-Residential Building Construction Price Index.

7.3.7 Development Charge Spatial Applicability

Subsections 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. requires municipalities to consider the application of municipal-wide and area-specific D.C. Subsection 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. When area-specific charges are used, it is generally to underpin master servicing and front-end financing arrangements for more localized capital costs.

The rationale for maintaining a Town-wide D.C. approach is based, in part, on the following:

1. All Town services require that the average 15-year service standard be calculated. This average service standard multiplied by growth in the Town, establishes an upper ceiling on the amount of funds that can be collected from all



developing landowners. Section 4 (4) of O. Reg. 82/98 provides that “if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality.” Put in layperson terms, the average service standard multiplied by the growth within the specific area would establish an area-specific ceiling which would significantly reduce the total revenue recoverable for the Town hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.

2. Expanding on item 1, attempting to impose an area-specific charge potentially causes equity issues in transitioning from a Town-wide approach to an area-specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area-rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The D.C. would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to Areas B and C due to reduced revenue.
3. Many services provided (e.g. roads, parks, and recreation facilities) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Town will be used by residents from all areas depending on the programming of the facility (i.e., a public skate is available each night, but at a different arena; hence usage of any one facility at any given time is based on programming availability).

Based on the foregoing and discussions with Town staff, there is no apparent justification for the establishment of area-specific D.C. at this time. The recommendation is to apply Town-wide D.C. for all services and class of services.



7.4 Other Development Charge By-law Provisions

It is recommended that:

7.4.1 *Categories of Services and Class of Services for Reserve Fund and Credit Purposes*

The Town's D.C. collections should be contributed into six (6) separate reserve funds, including:

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services;
- Library Services;
- P.O.A. Including By-law Enforcement Services; and
- Growth-Related Studies (Class of Services).

7.4.2 *By-law In-force Date*

The By-Law will come into force on March 1, 2025.

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-Law come into force (as per section 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 Town-wide basis for all services and class of services;”



“Approve the capital project listings set out in Chapter 5 of the D.C. Background Study dated December 17, 2024, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated December 17, 2024, as amended (if applicable);”

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

“Approve the D.C. By-Law as set out in Appendix G .”



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

8.1.2 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 (OLT).

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 the Town's D.C. policy. Their primary concern is frequently with the quantum of the charge, G.F.A. exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

8.1.4 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. 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.



8.2 Implementation Requirements

8.2.1 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.

8.2.2 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 in one of the following ways:
 - by personal service, fax, or mail to every owner of land in the area to which the by-law relates; or
 - by publication in a newspaper which is (in the Clerk's opinion) of sufficient circulation to give the public reasonable notice. If, in the Clerk's opinion, a newspaper as described above does not exist, the notice can be provided by posting on the municipality's website.
- 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.

8.2.3 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.;



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

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

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

8.2.4 Appeals

Sections 13 to 19 of the D.C.A. set out the requirements relative to making and processing a D.C. by-law appeal and OLT hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the OLT by filing a notice of appeal with the 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.

8.2.5 Complaints

A person required to pay a D.C., or his agent, may complain to the Town 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 Town Council to the OLT.



8.2.6 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. 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.

8.2.7 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. Accordingly, the Town assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Town funds being available.

8.2.8 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*,

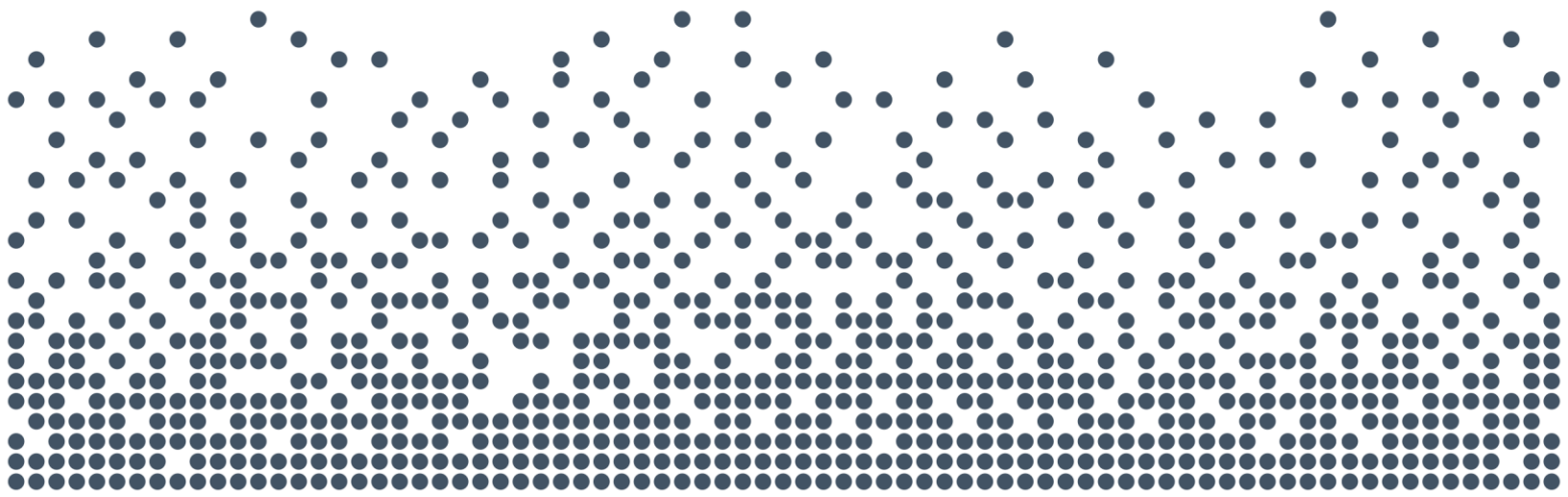


use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C. related to the development, at the time the land is transferred.

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. 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 Ajax Residential Growth Forecast Summary

Year	Population (Including Census Undercount) ^[1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households	
		Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ^[2]	Apartments ^[3]	Other	Total Households	Equivalent Institutional Households		
Historical	<i>Mid 2006</i>	93,580	90,167	387	89,780	20,965	4,290	3,335	20	28,610	352	3.152
	<i>Mid 2011</i>	113,750	109,600	380	109,220	25,099	6,345	3,580	14	35,038	345	3.128
	<i>Mid 2016</i>	124,210	119,677	497	119,180	26,830	7,050	3,655	10	37,545	452	3.188
	<i>Mid 2021</i>	131,460	126,666	421	126,245	27,825	7,405	4,245	15	39,490	383	3.208
Forecast	<i>Late 2024</i>	135,350	130,412	492	129,920	28,013	7,949	5,477	15	41,454	447	3.146
	<i>Late 2034</i>	159,470	153,648	791	152,857	28,499	11,104	13,195	15	52,813	719	2.909
Incremental	Mid 2011 - Mid 2016	10,460	10,077	117	9,960	1,731	705	75	-4	2,507	107	
	Mid 2016 - Mid 2021	7,250	6,989	-76	7,065	995	355	590	5	1,945	-69	
	Mid 2021 - Late 2024	3,890	3,746	71	3,675	188	544	1,232	0	1,964	64	
	Late 2024 - Late 2034	24,120	23,236	299	22,937	486	3,155	7,718	0	11,359	272	

Source: Envision Durham, the Durham Region Official Plan (adopted by Regional Council May 17, 2023) derived by Watson & Associates Economists Ltd., 2024.

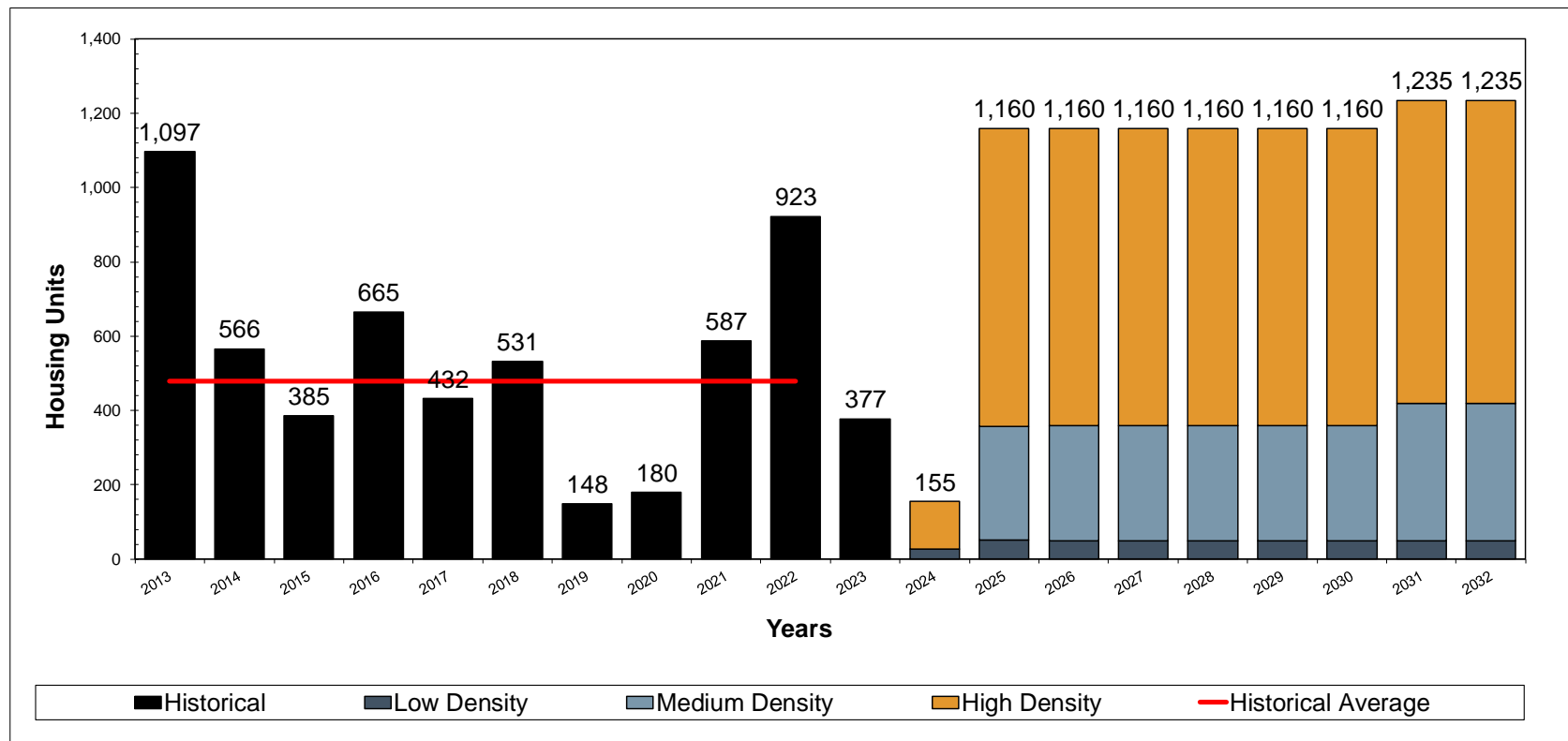
[1] Census undercount estimated at approximately 3.8%. Note: Population including the undercount has been rounded.

[2] Includes townhouses and duplexes.

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



Figure 1
Town of Ajax
Annual Permanent Housing Forecast



Source: Historical housing activity derived from Statistics Canada building permit data for the Town of Ajax , 2013-2022.

^[1] Growth forecast represents calendar year.



Schedule 2
The Town of Ajax
Estimate of the Anticipated Amount and Type of Residential Development for Which Development Charges can be
Imposed, Late-2024 to Late-2034

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
Town of Ajax	2024 - 2034	486	3,155	7,718	11,359	24,947	-2,010	22,937	299	23,236

Source: Envision Durham, the Durham Region Official Plan (adopted by Regional Council May 17, 2023) derived by Watson & Associates Economists Ltd., 2024.

^[1] Includes townhouses and apartments in duplexes.

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

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



**Schedule 3
Town of Ajax
Current Year Growth Forecast, Mid-2021 to Late-2024**

		Population
Mid 2021 Population		126,666
Occupants of New Housing Units, Mid 2021 to Late 2024	<i>Units (2)</i>	1,964
	<i>multiplied by P.P.U. (3)</i>	2,263
	<i>gross population increase</i>	4,445
Occupants of New Equivalent Institutional Units, Mid 2021 to Late 2024	<i>Units</i>	64
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	70
Decline in Housing Unit Occupancy, Mid 2021 to Late 2024	<i>Units (4)</i>	39,490
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.01947
	<i>total decline in population</i>	-769
Population Estimate to Late 2024		130,412
<i>Net Population Increase, Mid 2021 to Late 2024</i>		<i>3,746</i>

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.694	10%	0.354
<i>Multiples (6)</i>	3.100	28%	0.859
<i>Apartments (7)</i>	1.675	63%	1.051
Total		100%	2.263

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 Ajax
10-Year Growth Forecast, Late-2024 to Late-2034**

			Population
Late 2024 Population			130,412
Occupants of New Housing Units, Late 2024 to Late 2034	<i>Units (2)</i>	11,359	
	<i>multiplied by P.P.U. (3)</i>	2.196	
	<i>gross population increase</i>	24,947	24,947
Occupants of New Equivalent Institutional Units, Late 2024 to Late 2034	<i>Units</i>	272	
	<i>multiplied by P.P.U. (3)</i>	1.100	
	<i>gross population increase</i>	299	299
Decline in Housing Unit Occupancy, Late 2024 to Late 2034	<i>Units (4)</i>	41,454	
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.04849	
	<i>total decline in population</i>	-2,010	-2,010
Population Estimate to Late 2034			153,648
<i>Net Population Increase, Late 2024 to Late 2034</i>			23,236

(1) Late 2024 Population based on:

2021 Population (126,666) + Mid 2021 to Late 2024 estimated housing units to beginning of forecast period (1,964 x 2.263 = 4,445) + (64 x 1.1 = 70) + (39,490 x -0.019 = -769) = 130,412

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

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

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.792	4%	0.162
<i>Multiples (6)</i>	3.093	28%	0.859
<i>Apartments (7)</i>	1.729	68%	1.175
<i>one bedroom or less</i>	1.295		
<i>two bedrooms or more</i>	2.063		
Total		100%	2.196

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) Late 2024 households based upon 2021 Census (39,490 units) + Mid 2021 to Late 2024 unit estimate (1,964 units) = 41,454 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 Ajax
Historical Residential Building Permits
Years 2014 to 2023

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2014	363	81	122	566
2015	223	111	51	385
2016	238	57	370	665
2017	263	100	69	432
2018	85	224	222	531
Sub-total	1,172	573	834	2,579
Average (2014 - 2018)	234	115	167	516
% Breakdown	45.4%	22.2%	32.3%	100.0%
2019	118	25	5	148
2020	104	76	0	180
2021	62	294	231	587
2022	54	137	732	923
2023	59	113	205	377
Sub-total	397	645	1,173	2,215
Average (2019 - 2023)	79	129	235	443
% Breakdown	17.9%	29.1%	53.0%	100.0%
2014 - 2023				
Total	1,569	1,218	2,007	4,794
Average	157	122	201	479
% Breakdown	32.7%	25.4%	41.9%	100.0%

Source: Historical housing activity derived from Statistics Canada building permit data for the Town of Ajax , 2013-2022.

^[1] Includes townhouses and apartments in duplexes.

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



Schedule 6
Town of Ajax
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	-	3.622	4.200	3.694	
6-10	-	-	-	3.835	5.290	4.034	
11-15	-	-	3.048	3.794	4.808	3.924	
16-20	-	-	3.263	3.595	4.811	3.782	
20-25	-	-	2.909	3.478	4.731	3.680	3.792
25-35	-	-	-	3.357	4.860	3.611	
35+	1.500	2.136	2.138	2.950	4.126	3.002	
Total	2.588	3.189	2.435	3.334	4.604	3.458	

Age of Dwelling	Multiples ^[1]						25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	-	3.319	-	3.100	
6-10	-	-	2.000	3.264	-	3.070	
11-15	-	-	2.257	3.135	-	3.060	
16-20	-	-	2.737	3.122	-	3.077	
20-25	-	-	-	3.355	-	3.331	3.093
25-35	-	-	2.364	3.049	-	2.881	
35+	-	1.400	1.955	2.953	4.000	2.792	
Total	2.500	1.722	2.164	3.121	4.392	2.990	

Age of Dwelling	Apartments ^[2]						25 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	1.264	2.087	2.167	-	1.675	
6-10	-	-	-	-	-	1.800	
11-15	-	-	-	-	-	1.583	
16-20	-	-	-	-	-	2.545	
20-25	-	-	1.923	-	-	1.875	1.729
25-35	-	1.214	1.738	-	-	1.544	
35+	-	1.187	1.893	2.581	-	1.934	
Total	0.733	1.197	1.917	2.640	-	1.861	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.636	2.050	3.491	4.333	3.055
6-10	-	2.722	1.979	3.681	5.076	3.685
11-15	-	1.941	2.483	3.619	4.873	3.679
16-20	-	2.200	2.867	3.508	4.820	3.632
20-25	-	1.882	2.471	3.435	4.708	3.526
25-35	-	1.500	1.984	3.282	4.750	3.162
35+	-	1.335	1.971	2.927	4.052	2.793
Total	3.300	1.578	2.085	3.270	4.549	3.198

^[1] Includes townhouses and apartments in duplexes.

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

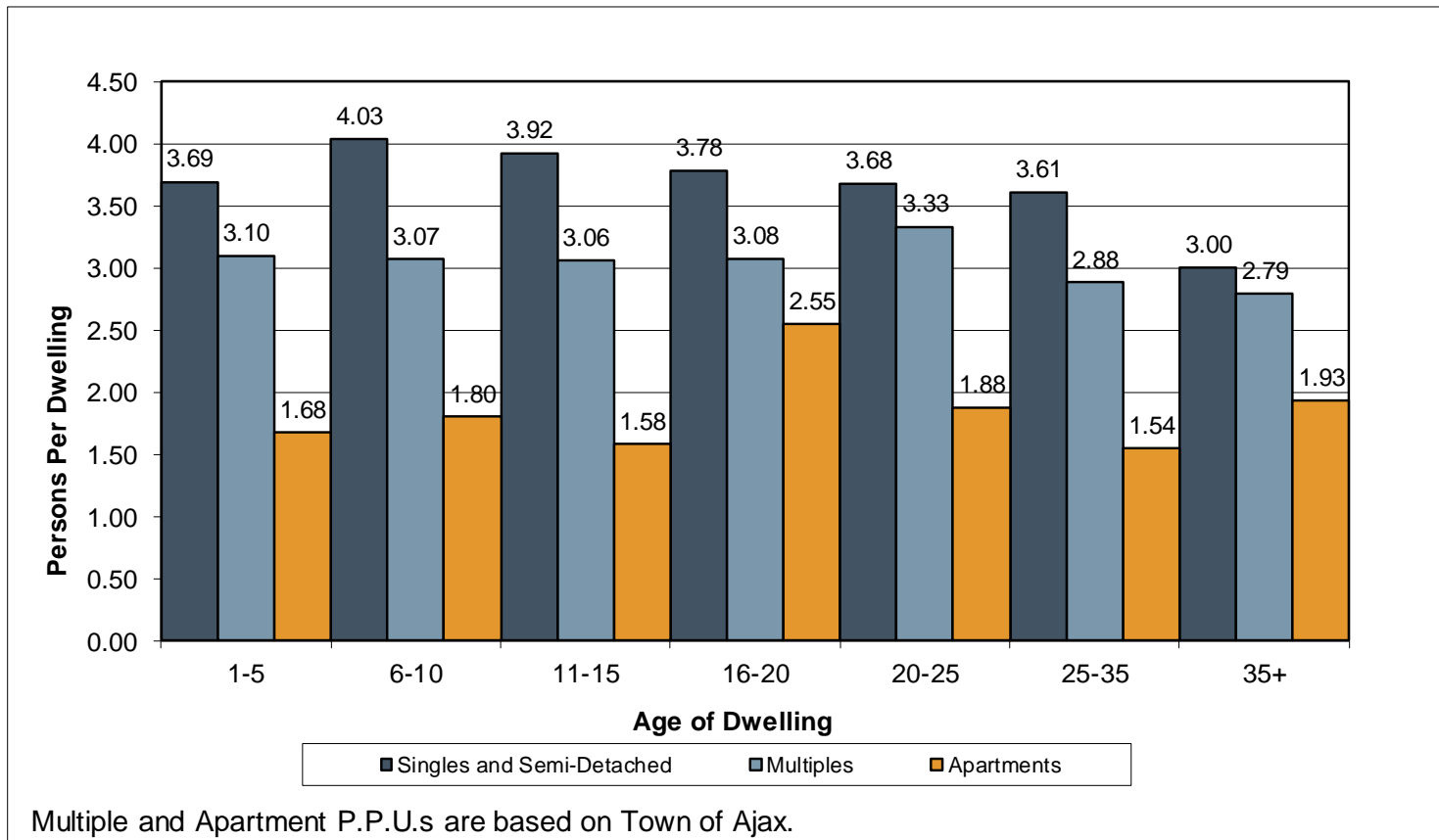
^[3] Adjusted based on historical trends.

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

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



Schedule 7
The Town of Ajax
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)





Schedule 8a Town of Ajax Employment Forecast, 2024 to 2034

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		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.)	
Mid 2006	90,167	0.002	0.031	0.087	0.124	0.064	0.307	0.056	0.364	175	2,780	7,852	11,158	5,735	27,700	5,076	32,776	24,920
Mid 2011	109,600	0.002	0.025	0.068	0.098	0.052	0.245	0.046	0.291	175	2,780	7,410	10,715	5,735	26,815	5,076	31,891	24,035
Mid 2016	119,677	0.001	0.031	0.063	0.096	0.053	0.244	0.047	0.291	130	3,685	7,587	11,483	6,315	29,200	5,674	34,874	25,515
Late 2024	130,412	0.002	0.032	0.068	0.099	0.054	0.254	0.048	0.303	205	4,212	8,898	12,861	6,991	33,167	6,319	39,486	28,955
Late 2034	153,648	0.001	0.032	0.066	0.106	0.054	0.259	0.049	0.308	205	4,971	10,108	16,242	8,273	39,799	7,457	47,256	34,828
Incremental Change																		
Mid 2006 - Mid 2011	19,433	0.000	-0.005	-0.019	-0.026	-0.011	-0.063	-0.010	-0.073	0	0	-442	-443	0	-885	0	-885	-885
Mid 2011 - Mid 2016	10,077	-0.0005	0.0054	-0.0042	-0.0018	0.0004	-0.0007	0.0011	0.0004	-45	905	177	768	580	2,385	598	2,983	1,480
Mid 2016 - Late 2024	10,735	0.0005	0.0015	0.0048	0.0027	0.0008	0.0103	0.0010	0.0114	75	527	1,311	1,378	676	3,967	645	4,612	3,440
Late 2024 - Late 2034	23,236	-0.0002	0.0001	-0.0024	0.0071	0.0002	0.0047	0.0001	0.0048	0	759	1,210	3,381	1,282	6,632	1,138	7,770	5,873
Annual Average																		
Mid 2006 - Mid 2011	3,887	-0.00007	-0.00109	-0.00389	-0.00520	-0.00226	-0.01251	-0.00200	-0.01451	0	0	-88	-89	0	-177	0	-177	-177
Mid 2011 - Mid 2016	2,015	-0.0001	0.0011	-0.0008	-0.0004	0.0001	-0.0001	0.0002	0.0001	-9	181	35	154	116	477	120	597	296
Mid 2016 - Late 2024	1,342	0.00006	0.00019	0.00060	0.00033	0.00010	0.00129	0.00013	0.00142	9	66	164	172	85	496	81	576	430
Late 2024 - Late 2034	2,324	-0.00002	0.00001	-0.00024	0.00071	0.00002	0.00047	0.00001	0.00048	0	76	121	338	128	663	114	777	587

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 work place 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: Emission Durham, the Durham Region Official Plan (adopted by Regional Council May 17, 2023) derived by Watson & Associates Economists Ltd., 2024.



Schedule 8b
Town of Ajax
Employment and Gross Floor Area (G.F.A.) Forecast, 2024 to 2034

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 2006	90,167	175	7,852	11,158	5,735	24,920				
Mid 2011	109,600	175	7,410	10,715	5,735	24,035				
Mid 2016	119,677	130	7,587	11,483	6,315	25,515				
Late 2024	130,412	205	8,898	12,861	6,991	28,955				
Late 2034	153,648	205	10,108	16,242	8,273	34,828				
Incremental Change										
Mid 2006 - Mid 2011	19,433	0	-442	-443	0	-885				
Mid 2011 - Mid 2016	10,077	-45	177	768	580	1,480				
Mid 2016 - Late 2024	10,735	75	1,311	1,378	676	3,440				
Late 2024 - Late 2034	23,236	0	1,210	3,381	1,282	5,873	1,452,000	1,437,000	833,300	3,722,300
Annual Average										
Mid 2006 - Mid 2011	3,887	0	-88	-89	0	-177				
Mid 2011 - Mid 2016	2,015	-9	35	154	116	296				
Mid 2016 - Late 2024	1,342	9	164	172	85	430				
Late 2024 - Late 2034	2,324	0	121	338	128	587	145,200	143,700	83,330	372,230

Source: Envision Durham, the Durham Region Official Plan (adopted by Regional Council May 17, 2023) derived by Watson & Associates Economists Ltd., 2024.

⁽¹⁾ Square Foot Per Employee Assumptions

Industrial 1,200

Commercial/ Population Related 425

Institutional 650

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



Appendix B

Level of Service



Schedule B-1
Town of Ajax
Summary of the Level of Service Ceiling by Services Considered

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	15 Year Average Service Standard					
		Cost (per capita &/or employee)		Quantity (per capita &/or employee)		Quality (per capita &/or employee)	Maximum Ceiling LOS
Service Related to a Highway*	Services Related to a Highway - Roads	\$3,735.73	0.0015	lane km of roadways	\$2,490,487	per km	\$108,743,365
	Services Related to a Highway - Bridges, Culverts & Structures	\$849.00	0.0005	Number of Bridges, Culverts & Structures	\$1,698,000	per item	\$24,713,541
	Services Related to a Highway - Sidewalks and Active Transportation	\$948.07	1.8434	Linear Metres of Sidewalks and Active Transportation	\$514	per km	\$27,597,370
	Services Related to a Highway - Traffic Signals & Streetlights	\$222.03	0.0248	No. of Traffic Signals & Streetlights	\$8,953	per signal	\$6,463,071
	Services Related to a Highway - Facilities	\$116.78	0.1800	sq.ft. of building area related to portion for Services Related to a Highway	\$649	per sq.ft.	\$3,399,349
	Services Related to a Highway - Vehicles and Equipment	\$94.93	0.0004	No. of vehicles and equipment	\$237,325	per vehicle	\$2,763,317
Subtotal - Service Related to a Highway							\$173,680,013
Fire Protection*	Fire Protection Services - Facilities	\$412.83	0.3958	sq.ft. of building area	\$1,043	per sq.ft.	\$12,017,068
	Fire Protection Services - Vehicles & Equipment	\$137.38	0.0002	No. of vehicles	\$686,900	per vehicle	\$3,998,994
	Fire Protection Services - Small Equipment and Gear	\$22.65	22.6500	No. of equipment and gear	\$3,974	per item	\$659,319
Subtotal - Fire Protection							\$16,675,382
Parks & Recreation	Parkland Development	\$1,698.78	0.0040	Hectares of Parkland	\$424,695	per hectare	\$39,472,852
	Parks Operations Facilities	\$247.42	0.3384	sq.ft. of building area	\$731	per amenity	\$5,749,051
	Parkland Trails	\$176.67	0.2488	Linear Metres of Paths and Trails	\$710	per linear m	\$4,105,104
	Recreation Facilities	\$4,456.80	3.6833	sq.ft. of building area	\$1,210	per sq.ft.	\$103,558,205
	Parks & Recreation Vehicles and Equipment	\$91.65	0.0012	No. of vehicles and equipment	\$76,375	per vehicle	\$2,129,579
Subtotal - Parks & Recreation							\$155,014,792
Library	Library Services - Facilities	\$638.97	0.4221	sq.ft. of building area	\$1,514	per sq.ft.	\$14,847,107
	Library Services - Collection Materials	\$167.65	3.5897	No. of library collection items	\$47	per collection item	\$3,895,515
	Library Services - Vehicles	\$0.45	0.0000	No. of vehicles and equipment	\$56,250	per vehicle	\$10,456
Subtotal - Library							\$18,753,079
Provincial Offences Act including By-law Enforcement*	Provincial Offences Act including By-law Enforcement - Facilities	\$25.96	0.0327	sq.ft. of building area	\$794	per sq.ft.	\$755,670
	Provincial Offences Act including By-law Enforcement - Vehicles & Equipment	\$2.89	0.0001	No. of Vehicles and Equipment	\$28,900	per vehicle	\$84,125
	Provincial Offences Act including By-law Enforcement - Equipment and Gear	\$0.33	0.0001	No. of equipment and gear	\$3,300	per item	\$9,606
Subtotal - Provincial Offences Act including By-law Enforcement							849,401
Grand Total							\$364,972,665

*Service Standard calculations are based on a per capita/employee basis.

** Excludes financing costs.



Schedule B-2 Town of Ajax Services Related to a Highway – Roads and Related

Unit Measure: lane km of roadways

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/lane km)
Collector	83.55	85.35	86.61	88.65	88.65	88.65	89.97	91.13	91.13	91.13	91.13	91.13	93.23	93.23	93.71	\$2,460,000
Arterial:																
Type B	59.40	59.40	59.40	37.80	39.90	39.90	39.90	39.90	39.90	39.90	39.90	39.90	39.90	42.30	43.30	\$2,330,000
Type C	69.73	70.76	70.76	91.30	91.30	91.30	91.30	91.30	91.30	91.30	91.30	91.30	91.30	90.82	92.50	\$2,460,000
Total	212.68	215.51	216.77	217.75	219.85	219.85	221.17	222.33	222.33	222.33	222.33	222.33	224.43	226.34	229.51	

Population	103,282	106,735	109,600	112,023	113,714	116,839	118,516	119,667	121,180	122,269	124,503	125,777	126,666	128,316	130,289
Employment	24,029	24,032	24,035	24,331	24,627	24,923	25,219	25,515	25,945	26,375	26,805	27,235	27,665	28,095	28,525
Total Population & Employment	127,311	130,767	133,635	136,354	138,341	141,762	143,735	145,182	147,125	148,644	151,308	153,012	154,331	156,411	158,814
Per Capita & Employment Standard	0.0017	0.0016	0.0016	0.0016	0.0016	0.0016	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.0015	0.0014	0.0014

15 Year Average	2009-2023
Quantity Standard	0.0015
Quality Standard	\$2,490,487
Service Standard	\$3,736

D.C. Amount (before deductions)	10 Year
Forecast Population & Employment	29,109
\$ per Capita & Employee	\$3,736
Eligible Amount	\$108,743,365



Schedule B-3 Town of Ajax Services Related to a Highway – Bridges and Culverts

Unit Measure:	Number of Bridges, Culverts & Structures															
Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Bridges - Roadway																
BULMER BRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,728,800
CHURCH STREET OVER DUFFINS CREEK	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,703,400
PICOV BRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,630,400
CARRUTHERS CREEK #4 BRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,851,200
PUCKRIN BRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,751,700
WILLIAMSON DRIVE-MILLER CREEK	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,514,100
ACHILLES ROAD BRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,384,800
WILLIAMSON DRIVE BRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,005,400
KERRISON DRIVE EAST BRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,811,500
ROSSLAND ROAD OVER DUFFINS CREEK	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$11,681,300
LOT 17, CONC 2/3	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$6,275,200
CHURCH STREET BRIDGE	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$11,587,200
RANGE ROAD BRIDGE	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$755,100
Bridges - Pedestrian																
DUFFINS TRAIL ANNIE PARK BRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$482,100
DUFFINS TRAIL ELIZABETH STREET BRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$513,500
MILLERS CREEK FOOTBRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$520,800
DUFFINS CREEK FOOTBRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$503,100
CARRUTHERS CREEK FOOTBRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$424,300
MILLERS CREEK FOOTBRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$522,900
CARRUTHERS CREEK FOOTBRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$387,000
MILLERS CREEK FOOTBRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$524,000
MILLERS CREEK FOOTBRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$398,500
MILLERS CREEK FOOTBRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$667,300
MILLERS CREEK FOOTBRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$702,800
DUFFINS CREEK FOOTBRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,581,200
AJAX SPORTSPLEX PEDESTRIAN BRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$407,900
MILLERS CREEK TRAIL FEINT DRIVE BRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$429,900
DUFFINS TRAIL BRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$407,900
MILLERS CREEK TRAIL CURTIS GATE BRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$429,900
AJAX SPORTSPLEX PEDESTRIAN BRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$436,100
AJAX SPORTSPLEX PEDESTRIAN BRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$436,100
MILLERS CREEK TRAIL MCQUEEN CRESCENT BRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$429,900
MILLERS CREEK TRAIL TEMPLEWEST BRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$412,900
MILLERS CREEK TRAIL MORLAND CRES BRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$418,300
CARRUTHERS CREEK FOOTBRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$508,600
KINGSTON ROAD FOOTBRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$855,500
DUFFINS TRAIL ANNIE CRESCENT BRIDGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$675,600
BAYLY STREET FOOTBRIDGE	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$949,700
CPR OVER PEDESTRIAN BRIDGE	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$725,800
PUCKRIN PEDESTRIAN BRIDGE	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$483,200
NORTH BRIDGE-DUFFINS CREEK	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$445,500
CHURCH STREET FOOTBRIDGE	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$738,600
MOSELY CRESCENT PEDESTRIAN BRIDGE	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$323,200
LAKEFRONT FOOTBRIDGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$271,900



Schedule B-3 (Cont'd)
Town of Ajax
Services Related to a Highway – Bridges and Culverts

Unit Measure: Number of Bridges, Culverts & Structures

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Major Culverts																
SQUIRE DR CARRUTHER'S CREEK	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,000,900
SALEM ROAD BOX CULVERT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$553,300
5TH CONCESSION ROAD	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,124,300
5TH CONCESSION ROAD	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$783,400
AUDLEY ROAD CULVERT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$569,000
MILLER CREEK CULVERT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,692,100
MILLER CREEK CULVERT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$6,370,400
MILLER CREEK CULVERT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,650,400
ROTHERGLEN ROAD SOUTH - MILLER CREEK	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,133,600
MAGILL DRIVE - MILLER CREEK	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,898,100
CLEMENTS ROAD CULVERT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,045,900
ROSSLAND ROAD CULVERT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$987,300
COMMUNITY CENTRE CULVERT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,987,200
SULLIVAN DRIVE - MILLER CREEK	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,646,600
BUGGEY LANE CULVERT 1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,202,800
ROSSLAND ROAD WEST-MILLER CREEK	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,300,800
JACWIN DRIVE - MILLER CREEK	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,934,900
BISSLAND DR. CULVERT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,363,700
BUGGEY LANE CULVERT 2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,193,500
ACHILLES TRAIL PEDESTRIAN CULVERT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$543,900
ELSTON AVENUE CULVERT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,363,700
HASKELL AVENUE CULVERT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,299,700
ACHILLES ROAD CULVERT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$995,700
SHOAL POINT ROAD PEDESTRIAN CULVERT	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$412,100
HARWOOD AVENUE CULVERT	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,592,800
SHOAL POINT ROAD CULVERT	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$633,800
Total	57	64	64	64	64	64	65	65	66	67	67	69	69	69	70	

Population	103,282	106,735	109,600	112,023	113,714	116,839	118,516	119,667	121,180	122,269	124,503	125,777	126,666	128,316	130,289
Employment	24,029	24,032	24,035	24,331	24,627	24,923	25,219	25,515	25,945	26,375	26,805	27,235	27,665	28,095	28,525
Total Population & Employment	127,311	130,767	133,635	136,354	138,341	141,762	143,735	145,182	147,125	148,644	151,308	153,012	154,331	156,411	158,814
Per Capita & Employment Standard	0.0004	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0004	0.0004	0.0005	0.0004	0.0005	0.0004	0.0004	0.0004

15 Year Average	2009-2023
Quantity Standard	0.0005
Quality Standard	\$1,698,000
Service Standard	\$849

D.C. Amount (before deductions)	10 Year
Forecast Population & Employment	29,109
\$ per Capita & Employee	\$849
Eligible Amount	\$24,713,541



Schedule B-4 Town of Ajax Services Related to a Highway – Traffic Signals & Streetlights

Unit Measure:

No. of Traffic Signals & Streetlights

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Streetlights	3,364	3,393	3,443	3,513	3,540	3,545	3,567	3,577	3,605	3,616	3,617	3,617	3,617	3,617	3,617	\$5,700
Town owned Traffic Signals	18	20	22	24	28	28	28	29	35	35	35	37	38	39	39	\$392,500
Total	3,382	3,413	3,465	3,537	3,568	3,573	3,595	3,606	3,640	3,651	3,652	3,654	3,655	3,656	3,656	

Population	103,282	106,735	109,600	112,023	113,714	116,839	118,516	119,667	121,180	122,269	124,503	125,777	126,666	128,316	130,289
Employment	24,029	24,032	24,035	24,331	24,627	24,923	25,219	25,515	25,945	26,375	26,805	27,235	27,665	28,095	28,525
Total Population & Employment	127,311	130,767	133,635	136,354	138,341	141,762	143,735	145,182	147,125	148,644	151,308	153,012	154,331	156,411	158,814
Per Capita & Employment Standard	0.0266	0.0261	0.0259	0.0259	0.0258	0.0252	0.0250	0.0248	0.0247	0.0246	0.0241	0.0239	0.0237	0.0234	0.0230

15 Year Average	2009-2023
Quantity Standard	0.0248
Quality Standard	\$8,953
Service Standard	\$222

D.C. Amount (before deductions)	10 Year
Forecast Population & Employment	29,109
\$ per Capita & Employee	\$222
Eligible Amount	\$6,463,071



Schedule B-5 Town of Ajax Services Related to a Highway – Sidewalks and Active Transportation

Unit Measure: Linear Metres of Sidewalks and Active Transportation

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/ Linear Metre)
Within Road ROW																
Sidewalks	193,929	196,605	197,820	200,486	202,242	202,242	203,514	204,633	204,633	204,633	204,633	204,633	206,654	208,219	211,060	\$325
Active Transportation																
Achilles Road Greenbelt Trail	911	911	1,079	1,079	1,079	1,079	1,079	1,079	1,079	1,079	1,079	1,079	1,079	1,079	1,079	\$710
Achilles Road Trail	981	981	981	981	981	981	981	981	981	981	981	981	981	981	981	\$710
Ajax Greenbelt Trail	1,997	1,997	1,997	1,997	1,997	1,997	1,997	1,997	1,997	1,997	1,997	1,997	1,997	1,997	1,997	\$710
Audley Road Trail	1,455	1,455	2,071	2,071	3,288	3,288	3,288	3,288	3,288	3,288	3,288	3,288	3,288	3,288	3,288	\$710
Bayly Street Trail	1,594	1,594	1,594	1,594	3,182	3,182	3,182	3,182	3,182	3,182	3,182	3,182	4,098	4,098	4,098	\$710
Carruthers Creek Trail	432	432	1,850	2,780	4,884	4,884	4,884	8,006	8,006	8,006	8,006	8,006	8,006	8,006	8,006	\$1,510
Church Street Trail	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,212	1,608	1,608	1,608	\$1,510
CPR Trail	733	733	1,790	1,790	1,790	1,790	1,790	1,790	1,790	1,790	1,790	1,790	1,790	1,790	1,790	\$1,510
Duffins North Trail	2,842	2,842	2,842	2,842	4,082	4,082	4,082	4,082	4,082	4,082	4,082	4,082	4,082	4,082	4,082	\$1,510
Duffins South Trail	5,270	5,270	5,270	5,270	5,560	5,560	5,560	5,815	5,815	5,815	5,815	5,815	5,815	5,815	5,815	\$1,510
Harwood Avenue Trail	2,712	2,712	2,939	2,939	2,939	2,939	2,939	3,149	3,149	3,149	3,149	3,149	3,149	3,149	3,149	\$710
Kerrison Drive Trail	775	775	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	1,276	\$710
Kingston Road Trail	-	-	-	-	382	382	382	382	382	382	382	382	382	382	382	\$710
Millers Creek Trail	4,687	4,687	4,687	4,687	4,877	5,123	5,123	5,123	5,836	5,836	5,836	5,836	5,836	5,836	5,836	\$1,510
Rossland Road Trail	5,305	5,305	5,305	5,305	6,402	6,402	6,619	6,890	8,530	8,530	8,530	8,530	8,530	8,530	8,530	\$710
Rotary Park (Asphalt)	188	188	188	188	188	188	188	188	188	188	188	188	188	188	188	\$710
Salem Road Trail	-	-	-	390	1,870	1,870	1,870	2,473	2,473	2,473	2,473	2,473	2,473	2,852	2,852	\$710
Shoal Point Road Trail	685	685	685	685	685	685	685	685	685	685	685	685	685	685	685	\$1,510
Snowing Drive Trail	-	-	-	-	315	315	315	315	315	315	315	315	315	315	315	\$710
Taunton Road Trail	2,791	2,791	3,074	4,218	4,218	4,218	4,433	4,433	4,626	4,626	4,626	4,626	4,626	4,626	4,626	\$710
Village Greenbelt Trail	1,161	1,161	1,161	1,161	1,161	1,161	1,161	1,161	1,161	1,161	1,161	1,161	1,161	1,161	1,161	\$1,510
Waterfront Trail	5,198	5,646	5,646	6,575	7,445	7,445	7,831	8,569	9,360	9,360	9,360	9,360	9,360	9,360	9,360	\$1,510
Westney Road Trail	-	-	463	463	463	463	778	1,642	1,642	1,642	1,642	1,642	1,642	1,642	1,642	\$710
Williamson Drive Trail	1,021	1,021	1,021	1,021	1,021	1,021	1,021	1,021	1,021	1,021	1,021	1,021	1,021	1,021	1,021	\$710
Total	235,880	239,004	244,952	251,011	263,540	263,786	266,191	273,373	276,709	276,709	276,709	277,105	280,422	281,987	284,828	

Population	103,282	106,735	109,600	112,023	113,714	116,839	118,516	119,667	121,180	122,269	124,503	125,777	126,666	128,316	130,289
Employment	24,029	24,032	24,035	24,331	24,627	24,923	25,219	25,515	25,945	26,375	26,805	27,235	27,665	28,095	28,525
Total Population & Employment	127,311	130,767	133,635	136,354	138,341	141,762	143,735	145,182	147,125	148,644	151,308	153,012	154,331	156,411	158,814
Per Capita Standard	1.8528	1.8277	1.8330	1.8409	1.9050	1.8608	1.8520	1.8830	1.8808	1.8616	1.8288	1.8110	1.8170	1.8029	1.7935

15 Year Average	2009-2023
Quantity Standard	1.8434
Quality Standard	\$514
Service Standard	\$948

D.C. Amount (before deductions)	10 Year
Forecast Population & Employment	29,109
\$ per Capita & Employee	\$948
Eligible Amount	\$27,597,370



Schedule B-6 Town of Ajax Services Related to a Highway – Public Works Facilities

Unit Measure: sq.ft. of building area related to portion for Services Related to a Highway

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bid'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Mill Street	901	901	901	901	901	901	901	901	901	901	901	901	901	901	901	\$633	\$922
Operations Centre (491 Mackenzie Ave.)	9,394	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$633	\$799
Operations Centre (800 Salem Rd)	-	17,880	17,887	18,116	17,831	17,735	17,735	17,716	17,656	18,042	17,936	17,547	17,519	17,558	17,570	\$633	\$799
Salt Dome (800 Salem Rd)	-	8,267	8,267	8,267	8,267	8,267	8,267	8,267	8,267	8,267	8,267	8,267	8,267	8,267	8,267	\$168	\$286
Cold Storage Building	-	225	225	225	225	225	225	225	225	225	225	225	225	225	225	\$277	\$407
Total	10,295	27,273	27,280	27,509	27,224	27,128	27,128	27,109	27,049	27,435	27,329	26,940	26,912	26,951	26,963		

Population	103,282	106,735	109,600	112,023	113,714	116,839	118,516	119,667	121,180	122,269	124,503	125,777	126,666	128,316	130,289
Employment	24,029	24,032	24,035	24,331	24,627	24,923	25,219	25,515	25,945	26,375	26,805	27,235	27,665	28,095	28,525
Total Population & Employment	127,311	130,767	133,635	136,354	138,341	141,762	143,735	145,182	147,125	148,644	151,308	153,012	154,331	156,411	158,814
Per Capita & Employee Standard	0.0809	0.2086	0.2041	0.2017	0.1968	0.1914	0.1887	0.1867	0.1839	0.1846	0.1806	0.1761	0.1744	0.1723	0.1698

15 Year Average	2009-2023
Quantity Standard	0.1800
Quality Standard	\$649
Service Standard	\$116.78

D.C. Amount (before deductions)	10 Year
Forecast Population & Employment	29,109
\$ per Capita & Employee	\$116.78
Eligible Amount	\$3,399,349



Schedule B-7
Town of Ajax
Services Related to a Highway – Public Works Vehicles & Equipment

Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Roads Vehicles																
Single Axle Snow Plow/Dump	10.0	11.0	11.0	11.0	11.0	12.0	12.0	12.0	13.0	13.0	13.0	13.0	13.0	13.0	13.0	\$418,000
Street Sweeper	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0	\$471,000
Grader	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$523,000
Flusher Truck	1.0	1.0	1.0	1.0	1.0	1.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	\$314,000
Backhoe	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$261,000
Trailer Single Axle (Hot Box TRAILER)	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	2.0	\$42,000
Asphalt Roller	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$83,700
Mini-Sweeper	-	1.0	1.0	1.0	1.0	1.0	1.0	2.0	1.0	1.0	2.0	2.0	2.0	2.0	2.0	\$418,000
Pickup 1500 Reg Cab	-	-	-	-	-	-	-	-	-	9.0	9.0	6.0	6.0	6.0	6.0	\$63,000
Pickup 2500 Reg Cab	-	-	-	-	-	-	-	-	-	5.0	5.0	5.0	5.0	5.0	5.0	\$94,000
4500 ton Crew Cab Stake 4x4	-	-	-	-	-	-	-	-	-	3.0	3.0	3.0	4.0	4.0	4.0	\$105,000
5500 Crew Cab Stake	-	-	-	-	-	-	-	-	-	2.0	2.0	-	-	-	-	\$209,000
Van - Panel/Cargo	-	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	\$68,000
Line Painter	-	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	\$31,400
Steam Generator	-	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	\$26,100
Mini Van (Moved from Fire)	-	-	-	-	-	-	-	-	-	-	-	-	-	2.0	2.0	\$63,000
Shared Operations Vehicles																
Sedan	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	-	-	-	-	-	-	\$41,800
Hybrid Sedan	0.6	0.6	0.6	0.6	1.1	1.1	1.1	1.1	2.8	2.2	2.2	2.2	2.2	2.2	2.2	\$52,000
SUV	0.6	0.6	-	-	-	-	-	-	-	-	-	-	-	-	-	\$57,500
Hybrid SUV	-	0.6	0.6	0.6	0.6	0.6	0.6	0.6	-	-	-	-	-	-	-	\$80,200
Hybrid Pickup	1.7	1.1	1.1	0.6	0.6	0.6	0.6	0.6	0.6	0.6	-	-	-	-	-	\$87,900
Pickup 1500 Reg Cab	6.6	5.0	5.0	5.5	4.4	4.4	4.4	4.4	4.4	-	-	-	-	-	-	\$62,800
Pickup 2500 Reg Cab	0.6	0.6	0.6	1.7	1.7	1.7	1.7	1.7	1.7	-	-	-	-	-	-	\$94,100
Pickup 2500 Crew Cab	7.7	8.3	9.4	8.8	9.9	8.3	8.3	8.3	9.4	-	-	-	-	-	-	\$94,100
Van - Panel/Cargo	4.4	4.4	4.4	4.4	4.4	4.4	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	\$68,000
Mini Van	2.2	3.3	3.3	3.3	-	-	-	-	-	-	-	-	-	-	-	\$62,800
Passenger Van	0.6	0.6	0.6	0.6	-	-	-	-	-	-	-	-	-	-	-	\$62,800
3500 Reg Cab Utility Truck	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	3.0	3.0	4.0	4.0	4.0	4.0	\$126,000
4500 ton Crew Cab Stake	2.8	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	-	-	-	-	-	-	\$106,000



Schedule B-7 (Cont'd)
Town of Ajax
Services Related to a Highway – Public Works Vehicles & Equipment

Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
4500 ton Crew Cab Stake 4x4	1.7	2.8	2.8	2.8	2.8	2.8	2.8	3.3	3.3	-	-	-	-	-	-	\$106,000
5500 Reg Cab Garbage Truck	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	-	-	-	-	-	-	\$146,000
5500 Crew Cab Stake	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	-	-	-	-	-	-	\$126,000
Loader	0.6	0.6	1.1	1.1	1.1	1.1	1.1	1.1	1.1	0.7	0.7	0.7	0.7	0.7	0.7	\$418,000
Bucket Truck	0.6	0.6	0.6	0.6	0.6	1.1	1.1	1.1	1.1	-	-	-	-	-	-	\$418,000
Forklift	-	-	0.6	0.6	0.6	0.6	0.6	0.6	0.6	-	-	-	-	-	-	\$52,300
Articulated Tractor	-	-	-	-	-	-	-	-	-	0.5	0.5	0.5	0.5	0.5	0.5	\$209,000
Backhoe	-	-	-	-	-	-	-	-	-	0.8	0.8	0.8	0.8	0.8	0.8	\$261,000
Line Painter	-	-	-	-	-	-	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	\$31,400
Contracted Vehicles																
Street Snow Plow	-	-	-	5.0	5.0	5.0	5.0	5.0	5.0	11.0	11.0	11.0	11.0	11.0	11.0	\$418,000
Sidewalk Plow	-	-	-	-	-	-	-	-	-	5.0	5.0	5.0	5.0	5.0	5.0	\$94,000
Total	51.1	53.1	54.8	60.3	57.0	56.9	59.8	61.4	63.6	74.1	74.5	70.5	71.5	73.5	74.5	

Population	103,282	106,735	109,600	112,023	113,714	116,839	118,516	119,667	121,180	122,269	124,503	125,777	126,666	128,316	130,289
Employment	24,029	24,032	24,035	24,331	24,627	24,923	25,219	25,515	25,945	26,375	26,805	27,235	27,665	28,095	28,525
Total Population & Employment	127,311	130,767	133,635	136,354	138,341	141,762	143,735	145,182	147,125	148,644	151,308	153,012	154,331	156,411	158,814
Per Capita & Employee Standard	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005

15 Year Average	2009-2023
Quantity Standard	0.0004
Quality Standard	\$237,325
Service Standard	\$94.93

D.C. Amount (before deductions)	10 Year
Forecast Population & Employment	29,109
\$ per Capita & Employee	\$95
Eligible Amount	\$2,763,317



Schedule B-8 Town of Ajax Fire Protection Services - Facilities

Unit Measure: sq.ft. 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 Station 1 (40 Westney Road North)	9,440	9,440	9,440	9,440	9,440	9,440	9,440	9,440	9,440	9,440	9,440	9,440	9,440	9,440	9,440	\$637	\$1,014
Fire Station 2 (435 Monarch Avenue)	14,600	14,600	14,600	14,600	14,600	14,600	14,600	14,600	14,600	14,600	14,600	14,600	14,600	14,600	14,600	\$637	\$1,194
Fire Headquarters (900 Salem Road North)	28,262	28,262	28,262	28,262	28,262	28,262	28,262	28,262	28,262	28,262	28,262	28,262	28,262	28,262	28,262	\$637	\$1,001
Fire Training Tower (900 Salem Road North)	2,595	2,595	2,595	2,595	2,595	2,595	2,595	2,595	2,595	2,595	2,595	2,595	2,595	2,595	2,595	\$682	\$986
Sea-Can Training Facility - including FF&E	-	-	-	-	-	-	-	-	-	-	320	320	320	320	320	\$148	\$155
Sea-Can Storage Facility	-	-	-	-	-	-	-	-	-	-	160	160	160	160	160	\$23	\$24
Operations Centre (800 Salem Rd)	-	2,351	2,296	2,216	2,268	2,175	2,096	2,053	1,980	1,956	1,905	1,823	1,796	1,770	1,756	\$633	\$799
Total	54,897	57,248	57,193	57,113	57,165	57,072	56,993	56,950	56,877	56,853	57,282	57,200	57,173	57,147	57,133		

Population	103,282	106,735	109,600	112,023	113,714	116,839	118,516	119,667	121,180	122,269	124,503	125,777	126,666	128,316	130,289
Employment	24,029	24,032	24,035	24,331	24,627	24,923	25,219	25,515	25,945	26,375	26,805	27,235	27,665	28,095	28,525
Total Population & Employment	127,311	130,767	133,635	136,354	138,341	141,762	143,735	145,182	147,125	148,644	151,308	153,012	154,331	156,411	158,814
Per Capita & Employee Standard	0.4312	0.4378	0.4280	0.4189	0.4132	0.4026	0.3965	0.3923	0.3866	0.3825	0.3786	0.3738	0.3705	0.3654	0.3598

15 Year Average	
Quantity Standard	0.3958
Quality Standard	\$1,043
Service Standard	\$413

D.C. Amount (before deductions)	
Forecast Population & Employment	29,109
\$ per Capita & Employee	\$413
Eligible Amount	\$12,017,068



Schedule B-9 Town of Ajax Fire Protection Services – Vehicles & Equipment

Unit Measure: No. of vehicles

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)	
Pumper/Rescue	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$1,750,000	
Pumper/Tanker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,500,000	
Aerial Ladder	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$2,380,000	
Special Operation Unit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,000,000	
Command Unit - Large SUV	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$112,000	
SUV Emergency	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	\$80,000	
Car - Sedan	3	3	3	3	3	3	3	3	3	3	3	3	3	3	1	\$105,000	
Hybrid Sedan	3	3	3	3	3	3	3	3	3	4	4	4	4	3	3	\$50,000	
Pickup Truck	-	-	-	-	1	1	2	2	2	2	2	2	2	2	2	3	\$94,000
Van - Mini	2	2	2	2	2	2	2	2	2	2	2	2	2	-	-	\$63,000	
Van Passenger	1	1	1	1	1	1	-	-	-	-	-	-	-	-	2	\$65,000	
Fire House Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$84,000	
Zero Turn Mower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$45,000	
Total	22	22	22	22	23	23	23	23	23	24	24	24	24	24	24		

Population	103,282	106,735	109,600	112,023	113,714	116,839	118,516	119,667	121,180	122,269	124,503	125,777	126,666	128,316	130,289
Employment	24,029	24,032	24,035	24,331	24,627	24,923	25,219	25,515	25,945	26,375	26,805	27,235	27,665	28,095	28,525
Population & Employment	127,311	130,767	133,635	136,354	138,341	141,762	143,735	145,182	147,125	148,644	151,308	153,012	154,331	156,411	158,814
Per Capita & Employment Standard	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002	0.0002

15 Year Average	2009-2023
Quantity Standard	0.0002
Quality Standard	\$686,900
Service Standard	\$137.38

D.C. Amount (before deductions)	10 Year
Forecast Population & Employment	29,109
\$ per Capita & Employee	\$137.38
Eligible Amount	\$3,998,994



Schedule B-10 Town of Ajax Fire Protection Services – Small Equipment and Gear

Unit Measure: No. of equipment and gear

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Number of Equipped Firefighters - Supression	84	84	84	84	84	84	84	84	84	84	84	84	84	94	104	\$18,400
Number of Equipped Training Officers	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	\$18,400
Number of Equipped Fire Prevention Officers	5	6	6	6	6	6	6	6	6	6	7	7	7	7	7	\$7,500
Number of Equipped Administration Officers	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$5,200
Thermal Image Cameras	-	-	-	6	6	6	6	6	6	6	6	6	6	6	6	\$6,000
Portable Water Extinguishers	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$200
Dry Chem Extinguisher	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$200
CO2 20lb Extinguisher	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$500
Roof Ladder 14'	2	2	2	2	2	2	2	2	2	2	2	2	2	2	5	\$1,000
Extension Ladder 24'	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	\$1,600
Portable Radios	60	60	60	60	60	60	60	60	60	60	60	60	60	60	80	\$5,000
Portable Radio Batteries	120	120	120	120	120	120	120	120	120	120	120	120	120	120	160	\$200
Vehicle Radio Repeaters	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	\$13,000
Defibrillators	4	10	10	10	10	10	10	10	10	10	10	10	10	10	10	\$3,300
Survival Prop Equipment/Training Maze	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$68,000
Replacement Air Monitors	-	-	-	-	-	-	-	-	5	5	5	5	5	5	7	\$4,430
SCBA Cylinders	172	172	172	172	172	172	172	172	172	172	172	172	172	172	172	\$1,900
Hose Tester	1	1	1	1	2	2	2	2	2	2	2	2	2	2	1	\$16,400
Air compressors - HQ	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$41,800
Air compressors - Stn 2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$41,800
Highway Vehicle Stabilization Equipment Kit (plus strut drivers x2)	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$27,800
Strut Stabilizer, Support X2 w/Extension, Anchor Ring	-	-	-	-	-	-	-	-	-	-	-	-	-	6	6	\$2,700
Porta Count	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$36,600
SCBA Posi Chek	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$22,000
Communications Ergo Desk	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$47,100
Fire Hose 100mm	70	70	70	70	70	70	70	70	70	70	70	70	70	70	70	\$1,175
Fire Hose 65mm	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	\$735
Fire Hose 45mm	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	\$600
Auto Extrication edraulic Equipment	-	-	-	-	-	-	-	1	1	4	4	4	4	4	4	\$18,200
Auto Extrication Hydraulic Equipment	40	40	40	40	40	40	40	30	30	10	10	10	10	10	10	\$11,500
Total	803	811	811	817	818	818	818	814	814	797	799	799	806	815	891	

Population	103,282	106,735	109,600	112,023	113,714	116,839	118,516	119,667	121,180	122,269	124,503	125,777	126,666	128,316	130,289
Employment	24,029	24,032	24,035	24,331	24,627	24,923	25,219	25,515	25,945	26,375	26,805	27,235	27,665	28,095	28,525
Population & Employment	127,311	130,767	133,635	136,354	138,341	141,762	143,735	145,182	147,125	148,644	151,308	153,012	154,331	156,411	158,814
Per Capita & Employment Standard	0.0063	0.0062	0.0061	0.0060	0.0059	0.0058	0.0057	0.0056	0.0055	0.0054	0.0053	0.0052	0.0052	0.0052	0.0056

15 Year Average	2009-2023
Quantity Standard	0.0057
Quality Standard	\$3,974
Service Standard	\$22.65

D.C. Amount (before deductions)	10 Year
Forecast Population & Employment	29,109
\$ per Capita & Employee	\$22.65
Eligible Amount	\$659,319



Schedule B-11 Town of Ajax Parks and Recreation Services – Parkland Development

Unit Measure: Hectares of Parkland

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Hectare)
Town-wide	78.39	78.39	78.39	78.39	98.39	98.39	98.39	98.39	98.39	98.39	98.39	98.39	98.39	98.39	98.39	\$506,000
Passive Open Space	250.01	250.01	250.01	250.01	250.01	250.01	250.01	250.01	250.01	250.01	250.01	250.01	250.01	250.01	250.01	\$280,000
Community	40.01	40.01	40.01	40.01	40.01	40.01	40.01	40.01	40.01	40.01	40.01	40.01	40.01	40.01	40.01	\$506,000
Neighbourhood/Parkette	69.64	76.34	79.54	81.54	81.54	88.14	88.14	95.14	96.14	96.14	96.14	96.14	96.14	96.14	96.14	\$708,000
Pat Bayly Square	-	-	-	-	-	-	-	-	-	-	-	0.07	0.07	0.07	0.07	\$63,179,000
Total	438.05	444.75	447.95	449.95	469.95	476.55	476.55	483.55	484.55	484.55	484.55	484.62	484.62	484.62	484.62	

Population	103,282	106,735	109,600	112,023	113,714	116,839	118,516	119,667	121,180	122,269	124,503	125,777	126,666	128,316	130,289
Per Capita Standard	0.0042	0.0042	0.0041	0.0040	0.0041	0.0041	0.0040	0.0040	0.0040	0.0040	0.0039	0.0039	0.0038	0.0038	0.0037

15 Year Average	2009-2023
Quantity Standard	0.0040
Quality Standard	\$424,695
Service Standard	\$1,699

D.C. Amount (before deductions)	10 Year
Forecast Population	23,236
\$ per Capita	\$1,699
Eligible Amount	\$39,472,852



Schedule B-12 Town of Ajax Parks and Recreation Services – Parks Operations Facilities

Unit Measure: sq.ft. 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.
Pickering Beach Garage	1,248	1,248	1,248	1,248	1,248	1,248	1,248	1,248	1,248	1,248	-	-	-	-	-	\$175	\$362
Sportsplex Maintenance Building	1,500	1,500	1,500	1,500	-	-	-	-	-	-	-	-	-	-	-	\$212	\$246
Mill Street	1,447	1,447	1,447	1,447	1,447	1,447	1,447	1,447	1,447	1,447	1,447	1,447	1,447	1,447	1,447	\$633	\$1,072
Operations Centre (800 Salem Rd)	-	31,328	31,410	31,314	31,561	31,807	31,791	31,807	31,860	31,556	31,613	32,195	32,219	32,230	32,130	\$633	\$799
Cold Storage Building	-	-	4,274	4,274	4,274	4,274	4,274	4,274	4,274	4,274	4,274	4,274	4,274	4,274	4,274	\$277	\$407
Hornung Storage Building	1,674	1,674	1,674	1,674	1,674	1,674	1,674	1,674	1,674	1,674	1,674	1,674	1,674	1,674	1,674	\$277	\$308
Operations Centre (491 Mackenzie Ave.)	15,076	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$633	\$799
Monarch Shop	-	-	-	-	-	-	-	-	-	-	-	-	-	1,938	1,938	\$567	\$632
ARC Maintenance Shed	-	-	-	-	-	-	-	-	-	-	-	4,295	4,295	4,295	4,295	\$567	\$632
Total	20,945	37,196	41,553	41,456	40,204	40,450	40,433	40,449	40,503	40,199	39,008	43,885	45,847	45,858	45,758		

Population	103,282	106,735	109,600	112,023	113,714	116,839	118,516	119,667	121,180	122,269	124,503	125,777	126,666	128,316	130,289
Per Capita Standard	0.2028	0.3485	0.3791	0.3701	0.3536	0.3462	0.3412	0.3380	0.3342	0.3288	0.3133	0.3489	0.3620	0.3574	0.3512

15 Year Average	2009-2023
Quantity Standard	0.3384
Quality Standard	\$731
Service Standard	\$247

D.C. Amount (before deductions)	10 Year
Forecast Population	23,236
\$ per Capita	\$247
Eligible Amount	\$5,749,051



Schedule B-13
Town of Ajax
Parks and Recreation Services – Park Trails

Unit Measure: Linear Metres of Paths and Trails

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/ Linear Metre)
Minor Trail Systems	21,214	22,044	23,173	25,950	26,947	29,816	31,228	31,482	32,336	33,101	33,406	33,406	33,406	33,553	34,146	\$710
Total	21,214	22,044	23,173	25,950	26,947	29,816	31,228	31,482	32,336	33,101	33,406	33,406	33,406	33,553	34,146	

Population	103,282	106,735	109,600	112,023	113,714	116,839	118,516	119,667	121,180	122,269	124,503	125,777	126,666	128,316	130,289
Per Capita Standard	0.2054	0.2065	0.2114	0.2317	0.2370	0.2552	0.2635	0.2631	0.2668	0.2707	0.2683	0.2656	0.2637	0.2615	0.2621

15 Year Average	2009-2023
Quantity Standard	0.2488
Quality Standard	\$710
Service Standard	\$177

D.C. Amount (before deductions)	10 Year
Forecast Population	23,236
\$ per Capita	\$177
Eligible Amount	\$4,105,104



Schedule B-14 Town of Ajax Parks and Recreation Services – Recreation Facilities

Unit Measure: sq.ft. 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.
Ajax Community Centre	217,153	217,153	217,153	217,153	217,153	217,153	217,153	217,153	217,153	217,153	217,153	217,153	217,153	217,153	217,153	\$979	\$1,267
Village Community Centre	5,608	5,608	5,608	5,608	5,608	5,608	5,608	5,608	5,608	5,608	5,608	5,608	5,608	5,608	5,608	\$979	\$1,248
Village Arena and Senior Centre	29,775	29,775	29,775	29,775	29,775	29,775	29,775	29,775	29,775	29,775	29,775	29,775	29,775	29,775	29,775	\$979	\$1,122
St. Andrews Community Centre	8,199	8,199	8,199	8,199	8,199	8,199	8,199	8,199	8,199	8,199	8,199	8,199	8,199	8,199	8,199	\$926	\$1,190
Westney School Gym/staff room (50%)	2,734	2,734	2,734	2,734	2,734	2,734	2,734	2,734	2,734	2,734	2,734	2,734	2,734	2,734	2,734	\$979	\$1,248
Lakeside School Gym (50%)	2,398	2,398	2,398	2,398	2,398	2,398	2,398	2,398	2,398	2,398	2,398	2,398	2,398	2,398	2,398	\$979	\$1,248
Lakeside School Comm Halls and Office	3,265	3,265	3,265	3,265	3,265	3,265	3,265	3,265	3,265	3,265	3,265	3,265	3,265	3,265	3,265	\$979	\$1,248
Dennis O'Connor H.S. cafeteria and gym (50%)	4,005	4,005	4,005	4,005	4,005	4,005	4,005	-	-	-	-	-	-	-	-	\$979	\$1,248
St. Andrews Gym	8,240	8,240	8,240	8,240	8,240	8,240	8,240	8,240	8,240	8,240	8,240	8,240	8,240	8,240	8,240	\$979	\$1,248
Lincoln Alexander School - gym (50%)	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	\$979	\$1,248
Lincoln Alexander School - community space	3,782	3,782	3,782	3,782	3,782	3,782	3,782	3,782	3,782	3,782	3,782	3,782	3,782	3,782	3,782	\$979	\$1,248
McLean Community Centre	69,111	69,111	69,111	69,111	69,111	69,111	69,111	69,111	69,111	69,111	69,111	69,111	69,111	69,111	69,111	\$979	\$1,248
Paulynn Park Pavilion	800	800	800	800	800	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	\$928	\$1,192
Rotary Park Pavilion	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	\$784	\$1,124
Carruthers Marsh Pavilion	-	-	3,466	3,466	3,466	3,466	3,466	3,466	3,466	3,466	3,466	3,466	3,466	3,466	3,466	\$928	\$1,192
Greenwood Discovery Pavilion	-	-	1,370	1,370	1,370	2,595	2,595	2,595	2,595	2,595	2,595	2,595	2,595	2,595	2,595	\$1,063	\$1,341
Audley Recreation Centre	-	-	-	-	-	54,896	54,896	54,896	54,896	54,896	54,896	54,896	79,256	79,256	79,256	\$979	\$1,181
Hartrick House	-	-	-	-	-	4,560	4,560	4,560	4,560	4,560	4,560	4,560	4,560	4,560	4,560	\$842	\$1,030
Paradise Facility (Self-cleaning Washroom Facility)	-	-	-	-	-	-	-	-	-	-	-	-	200	200	200	\$2,693	\$2,969
Sportsplex Snack bar & Washroom/Changeroom	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	\$979	\$1,079
Ajax Memorial Pool Change Room Building	-	-	-	-	-	2,951	2,951	2,951	2,951	2,951	2,951	2,951	2,951	2,951	2,951	\$529	\$583
Cedar Park Washrooms	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	\$528	\$555
Greenwood North Flats Washroom	180	180	180	180	180	180	180	180	180	180	180	-	-	-	-	\$529	\$583
Greenwood Main Washroom	864	864	864	864	864	864	864	864	864	864	864	864	864	864	864	\$529	\$583
Greenwood Shop	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	\$529	\$684
Greenwood Storage Building	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	\$377	\$416
Hermitage Park Washrooms	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	\$529	\$583
Millers Creek Washrooms	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	\$529	\$583
Paulynn park Washrooms	864	864	864	864	864	864	864	864	864	864	864	864	864	864	864	\$1,136	\$1,253
Quaker Meeting House	-	-	-	-	-	-	-	-	-	-	-	5,219	5,219	5,219	5,219	\$795	\$977
St. Francis Centre	-	-	-	7,836	7,836	7,836	7,836	7,836	7,836	7,836	7,836	7,836	7,836	7,836	7,836	\$795	\$977



Schedule B-14 (Cont'd)
Town of Ajax
Parks and Recreation Services – Recreation Facilities

Unit Measure: sq.ft. 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.
Sundial Pavilion	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000	5,000	\$309	\$496
Veterans Point Washrooms	-	-	800	800	800	800	800	800	800	800	800	800	800	800	800	\$529	\$583
Pat Bayly Square	-	-	-	-	-	-	-	-	-	-	-	6,675	6,675	6,675	6,675	\$554	\$713
Ajax Cricket Clubhouse/Pavilion	-	-	-	2,099	2,099	2,099	2,099	2,099	2,099	2,099	2,099	2,099	2,099	2,099	2,099	\$728	\$904
Ajax Cricket Storage Shed	-	-	-	1,348	1,348	1,348	1,348	1,348	1,348	1,348	1,348	1,348	1,348	1,348	1,348	\$270	\$385
Total	372,353	372,353	377,989	389,272	392,223	453,954	453,954	449,949	449,949	449,949	449,769	486,022	486,222	491,222	491,222		
Population	103,282	106,735	109,600	112,023	113,714	116,839	118,516	119,667	121,180	122,269	124,503	125,777	126,666	128,316	130,289		
Per Capita Standard	3.6052	3.4886	3.4488	3.4749	3.4492	3.8853	3.8303	3.7600	3.7131	3.6800	3.6125	3.8642	3.8386	3.8282	3.7703		

15 Year Average	2009-2023
Quantity Standard	3.6833
Quality Standard	\$1,210
Service Standard	\$4,457

D.C. Amount (before deductions)	10 Year
Forecast Population	23,236
\$ per Capita	\$4,457
Eligible Amount	\$103,558,205



Schedule B-15
Town of Ajax
Parks and Recreation Services – Vehicles and Equipment

Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Recreation Vehicles																
Ice re-surfacer	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0	4.0	4.0	4.0	5.0	5.0	5.0	5.0	\$183,000
Pick-up Trucks	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	1.0	5.0	5.0	4.0	4.0	\$63,000
Hybrid Pick-up Truck - (2013)	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$73,000
Van - (2006)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$68,000
Canoes	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	11.0	\$2,500
Floor Scrubbers	4.0	4.0	4.0	4.0	4.0	5.0	5.0	5.0	5.0	5.0	5.0	7.0	7.0	7.0	7.0	\$10,000
Parks Operations Vehicles																
Cargo Van - Playground	1.0	1.0	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	\$68,000
Articulated Tractor	3.0	3.0	4.0	4.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	\$209,000
Tractor Cab and Loader	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	5.0	5.0	6.0	6.0	5.0	5.0	\$73,000
Tractor Open Cab	1.0	1.0	1.0	1.0	2.0	2.0	2.0	2.0	4.0	3.0	3.0	3.0	3.0	3.0	3.0	\$84,000
Sidewalk Tractor	3.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	8.0	7.0	8.0	8.0	11.0	10.0	10.0	\$94,000
Front Runner	7.0	7.0	7.0	7.0	10.0	10.0	10.0	10.0	12.0	12.0	13.0	15.0	15.0	17.0	17.0	\$52,000
Trailer Crew	5.0	5.0	5.0	7.0	9.0	9.0	9.0	9.0	9.0	8.0	8.0	8.0	8.0	11.0	11.0	\$21,000
Worksite Utility	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	5.0	5.0	4.0	4.0	\$63,000
Electric Flat Deck	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$63,000
Electric Utility	-	-	-	1.0	1.0	1.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	\$37,000
Zero Turn Mower	11.0	11.0	11.0	11.0	11.0	13.0	13.0	13.0	13.0	17.0	18.0	18.0	18.0	17.0	17.0	\$52,000
Tracked Sidewalk	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	2.0	2.0	-	-	-	-	-	\$252,000
LAM Sports	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0	4.0	4.0	4.0	4.0	\$188,000
LAM Parks	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0	3.0	4.0	4.0	5.0	5.0	5.0	\$188,000
Tractor 19 hp w/loader	1.0	1.0	1.0	1.0	-	-	-	-	-	-	-	-	-	-	-	\$37,000
3500 Crew Cab Stake	-	-	-	-	-	-	-	-	-	5.0	6.0	6.0	6.0	6.0	6.0	\$126,000
4500 Crew Cab Stake	-	-	-	-	-	-	-	-	-	-	2.0	2.0	2.0	3.0	3.0	\$126,000
5500 Crew Cab Stake	-	-	-	-	-	-	-	-	-	2.0	2.0	2.0	2.0	2.0	2.0	\$126,000
Aerator- bat wing	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$37,000
Aerator turf collection sweep	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$26,000
Bucket Truck	-	-	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	\$418,000
BULK DELIVERY WAGON	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$31,000
Chipper	-	-	-	-	1.0	1.0	1.0	1.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	\$68,000
Top Dresser	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	\$31,000
Ball Diamond Groomer	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$31,000
Pickup 2500 Crew Cab	-	-	-	-	-	-	-	-	-	8.0	10.0	10.0	10.0	12.0	12.0	\$94,000
Garbage Truck	-	-	-	-	-	-	-	-	-	-	2.0	2.0	2.0	2.0	2.0	\$146,000
Overseeder- tow behind	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$31,000
Overseeder-walkbehind	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$13,000
Water Trailer	2.0	2.0	2.0	2.0	2.0	2.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	\$42,000
Weed Steamer	-	-	-	-	-	-	-	-	-	-	-	2.0	2.0	2.0	2.0	\$65,000
Reel Mower	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	2.0	2.0	2.0	2.0	\$188,000
Walk Behind Reel Mower	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$21,000
Tractor Walk Behind	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$16,000
Rototiller	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$13,000
Power Rake	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$18,000
BARBER SURF RAKE Beach Groomer	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$46,000
Flail Mower	-	-	-	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$68,000



Schedule B-15 (Cont'd)
Town of Ajax
Parks and Recreation Services – Vehicles and Equipment

Unit Measure: No. of vehicles and equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Shared Operations Vehicles																
Sedan	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	-	-	-	-	-	-	\$42,000
Hybrid Sedan	0.4	0.4	0.4	0.4	0.9	0.9	0.9	0.9	2.2	1.8	1.8	1.8	1.8	1.8	1.8	\$52,000
SUV	0.4	0.4	-	-	-	-	-	-	-	-	-	-	-	-	-	\$58,000
Hybrid SUV	-	0.4	0.4	0.4	0.4	0.4	0.4	0.4	-	-	-	-	-	-	-	\$79,000
Hybrid Pickup	1.3	0.9	0.9	0.4	0.4	0.4	0.4	0.4	0.4	0.4	-	-	-	-	-	\$86,000
Pickup 1500 Reg Cab	5.8	5.4	4.0	4.0	4.5	3.6	3.6	3.6	3.6	4.0	4.0	4.0	4.0	4.0	4.0	\$63,000
Pickup 2500 Reg Cab	0.4	0.4	0.4	0.4	1.3	1.3	1.3	1.3	1.3	1.0	1.0	1.0	1.0	1.0	1.0	\$94,000
Pickup 2500 Crew Cab	6.3	6.7	7.6	7.2	8.1	6.7	6.7	6.7	7.6	-	-	-	-	-	-	\$94,000
Van - Panel/Cargo	3.6	3.6	3.6	3.6	3.6	3.6	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	\$68,000
Mini Van	1.8	2.7	2.7	2.7	-	-	-	-	-	-	-	-	-	-	-	\$63,000
Passenger Van	0.4	0.4	0.4	0.4	-	-	-	-	-	-	-	-	-	-	-	\$63,000
3500 Reg Cab Utility Truck	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	-	-	-	-	-	-	\$144,000
4500 ton Crew Cab Stake	2.2	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	-	-	-	-	-	-	\$106,000
4500 ton Crew Cab Stake 4x4	1.3	2.2	2.2	2.2	2.2	2.2	2.2	2.7	2.7	-	-	-	-	-	-	\$106,000
2 ton Reg Cab Garbage Truck	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$166,000
5500 Reg Cab Garbage Truck	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	-	-	-	-	-	-	\$146,000
5500 Crew Cab Stake	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	-	-	-	-	-	-	\$126,000
Loader	0.4	0.4	0.9	0.9	0.9	0.9	0.9	0.9	0.9	1.3	1.3	1.3	1.3	1.3	1.3	\$418,000
Bucket Truck	0.4	0.4	0.4	0.4	0.4	0.9	0.9	0.9	0.9	-	-	-	-	-	-	\$418,000
Forklift	-	-	0.4	0.4	0.4	0.4	0.4	0.4	0.4	-	-	-	-	-	-	\$52,000
Articulated Tractor	-	-	-	-	-	-	-	-	-	0.5	0.5	0.5	0.5	0.5	0.5	\$209,000
Backhoe	-	-	-	-	-	-	-	-	-	0.2	0.2	0.2	0.2	0.2	0.2	\$261,000
Line Painter	-	-	-	-	-	-	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$31,000
Total	105	109	113	116	121	124	130	135	142	146	153	168	172	175	175	

Population	103,282	106,735	109,600	112,023	113,714	116,839	118,516	119,667	121,180	122,269	124,503	125,777	126,666	128,316	130,289
Per Capita Standard	0.0010	0.0010	0.0010	0.0010	0.0011	0.0011	0.0011	0.0011	0.0012	0.0012	0.0012	0.0013	0.0014	0.0014	0.0013

15 Year Average	2009-2023
Quantity Standard	0.0012
Quality Standard	\$76,375
Service Standard	\$92

D.C. Amount (before deductions)	10 Year
Forecast Population	23,236
\$ per Capita	\$92
Eligible Amount	\$2,129,579



Schedule B-16 Town of Ajax Library Services – Facilities

Unit Measure: sq.ft. 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.
Main Branch (55 Harwood Ave. S.)	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	\$1,075	\$1,745
Pickering Village	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	-	-	-	-	\$1,075	\$1,466
McLean Community Centre (95 Magill Dr.)	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,918	\$811	\$1,148
Admin/TS & Post Office Storage	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	\$628	\$927
Ajax Municipal Offices (Storage at Town Hall until 2021)	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	-	-	-	\$628	\$927
Library Storage at Town Hall	-	-	-	-	-	-	-	-	-	-	-	-	600	600	600	\$496	\$700
Audley Branch (1955 Audley Rd. N.)	-	-	-	-	-	-	-	-	-	-	15,640	15,640	15,640	15,640	15,640	\$811	\$1,002
Operations Centre (800 Salem Rd)	-	596	588	576	572	521	518	519	515	512	653	605	599	594	601	\$633	\$799
Total	44,900	45,496	45,488	45,476	45,472	45,421	45,418	45,419	45,415	45,412	61,193	59,545	59,039	59,034	59,959		

Population	103,282	106,735	109,600	112,023	113,714	116,839	118,516	119,667	121,180	122,269	124,503	125,777	126,666	128,316	130,289
Per Capita Standard	0.4347	0.4262	0.4150	0.4060	0.3999	0.3888	0.3832	0.3795	0.3748	0.3714	0.4915	0.4734	0.4661	0.4601	0.4602

15 Year Average	2009-2023
Quantity Standard	0.4221
Quality Standard	\$1,514
Service Standard	\$639

D.C. Amount (before deductions)	10 Year
Forecast Population	23,236
\$ per Capita	\$639
Eligible Amount	\$14,847,107



Schedule B-17 Town of Ajax Library Services – Collection Materials

Unit Measure: No. of library collection items

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Print																
English Print Volume	207,731	168,718	168,718	135,544	151,203	141,426	132,883	129,470	145,305	136,455	158,481	146,928	158,193	148,153	153,739	\$42
French Print Volume	8,175	7,957	8,245	7,189	8,368	1,246	7,758	7,973	8,366	7,398	8,193	8,361	8,297	6,685	10,238	\$42
Other Print Volume	4,400	3,773	3,895	2,805	4,819	3,456	4,460	5,177	5,865	6,286	6,655	6,310	6,819	9,459	6,840	\$42
English Print Reference Volumes	6,234	5,610	5,664	1,898	1,231	1,252	1,192	535	535	535	535	535	537	495	429	\$42
French Print Reference Volumes	130	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$42
Media																
English CD, DVD, and Videogames Copies	-	-	19,571	17,300	18,549	24,016	25,008	26,234	30,374	24,761	29,001	33,753	31,540	28,429	23,605	\$71
French CD and DVD Copies	-	-	669	580	865	1,933	1,285	1,397	1,504	1,151	1,240	1,493	1,172	1,103	581	\$71
Other CD and DVD Copies (multilingual)	-	-	1,893	1,819	1,627	1,853	2,376	2,513	2,987	2,741	3,654	3,668	3,492	3,413	1,621	\$76
CD ROM Copies	11,395	22,151	-	-	-	-	-	-	-	-	-	-	-	-	-	\$190
Magazines																
Periodical Titles English	273	275	269	217	193	217	189	174	158	236	165	93	100	76	64	\$130
Periodical Titles French & Other Languages	-	3	3	3	15	14	13	12	8	6	4	7	5	6	4	\$130
Electronic Collections																
Electronic Periodical Titles	19,000	23,820	28,291	47,083	46,553	52,102	49,389	-	-	-	-	-	-	-	-	\$2
Electronic Periodical Subscription	-	-	-	-	-	-	-	45	45	45	45	46	52	115	55	\$436
E-book and E-audio Copies	-	-	26,933	37,963	220,092	1,107,868	1,403,023	26,445	26,504	29,817	27,873	46,127	39,508	79,565	80,346	\$47
English Databases and Database Subscriptions	12	12	12	15	26	9	9	11	9	9	9	9	11	12	13	\$3,900
French & Other Databases and Database Subscriptions	-	-	1	1	1	10	10	7	7	7	3	5	3	4	3	\$3,900
Databases - Reference	1	36	42	19	28	23	23	-	-	-	-	-	-	-	-	\$30,000
Databases - Periodicals	16	51	-	-	-	-	-	-	-	-	-	-	-	-	-	\$4,600
Public Access Workstations	53	54	51	53	45	47	52	51	57	56	73	73	62	52	71	\$1,100
RFID self check machines	-	-	-	-	-	-	-	-	-	5	9	9	9	9	9	\$9,400
Library of Things/ Special Collections																
Wifi Hotspots	-	-	-	-	-	-	-	-	-	-	-	15	15	15	18	\$300
iPad 32G	-	-	-	-	-	-	-	-	-	-	-	17	17	17	14	\$490
iPads 64G	-	-	-	-	-	-	-	-	-	-	-	10	10	10	8	\$830
Launchpads	-	-	-	-	-	-	-	-	-	19	95	212	272	232	158	\$210
Chromebooks	-	-	-	-	-	-	-	-	5	5	5	15	15	23	21	\$330
Park Passes	-	-	-	-	-	-	-	-	-	-	-	-	5	5	9	\$4
Coarbon Dioxide Monitors	-	-	-	-	-	-	-	-	-	-	-	-	-	6	6	\$360
Pedometers	-	-	-	-	-	4	4	4	4	5	5	5	5	5	5	\$10
Sensory Support	-	-	-	-	-	-	-	-	-	-	-	-	-	10	8	\$110
Book Club Kits	-	-	-	-	-	-	-	-	-	-	-	-	-	59	50	\$310
Watt Readers	17	17	17	17	17	17	17	17	17	17	18	18	18	18	18	\$50
Bike Locks	-	-	-	-	-	-	-	-	-	-	-	-	8	11	10	\$140
Click Share	-	-	-	-	-	-	-	-	-	-	-	-	-	4	4	\$330
Television in public areas	-	-	-	-	-	-	-	-	-	-	5	5	5	8	14	\$690
PS5 Console	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$890



Schedule B-17 (Cont'd)
Town of Ajax
Library Services – Collection Materials

Unit Measure:	No. of library collection items															2024 Value (\$/item)
Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Makerspace Equipment																
3D Printer								1	1	1	2	3	3	3	1	\$2,100
Chromebooks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10	\$330
Embroidery Machine	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$7,800
Glowforge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$7,300
Plotter Printer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$2,100
Laptops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	\$1,600
Sewing Machines	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	\$1,000
Piano	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$840
Acoustic Drums	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$840
Apple Computers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	\$1,900
Guitar	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$420
Sublimation machine	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$5,200
Cricut	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	\$420
Total	257,437	232,477	264,274	252,506	453,632	1,335,493	1,627,691	200,066	221,751	209,555	236,070	247,717	250,173	278,003	277,993	

Population	103,282	106,735	109,600	112,023	113,714	116,839	118,516	119,667	121,180	122,269	124,503	125,777	126,666	128,316	130,289
Per Capita Standard	2.4926	2.1781	2.4113	2.2541	3.9892	11.4302	13.7339	1.6719	1.8299	1.7139	1.8961	1.9695	1.9751	2.1665	2.1337

15 Year Average	2009-2023
Quantity Standard	3.5897
Quality Standard	\$47
Service Standard	\$168

D.C. Amount (before deductions)	10 Year
Forecast Population	23,236
\$ per Capita	\$168
Eligible Amount	\$3,895,515



Schedule B-18 Town of Ajax Library Services – Vehicles and Equipment

Unit Measure: No. of library collection items

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Cargo Mini-van	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$52,800
Total	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	

Population	103,282	106,735	109,600	112,023	113,714	116,839	118,516	119,667	121,180	122,269	124,503	125,777	126,666	128,316	130,289
Per Capita Standard	0.00001	0.00001	0.00001	0.00001	0.00001	0.00001	0.00001	0.00001	0.00001	0.00001	0.00001	0.00001	0.00001	0.00001	0.00001

15 Year Average	2009-2023
Quantity Standard	0.000008
Quality Standard	\$56,250
Service Standard	\$0.45

D.C. Amount (before deductions)	10 Year
Forecast Population	23,236
\$ per Capita	\$0
Eligible Amount	\$10,456



Schedule B-19
Town of Ajax
Provincial Offences Act, including By-law Enforcement – Facilities

Unit Measure: sq.ft. 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.
By-law Administration Facility	3,726	3,726	3,726	3,726	3,726	3,726	3,726	3,726	3,726	3,726	3,726	3,726	3,726	3,726	3,726	\$628	\$794
Storage Facility	75	75	75	75	75	75	75	75	75	75	75	75	75	75	75	\$628	\$794
Locker Rooms	420	420	420	420	420	420	420	420	420	420	420	420	420	420	420	\$628	\$794
Operations Centre (800 Salem Rd)	-	517	504	484	479	537	513	564	538	510	495	475	519	510	609	\$633	\$799
Total	4,221	4,738	4,725	4,705	4,700	4,758	4,734	4,785	4,759	4,731	4,716	4,696	4,740	4,731	4,830		

Population	103,282	106,735	109,600	112,023	113,714	116,839	118,516	119,667	121,180	122,269	124,503	125,777	126,666	128,316	130,289
Employment	24,029	24,032	24,035	24,331	24,627	24,923	25,219	25,515	25,945	26,375	26,805	27,235	27,665	28,095	28,525
Total Population & Employment	127,311	130,767	133,635	136,354	138,341	141,762	143,735	145,182	147,125	148,644	151,308	153,012	154,331	156,411	158,814
Per Capita & Employee Standard	0.0332	0.0362	0.0354	0.0345	0.0340	0.0336	0.0329	0.0330	0.0323	0.0318	0.0312	0.0307	0.0307	0.0302	0.0304

15 Year Average	2009-2023
Quantity Standard	0.0327
Quality Standard	\$794
Service Standard	\$26

D.C. Amount (before deductions)	10 Year
Forecast Population & Employment	29,109
\$ per Capita & Employee	\$26
Eligible Amount	\$755,670



Schedule B-20
Town of Ajax
Provincial Offences Act, including By-law Enforcement – Vehicles and Equipment

Unit Measure: No. of Vehicles and Equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)
Cargo Van	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$60,000
Hybrid Sedan	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	\$45,600
Courier Vehicle	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
Pickup 1500 Reg Cab	2	2	2	2	2	3	3	3	3	3	3	3	4	4	6	\$60,000
Total	6	6	6	6	6	7	7	8	8	8	8	8	9	9	11	

Population	103,282	106,735	109,600	112,023	113,714	116,839	118,516	119,667	121,180	122,269	124,503	125,777	126,666	128,316	130,289
Employment	24,029	24,032	24,035	24,331	24,627	24,923	25,219	25,515	25,945	26,375	26,805	27,235	27,665	28,095	28,525
Total Population & Employment	127,311	130,767	133,635	136,354	138,341	141,762	143,735	145,182	147,125	148,644	151,308	153,012	154,331	156,411	158,814
Per Capita Standard	0.00005	0.00005	0.00005	0.00004	0.00004	0.00005	0.00005	0.00006	0.00005	0.00005	0.00005	0.00005	0.00006	0.00006	0.00007

15 Year Average	2009-2023
Quantity Standard	0.0001
Quality Standard	\$28,900
Service Standard	\$3

D.C. Amount (before deductions)	10 Year
Forecast Population & Employment	29,109
\$ per Capita & Employee	\$3
Eligible Amount	\$84,125



Schedule B-21
Town of Ajax
Provincial Offences Act, including By-law Enforcement –Small Equipment and Gear

Unit Measure: No. of equipment and gear

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Number of Equipped By-law Enforcement Officers	11	11	11	12	12	14	14	16	16	17	17	19	24	25	25	\$3,000
Total	11	11	11	12	12	14	14	16	16	17	17	19	24	25	25	

Population	103,282	106,735	109,600	112,023	113,714	116,839	118,516	119,667	121,180	122,269	124,503	125,777	126,666	128,316	130,289
Employment	24,029	24,032	24,035	24,331	24,627	24,923	25,219	25,515	25,945	26,375	26,805	27,235	27,665	28,095	28,525
Total Population & Employment	127,311	130,767	133,635	136,354	138,341	141,762	143,735	145,182	147,125	148,644	151,308	153,012	154,331	156,411	158,814
Per Capita Standard	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0002	0.0002	0.0002

15 Year Average	2009-2023
Quantity Standard	0.0001
Quality Standard	\$3,300
Service Standard	\$0.33

D.C. Amount (before deductions)	10 Year
Forecast Population & Employment	29,109
\$ per Capita & Employee	\$0.33
Eligible Amount	\$9,606



Appendix C

Long-Term Capital and Operating Cost Examination



Appendix C: 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. background study. 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 approved 2023 Financial Information Return (F.I.R.).

In addition to the operational impacts, over time the initial capital assets will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs that 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. Lifecycle costs were estimated by dividing the growth-related costs by the average useful life. The useful life assumptions used for each asset class are provided in Table C-1.

Table C-1
Average Useful Life by Asset Class

Asset	Lifecycle Cost Average Useful Life
Facilities	50
Services Related to a Highway	20 to 75
Parkland Development	15
Vehicles	7 to 15
Small Equipment & Gear	10 to 15

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 Town



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-2
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE/CLASS OF SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Services Related to a Highway				
1.1 Roads and Related, Facilities, Vehicles and Equipments	182,220,721	7,466,655	2,403,907	9,870,562
2. Fire Protection Services				
2.1 Fire facilities, vehicles & equipment	6,703,153	216,700	4,420,662	4,637,362
3. Parks and Recreation Services				
3.1 Park development, amenities, trails and recreation facilities	148,165,231	3,653,038	5,653,907	9,306,945
4. Growth-Related Studies				
4.1 Studies	2,643,034	-	-	-
5. Library Services				
5.1 Library facilities, materials and vehicles	18,865,437	801,485	1,230,994	2,032,479
6. Provincial Offences Act including By-Law Enforcement				
6.1 Facilities, vehicles and equipment	111,900	8,227	400,094	408,321
Total	\$358,709,476	\$12,146,105	\$14,109,564	\$26,255,669



Appendix D

Development Charge Reserve Fund Policy



Appendix D: Development Charge Reserve Fund Policy

D.1 Legislative Requirements

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

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

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

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

- opening balance;
- closing balance;



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

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

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



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

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

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

The services currently prescribed are water, wastewater, and services related to a highway. Therefore, as of 2023, a municipality shall spend or allocate at least 60 percent of the monies in the reserve fund at the beginning of the year. There are generally two ways in which a municipality may approach this requirement:

- Include a schedule as part of the annual Treasurer’s statement; or
- Incorporate the information into the annual budgeting process.

Based upon the above, Tables D-1 to D-4 provide an example format for which annual reporting to Council should be provided. Table D-5 provides the schedule for allocating prescribed reserve fund balances to projects.

D.2 Development Charge Reserve Fund Application

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

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

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



Table D-1
Annual Treasurer's Statement of Development Charge Reserve Funds

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

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

² See Attachment 1 for details

³ See Attachment 2 for details

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



Table D-2
Annual Treasurer’s Statement of Development Charge Reserve Funds
Amount Transferred to Capital (or Other) Funds - Capital Fund Transactions

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



Table D-3
Annual Treasurer's Statement of Development Charge Reserve Funds
Amount Transferred to Operating (or Other) Funds - Operating Fund Transactions

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



Table D-4
Annual Treasurer's Statement of Development Charge Reserve Funds
Statement of Credit Holder Transactions

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

Table D-5
Annual Treasurer's Statement of Development Charge Reserve Funds
Statement of Reserve Fund Balance Allocations

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

Projects to Which Funds Will be Allocated

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



Table D-6
Annual Treasurer's Statement of Development Charge Reserve Funds
Description of the Service (or Class of Services) for which each Development Charge Reserve Fund was Established

Service/Class of Service	Description
Services Related to a Highway	The fund is used for growth-related projects for roads, bridges, structures, active transportation, streetlights, sidewalks, and other related road infrastructure
Fire Protection Services	The fund is used for growth-related projects supporting fire protection services, including facilities, vehicles, equipment, and gear
Parks and Recreation Services	The fund is used for growth-related projects related to parkland development, parkland amenities, recreational trails, parkland buildings, recreation facilities, and parks & recreation vehicles and equipment
Library Services	The fund is used for growth-related projects including library facilities, furniture, shelving, collection materials, vehicles, and other related library infrastructure
Growth Studies	The fund is used for growth-related to growth-related studies
<i>Provincial Offences Act</i> including By-Law Enforcement	The fund is used for growth-related projects including facilities, vehicles, and equipment



Appendix E

Local Service Policy



Appendix E: Local Service Policy

This policy sets out the Town's General Policy Guidelines on Development Charges (D.C.) and local service funding for Services Related to a Highway, Parkland Development and Stormwater Management. 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.

General Assumptions

- (a) All background information provided by private professional consultants or other agencies is complete and accurate. Although data submitted from external sources was crosschecked, detailed verification of information provided by others was not part of this study.
- (b) All growth-related services normally provided by the Region of Durham or other municipality, such as regional roads, the sanitary sewage system, water supply system and boundary roads, will be included in the appropriate by-laws of these organizations, and, therefore, are excluded from the Town's cost estimates and the Town's local service policy.
- (c) The costs of the services shared by two or more development areas are shared on a pro-rata calculation based on population projections. Industrial and commercial areas are based on number of employees per development.
- (d) Markups for contingencies, including engineering, design, Geotechnical services, and excess soil should be added to the net construction costs where appropriate.



- (e) Construction costs are calculated based on the appropriate unit costs as of March 1, 2025.
- (f) All costs estimated prior to March 1, 2025, are to be updated to March 1, 2025 using appropriate inflation factors. In accordance with the index of Statistic Canada Quarterly Construction Price Statistics.
- (g) The cost-of-service connections to individual properties will not be included in the cost.
- (h) Detailed analysis of collector road, and storm drainage systems is not part of this study. The size and location of collector roads, storm sewers and appurtenant works for areas without detailed studies, such as master servicing plans, will be estimated on the basis of experience in similar existing area.

A. SERVICES RELATED TO A HIGHWAY

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

The associated infrastructure to achieve this concept shall include, but is not limited to: road pavement structure and curbs; grade separation/bridge structures (for any vehicles, railways and/or pedestrians); grading, drainage and retaining wall features; culvert structures; stormwater drainage systems; sanitary sewers; watermains; utilities; traffic control systems; roundabouts; signage; gateway features; street furniture; active transportation facilities (e.g. sidewalks, bike lanes, cycle tracks, bike boulevards, and multi-use trails/paths); structures/crossings, transit lay-bys and associated transit facilities; at-grade rail crossing features; traffic calming; roadway illumination systems; boulevard and median surfaces (e.g. sod & topsoil, paving, etc.); street trees and landscaping; parking lanes & lay-bys; and driveway entrances; noise attenuation systems; railings and safety barriers.



For the purpose of interpreting this guideline the following meanings will be used:

- Local roads are designed to accommodate low volumes of traffic and to provide access to individual properties.
- Collector roads are designed for the movement of moderate volumes of intra-community traffic or traffic within employment or commercial districts. They can also act as local transit corridors.
- Arterial roads are intended to carry moderate to high volumes of traffic, distributing traffic to other classes of roads, acting as transit corridors and connecting to the Provincial highway system.

The classifications above may include urban, semi-urban, rural or rural-cross-section and include boundary roads.

Arterial Road, Collector Road, and Local Road have a corresponding meaning with reference to the road hierarchy defined in the Town of Ajax Official Plan, or any successor thereof.

Additional information can be found in the Town of Ajax Design Criteria, Section B: Roadways and Region of Durham Design Criteria, or any successor thereof.

Under Section 59 of the D.C.A., the following Services Related to a Highway are the direct responsibility of the developer as a local service:

1. Local and Collector Roads (Including Land)

- (a) Local roads, both new and existing infrastructure upgrades, inclusive of all land and associated infrastructure.
- (b) Collector roads, both new roads and upgrades to existing infrastructure, internal to and bordering a development, inclusive of all land and associated infrastructure.
- (c) If a development results in the accelerated deterioration or failure to pavement infrastructure due to construction activities, the costs of addressing such failures may be considered a local service requirement when the roadway is internal to a development or directly required to access the development site.



- (d) Regarding improvements to roads abutting the development, where development is to occur on both sides, the first development absorbs the full costs, with the Town pursuing “best efforts” recovery and repayment to the front-ender from the subsequent developer.

2. Arterial Roads

- (a) For roadway improvements required on Arterial roads to support a specific development (including, but not limited to auxiliary turning lanes, new roadway segments, and traffic control infrastructure), the developer is responsible for:
 - i. the total cost of the road improvements where the improvements have not been identified in the current DC Study, or
 - ii. the portion of the total cost of a collector road as identified in the current DC study.

3. Active Transportation Related Pedestrian and Cycling Facilities

- (a) Active transportation facilities including: sidewalks, shared or dedicated cycling facilities (including but not limited to multi- use paths, cycle tracks, bike lanes, and bike boulevards), inclusive of all required infrastructure, located within or linking to non-arterial road corridors internal to, or bordering development.
- (b) All costs associated with new Trail connections, including higher-order pedestrian/cyclist crossings, not identified on the Integrated Transportation Master Plan (ITMP) or as part of the Active Transportation Network that are required to connect a Development’s internal trails and/or pedestrian routes to identified Town-wide Trails or Active Transportation Network.
- (c) The cost of any upgrades and/or improvements to Active transportation facilities including: sidewalks, multi-use paths, cycle tracks, and bike lanes, inclusive of all required infrastructure (including end-of-trip facilities), located within arterial roads, Regional roads and provincial highway corridors identified in the ITMP which exceed Town trail standards or average service levels (e.g. construction material type).
- (d) Relocation of existing Active Transportation infrastructure and facilities.



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

- New collector roads external to development, inclusive of all land and associated infrastructure shall be included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.;
- Upgrades to existing Collector Roads external to Development, inclusive of all associated infrastructure, included in D.C. calculation to the extent permitted under s.5(1) of the D.C.A.;
- New, widened, extended, or upgraded Arterial Roads not related to development, inclusive of all associated infrastructure;
- Land acquisition for arterial roads will be secured through required dedication where possible under *Planning Act* provisions (s. 41, 51 and s. 53) and will otherwise be included in the D. C and acquired through negotiation and/or expropriation;
- Land acquisition beyond normal dedication requirements to achieve transportation corridors as services related to highways, including grade separation infrastructure for the movement of pedestrians that do not exceed Town standards, guidelines, or average service levels;
- All costs associated with the Town's identified publicly accessible ITMP trails and/or Active Transportation Network trails external and unrelated to development that do not exceed Town standards, guidelines, or average service levels; and
- Upgrades and/or expansions to boundary roads.

Developers may be encouraged to undertake such work on behalf of the Town and will, where applicable, be eligible to receive a credit for the work undertaken based on actual costs incurred by the developer, subject to the following parameters:

- an upset limit of the value of the work will be agreed upon prior to undertaking the work;
- the credit amount shall not in any case exceed the actual cost of the works; or
- the credit amount shall not include any part of the cost of work that results in a level of service greater than the identified average level of service.

In some instances, the Town may choose to do these works where lands are available to the Town and the works can be undertaken as part of other Town projects.



B. PARKLAND DEVELOPMENT

Parkland development supports Ajax residents by creating opportunities for physical activity, social connection and overall health and wellbeing.

The Town's policy regarding dedication of land for parks and trails includes the development of:

- Parks (Town-Wide Parks, Community Parks, Neighbourhood Parks & Parkettes)
- Recreational Trails
- Natural Open Space

Note: For Parkland to be considered developed to a base condition:

- Parks shall be free of any contaminated soil or subsoil;
- Parks shall not be mined for fill;
- Parks shall be conveyed free and clear of all encumbrances;
- When Park parcels cannot be developed in a timely manner, they shall be graded to ensure positive drainage and seeded to minimize erosion and dust. These shall be maintained by the developer until construction commences thereon; and
- The Park block shall not be used for topsoil or other construction material, equipment storage, or sales pavilions at any time.

For the purpose of interpreting this guideline the following meanings will be used:

- Parkettes are up to 1 hectare in size with a service area of 400 metres. May take the form of tot-lots, urban squares, and/or gardens as integral components of a building or project design intended to provide recreational space.
- Neighbourhood Parks are 1 to 4 hectares in size with a service area of 1000 metres. Shall generally be designed to provide space for field sports, playgrounds, and the recreational needs of a local residential area, including adequate parking. Located on sites that contain small woodlots, hedgerows and/or are located adjacent to publicly funded schools and incorporate a portion of the Town's natural heritage inventory in support of the Greenlands System.
- Community Parks are larger than 4 hectares in size. Are intended to provide outdoor space for recreation for all age groups, including organized sporting activities, or to serve as focal points for ecological regeneration in support of the



Greenlands System. Shall include adequate parking and may incorporate various components of the Town's natural heritage inventory.

- Town-wide Parks are variable in size. Are intended to provide Town-wide facilities and/or features to attract visitors from beyond the boundaries of Ajax. Shall be distinguished by the uniqueness of their function or special features that add to the diversity of the Town's parks. May contain outdoor recreation facilities, cultural arts and community facilities, horticultural attractions or be oriented to natural features. Shall include adequate parking.

For more information, please refer to the Town of Ajax Parkland Design Criteria, Section H: Parklands and to the Town of Ajax Official Plan, or any successor thereof.

Under Section 59 of the D.C.A., the following provisions related to Parkland Development are the direct responsibility of the developer as a local service:

1. Parks (Town-Wide Parks, Community Parks, Neighbourhood Parks & Parkettes)

All costs associated with Park development to a base condition, including, but not limited to, costs associated with:

- clearing and grubbing;
- tree removals as per the subdivision's tree preservation and removals plan;
- topsoil Stripping, screening, and stockpiling;
- rough grading (pre-grading) to allow for positive drainage of the Park, with minimum slopes of 2%. If necessary, this may include some minor drainage tile work and grading as per the overall subdivision grading design complete with any required swales or catch basins. Runoff from the development property shall not drain into the park unless approved by the Manager, Environment Services, Public Works;
- storm sewerage, including inlet structures and sewer pipe;
- sanitary sewer connection(s) to the park boundary, as may be applicable;
- water service meter chamber(s) and connection(s) to the park block, as may be required;
- designed capacity in electrical systems and electrical service(s) and connections to the park boundary. Park electrical systems must be independent of the streetlighting electrical system and be fed directly from the nearest transformer



with the demarcation point being a breaker disconnect panel at the park boundary;

- spreading of topsoil to 150mm depth (import topsoil if existing on-site is insufficient to reach required depth);
- seeding of site with Town-approved seed mix and maintenance of seed until acceptance by Town;
- street trees including support systems and landscaping/streetscaping;
- required heritage features within the Park, as set out within the Planning approval conditions; and
- 100% of 1.5m chain link perimeter fencing to the Town standards to separate the development lands from the Town lands or lands to be dedicated to the Town, unless the perimeter fencing is on land that will be dedicated to the Town to fulfil the requirement of parkland dedication under the Planning Act, in which case the cost shall be shared 50/50.

2. .Recreational Trails

All costs associated with recreational Trails, multi-use pathways and walkways internal to a Development that do not form part of the Integrated Transportation Master Plan (ITMP), the Town's Active Transportation Network and/or the Official Plan identified trail network, but have been identified through application review, are the direct developer responsibility under s. 59 of the D.C.A as a local service and are to be developed up to a base condition . This includes but is not limited to:

- trail connections to community assets;
- water service connections to trail entrances, as may be required;
- designed capacity in electrical systems and connection points at trail entrances, as may be required;
- trail electrical systems must be independent of the streetlighting electrical system and be fed directly from the nearest transformer with the demarcation point being a breaker disconnect panel at the trail entrance, curb-cuts, boulevard paving and depressed curbs at roadways, as may be required;
- accommodation of the trail system within stormwater pond blocks, as may be required;
- walkway lighting as required; and
- any other associated infrastructure as required.



3. . Natural Open Space

All costs associated with lands with significant natural features and landscapes, such as woodlots, hazard lands, forested slopes, creek/ravine corridors, environmentally sensitive areas (or natural and scientific interest), and areas of wildlife habitat. These areas perform important biological and ecological functions and provide passive recreational opportunities.

Where Natural Open Space is to be left as existing in the plan of subdivision, Natural Open Space to base condition is a direct developer responsibility as a local service provision under s. 59 of the D.C.A. and includes the following:

- ensure that the area is not damaged or removed, and that the space is kept free of construction debris and garbage during construction;
- the Natural Open Space block shall not be used for topsoil or other construction material, equipment storage, or sales pavilions;
- required heritage features within the Natural Open Space as set out within the Planning approval conditions;
- where naturalization or restoration works are required, only native plants shall be utilized; and
- where private lots back onto channels, 100% of 1.5m chain-link perimeter fencing to the Town standard shall be located on the public property side of the property line as required by the Town.

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

- Town Identified Public Trail and Active Transportation Network external to development;
- All costs associated with the Town's identified publicly accessible ITMP trails and /or Active Transportation Network trails constructed within a Development that do not exceed Town standards, guidelines, or average service levels; and
- Design and implementation of facilities and all other associated site works that are in excess of developing the parkland to a base condition. These provisions include but are not limited to: sports fields, playground equipment, shaded structures (gazebos), bicycle rings, splashpads, skate parks, leash-free areas, benches, picnic tables, sodding, recreational facilities, cultural arts, and community facilities.



Developers may be requested to undertake such work on behalf of the Town and will, where agreed upon, be eligible to receive a credit for the work undertaken based on actual costs incurred by the developer, subject to the following parameters:

- an upset limit of the value of the work will be agreed upon prior to undertaking the work;
- the credit amount shall not in any case exceed the actual cost of the works; or
- the credit amount shall not include any part of the cost of work that results in a level of service greater than the identified average level of service.

In some instances, the Town may choose to do these works where lands are available to the Town and the works can be undertaken as part of other Town projects.

C. STORMWATER MANAGEMENT

Stormwater management services help to minimize the impact of runoff flowing into lakes and streams and to reduce the strain that stormwater places on municipal infrastructure. The associated requirements to achieve effective stormwater management shall include, but are not limited to:

- stormwater ponds;
- bioswales;
- raingardens; and
- oil/grit separators for quality and/or quantity management.

For more information, please refer to the Town of Ajax Section C Stormwater Management and Storm Drainage Design Criteria document, or any successor thereof.

The following Storm Sewer and drainage works related systems are the Direct developer responsibility under s. 59 of the D.C.A. as a local service:

1. Stormwater Management Facilities

Stormwater facilities for quality and/or quantity management required to service a specific development, either internal or external, including downstream erosion works, inclusive of land and all associated infrastructure, such as landscaping and perimeter fencing.



2. Land Dedication for Stormwater Management Facilities

All lands required for stormwater management facilities including any lands deemed necessary by the Town to provide adequate buffering and for oversizing capacity.

3. Storm Sewer Systems and Drainage Works

That are required, related to, or within the area needed to support the development, either internal or external to the area to which the plan relates.

4. Maintenance of stormwater management infrastructure

Maintenance of this infrastructure is to be the responsibility of the developer up until the passing of an assumption by-law. Infrastructure conditions at assumption should be the same as new condition.

5. Erosion Works

Erosion Works, inclusive of all restoration requirements, related to, or within the area needed to support the development.

6. Upstream and downstream stormwater infrastructure

Shall be accounted for in the design and oversizing of infrastructure to account for external area and shall be front ended by the developer. The Town will pursue “best efforts” recovery and repayment to the front-ender from the subsequent developer.



Appendix F

Asset Management Plan



Appendix F: Asset Management Plan

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

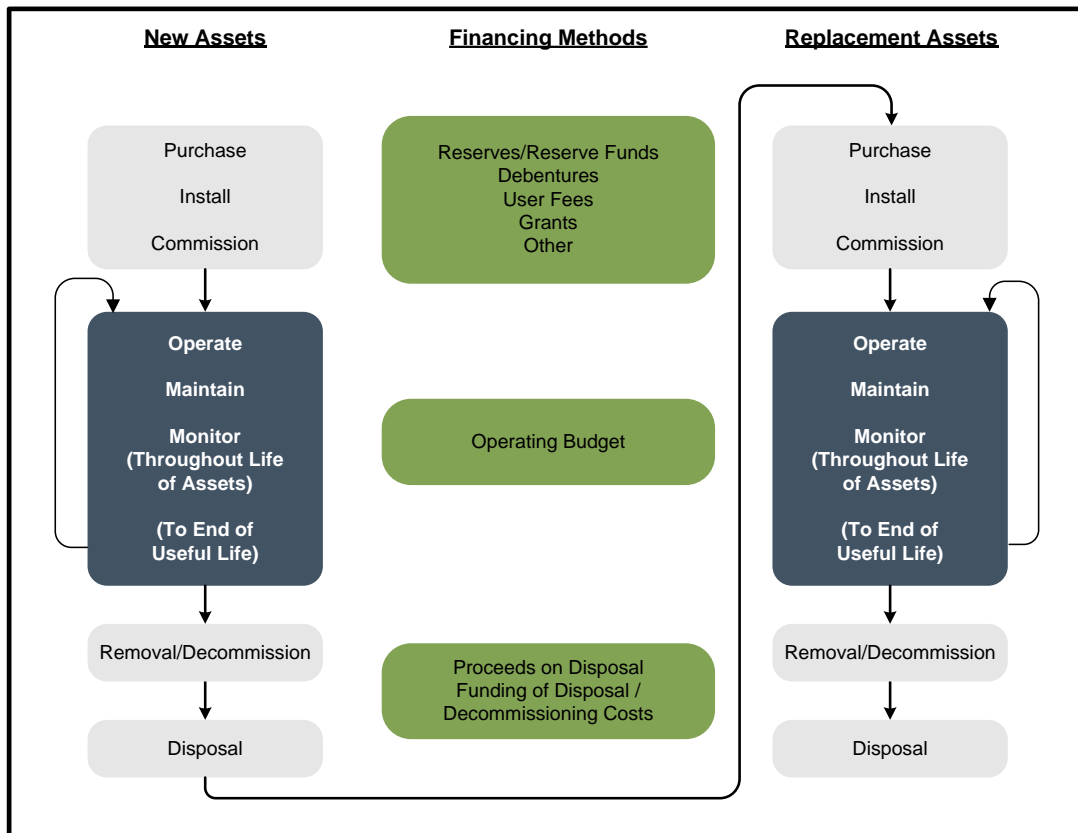
“The asset management plan shall,

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

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

At a broad level, the A.M.P. provides for the long-term investment in an asset over its entire useful life along with the funding. The schematic below identifies the costs for an asset 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 D.C.A. does 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's prepared an A.M.P. in 2024 for its existing core infrastructure assets. The asset management requirement for the D.C. must be undertaken to meet the legislative requirements of the D.C.A.

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., rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2024 D.C. capital works have been presented based on a straight-line basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are approximately \$34.4 million.
5. Consideration was given to the potential new tax and user fee revenue which will be generated as a result of new growth. These revenues will be available to assist in financing the expenditures above. The new operating revenues are \$18.8 million. This additional revenue would increase the existing revenues from approximately \$152.3 million to approximately \$171.1 million.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



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

	2034 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	7,310,700
Annual Debt Payment on Post Period Capital ²	863,423
Lifecycle	\$12,146,105
Incremental Operating Costs (for D.C. Services)	\$14,109,564
Total Expenditures	\$34,429,792
Revenue (Annualized)	
Total Existing Revenue ³	\$152,267,836
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$18,782,470
Total Revenues	\$171,050,306

¹ Non-Growth Related component of Projects including 10% mandatory deduction on soft services

² Interim Debt Financing for Post Period

⁴ As per Sch. 10 of FIR



Appendix G

Proposed Development Charge By-Law



THE CORPORATION OF THE TOWN OF AJAX

BY-LAW NUMBER XX-2025

Being a by-law of the Town of Ajax with respect to Development Charges.

WHEREAS the Town of Ajax 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 Ajax;

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 Ajax 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 Section 2(1) of the Development Charges Act, 1997, S.O. 1997, c. 27 (hereinafter called the Act) enables the Council of a municipality to pass by-laws for the imposition of development charges against land located in the municipality where the development of the land would increase the need for municipal services as designated in the by-law and the development requires one or more of the actions set out in Subsection 2(2) of the Act;

AND WHEREAS a Development Charges Background Study for the Corporation of the Town of Ajax, dated December 17, 2024 (the "Study") as required by the Act was presented to Council and the Public along with a draft of this By-law as then proposed on February 18, 2025;

AND WHEREAS notice of a public meeting was given pursuant to subsection 12(1) of the Act, and in accordance with the regulations under the Act, on or before January 12, 2025, and copies of the Study and this proposed development charge by-law were made available to the public not later than December 17, 2024, in accordance with subsection 12(1) of the Act;

AND WHEREAS a public meeting was held on February 3, 2025, in accordance with the Act to hear comments and representations from all persons who applied to be heard (the "Public Meeting");



AND WHEREAS any person who attended the public meeting was afforded an opportunity to make representations and the public generally were afforded an opportunity to make written submissions relating to this proposed By-law;

AND WHEREAS the Council, in adopting the Town of Ajax Development Charges Background Study on February 18, 2025, directed that development charges be imposed on land under development or redevelopment within the geographical limits of the municipality as hereinafter provided.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF AJAX enacts as follows:

1. DEFINITIONS

- (a) "Act" means the Development Charges Act, 1997, S.O. 1997, c. 27, as amended;
- (b) "accessory use" means a use, building or structure, that is naturally and normally incidental, subordinate in floor area, and exclusively devoted to a principal use, building or structure;
- (c) "affordable residential unit" means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;
- (d) "ancillary residential use" means a Residential Dwelling that would be ancillary to a Single Detached Dwelling, Semi-Detached Dwelling, or Rowhouse, and may include a garden suite or laneway suite;
- (e) "ancillary residential dwelling" has the same meaning as ancillary residential use;
- (f) "agricultural operations" means general farming and shall include such uses as breeding and rearing of livestock, including poultry, fowl and fur-bearing animals, the general cultivation of land and associated production, conditioning, processing and storing of field crops, fruits, vegetables and horticultural crops and the selling of such produce on the premises. For the purposes of this by-law, "agricultural operations shall exclude retail sales and commercial activities, including but not limited to restaurants, banquet facilities, hospitality and accommodation facilities, gift shops, services related



- to grooming, boarding, or breeding of household pets, and cannabis and alcohol processing or production facilities;
- (g) "apartment dwelling" means a dwelling consisting of four or more dwelling units, which units have a common entrance from street level and common halls and /or stairs, elevators and yards;
 - (h) "area of worship" means that part of a building or structure used for worship and that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, c. A.31, as amended;
 - (i) "Assessment Act" means the Assessment Act, R.S.O. 1990, c. A.31, as amended or any successor thereto;
 - (j) "attainable residential unit" means a residential unit that meets the criteria set out in subsection 4.1 of the Act;
 - (k) "bedroom" means A habitable room having gross floor area of at least seven square meters (7 m²) where a built-in closet is not provided, or at least six square meters (6 m²) where a built-in closet is provided, and where more than 75% of the perimeter of the room is enclosed by fixed walls or partitions, including, but not limited to, a den, study, loft, or other similar area, but does not include a bathroom or a kitchen;
 - (l) "Bona Fide Farm Agricultural Operation" 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 assess in the Farmland Realty Tax Class by the Ontario Prperty Assessment Corporation, however, a "Bona Fide Farm Agricultural Operation" does not include Cannabis Production Facilities or On-Farm Diversified Uses;
 - (m) "Building Code Act" means the Building Code Act, S.O. 1992, as amended, or any successor thereof;
 - (n) "Cannabis" means:
 - i. A Cannabis plant;



- ii. Any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not;
 - iii. any substance or mixture of substances that contains or has on it any part of such a plant; and
 - iv. any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained
- (o) “Cannabis Plant” means a plant that belongs to the genus Cannabis.
 - (p) “Cannabis Production Facilities” means a Building, or part thereof, designed, used, or intended to be used for one or more of the following: cultivation, propagation, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment or distribution of cannabis where a license, permit or authorization has been issued under applicable federal law but does not include a Building or part thereof solely designed, used, or intended to be used for retail sales of cannabis.
 - (q) "commercial" means any non-residential use not defined as "industrial" or “institutional” in this by- law;
 - (r) "Council" means the council of the Town;
 - (s) "detached dwelling" means a residential building on one parcel of land comprising at least 1 principal dwelling unit and not more than 3 additional dwelling units on that parcel of land, where no portion of the building is attached to any building on another parcel of land;
 - (t) “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 has the effect of increasing the size of usability thereof, and includes redevelopment and changes of use;
 - (u) "development charge" means a charge imposed pursuant to this by-law adjusted in accordance with Section 13;



- (v) “dwelling” means a unit consisting of a room or a group of rooms used or intended to be used as a single, independent and separate housekeeping unit in which a kitchen and sanitary facilities are provided. Notwithstanding the foregoing, a suite with a bedroom and bathroom but not a kitchen within a Special care/special need dwelling shall be considered a Dwelling Unit for purposes of applying the development charges in Schedule “B”;
- (w) “existing” means the quantity, use and size that existed as of the date this by-law was passed;
- (x) "farm building" means a building or structure used, or designed or intended for use in connection with a bona fide agricultural operation and includes barns, silos and similar structures but excludes a building or structure used or designed or intended for use for residential, institutional or commercial uses;
- (y) "garden suite dwelling" means a detached residential structure, which may include more than one unit, each containing bathroom and kitchen facilities that is ancillary to an existing residential structure;
- (z) "grade" means the average level of finished ground adjoining a building at all exterior walls;
- (aa) “group home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;
- (bb) "gross floor area" means, in the case of a non-residential development, or the non-residential portion of a mixed-use development, or the non-residential portion of a live-work unit, the aggregate of the areas of each floor of a building or structure, whether above or below-grade, measured between the outside surfaces of exterior walls of the building or structure or pliable



- membrane in the case of an air-supported structure, or between the outside surfaces of exterior walls and the centre line of common walls or from the centre line of a common wall separating a non-residential and a residential use, and, for the purposes of this definition, the non-residential portion of a mixed-use building or structure or live-work unit, is deemed to include a proportionate share of any area common to the residential and non-residential portions of such a mixed-use structure or live-work unit. Non-residential gross floor area also includes, but is not limited to, any outdoor area where the primary use of the building can occur, such as outdoor patios, outdoor-supplies and sales spaces, and the outdoor area beneath a canopy where vehicles undergo fueling or charging. This excludes those areas used exclusively for residential parking structures;
- (cc) "hospice" means a non-residential building or the non-residential space in a mixed- use building providing not for profit palliative care to the terminally ill;
- (dd) "hospital" means land, buildings or structures designed or intended for use as defined in the Public Hospitals Act, R.S.O. 1990, c. P.40, as amended;
- (ee) "housing services use" I "housing services" means social housing which is rental housing provided by Durham Region Local Housing Corporation (DRLHC) or by a non-profit housing provider that receives ongoing subsidy from the Region of Durham
- (ff) "industrial" means any building used for or in connection with,
- i. manufacturing, producing, processing, storing or distributing of goods and includes a greenhouse;
 - ii. research or development in connection with manufacturing, producing or processing goods;
 - iii. retail sales by a manufacturer, producer or processor of goods manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place; and,
 - iv. office for administrative purposes, if carried out with respect to manufacturing, processing, producing, storage or distribution and in or



attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;

- (gg) “institutional development” for the purposes of Section 9(6) means development of a building or structure intended for use:
- i. as a long-term care home within the meaning of subsection 2 (1) of the Fixing Long-Term Care Act, 2021, S.O. 2021, c. 39, Sched.1;
 - ii. as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
 - iii. 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;
 - iv. as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - v. as a hospice to provide end of life care;
- (hh) “laneway suite” means a detached residential structure, which may include more than one unit, each containing bathroom and kitchen facilities that is ancillary to an existing residential structure with direct access to a public laneway.
- (ii) “live-work unit” means a building, or part of thereof, which contains, or is intended to contain, both a dwelling unit and non-residential unit and which is intended for both residential use and non-residential use concurrently, and shares a common wall or floor with or without direct access between the residential and non-residential uses;



- (jj) "local board" means a local board as defined in the *Municipal Affairs Act*, other than a board defined in subsection 1(1) of the *Education Act*;
- (kk) "long-term care home" means a residential building or the residential portion of a mixed-use building within the meaning of subsection 2 (1) of the *Fixing Long-Term Care Homes Act, 2021*;
- (ll) "maximum interest rate" – means on a particular date, the mean, rounded to the nearest hundredth of a percentage point, of the annual rates of interest announced by each of the Royal Bank of Canada, The Bank of Nova Scotia, the Canadian Imperial Bank of Commerce, the Bank of Montreal and The Toronto-Dominion Bank to be its prime or reference rate of interest in effect on that date for determining interest rates on Canadian dollar commercial loans by that bank in Canada, adjusted on the first business day of every January, April, July, and October, plus one percentage point.
- (mm) "minimum interest rate" – means the interest rate of the Bank of Canada on the day the by-law comes into force, updated on the first business day of every January, April, July, and October.
- (nn) "mixed-use development" means a building that is used, designed, and/or designated to be used for both residential and non-residential purposes, including, but not limited to a live-work unit;
- (oo) "multiplexes" means residential building with two, three, or four units – also called a duplex, triplex, or fourplex or quadruplex. To be considered a multiplex, all dwelling units shall be independent and not subordinate to any of the other units in the building;
- (pp) "non-profit housing development" for the purposes of Section 9(7) means development of a building or structure intended for use as residential premises by:
 - i. a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary object is to provide housing;



- ii. a corporation without share capital to which the *Canada Not-for-profit Corporation Act, 2010* applies, that is in good standing under that Act and whose primary objective is to provide housing; or
 - iii. a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act, 2022*;
- (qq) "non-residential parking structure" means any part of a building or structure used exclusively for purposes of parking motor vehicles to users of non-residential buildings (including commercial, institutional and industrial), and for the non-residential portion of parking structures ancillary to a mixed-use building. The use of such structure to store inventories shall be deemed to be commercial use and not included as part of this definition.
- (rr) "non-residential use" means a building or structure of any kind whatsoever used, designed, or intended to be used for a use other than a residential use and includes all commercial, industrial, and institutional uses and the non-residential portion of a mixed use development or live-work unit;
- (ss) "office" means a building or part thereof, intended or used for the practice of a profession, conduct of a business, or public administration;
- (tt) "on-farm diversified use" means a use, occurring entirely and exclusively within a detached building that is secondary and subordinate to the active and principle agricultural use occurring on a property. Such uses shall be integrated within a farm cluster of buildings which must include a dwelling, and may include, but are not limited to, uses that produce value added agricultural products or provide a service that is supportive of regional agri-business;
- (uu) "other multiple" means any residential dwelling which is not a detached dwelling, a semi-detached dwelling, an apartment dwelling or a special care/special need dwelling and includes, but is not limited to, back-to-back townhouse dwellings, rowhouse dwellings, multiplexes, and the residential component of mixed use development or live-work units;



- (vv) "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;
- (ww) "rental housing" for the purposes of Section 9(6) means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- (xx) "residential care facility" means a publicly or privately funded residential facility having four (4) or more beds, in which unrelated persons with physical disabilities, unrelated persons who are developmentally delayed, unrelated persons with psychiatric disabilities, and/or pensioners are provided care and lodging;
- (yy) "residential parking structure" means any part of a building or structure used exclusively for purposes of parking motor vehicles by residents of residential buildings and the residential portion of parking structures ancillary to a mixed-use building;
- (zz) "residential use" means land or buildings or structures or part thereof of any kind whatsoever used, designed or intended to be used as a residence for one or more individuals and shall include any building or structure containing dwelling units, including but not limited to, a detached dwelling, a semi-detached dwelling, an other multiple,, an apartment dwelling, , a residential mixed-use dwelling accessory to a non-residential use, and units in a special care/special need dwelling, but does not include a hotel or motel;
- (aaa) "retail" means a building or part thereof, not otherwise defined in this by-law, in which goods, wares, merchandise, substances, articles or things are offered or kept for sale at retail directly to the public;
- (bbb) "retirement residence" means a residential building or the residential portion of a mixed-use building which provides accommodation for persons of retirement age, where common facilities for the preparation and consumption of food are provided for the residents of the building, and where each unit or living accommodation has separate sanitary facilities, less than full culinary facilities and a separate entrance from a common hall;



- (ccc) "retirement residence dwelling unit" or "retirement residence unit" means a unit within a retirement residence;
- (ddd) "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;
- (eee) "rowhouse" has the same meaning as a Row Dwelling;
- (fff) "semi-detached dwelling" means the whole of a dwelling divided vertically both above grade and below grade into two separate dwelling units;
- (ggg) "Special care/special need dwelling" means a building containing two or more dwelling units, which units have a common entrance from street level:
- i. Where the occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings;
 - ii. Which may or may not have exclusive sanitary and/or culinary facilities;
 - iii. That is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements; and
 - iv. Where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and/or attendant services are provided at various levels,
 - v. and includes, but is not limited to, a long-term care home, residential care facility, retirement residence, charitable dwellings, and group homes (including correctional group homes).
- (hhh) "Town" means The Corporation of the Town of Ajax

2. SCHEDULE OF DEVELOPMENT CHARGES

- (1) Subject to the provisions of this by-law, development charges against land shall be calculated and collected in accordance with the base rates set out in Schedule B, which relate to the services set out in Schedule A.



- (2) The development charge with respect to the use of any land, buildings or structures shall be calculated as follows:
- a. in the case of residential development, or the residential portion of a mixed-use development, 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, or the residential portion of a mixed use development or live-work unit, according to the type of residential unit, and calculated with respect to each of the services and class of services according to the type of residential use, based upon the number and type of dwelling units, in accordance with Schedule B;
 - b. in the case of non-residential development, or the non-residential portion and proportional share of common areas of a mixed-use development, or the non-residential portion of a mixed use development or live-work unit, and calculated with respect to each of the services and class of services, based upon the gross floor area of such development, in accordance with Schedule B; and
 - c. in the case of the development of residential garden suite dwellings or a laneway suite, the development charge shall be based on the residential apartment charge, based on the number of bedrooms in the dwelling, in accordance with Schedule B.
- (3) Council hereby determines that the development of land, buildings or structures for residential and non-residential uses have required or will require the provision, enlargement, expansion, or improvement of the services referenced in Schedule A.
- (4) A complete building permit application means that the submission meets the requirements as set out in Division C, Sentence 1.3.1.3.(5) of the Ontario Building Code, and notwithstanding subsection 9.(1), includes the payment of the applicable Town of Ajax development charge"



3. APPLICABLE LANDS

(1) Subject to subsections (2), (3), (4) and (7), this by-law applies to all lands in the Town, whether or not the land or use is exempt from taxation under Section 3 of the Assessment Act, 1990, c.A..31.

(2) This by-law shall not apply to land, or any part thereof, that is:

a. owned by and used for purposes of:

- i. a board as defined in subsection 1(1) of the Education Act,
- ii. the Town, or any local board thereof; or
- iii. The Regional Municipality of Durham, or any local board thereof.

b. used for the purposes of the development of a farm building used for bona fide agricultural operations.

(3) Development charges shall not be imposed in respect to:

- a. temporary erection of a building without foundation as defined in the *Building Code Act* for a period not exceeding eight (8) consecutive months and not more than eight (8) months in any one calendar year on a site;
- b. development where, by comparison with the land at any time within five years previous to the imposition of the charge no additional non-residential gross floor area is being added;
- c. Land vested in or leased to a publicly assisted university where it is intended to be occupied and used by the university that receives direct, regular, and ongoing operating funds from the Government of Ontario for the purposes of post-secondary education if the development is intended to be occupied and used by the university;
- d. Non-profit housing development;
- e. Affordable inclusionary residential units;
- f. Affordable residential units;



- g. Attainable residential units;
 - h. Non-residential parking structures, excluding any portion related to an integrated parking office or kiosk or holding inventory for a non-residential use,, shall be partially exempt from all components of the Development Charges except for the components of the Development Charges relating to Fire Protection Services and Services Related to a Highway.
 - i. Properties with Development Charge credit agreements entered into before March 1, 2025, within the Downtown Community Improvement Plan (CIP) & Pickering Village CIP.
- (4) Section 2 of this by-law shall not apply to that category of exempt development described in s.s.2(3) 2(3.1), and 2(3.3) 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 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;
 - e. 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;

- f. 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;
 - g. One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of land, if the new detached house, semi-detached house or 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; or
 - h. In an existing rental residential Building, which contains four or more residential Dwelling Units, the creation of the greater of one residential Dwelling Unit or one percent of the existing residential Dwelling Units.
- (5) Section 2 of this by-law shall not apply to that category of exempt development described in s.4 of the Act, and s.1 of O.Reg. 82/98, namely:
- a. the enlargement of the gross floor area of an existing industrial building, if the gross floor area is enlarged by 50 percent (50%) or less;
 - b. for the purpose of (a), the term "gross floor area" shall have the same meaning as those terms have in O.Reg. 82/98 under the Act;
 - c. notwithstanding subsection (a), if the gross floor area is enlarged by more than 50 percent (50%), development charges shall be payable and collected and the amount payable shall be calculated in accordance with s.4(3) of the Act.
 - d. that for greater certainty in applying the exemption in this section, the gross floor area of an existing industrial building is enlarged where there is a bonafide increase in the size of the existing industrial building, the enlarged area is attached to the existing industrial building, there is a direct means of ingress and egress from the existing industrial building to



and from the enlarged areas for persons, goods, and equipment, and the existing industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1(s) of this by-law. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor, or other passage-way, or through a shared below-grade connection such as a service tunnel, foundation, footing, or a parking facility;

- e. notwithstanding subsection (d), where, at the sole discretion of the Town, there is a physical or planning constraint preventing an enlargement of an existing industrial building from meeting the requirements described in subsection (d), the Town may provide for an exemption to be granted pursuant to this section of the By-law.
 - f. in particular, for the purposes of applying this exemption, the industrial building is considered existing if is built, occupied, and assessed for property taxation at the time of the application respecting the enlargement;
 - g. the exemption of an existing industrial building provided by this section shall be applied to a maximum of fifty percent (50%) of the gross floor area that existing on the date of passage of this By-law.
- (6) That where a conflict exists between the provisions of this by-law and any other agreement between the Town and the Owner, with respect to land to be charged under this by-law, the provisions of such agreement prevail to the extent of the conflict.

4. APPLICATION OF CHARGES

- (1) Subject to subsection (2), development charges shall apply to, and shall be calculated, paid and collected in accordance with the provisions of this by-law in respect of land to be developed for residential and non-residential uses within the geographical limits of the Town, where,
- a. the development requires,



- i. the passing of a zoning by-law or an amendment thereto under Section 34 of the Planning Act, R.S.O. 1990, cP.13, as amended (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 9 of the Condominium Act, 1998 S.O. c. 19, as amended; or
- vii. the issuing of a permit under the Building Code Act, 1992 S.O. c. 23, as amended, in relation to a building or structure.

(2) Subsection (1) shall not apply in respect of local services as described in s.s.59(2) (a) and (b) of the Act;

5. LOCAL SERVICE INSTALLATION

Nothing in this by-law prevents Council from requiring, as a condition of any approval under s. 41, 51 or 53 of the Planning Act., that the Owner, at his or her own expense, shall install or pay for such local services, as Council may require, or that the Owner pay for the local connection to a water, sanitary sewer or storm drainage facility related to the approval or within the area to which the approval relates.

6. MULTIPLE CHARGES

(1) Where two or more of the actions described in Section 4(1) of this by-law are required before land to which a development charge applies can be developed, only one development charge shall be calculated, paid and collected in accordance with the provisions of this by-law.



- (2) Notwithstanding subsection (1), if two or more of the actions described in Section 4(1) of this by-law occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as set out in Schedule A, an additional development charge shall be calculated and collected in accordance with the provisions of this by-law.
- (3) If a development does not require a building permit but does require one or more of the actions described in Subsection 4(1) of this by-law, then the development charge shall nonetheless be payable in respect of any increased or additional development permitted by such action.

7. SERVICES IN LIEU

Council may authorize an Owner, through an agreement under s.38 of the Act, to substitute such part of the development charge applicable to the Owner's development as may be specified in the agreement, by the provision at the sole expense of the Owner, of services in lieu. Such agreement shall further specify that where the Owner provides services in lieu in accordance with the agreement, Council shall give to the Owner a credit, without interest, against the development charge in accordance with the agreement provisions and the provisions of s.39 of the Act, equal to the reasonable cost to the Owner of providing the services in lieu, as determined by the Town. In no case shall the agreement provide for a credit which exceeds the total development charge payable by an Owner to the Town in respect of the development to which the agreement relates.

8. DEVELOPMENT CHARGE REDEVELOPMENT CREDITS

- (1) An Owner who has obtained a demolition permit and demolished existing dwelling units or a non-residential building or structure in accordance with the provisions of the *Building Code Act* shall not be subject to the development charge with respect to the development being replaced, provided that the building permit for the replacement residential units or non-residential building or structure is issued not more than 5 years after the date of issuance of the demolition permit and provided that any dwelling units or non-residential floor area created in excess of what was demolished shall be subject to the development charge imposed under section 2 and no other exemptions and/or discounts have already been provided.



- (2) Where residential space is being converted to non-residential space or being demolished and replaced by non-residential space, a credit shall be allowed equivalent to the number of dwelling units demolished/converted multiplied by the applicable residential development charge in place at the time the development charge is payable, unless other exemptions and/or discounts greater than or equal to the D.C. value of the redevelopment credit have already been provided;
- (3) Where non-residential space is being converted to residential space or demolished and replaced by residential space, a credit shall be allowed equivalent to the gross floor area of the non-residential portion of the building multiplied by the applicable non-residential development charge in place at the time the development charge is payable, unless other exemptions and/or discounts greater than or equal to the D.C. value of the redevelopment credit have already been provided;
- (4) Notwithstanding subsections (1), (2), and (3) above, no credit shall be allowed if the development being replaced or converted would be exempt from development charges pursuant to this by-law.
- (5) Notwithstanding subsections (1), (2), and (3) above, no redevelopment credit shall be made in excess of the development charge payable for a redevelopment; and
- (6) Notwithstanding subsections (1), (2), (3) and (4) above, no redevelopment credit shall be allowed in addition to other exemptions and discounts if the redevelopment credit is of lesser value than the amount that is already exempt or discounted from development charges pursuant to this by-law.

9. TIMING OF CALCULATION AND PAYMENT

- (1) Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted by the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies.
- (2) 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 to the Town.



- (3) Notwithstanding subsections (1) and (2), an Owner and the Town of Ajax may enter into an agreement to provide for the payment in full of a development charge before building permit issuance or later than the issuing of a building permit.
- (4) If a development does not require a building permit, the development charge shall be calculated and paid in full at the rate in effect at the time the approval is granted as a condition of the earliest of any of the approvals required for the development and enumerated in Section 4 of this by-law.
- (5) Notwithstanding subsection 9(1) to 9(4), 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 based on the maximum interest rate, payable on the anniversary date each year thereafter.
- (6) Notwithstanding subsections 9(1) to 9(5), where the development of land results from the approval of a Site Plan or Zoning By-Law Amendment received and approved between January 1, 2020, and June 5, 2024, and the approval of the application occurred not more than 2 years prior to building permit issuance, the Development Charges shall be calculated on the Development Charges that were in effect on the date of the planning application, including interest based on the maximum interest rate. Where both planning applications apply, Development Charges under Subsections 9(1) to 9(5) shall be calculated on the Development Charges in effect on the date of the latter planning application, including interest based on the maximum interest rate.
- (7) Notwithstanding subsections 9(1) to 9(5), where the development of land results from the approval of a Site Plan or Zoning By-Law Amendment received on or after January 1, 2020, where the approval of the application occurred on or after June 6, 2024, and the approval of the application occurred not more than 18 months prior to building permit issuance, the Development Charges shall be calculated based on the Development Charges that were in effect on the date of the planning application, including interest based on the maximum interest rate. Where both planning applications apply, development charges under subsections 9(1) to 9(5) shall be calculated on the Development Charges in effect on the date



of the latter planning application, including interest based on the maximum interest rate.

- (8) Interest for the purposes of subsections 9(5) through 9(7) shall be determined as set out in the Town of Ajax Policy # COR-148, as amended from time to time.
- (9) The Development Charge payable for Rental Housing developments will be reduced based on the number of bedrooms in each unit, as per section 26.2 (1.1) of the *Development Charges Act, 1997*, as follows:
 - a. Three or more bedrooms – 25% reduction;
 - b. Two bedrooms – 20% reduction; and
 - c. All other bedroom quantities – 15% reduction.

10. BY-LAW REGISTRATION

This By-law or a certified copy of this by-law may be registered against the title to any land to which this by-law applies.

11. RESERVE FUNDS

- (1) Monies received from payment of development charges shall be maintained in a separate reserve fund for each service designated in Schedule "A," plus interest earned thereon.
- (2) Monies received for the payment of development charges shall be used only in accordance with the provisions of s.35 of the Act.
- (3) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid, including any interest owing, shall be added to the tax roll and shall be collected as taxes.
- (4) Where any unpaid development charges and associated interest are collected as taxes under subsection (3), the monies so collected shall be credited to the development charge reserve fund or funds referred to in subsection (1).



- (5) The Treasurer of the Town shall, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Sections 12 and 13 of O.Reg. 82/98, or any amending regulation.

12. BY-LAW AMENDMENT OR REPEAL

- (1) Where this by-law or any development charge prescribed thereunder is amended or repealed by order of the Ontario Land Tribunal or by resolution of the Council, the Town Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) Refunds that are required to be paid under subsection (1) shall be paid to the registered Owner of the land with interest calculated from the date on which the overpayment was collected to the day on which the refund is paid based on the minimum interest rate.

13. DEVELOPMENT CHARGE SCHEDULE INDEXING

The development charges referred to in Schedule "B" shall be adjusted annually, without amendment to this by-law, commencing on July 1, 2025, and thereafter annually on April 1 of each year, while this by-law is in force, in accordance with the most recent change in the Statistics Canada Quarterly, "Non-Residential Building Construction Price Index".

14. BY-LAW ADMINISTRATION

This by-law shall be administered by the Finance Department and the Planning and Development Services Department.

15. SCHEDULES TO THE BY-LAW

The following schedules to this by-law form an integral part of this by-law:

Schedule A - Designated Municipal Services Under this By-law

Schedule B - Schedule of Development Charges

16. DATE BY-LAW EFFECTIVE

This by-law shall come into force and effect on March 1, 2025.



17. EXISTING DEVELOPMENT CHARGE BY-LAW REPEAL

By-law 50-2018 as amended, is repealed, effective the date that this by-law comes into force and effect.

18. SEVERABILITY

If, for any reason, any provision, section, subsection or paragraph of this by-law is held to be invalid, it is hereby declared to be the intention of Council that all of the remainder of this by-law shall continue in full force and effect until repealed, re-enacted or amended, in whole or in part or dealt with in any other way.

19. SHORT TITLE

This by-law may be cited as the "Ajax Development Charge By-law XX-2025."

20. NON-BINDING NATURE

Nothing in this by-law or Council's approval of a capital forecast shall be construed so as to commit or require the Town or its Council to authorize or proceed with any specific capital project at any specific time.

READ a first and second time
this 18th day of February, 2025

READ a third time and passed
this 18th day of February, 2025

Mayor

Clerk



SCHEDULE "A"

(To Development Charges By-law XX-2025)

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

- (1) Growth Related Studies, including development-related growth studies;
- (2) Fire Protection Services, including stations, vehicles, and equipment;
- (3) Services Related to a Highway, including roads, structures, sidewalks, streetlights, traffic signals, multi-use trails, operations facilities, and vehicles and equipment providing Services Related to a Highway;
- (4) Parks and Recreation Services, including parkland, recreational trail development, recreation facilities, operations facilities, and vehicles and equipment items related thereto;
- (5) Library Services, including furniture, shelving, equipment, and items related thereto and including materials acquired for circulation, reference or information purposes by a library board; and
- (6) Provincial Offences Act, including By-Law enforcement, including vehicles, equipment and facility upgrades.



SCHEDULE "B"
SCHEDULE OF DEVELOPMENT CHARGES
(To Development Charges By-law XX-2025)

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:						
Services Related to a Highway	19,473	15,883	10,594	6,650	5,649	8.71
Fire Protection Services	805	657	438	275	234	0.36
Parks and Recreation Services	20,768	16,940	11,299	7,092	6,024	1.96
Library Services	2,692	2,196	1,465	919	781	0.25
Provincial Offences Act including By-Law Enforcement	13	11	7	4	4	0.01
Growth-Related Studies	240	196	131	82	70	0.11
Total Municipal Wide Services/Class of Services	\$43,991	\$35,883	\$23,934	\$15,022	\$12,762	\$11.40