



Addendum to 2024 Development Charges Background Study

Town of Ajax

For Public Circulation and Comment

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1. Background

In accordance with the provisions of the *Development Charges Act, 1997*, as amended (D.C.A.), the Town of Ajax (Town) undertook a Development Charges Background Study (D.C.B.S.) and has distributed the study and draft by-law to the public. The following provides a summary of the key dates in the Development Charges (D.C.s) report and draft by-law process:

- December 17, 2024 – Release of D.C.B.S. and draft by-law;
- January 21, 2025 – Released of revised D.C.B.S. and draft by-law;
- February 3, 2025 – Public Meeting of Council;
- February 18, 2025 – Passage of the Development Charges (D.C.) by-law; and
- March 1, 2025 – Date of by-law enactment.

The purpose of the addendum to the December 17, 2024, D.C.B.S. is to provide refinements to the historical service standard calculations as well as the capital needs that have been included in the D.C. calculation for the following services, Fire Protection Services, Library Services, and Growth-Related Studies. Further additional refinements to the local service policy to provide clarity on costs that will be included in the D.C. calculations have been made. Finally, additional definitions have been added the draft by-law for clarity during the implementation process.

The refinements to the calculation of the charge are detailed in this report and will form part of the D.C.B.S., for Council's consideration and approval prior to adoption of the D.C. By-law. A revised draft proposed by-law is included herein, which embrace the changes and update to the calculate charges and additional definitions.

2. Addendum

Subsequent to the release of the 2024 D.C.B.S., the Town continued to review comments identified through feedback from the Development Community, related to the costs included in the calculated charges and other calculations contained in the D.C.B.S. Further, refinements to the draft by-law have incorporated additional definitions for clarity, along with the revised calculated charges. This section of the addendum report provides an explanation for the refinements noted above.



2.1 Fire Protection Services

Through discussions with Town staff, the following projects have been removed from the capital program, as the total amount of outstanding debt related to the fire headquarters building of \$524,600 had also been accounted for in the reserve fund commitments, therefore double counting this amount in the D.C. calculations:

- Project #11: Fire Headquarters - Principal (\$496,100); and
- Project #12: Fire Headquarters - Interest (Discounted), for (\$28,500).

These changes result in a total decrease of \$524,600 in capital costs included in the D.C. calculations from approximately \$6.7 million to \$6.2 million. The updated capital program for Fire Protection Services is presented in Table 1. These revisions result in a decrease in the calculated D.C.s of \$63 per single detached home and \$0.03 per square foot of gross floor area (G.F.A.) for non-residential developments.



Table 1
Town of Ajax
Amended 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	2025-2033	1,900,000	-	-	1,900,000	-	-	1,900,000	1,520,000	380,000
10	Fire Hall Renovations - Interest (Discounted)	2025-2033	183,600	-	-	183,600	-	-	183,600	146,880	36,720
11	Fire HQ - Outdoor Training Shelter	2025	60,000	-	-	60,000	48,000	-	12,000	9,600	2,400
12	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
13	Security Upgrades	2027	300,000	-	-	300,000	254,600	-	45,400	36,320	9,080
Adjustments:											
14	Reserve Fund Adjustment		957,253	-	-	957,253	-	-	957,253	765,802	191,451
	Total		\$10,657,453	\$0	\$0	\$10,657,453	\$4,478,900	\$0	\$6,178,553	\$4,942,842	\$1,235,711



2.2 Parks and Recreation Services

Within Parks and Recreation Services, the 15-year historical service standard related to parkland development has been updated as follows:

- Town-wide parkland:
 - The total hectares have been revised to 72.66 hectares (ha.) for 2009 to 2012 and to 103.23 ha for years 2013 to 2023, based on more accurate inventory data. These refinements related to the exclusion of land area associated with the Audley Recreation Centre (as of 2013) and the Ajax Community Centre (for all years), where the land associated with these facilities has already been captured in the historical service standard valuations for the facilities.
- Community parkland:
 - The total hectares have been adjusted from 40.01 ha. to 37.11 ha. to exclude land associated with McLean Community Centre, where the land associated with this facility has already been captured in the historical service standard valuations for this facility.

As a result, the eligible amount for parkland development in the D.C. calculations has decreased from approximately \$39.47 million to \$39.36 million, as shown in Table 2. However, these refinements do not impact the D.C. recoverable costs or the D.C. charges for Parks and Recreation, as the growth-related costs are still within the revised historical service standard maximum ceiling.



Table 2
Town of Ajax
Parks and Recreation Services – Parkland Development (Amended)

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	72.66	72.66	72.66	72.66	103.23	103.23	103.23	103.23	103.23	103.23	103.23	103.23	103.23	103.23	103.23	\$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	37.11	37.11	37.11	37.11	37.11	37.11	37.11	37.11	37.11	37.11	37.11	37.11	37.11	37.11	37.11	\$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	429.42	436.12	439.32	441.32	471.89	478.49	478.49	485.49	486.49	486.49	486.49	486.56	486.56	486.56	486.56	

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	0.0041	0.0040	0.0039	0.0041	0.0041	0.0040	0.0041	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	\$423,470
Service Standard	\$1,694

D.C. Amount (before deductions)	10 Year
Forecast Population	23,236
\$ per Capita	\$1,694
Eligible Amount	\$39,358,996



2.3 Library Services

Several refinements have been made within Library Services, specifically related to the 15-year historical service standard for collection materials as follows:

- E-book and E-audio Copies: The initial quantities included in the D.C study, were based on the counts provided annually to the ministry, for reporting purposes. However, the 2013 to 2015 item counts were based on accessing these resources through a consortium. However, the years prior to 2013 and after 2016, were based on a local count for the Town vs. all the items available through the consortium. As such the number of copies has been updated to reflect the usage by Town library users, as follows:
 - 2013: Decreased from 220,092 to 35,994
 - 2014: Decreased from 1,107,868 to 34,025
 - 2015: Decreased from 1,403,023 to 32,057
 - The overall change in the historical service standard maximum ceiling has therefore been reduced from \$3,895,515 to \$2,266,207, as provided in Table 3.
 - As a result of the above changes, the provision for additional collection materials required for growth to be included in the D.C. calculations has decreased from approximately \$3.8 million to \$2.18 million, as provided in Table 4.

Based on the adjustments noted, the D.C. recoverable costs have decreased by approximately \$1.62 million to a total growth cost of approximately \$17.25 million. This has resulted in a reduction in the D.C. calculation of \$231 per single detached home for library services, and a reduction of \$0.02 per square foot of G.F.A. for non-residential developments.



Table 3
Town of Ajax
Library Services – Collection Materials (Amended)

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	35,994	34,025	32,057	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



Table 3 (Cont'd)
Town of Ajax
Library Services – Collection Materials (Amended)

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)
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	269,534	261,650	256,725	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	2.3703	2.2394	2.1662	1.6719	1.8299	1.7139	1.8961	1.9695	1.9751	2.1665	2.1337	
15 Year Average	2009-2023															
Quantity Standard	2.0979															
Quality Standard	\$46															
Service Standard	\$98															
D.C. Amount (before deductions)	10 Year															
Forecast Population	23,236															
\$ per Capita	\$98															
Eligible Amount	\$2,266,207															



Table 4
Town of Ajax
Amended 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	2,184,000	-	-	2,184,000	-		2,184,000	2,074,800	109,200
	Reserve Fund Adjustment										
8	Reserve Fund Adjustment		-	-	-	-	403,363		(403,363)	(383,195)	(20,168)
	Total		\$17,802,900	\$0	\$0	\$17,802,900	\$553,463	\$0	\$17,249,437	\$16,386,965	\$862,472



2.4 Growth-Related Studies

Due to the changes outlined in Sections 2.1 to 2.3 herein for Fire Protection and Library Services, the allocation for planning-related studies and future D.C. background studies has been revised to reflect each service's updated proportionate share of growth-related costs. The revised allocations are as follows:

- Services Related to a Highway – 48.94%
- Fire Protection Services – 1.87%
- Parks and Recreation Services – 43.95%
- Library Services – 5.21%
- *Provincial Offences Act*, including By-law Enforcement – 0.03%

These changes result in a decrease of \$100 in D.C. recoverable costs included in the D.C. calculations, as provided in Table 5; however, do not impact the overall charges, as this component of the overall charges is minor. Further, these refinements result in an update to the portion of costs attributable to residential and non-residential development, as presented in Table 6.



Table 5
Town of Ajax
Amended Infrastructure Costs Included in the Development Charge Calculation
For Growth-related Studies

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2024-2033	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
1	Official Plan Review	2030	All Services	96,500	-	9,650	86,850	43,500	-	43,350	37,874	5,476
2	Pickering Village (Lower Duffins) Special Policy Area Review	2026	All Services	120,000	-	12,000	108,000	-	-	108,000	94,365	13,635
3	Architectural Design Guidelines for Medium and High Density Development	2028	All Services	98,500	-	9,850	88,650	-	-	88,650	77,457	11,193
4	Comprehensive Zoning By-law Update	2027	All Services	191,500	-	19,150	172,350	86,200	-	86,150	75,269	10,881
5	DC Background Study	2024	All Services	115,000	-	-	115,000	-	-	115,000	100,480	14,520
6	DC Background Study	2033	All Services	115,000	-	-	115,000	-	-	115,000	100,480	14,520
7	Sustainable Neighbourhood Action Plan	2025-2033	All Services	250,000	-	25,000	225,000	190,864	-	34,136	29,831	4,305
8	Other Growth Studies	2025-2033	All Services	500,000	-	50,000	450,000	90,000	-	360,000	314,538	45,462
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	\$2,140,966	\$500,000	\$2,017,284	\$1,596,093	\$421,191



Table 6
Town of Ajax
Amended Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies – Residential/Non-Residential
Shares

Services	Total	Residential Share	Non-Residential Share
Stormwater Services	352,046	171,095	180,951
Services Related to a Highway	751,818	599,521	152,297
Fire Protection Services	273,578	218,159	55,419
Library Services	167,102	158,619	8,483
Parks and Recreation Services	472,464	448,480	23,984
P.O.A. including By-law Enforcement Services	277	220	57
Total	\$2,017,284	\$1,596,093	\$421,191
Overall Growth Studies Class of Services Residential/Non-Residential %		79%	21%



2.5 Local Service Policy

Through the correspondence from the development community, further discussions with Town staff have taken place related to the works identified in the local service policy related to arterial road costs to be recovered through D.C.s. As such, the policy is being refined to include the following provision, for clarity on costs to be included in the D.C. calculations:

- For roadway improvements required on Arterial roads to support more than a specific development (including, but not limited to auxiliary turning lanes, new roadway segments, and traffic control infrastructure), these costs will be included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.

2.6 Development Charges By-law

Town staff have provided further refinements to the draft D.C. by-law to enhance clarity and ensure consistency through new, refined and/or expanded definitions. Specifically:

- Refined Definitions: The following definitions have been adjusted for greater accuracy:
 - "other multiple" means any residential dwelling which is not a detached dwelling, a semi-detached dwelling, an apartment dwelling, a multiplex or a special care/special need dwelling and includes, but is not limited to, back-to-back townhouse dwellings, rowhouse dwellings, and the residential component of mixed-use development or live-work units;
 - "row dwelling" means a building containing three or more attached dwelling units in a single row or back-to-back, each dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;
 - "office" means a building or part thereof, intended or used for the practice of a profession, conduct of a business whether it be "for-profit" or "not-for-profit", or public administration;
- Expanded Definitions: The following definitions have been revised to provide further detail:
 - "apartment dwelling" means:



- a dwelling unit in a residential building 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, or;
- dwelling unit in a stacked townhouse, or;
- a dwelling unit in a stacked back-to-back townhouse, or;
- a dwelling unit in a quadruplex where all four dwelling units are intended for use as rented residential premises, or;
- ancillary residential dwellings;
- “multiplexes” means a residential building on a parcel of land with two (duplex), three (triplex), or four (quadruplex) units, that is not a condominium. To be considered a multiplex, all dwelling units shall be independent and not subordinate to any of the other units in the building, the dwelling units can be:
 - Separated vertically only, in which case the units will be treated the same as units in a row house dwelling, or;
 - Separated horizontally only, in which case the building will be treated as a detached house, and the additional units will be treated as ancillary dwellings, or;
 - Separated both horizontally and vertically, in which case the building will be treated as a detached house, and the additional units will be treated as ancillary dwellings, or;
- Notwithstanding i-iii, where a quadruplex is also a rental housing development under the Act, all of the dwelling units therein will be treated as apartment dwellings.
- New Definitions: The following definitions have been added to clearly distinguish between different development types:
 - “back-to-back stacked townhouses” means the units within a residential building configured as eight (8) or more horizontally aligned and vertically-layered dwelling units divided by a series of shared side walls and ceiling/floor partitions. Each dwelling unit in a back-to-back stacked townhouse has an independent exterior entrance and shares at least one side wall and one ceiling/floor partition with adjacent dwelling units;
 - “back-to-back townhouses” means the whole of a residential building configured as six (6) or more horizontally-aligned dwelling units divided by a series of shared side and rear walls. Each dwelling unit in a back-to-back townhouse has an independent exterior entrance and shares its rear



- wall and at least one side wall with adjacent dwellings and can be legally conveyed separately;
- “condominium” means a condominium corporation incorporated pursuant to the Condominium Act, 1998, S.O. 1998, c.19, as amended;
 - “stacked townhouses” means the units within a residential building configured as six (6) or more horizontally aligned and vertically-layered dwelling units divided by a series of shared side walls and ceiling/floor partitions. Each dwelling unit in a stacked townhouse has an independent exterior entrance and shares at least one side wall and one ceiling/floor partition with adjacent dwelling units.

These refinements ensure greater transparency and consistency in the application of the by-law. Furthermore, Schedule “B” has been updated to reflect the revised D.C. calculations by residential unit type and non-residential per square foot of G.F.A., based on the refinements included herein.

2.7 Development Charge Impacts

In aggregate, the changes identified in Sections 2.1 to 2.4 result in a decrease of approximately \$2.14 million in D.C. recoverable costs. This reduction leads to a decrease of \$294 in the calculated charge per single and semi-detached dwelling unit compared to the charge outlined in the December 17, 2024, D.C.B.S. Additionally, the updated non-residential D.C.s for new developments reflect a decrease of \$0.05 per square foot of G.F.A. compared to the charge in the December 17, 2024, D.C.B.S. The updated schedule of charges is presented in Table 7 below.

Table 7
Town of Ajax
Amended 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	742	605	404	253	215	0.33
Parks and Recreation Services	20,768	16,940	11,299	7,092	6,024	1.96
Library Services	2,461	2,007	1,339	840	714	0.23
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	\$43,697	\$35,642	\$23,774	\$14,921	\$12,676	\$11.35



2.8 Development Charges Comparison of Rates

The following tables 8 and 9, provide a comparison of the current D.C.s with those calculated in the December 17, 2024, D.C.B.S., and those calculated herein for single/semi-detached units, and non-residential charges per square foot of G.F.A.

Table 8
Town of Ajax
Comparison of Single/Semi-Detached Unit Development Charges

Services/Class of Services	Current	Calculated Per D.C. Study - Dec. 17, 2024	Calculated Per Addendum Report
Municipal Wide Services/Classes:			
Services Related to a Highway	25,269	19,473	19,473
Fire Protection Services	730	805	742
Parks and Recreation Services	11,208	20,768	20,768
P.O.A. (Including By-law Enforcement)	-	13	13
Library Services	2,321	2,692	2,461
Growth Related Studies	719	240	240
Total Municipal Wide Services/Classes	\$40,247	\$43,991	\$43,697
Increase (\$)		3,744	3,450
Increase (%)		9.3%	8.6%



Table 9
Town of Ajax
Comparison of Non-Residential Development
per Square Foot of Gross Floor Area

Services/Class of Services	Current	Calculated Per D.C. Study - Dec. 17, 2024	Calculated Per Addendum Report
Municipal Wide Services/Classes:			
Services Related to a Highway	9.28	8.71	8.71
Fire Protection Services	0.24	0.36	0.33
Parks and Recreation Services	0.20	1.96	1.96
P.O.A. (Including By-law Enforcement)	-	0.01	0.01
Library Services	0.03	0.25	0.23
Growth Related Studies	0.17	0.11	0.11
Total Municipal Wide Services/Classes	\$9.92	\$11.40	\$11.35
Increase (\$)		1.48	1.43
Increase (%)		14.9%	14.4%

3. Changes to the D.C.B.S.

Based on the foregoing, Table 10 provides for the following revisions to the December 17, 2024, D.C.B.S. Accordingly, the amended pages are appended to this report.



Table 10
Town of Ajax
Revisions to the December 17, 2024, Development Charges Background Study

Page Reference	Description of Revisions
Executive Summary (pages iv to viii)	Updated to reflect the revised charges and D.C. comparison tables as per the Addendum Report.
1-2 and 1-3	Updated Figure 1-1 related to the D.C. process, including the release date of this addendum report.
5-3 and 5-11	Updated to reflect the textual changes identified in Section 2.1 and the corresponding summary table of capital infrastructure needs related to Fire Protection Services (Table 5-2).
5-3 and 5-4	Updated to reflect the textual changes identified in Section 2.2 related to Park and Recreation Services, associated with the historical service standard calculations.
5-4, 5-5, and 5-14	Updated to reflect the textual changes identified in Section 2.3 and the corresponding summary table of capital infrastructure needs related to Library Services (Table 5-4).
5-7, 5-16, and 5-17	Updated to reflect the textual changes identified in Section 2.4 and the corresponding summary table of capital infrastructure needs related to the Growth-Related Studies class of services (Table 5-6), and the table providing the residential and non-residential shares (Table 5-7).
6-1	Updated text to reflect the revised calculated charges and the comparison to current rates.



Page Reference	Description of Revisions
6-2	Table 6-1 updated to reflect the revised D.C. Calculations as per this Addendum report.
6-3	Table 6-2 updated to reflect the revised D.C.s by residential unit type and non-residential development type.
6-4	Tables 6-3 to 6-4 updated to provide a comparison of the current D.C.s to the D.C.s calculated in the December 17, 2024, Background Study, and the revised calculated rates as per this addendum report.
6-5	Table 6-5 updated to reflect the gross expenditure and sources of revenue summary for costs to be incurred over the 10-year life of the by-law for all services and class of services.
7-9	Updated to reflect this addendum in the recommendations for Council's consideration.
B-2	Updated Schedule B-1 to reflect the updated maximum ceiling for Library Services as well as Parks and Recreation Services, as identified in section 2.2 and 2.3 herein.
B-14	Updated Schedule B-11 to reflect the changes to the 15-year historical service standard for parkland development, as identified in section 2.2 herein.
B-22 and B-23	Updated Schedule B-17 to reflect the changes to the 15-year historical service standard for collection materials, as identified in section 2.3 herein.



Page Reference	Description of Revisions
C-3	Updated Table C-2 to reflect changes to the operating and capital expenditure impacts for future capital expenditures due to the changes contained within this addendum report.
E-6	Updated the Local Service Policy to provide greater clarity concerning Arterial Road improvements that would be included in the D.C. calculation, as identified in Section 2.5 herein.
F-4 and F-5	Updated asset management calculations as a result of refining the incremental operating costs, including - updates to Table F-1.
Appendix G	Updated the draft by-law to reflect the revised definitions, Schedule “B” and to refer to this addendum report, as identified in Section 2.6 herein.

4. Process for Adoption of the Development Charges By-law

The revisions provided herein form the basis for the D.C. by-law and will be incorporated into the D.C.B.S., as amended, to be provided to Council prior to Council’s consideration and adoption of the proposed D.C. by-law.

If Council is satisfied with the above noted changes to the D.C.B.S. and D.C. by-law, then prior to by-law passage Council must:

- Approve the D.C.B.S., as amended;
- Determine that no further public meetings are required on the matter; and
- Adopt the new D.C. by-law.



Appendix A

Amended Pages



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 \$497.8 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 \$333.2 million, of which \$290.9 million is allocated to the forecast residential development and approximately \$42.2 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	\$497,839,163
Less: benefit to existing development	\$141,270,386
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	\$333,152,426

- (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 \$43,697. The calculated non-residential charge for developments is \$11.35 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 \$43,697 for a single detached residential dwelling unit. The calculated charges are 8.6% (+\$3,450) 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 \$11.35 per sq.ft. of G.F.A., representing a 14.4% (+1.43) 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	742	605	404	253	215	0.33
Parks and Recreation Services	20,768	16,940	11,299	7,092	6,024	1.96
Library Services	2,461	2,007	1,339	840	714	0.23
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	\$43,697	\$35,642	\$23,774	\$14,921	\$12,676	\$11.35



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

Services/Class of Services	Current	Calculated Per D.C. Study - Dec. 17, 2024	Calculated Per Addendum Report
Municipal Wide Services/Classes:			
Services Related to a Highway	25,269	19,473	19,473
Fire Protection Services	730	805	742
Parks and Recreation Services	11,208	20,768	20,768
P.O.A. (Including By-law Enforcement)	-	13	13
Library Services	2,321	2,692	2,461
Growth Related Studies	719	240	240
Total Municipal Wide Services/Classes	\$40,247	\$43,991	\$43,697
Increase (\$)		3,744	3,450
Increase (%)		9.3%	8.6%

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

Services/Class of Services	Current	Calculated Per D.C. Study - Dec. 17, 2024	Calculated Per Addendum Report
Municipal Wide Services/Classes:			
Services Related to a Highway	9.28	8.71	8.71
Fire Protection Services	0.24	0.36	0.33
Parks and Recreation Services	0.20	1.96	1.96
P.O.A. (Including By-law Enforcement)	-	0.01	0.01
Library Services	0.03	0.25	0.23
Growth Related Studies	0.17	0.11	0.11
Total Municipal Wide Services/Classes	\$9.92	\$11.40	\$11.35
Increase (\$)		1.48	1.43
Increase (%)		14.9%	14.4%

- (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



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 release of a revised D.C. Background study and proposed by-law to correct minor errors.	January 21, 2025
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



Public release of Addendum to the 2024 Development Charges Background Study	February 12, 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



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 \$10.66 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 \$6.18 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 \$4.94 million (80%), and the non-residential development cost share totals approximately \$1.24 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 486.6 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 \$6,666 per capita. When applied to the 10-year forecast population, a maximum D.C. eligible cost of approximately \$154.9 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 \$737 per capita. This results in the maximum D.C. eligible amount for library services over the 10-year forecast period of approximately \$17.1 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 \$17.8 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 \$17.2 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 \$16.4 million) to residential development and 5% (approximately \$862,500) 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



- 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 –48.94%;
- Fire Protection Services –1.87%;
- Parks and Recreation Services – 43.95%;
- Library Services – 5.21%; 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 5-2
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 - Suppression	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	Hall Renovations - Principal Payments	2025-2033	1,900,000	-	-	1,900,000	-	-	1,900,000	1,520,000	380,000
10	Hall Renovations - Interest (Discounted)	2025-2033	183,600	-	-	183,600	-	-	183,600	146,880	36,720
11	HQ - Outdoor Training Shelter	2025	60,000	-	-	60,000	48,000	-	12,000	9,600	2,400
12	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
13	urity Upgrades	2027	300,000	-	-	300,000	254,600	-	45,400	36,320	9,080
Adjustments:											
14	Reserve Fund Adjustment		957,253	-	-	957,253	-	-	957,253	765,802	191,451
Total			\$10,657,453	\$0	\$0	\$10,657,453	\$4,478,900	\$0	\$6,178,553	\$4,942,842	\$1,235,711



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	2,184,000	-	-	2,184,000	-		2,184,000	2,074,800	109,200
	Reserve Fund Adjustment										
8	Reserve Fund Adjustment		-	-		-	403,363		(403,363)	(383,195)	(20,168)
	Total		\$17,802,900	\$0	\$0	\$17,802,900	\$553,463	\$0	\$17,249,437	\$16,386,965	\$862,472



**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 2024-2033	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
1	Official Plan Review	2030	All Services	96,500	-	9,650	86,850	43,500	-	43,350	37,874	5,476
2	Pickering Village (Lower Duffins) Special Policy Area Review	2026	All Services	120,000	-	12,000	108,000	-	-	108,000	94,365	13,635
3	Architectural Design Guidelines for Medium and High Density Development	2028	All Services	98,500	-	9,850	88,650	-	-	88,650	77,457	11,193
4	Comprehensive Zoning By-law Update	2027	All Services	191,500	-	19,150	172,350	86,200	-	86,150	75,269	10,881
5	DC Background Study	2024	All Services	115,000	-	-	115,000	-	-	115,000	100,480	14,520
6	DC Background Study	2033	All Services	115,000	-	-	115,000	-	-	115,000	100,480	14,520
7	Sustainable Neighbourhood Action Plan	2025-2033	All Services	250,000	-	25,000	225,000	190,864	-	34,136	29,831	4,305
8	Other Growth Studies	2025-2033	All Services	500,000	-	50,000	450,000	90,000	-	360,000	314,538	45,462
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	\$2,140,966	\$500,000	\$2,017,284	\$1,596,093	\$421,191



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	352,046	171,095	180,951
Services Related to a Highway	751,818	599,521	152,297
Fire Protection Services	273,578	218,159	55,419
Library Services	167,102	158,619	8,483
Parks and Recreation Services	472,464	448,480	23,984
P.O.A. including By-law Enforcement Services	277	220	57
Total	\$2,017,284	\$1,596,093	\$421,191
Overall Growth Studies Class of Services Residential/Non-Residential %		79%	21%



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 \$43,697 for a single detached residential dwelling unit, 8.6% (+\$3,450) 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 \$11.35 per sq.ft. of G.F.A., representing a 14.4% (+\$1.43) 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	4,942,842	1,235,711	742	0.33
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	1,596,093	421,191	240	0.11
5. <u>Library Services</u>				
5.1 Library facilities, materials and vehicles	16,386,965	862,472	2,461	0.23
6. <u>Provincial Offences Act including By-Law Enforcement</u>				
6.1 Facilities, vehicles and equipment	89,520	22,380	13	0.01
TOTAL	\$290,922,042	\$42,230,384	\$43,697	\$11.35
D.C.-Eligible Capital Cost	290,922,042	\$42,230,384		
10-Year Gross Population/GFA Growth (sq.ft.)	25,246	3,722,300		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$11,523.49	\$11.35		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	3.792	\$43,697		
Other Multiples	3.093	\$35,642		
Apartments - 2 Bedrooms +	2.063	\$23,774		
Apartments - Bachelor and 1 Bedroom	1.295	\$14,921		
Special Care/Special Dwelling Units	1.100	\$12,676		



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	742	605	404	253	215	0.33
Parks and Recreation Services	20,768	16,940	11,299	7,092	6,024	1.96
Library Services	2,461	2,007	1,339	840	714	0.23
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	\$43,697	\$35,642	\$23,774	\$14,921	\$12,676	\$11.35



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

Services/Class of Services	Current	Calculated Per D.C. Study - Dec. 17, 2024	Calculated Per Addendum Report
Municipal Wide Services/Classes:			
Services Related to a Highway	25,269	19,473	19,473
Fire Protection Services	730	805	742
Parks and Recreation Services	11,208	20,768	20,768
P.O.A. (Including By-law Enforcement)	-	13	13
Library Services	2,321	2,692	2,461
Growth Related Studies	719	240	240
Total Municipal Wide Services/Classes	\$40,247	\$43,991	\$43,697
Increase (\$)		3,744	3,450
Increase (%)		9.3%	8.6%

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

Services/Class of Services	Current	Calculated Per D.C. Study - Dec. 17, 2024	Calculated Per Addendum Report
Municipal Wide Services/Classes:			
Services Related to a Highway	9.28	8.71	8.71
Fire Protection Services	0.24	0.36	0.33
Parks and Recreation Services	0.20	1.96	1.96
P.O.A. (Including By-law Enforcement)	-	0.01	0.01
Library Services	0.03	0.25	0.23
Growth Related Studies	0.17	0.11	0.11
Total Municipal Wide Services/Classes	\$9.92	\$11.40	\$11.35
Increase (\$)		1.48	1.43
Increase (%)		14.9%	14.4%



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	10,657,453	0	4,478,900	0	0	4,942,842	1,235,711
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	2,140,966	500,000	0	1,596,093	421,191
5. Library Services							
5.1 Library facilities, materials and vehicles	17,802,900	0	553,463	0	0	16,386,965	862,472
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	\$497,839,163	\$125,650	\$141,270,386	\$11,556,500	\$11,734,200	\$290,922,042	\$42,230,384



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

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

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

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



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	\$1,693.88	0.0040	Hectares of Parkland	\$423,470	per hectare	\$39,358,996
	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							\$154,900,935
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	\$97.53	2.0979	No. of library collection items	\$46	per collection item	\$2,266,207
	Library Services - Vehicles	\$0.45	0.0000	No. of vehicles and equipment	\$56,250	per vehicle	\$10,456
Subtotal - Library							\$17,123,770
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							\$363,229,501

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

** Excludes financing costs.



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	72.66	72.66	72.66	72.66	103.23	103.23	103.23	103.23	103.23	103.23	103.23	103.23	103.23	103.23	103.23	\$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	37.11	37.11	37.11	37.11	37.11	37.11	37.11	37.11	37.11	37.11	37.11	37.11	37.11	37.11	37.11	\$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	429.42	436.12	439.32	441.32	471.89	478.49	478.49	485.49	486.49	486.49	486.49	486.56	486.56	486.56	486.56	

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	0.0041	0.0040	0.0039	0.0041	0.0041	0.0040	0.0041	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	\$423,470
Service Standard	\$1,694

D.C. Amount (before deductions)	10 Year
Forecast Population	23,236
\$ per Capita	\$1,694
Eligible Amount	\$39,358,996



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	35,994	34,025	32,057	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

Description	No. of library collection items															2024 Value (\$/item)
	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	
Chromebooks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10	
Embroidery Machine	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	
Glowforge	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	
Plotter Printer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	
Laptops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	
Sewing Machines	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	
Piano	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	
Acoustic Drums	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	
Apple Computers	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	
Guitar	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	
Sublimation machine	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	
Cricut	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	
Total	257,437	232,477	264,274	252,506	269,534	261,650	256,725	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	2.3703	2.2394	2.1662	1.6719	1.8299	1.7139	1.8961	1.9695	1.9751	2.1665	2.1337

15 Year Average	
Quantity Standard	2.0979
Quality Standard	\$46
Service Standard	\$98

D.C. Amount (before deductions)	
Forecast Population	23,236
\$ per Capita	\$98
Eligible Amount	\$2,266,207



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	6,178,553	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	2,642,934	-	-	-
5. Library Services				
5.1 Library facilities, materials and vehicles	17,249,437	570,628	1,230,994	1,801,622
6. Provincial Offences Act including By-Law Enforcement				
6.1 Facilities, vehicles and equipment	111,900	8,227	400,094	408,321
Total	\$356,568,776	\$11,915,248	\$14,109,564	\$26,024,812



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

- For roadway improvements required on Arterial roads to support more than a specific development (including, but not limited to auxiliary turning lanes, new roadway segments, and traffic control infrastructure), these costs will be included in the D.C. calculation to the extent permitted under s.5(1) of the D.C.A.
- 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.



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 \$34.2 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	\$11,915,248
Incremental Operating Costs (for D.C. Services)	\$14,109,564
Total Expenditures	\$34,198,935
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 Benefit

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 upon, 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 amended, 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, as amended, 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:
- i. a dwelling unit in a residential building 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, or;
 - ii. dwelling unit in a stacked townhouse, or;
 - iii. a dwelling unit in a stacked back-to-back townhouse, or;
 - iv. a dwelling unit in a quadruplex where all four dwelling units are intended for use as rented residential premises, or;
 - v. ancillary residential dwellings.;
- (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) "back-to-back stacked townhouses" means the units within a residential building configured as eight (8) or more horizontally aligned and vertically-layered dwelling units divided by a series of shared side walls and ceiling/floor partitions. Each dwelling unit in a back-to-back stacked townhouse has an independent exterior entrance and shares at least one side wall and one ceiling/floor partition with adjacent dwelling units;
- (l) "back-to-back townhouses" means the whole of a residential building configured as six (6) or more horizontally-aligned dwelling units divided by a series of shared side and rear walls. Each dwelling unit in a back-to-back townhouse has an independent exterior entrance and shares its rear wall and



- at least one side wall with adjacent dwellings and can be legally conveyed separately;
- (m) "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;
 - (n) "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 Property Assessment Corporation, however, a "Bona Fide Farm Agricultural Operation" does not include Cannabis Production Facilities or On-Farm Diversified Uses;
 - (o) "Building Code Act" means the Building Code Act, S.O. 1992, as amended, or any successor thereof;
 - (p) "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
 - (q) "cannabis plant" means a plant that belongs to the genus cannabis.
 - (r) "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.
- (s) "commercial" means any non-residential use not defined as "industrial" or "institutional" in this by-law;
 - (t) "condominium" means a condominium corporation incorporated pursuant to the Condominium Act, 1998, S.O. 1998, c.19, as amended;
 - (u) "Council" means the council of the Town;
 - (v) "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;
 - (w) "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;
 - (x) "development charge" means a charge imposed pursuant to this by-law adjusted in accordance with Section 13;
 - (y) "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";
 - (z) "existing" means the quantity, use and size that existed as of the date this by-law was passed;
 - (aa) "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;
- (bb) "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;
 - (cc) "grade" means the average level of finished ground adjoining a building at all exterior walls;
 - (dd) "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 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;
 - (ee) "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;



- (ff) "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;
- (gg) "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;
- (hh) "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
- (ii) "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;
- (jj) "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;
- (kk) “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.
- (ll) “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 which shares a common wall or floor with or without direct access between the residential and non-residential uses;
- (mm) “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*;
- (nn) “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*;
- (oo) “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.
- (pp) "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.
- (qq) "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;
- (rr) "multiplexes" means a residential building on a parcel of land with two (duplex), three (triplex), or four (quadruplex) units, that is not a condominium. To be considered a multiplex, all dwelling units shall be independent and not subordinate to any of the other units in the building, the dwelling units can be:
- i. Separated vertically only, in which case the units will be treated the same as units in a row house dwelling, or;
 - ii. Separated horizontally only, in which case the building will be treated as a detached house, and the additional units will be treated as ancillary dwellings, or;
 - iii. Separated both horizontally and vertically, in which case the building will be treated as a detached house, and the additional units will be treated as ancillary dwellings, or;
 - iv. Notwithstanding i-iii, where a quadruplex is also a rental housing development under the Act, all of the dwelling units therein will be treated as apartment dwellings;
- (ss) "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*;
- (tt) "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.
- (uu) "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;
- (vv) "office" means a building or part thereof, intended or used for the practice of a profession, conduct of a business whether it be "for-profit" or "not-for-profit", or public administration;
- (ww) "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;
- (xx) "other multiple" means any residential dwelling which is not a detached dwelling, a semi-detached dwelling, an apartment dwelling, a multiplex or a special care/special need dwelling and includes, but is not limited to, back-to-back townhouse dwellings, rowhouse dwellings, and the residential component of mixed-use development or live-work units;



- (yy) "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;
- (zz) "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;
- (aaa) "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;
- (bbb) "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;
- (ccc) "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;
- (ddd) "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;
- (eee) "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;



- (fff) "retirement residence dwelling unit" or "retirement residence unit" means a unit within a retirement residence;
- (ggg) "row dwelling" means a building containing three or more attached dwelling units in a single row or back-to-back, each dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;
- (hhh) "rowhouse" has the same meaning as a Row Dwelling;
- (iii) "semi-detached dwelling" means the whole of a dwelling divided vertically both above grade and below grade into two separate dwelling units;
- (jjj) "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).
- (kkk) "stacked townhouses" means the units within a residential building configured as six (6) or more horizontally aligned and vertically-layered dwelling units divided by a series of shared side walls and ceiling/floor partitions. Each dwelling unit in a stacked townhouse has an independent exterior entrance and shares at least one side wall and one ceiling/floor partition with adjacent dwelling units;
- (III) "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), (5), (6), 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. Properties with Development Charge credit agreements entered into before March 1, 2025, within the Downtown Community Improvement Plan (CIP) & Pickering Village CIP.
- (4) Notwithstanding any other provision of this By-law, any portion of a non-residential parking structure which does not contain an office or kiosk, or hold inventory for a non-residential use, shall only be charged the Development Charges relating to Fire Protection Services and Services Related to a Highway.
- (5) 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.
- (6) 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 an 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.
- (7) 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 AND DEVELOPMENT CHARGE CREDITS

- (1) 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. REDEVELOPMENT AND DEVELOPMENT CHARGE CREDITS

- (1) Subject to the development not having received any other development charge exemptions or discounts, 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.



- (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, less any exemptions that were provided at the time of payment of the previous development charge, and unless other exemptions and/or discounts greater than or equal to the development charge 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 development charge 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 permitted 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 application 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 based upon 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 application 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 upon 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

- (1) 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	742	605	404	253	215	0.33
Parks and Recreation Services	20,768	16,940	11,299	7,092	6,024	1.96
Library Services	2,461	2,007	1,339	840	714	0.23
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	\$43,697	\$35,642	\$23,774	\$14,921	\$12,676	\$11.35