

**Addendum No. 1 to:**

**Town of Pelham  
Development Charge  
Background Study**

July 11, 2018



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 **Planning for growth**



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## **List of Acronyms and Abbreviations**

D.C.	Development Charge
D.C.A.	Development Charges Act, 1997, as amended
G.F.A.	Gross floor area
O.Reg.	Ontario Regulation
P.P.U.	Persons per unit
S.D.U.	Single detached unit
s.s.	Subsection
sq.ft.	Square foot



# Addendum Report to the May 17, 2018 Development Charges Background Study

## 1. Background

Commensurate with the provisions of the Development Charges Act, 1997, as amended (D.C.A.), the Town has undertaken a Development Charges (D.C.) Background Study and released the study in accordance with the D.C.A. The following provides a summary of the key dates in the development charge by-law process:

May 17, 2018 – Release of the D.C. Background Study Update and draft by-law

May 22, 2018 – Notice of Public Meeting

June 13, 2018 – Scheduled date of Public Meeting

July 16, 2018 – Anticipated passage of Development Charges By-law

The purpose of this addendum report is to provide for changes to the May 17, 2018 D.C. Background Study based on discussions with Town staff and Council. The changes documented herein was communicated to Council during the June 13, 2018 Public Meeting. During the meeting, it was acknowledged that a revision to the background study was required and that the increase to the calculated D.C. (\$16,624 for single detached dwellings) could be in the range of an additional \$2,000 to \$4,000. The actual increase to the charge is \$1,126, which results in a revised D.C. for single detached dwellings of \$17,750. These refinements are in relation to:

- An update to Services Related to a Highway project listing which includes:
  - The addition of two (2) debentures for prior D.C. projects; and
  - The addition of one (1) project.
- The addition of a debenture for a prior D.C. project to the Water capital project listing;
- An update to Outdoor Recreation Services project listing, which includes:
  - The removal of one (1) capital project; and
  - The addition of three (3) capital projects.
- An update to Indoor Recreation Services service standard calculations, which includes:
  - The addition of two (2) portables to the service standards.

- The addition of a Master Plan under the Administration studies capital project listing; and
- A modification to the draft D.C. by-law commencement date and indexing date.

These refinements will form part of the D.C. background study provided prior to by-law adoption.

## **2. Discussion**

This section of the addendum report provides an explanation for the above-noted refinements. It is noted that the refinements to the D.C. study have been undertaken as a result of the discussions with staff and were communicated to Council and the Public during the June 13, 2018 Public Meeting. The refinements identified below have impacted the calculated development charges and therefore the corresponding tables and pages have been updated and included in the amended pages section to this addendum.

### **2.1 Updates to Services Related to a Highway**

Upon further review of the background study by Town staff, it was determined that there was a project and debenture payments related to past growth-related projects that were not included in the background study. The project and debentures, which have been added as part of this background study, are as follows:

- New/Added – Project 29: Lookout Street Urbanization (Town Portion)
  - This project was added due to discussions with Town staff. The D.C. eligible amount to be included in the calculations is \$210,862.
- New/Added – Project 30 and 31: Effingham (16-Kilman) Debt – Principal and Interest
  - This debenture was added due to discussions with Town staff that it was missed. The debenture was included in the previous D.C. background study. The combined principal and discounted interest being included into the D.C. calculations is \$130,120.
- New/Added – Project 32 and 33: Hwy 20 (Station – Rice) Debt – Principal and Interest
  - This debenture was added due to discussions with Town staff that it was missed. The debenture was included in the previous D.C. background study. The combined principal and discounted interest being included into the D.C. calculations is \$38,538.

## **2.2 Updates to Water Services**

Upon further review of the background study by Town staff, it was determined that there was debenture payments related to past growth-related projects that was not included in the background study. The debenture, which has been added as part of this background study, is as follows:

- New/Added – Project 8 and 9: Hwy 20 (Station – Rice) Debt – Principal and Interest
  - This debenture was added due to discussions with Town staff that it was missed. The debenture was included in the previous D.C. background study. The combined principal and discounted interest being included into the D.C. calculations is \$310,497.

## **2.3 Updates to Outdoor Recreation Services**

Upon further review of the background study by Town staff, it was determined that there were a few projects that were to be added, as well as one of the projects that needed to be removed. The changes are as follows:

- Remove – Project 11: Long Board Skate Park
  - This project was removed due to discussions with Town staff and Council.
- New/Added – Project 11: Woonerf and Central Park
  - This project was added due to discussions with Town staff and Council. The gross cost of this project is \$3.5 million. It was identified that \$2.345 million would be funded through other contributions. Therefore, after the mandatory 10% deduction, the net D.C. eligible amount to be included in the calculations is \$1,039,500.
- New/Added – Project 12: Lookout Park
  - This project was added due to discussions with Town staff and Council. The gross cost of this project is \$230,000. After the mandatory 10% deduction, the net D.C. eligible amount to be included in the calculations is \$207,000.
- New/Added – Project 13: Weiland Park
  - This project was added due to discussions with Town staff and Council. The gross cost of this project is \$150,000. After the mandatory 10% deduction, the net D.C. eligible amount to be included in the calculations is \$135,000.

## **2.4 Updates to Indoor Recreation Services**

Upon further review of the background study by Town staff, it was determined that there were two items that needed to be added to the 10-year historical service standards.

The changes are as follows:

- New/Added – Portable 1 (Dressing Room)
  - This facility was added due to discussions with Town staff and Council. A total of 504 sq.ft. is being added, dating back to 2014. The replacement cost is \$171 per sq.ft.
- New/Added – Portable 2 (Lunchroom/Washroom)
  - This facility was added due to discussions with Town staff and Council. A total of 504 sq.ft. is being added, dating back to 2014. The replacement cost is \$131 per sq.ft.

## **2.5 Updates to Administration (Studies)**

Based on the review of the background study with Town staff, it was determined that there was a master plan that was missed. A description of the project is provided below:

- New/Added – Project 9: Parks, Recreation, and Cultural Services Master Plan
  - This project was added due to discussions with Town staff. The gross cost of this project is \$100,000. A 25% benefit to existing was attributed to the non-growth portion of the study. After the mandatory 10% deduction, the net D.C. eligible amount to be included in the calculations is \$67,500.

## **2.6 Draft D.C. By-law Refinements**

Based on the discussions with Town staff, the by-law will have an effective date of October 1, 2018. Also, indexing of the D.C. by-law will commence on January 1, 2020.

## **2.7 Overall Change in the D.C. Calculation**

Based on the changes noted above, the calculated development charge (single/semi-detached unit) has changed from the May 17, 2018 background study as follows:

- The Services Related to a Highway charge increased from \$9,196 to \$9,330;
- The Outdoor Recreation charge increased from \$827 to \$1,697;
- The Administration charge increased from \$638 to \$678;
- The Water Services charge increased from \$1,083 to \$1,165; and



- The overall D.C. increased from \$16,624 to \$17,750.

In regard to the non-residential development charge, the calculated charge per square foot of gross floor area are as follows:

- The Services Related to a Highway charge increased from \$5.13 to \$5.21.
- The Outdoor Recreation charge increased from \$0.11 to \$0.23.
- The Administration charge increased from \$0.37 to \$0.39;
- The Water Services charge increased from \$0.75 to \$0.80; and
- The overall D.C. increased from \$8.70 to \$8.97.

The above changes have been incorporated into the calculations and by-law. The summary below outlines the current charges vs. the charges as calculated in the 2018 D.C. report dated May 17, 2018 and the charges calculated in this addendum report.

**Residential (Single Detached) Comparison**

Service	Current	Calculated May, 2018	Revised Calculated for Addendum
<b>Municipal Wide Services:</b>			
Services Related to a Highway	5,412	9,196	9,330
Fire Protection Services	402	349	349
Outdoor Recreation Services	2,780	827	1,697
Indoor Recreation Services	1,078	1,206	1,206
Library Services	778	563	563
Administration	647	638	678
<b>Total Municipal Wide Services</b>	<b>11,097</b>	<b>12,779</b>	<b>13,823</b>
<b>Urban Services:</b>			
Wastewater Services	1,698	2,762	2,762
Water Services	1,276	1,083	1,165
<b>Total Urban Services</b>	<b>2,974</b>	<b>3,845</b>	<b>3,927</b>
<b>Grand Total - Urban Area</b>	<b>14,071</b>	<b>16,624</b>	<b>17,750</b>

**Non-Residential (per ft<sup>2</sup>.) Comparison**

Service	Current	Calculated May, 2018	Revised Calculated for Addendum
<b>Municipal Wide Services:</b>			
Services Related to a Highway	3.29	5.13	5.21
Fire Protection Services	0.24	0.19	0.19
Outdoor Recreation Services	0.44	0.11	0.23
Indoor Recreation Services	0.16	0.17	0.17
Library Services	0.12	0.08	0.08
Administration	0.43	0.37	0.39
<b>Total Municipal Wide Services</b>	<b>4.68</b>	<b>6.05</b>	<b>6.27</b>
<b>Urban Services:</b>			
Wastewater Services	1.11	1.90	1.90
Water Services	0.85	0.75	0.80
<b>Total Urban Services</b>	<b>1.96</b>	<b>2.65</b>	<b>2.70</b>
<b>Grand Total - Urban Area</b>	<b>6.64</b>	<b>8.70</b>	<b>8.97</b>

## 2.6 Changes to the Background Report

Based upon the above, the following revisions are made to the pages within the background study (new pages are appended to this report):

- Pages (iii) and (v) – Updated the references to the D.C. calculations as well as the summary of costs to be recovered over the life of the by-law and Table ES-1;
- Pages 5-15 to 5-17 – Updated the write-up and capital table to reflect the changes to the Administration (Studies) costs;
- Pages 5-18 to 5-19 – Updated the write-up and capital table to reflect the changes to the Outdoor Recreation costs;
- Page 5-20 – Updated the write-up to reflect the changes to the Indoor Recreation service standard ceiling;
- Pages 5-24 and 5-27 – Updated the write-up and capital table to reflect the changes to the Services Related to a Highway costs;
- Pages 5-32 to 5-33 – Updated the write-up and capital table to reflect the changes to the Water Services costs;
- Pages 6-2 to 6-4 – Updated the D.C. calculation tables to reflect the updated capital costs;
- Pages 7-4 to 7-5 – Updated indexing write-up and by-law enforcement date;
- Page B-2 – Updated the service standard summary to reflect the changes to the Indoor Recreation service standard ceiling;

- Page B-11 – Updated the Indoor Recreation service standard to include two (2) historical line items;
- Page C-3 – Updated table C-1 (Operating and Capital Expenditure Impact table) to reflect the revised Services Related to a Highway – Roads, Outdoor Recreation, Water Services and Administration (Studies) impacts on operating and capital expenditures;
- Appendix F – updated the Asset Management write-up and figures to reflect the changes to the lifecycle costs based on the capital revisions; and
- Appendix G – updated the draft D.C. by-law to include all refinements set out in this addendum report.

### **3. Process for Adoption of the Development Charges By-law**

The changes herein form the basis for the by-law being presented to Council. If Council is satisfied with the above changes to the background study, and based on the public submissions made at the public meeting, the Background Study (May 17, 2018), this addendum report (July 11, 2018) and the amended by-law will be considered for approval by Council (July 16, 2018).



## **Amended Pages**



6. The Town's D.C.s currently in effect are \$14,071 for single detached dwelling units for full services. Non-residential charges are \$6.64 per square foot for full services. This report has undertaken a recalculation of the charge based on future identified needs (presented in Schedule ES-1 for residential and non-residential). Charges have been provided on a Town-wide basis for all services except water and wastewater which are provided on an urban-wide basis for the areas of Fenwick and Fonthill. The corresponding single-detached unit charge for full services is \$17,750. The corresponding non-residential charge for full services is \$8.97 per square foot of building area. These rates are submitted to Council for its consideration.
7. The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-4. A summary of these costs is provided below:

Total gross expenditures planned over the next five years	\$55,839,810
Less:	
Benefit to existing development	\$17,002,660
Post planning period benefit	\$ 2,066,067
Ineligible re: Level of Service	\$ -
Mandatory 10% deduction for certain services	\$ 402,063
Grants, subsidies and other contributions	\$ 2,345,000
<b>Net Costs to be recovered from development charges</b>	<b>\$34,024,020</b>

Hence, \$21.82 million (or an annual amount of 4.36 million) will need to be contributed from taxes and rates, or other sources. Of this amount, \$2.07 million will be included in subsequent D.C. study updates to reflect the portion of capital that benefits growth in the post period D.C. forecasts.

Based on the above table, the Town plans to spend \$55.84 million over the next five years, of which \$34.02 million (61%) is recoverable from D.C.s. Of this net amount, \$29.11 million is recoverable from residential development and \$4.91 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

8. Considerations by Council – The background study represents the service needs arising from residential and non-residential growth over the forecast periods.

The following services are calculated based on an urban build-out forecast:

- Wastewater Services; and

**Table ES-1**  
**Schedule of Development Charges**

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units	(per ft² of Gross Floor Area)
<b>Municipal Wide Services:</b>						
Services Related to a Highway	9,330	6,388	3,906	6,647	3,191	5.21
Fire Protection Services	349	239	146	249	119	0.19
Outdoor Recreation Services	1,697	1,162	710	1,209	580	0.23
Indoor Recreation Services	1,206	826	505	859	412	0.17
Library Services	563	385	236	401	193	0.08
Administration	678	464	284	483	232	0.39
<b>Total Municipal Wide Services</b>	<b>13,823</b>	<b>9,464</b>	<b>5,787</b>	<b>9,848</b>	<b>4,727</b>	<b>6.27</b>
<b>Urban Services</b>						
Wastewater Services	2,762	1,891	1,156	1,968	945	1.90
Water Services	1,165	798	488	830	398	0.80
<b>Total Urban Services</b>	<b>3,927</b>	<b>2,689</b>	<b>1,644</b>	<b>2,798</b>	<b>1,343</b>	<b>2.70</b>
GRAND TOTAL RURAL AREA	13,823	9,464	5,787	9,848	4,727	6.27
GRAND TOTAL URBAN AREA	17,750	12,153	7,431	12,646	6,070	8.97



## **5. D.C. Eligible Cost Analysis by Service**

### **5.1 Introduction**

This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform basis. In each case, the required calculation process set out in s.5(1) paragraphs 2 to 8 in the D.C.A. and described in Chapter 4, was followed in determining D.C. eligible costs.

The nature of the capital projects and timing identified in the Chapter reflects Council's current intention. However, over time, Town projects and Council priorities change and accordingly, Council's intentions may alter and different capital projects (and timing) may be required to meet the need for services required by new growth.

### **5.2 Service Levels and 10-Year Capital Costs for D.C. Calculation**

This section evaluates the development-related capital requirements for all of the "softer" services over a 10-year planning period. Each service component is evaluated on two format sheets: the average historical 10-year level of service calculation (see Appendix B), which "caps" the D.C. amounts; and, the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

#### **5.2.1 Administration Studies**

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the Town's capital works program. The Town has made provision for the inclusion of new studies undertaken to facilitate this D.C. process, as well as other studies which benefit growth (in whole or in part). The list of studies includes such studies as the following:

- Water/Wastewater Master Plan;
- Stormwater Master Plan;
- Downtown Master Plan;
- Development Charge Studies;
- Environmental Impact Study;
- Official Plan Review and Update;
- Transportation Master Plan;
- Parks, Recreation, and Cultural Master Plan; and
- East Fonthill Study debenture.

The cost of these studies is \$1,403,234, of which \$517,951 is related to the discounted principal and interest of the East Fonthill Study debenture. An additional \$30,283 has been included as a recovery item to acknowledge the current reserve fund deficit. Furthermore, a deduction in the amount of \$225,000 has been made to account for the benefit to existing development. Therefore, the net growth-related capital cost, after the mandatory 10% deduction on studies related to soft services, is \$1,137,734 and this amount has been included in the D.C. calculations.

These costs have been allocated 82% residential and 18% non-residential based on the incremental growth in population to employment for the 10-year forecast period.

Town of Pelham  
Service Administration Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
	2018-2027											82%	18%
1	Development Charge Background Study	2018	40,000	-		40,000	-		40,000	4,000	36,000	29,520	6,480
2	Development Charge Background Study	2023	40,000	-		40,000	-		40,000	4,000	36,000	29,520	6,480
3	Water/Wastewater Master Plan	2021	75,000	-		75,000	-		75,000	-	75,000	61,500	13,500
4	Stormwater Master Plan	2021	75,000	-		75,000	-		75,000	-	75,000	61,500	13,500
5	Downtown Master Plan Study	2022	125,000	-		125,000	62,500		62,500	6,250	56,250	46,125	10,125
6	Environmental Impact Study	2023	75,000	-		75,000	-		75,000	7,500	67,500	55,350	12,150
7	Official Plan Review and Update	2023	225,000	-		225,000	112,500		112,500	11,250	101,250	83,025	18,225
8	Pelham Transportation Master Plan	2021	100,000	-		100,000	25,000		75,000	-	75,000	61,500	13,500
9	Parks, Recreation, and Cultural Services Master Plan	2020	100,000	-		100,000	25,000		75,000	7,500	67,500	55,350	12,150
10	East Fonthill Study Debt - Principal	2018-2025	503,788	-		503,788	-		503,788	-	503,788	413,107	90,682
11	East Fonthill Study Debt - Discounted Interest	2018-2025	14,163	-		14,163	-		14,163	-	14,163	11,613	2,549
			-	-		-	-		-	-	-	-	-
12	Reserve Fund Adjustment		30,283	-		30,283	-		30,283	-	30,283	24,832	5,451
	<b>Total</b>		<b>1,403,234</b>	<b>-</b>	<b>-</b>	<b>1,403,234</b>	<b>225,000</b>	<b>-</b>	<b>1,178,234</b>	<b>40,500</b>	<b>1,137,734</b>	<b>932,942</b>	<b>204,792</b>

### **5.2.2 Outdoor Recreation Services**

The Town currently has 56 hectares of parkland within its jurisdiction. The parkland consists of various sized parkettes and neighbourhood/community parks. The Town has sustained the current level of service over the historical 10-year period (2008-2017), with an average of 3.3 hectares of parkland and 2.5 parkland amenities items per 1,000 population. Including parkland and parkland amenities (e.g. ball diamonds, playground equipment, soccer fields, etc.), the level of service provided is approximately \$1,236 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of \$4,240,236.

The Town has identified the need for various amenities (such as a splash pad, play equipment, skate parks, etc.), additional parkland development and other park-related works. In addition to the capital works, the recovery of the Skate Park debenture (principal and discounted interest) has been included. The gross capital cost of these projects is \$6,856,851, with \$136,395 benefiting existing development and \$228,000 being attributed to growth outside the 10-year forecast. Further deductions in the amounts of \$1,300,380 have been made to reflect the balance in the D.C. reserve fund, as well as \$2,345,000 to reflect other contributions. Therefore, the net growth capital cost after the mandatory 10% deduction is \$2,456,785 and has been included in the D.C.

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

Town of Pelham  
Service Parkland Development

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share	Non-Residential Share
	2018-2027											95%	5%
1	East Fonthill Parkland Development	2020	500,000	-		500,000	25,000		475,000	47,500	427,500	406,125	21,375
2	East Fenwick Parkland Development	2021	947,900	-		947,900	47,395		900,505	90,051	810,455	769,932	40,523
3	Playground Equipment (X2)	2025	160,000	-		160,000	8,000		152,000	15,200	136,800	129,960	6,840
4	Playground Equipment (X2)	2026	160,000	-		160,000	8,000		152,000	15,200	136,800	129,960	6,840
5	Playground Equipment (X2)	2027	160,000	-		160,000	8,000		152,000	15,200	136,800	129,960	6,840
6	Playground Equipment (X2)	2028	160,000	152,000		8,000	8,000		-	-	-	-	-
7	Playground Equipment (X1)	2029	80,000	76,000		4,000	4,000		-	-	-	-	-
8	Splash Pad	2019	275,000	-		275,000	13,750		261,250	26,125	235,125	223,369	11,756
9	Kundra Park	2020	150,000	-		150,000	7,500		142,500	14,250	128,250	121,838	6,413
10	MSSP Parking Lot	2020	135,000	-		135,000	6,750		128,250	12,825	115,425	109,654	5,771
11	Woonerf and Central Park	2020	3,500,000	-		3,500,000	-	2,345,000	1,155,000	115,500	1,039,500	987,525	51,975
12	Lookout Park	2018	230,000	-		230,000	-		230,000	23,000	207,000	196,650	10,350
13	Weiland Park	2018	150,000	-		150,000	-		150,000	15,000	135,000	128,250	6,750
14	Skate Park Debt - Principal	2018-2025	242,143	-		242,143	-		242,143	-	242,143	230,036	12,107
15	Skate Park Debt - Discounted Interest	2018-2025	6,807	-		6,807	-		6,807	-	6,807	6,467	340
16	Reserve Fund Adjustment		-	-		-	1,300,820		(1,300,820)	-	(1,300,820)	(1,235,779)	(65,041)
	<b>Total</b>		<b>6,856,851</b>	<b>228,000</b>	<b>-</b>	<b>6,628,851</b>	<b>1,437,215</b>	<b>2,345,000</b>	<b>2,846,636</b>	<b>389,851</b>	<b>2,456,785</b>	<b>2,333,946</b>	<b>122,839</b>

### **5.2.3 Indoor Recreation Services**

With respect to indoor recreation services, the Town currently operates out of 39,170 sq.ft. of recreation space. The average historical level of service for the previous ten years has been approximately 2.29 sq.ft. of space per capita or an investment of \$513 per capita. Based on this service standard, the Town would be eligible to collect \$1,761,852 from D.C.s for indoor recreation.

The Town has recently constructed the Pelham Community Centre and issued a debenture on the growth-related component over a 30-year period. The principal and interest (discounted) that is being included for recovery totals \$14,484,388. Of the identified amount, \$12.4 million has been identified to benefit growth outside the 10-year forecast period. A further deduction in the amount \$341,899 has been made to reflect the balance in the D.C. reserve fund. Therefore, the net growth capital cost of \$1,746,086 has been included in the D.C.

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

### **5.3 Service Levels and 20-Year Capital Costs for Pelham's D.C. Calculation**

This section evaluates the development-related capital requirements for those services with 20-year capital costs.

#### **5.3.1 Services Related to a Highway**

The Town owns and maintains 287 km of gravel roads, surface treated roads, and hot mix asphalt roads. The current level of service over the historical 10-year period (2008-2017) is an average of 14.8 km per 1,000 population. This provides an average level of investment of \$28,781 per capita, resulting in a D.C.-eligible recovery amount of \$171.5 million over the 20-year forecast period.

With respect to future needs, the forecasted road program is an extension from the previous D.C. study, as well as added components identified through discussions with Town staff, all of which totals \$36,541,483. Of this total, \$4,246,921 is related to debentures for Haist Road, Port Robinson, Port Robinson Road, Effingham, Highway 20, and the Fenwick Downtown revitalization. Based on the location and type of work to be undertaken, the existing benefit to the current population and employment of the Town has been identified in the amount of \$12,232,350. A further reduction in the amount of \$11,804 has been made to recognize the reserve fund balance. This results in a D.C. eligible amount of \$24,297,329 to be recovered over the current forecast period (2018-2037).

The Town currently utilizes 14,968 sq.ft. of depots and domes space related to public works. This results in a calculated average level of service for the historical 10-year period of \$150 per capita, providing for a D.C.-eligible amount over the forecast period of \$896,026.

The Town has identified a provision for new operations space based on the forecasted growth, amounting to \$800,000. This amount has been included in the D.C. calculations.

In addition to the Public Works facilities, the Town currently maintains and operates a fleet of 30 vehicles and equipment related to public works. This results in a calculated average level of service for the historical 10-year period of \$206 per capita, providing for a D.C.-eligible amount over the forecast period of \$1,228,475.

Additional vehicles and equipment items (e.g. pick up truck, street sweeper, dump truck, etc.) have been identified for the forecast period to support the associated expansion to

Town of Pelham

Service: Services Related to a Highway - Roads

Prj .No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2018-2037									83%	17%
18	Station Street Regional Road 20 Port Robinson Road urbanize road section	2023	2,300,000	-		2,300,000	690,000		1,610,000	1,336,300	273,700
19	Effingham Hwy 20 Metler hard top surface	2019	2,500,000	-		2,500,000	1,750,000		750,000	622,500	127,500
20	Regional Road 20 Station Street Rice Road sidewalks - both sides	2018-2020	385,800	-		385,800	115,740		270,060	224,150	45,910
21	Extension of Station Street from Port Robinson Road South 500 metres to end of road allowance	2025	1,496,000	-		1,496,000	-		1,496,000	1,241,680	254,320
22	Provision for potential oversizing	2018-2037	500,000	-		500,000	-		500,000	415,000	85,000
23	Port Robinson Debt - Principal	2018-2025	460,247	-		460,247	-		460,247	382,005	78,242
24	Port Robinson Debt - Discounted Interest	2018-2025	12,939	-		12,939	-		12,939	10,739	2,200
25	Fenwick Downtown Revitalization Debt - Principal	2018-2026	2,175,139	-		2,175,139	-		2,175,139	1,805,365	369,774
26	Fenwick Downtown Revitalization Debt - Discounted Interest	2018-2026	26,533	-		26,533	-		26,533	22,023	4,511
27	Port Robinson Rd Reconstruction Debt - Principal	2018-2026	796,835	-		796,835	-		796,835	661,373	135,462
28	Port Robinson Rd Reconstruction Debt - Discounted Interest	2018-2026	9,720	-		9,720	-		9,720	8,068	1,652
29	Lookout Street Urbanization (Town Portion)	2018-2019	210,862	-		210,862	-		210,862	175,015	35,847
30	Effingham (16-Kilman) Debt - Principal	2018-2023	121,621	-		121,621	-		121,621	100,946	20,676
31	Effingham (16-Kilman) Debt - Discounted Interest	2018-2023	8,499	-		8,499	-		8,499	7,054	1,445
32	Hwy 20 (Station - Rice) Debt - Principal	2018-2023	36,021	-		36,021	-		36,021	29,897	6,124
33	Hwy 20 (Station - Rice) Debt - Discounted Interest	2018-2023	2,517	-		2,517	-		2,517	2,089	428
34	Reserve Fund Adjustment		-	-		-	11,804		(11,804)	(9,797)	(2,007)
	<b>Total</b>		<b>36,541,483</b>	<b>-</b>	<b>-</b>	<b>36,541,483</b>	<b>12,244,154</b>	<b>-</b>	<b>24,297,329</b>	<b>20,166,783</b>	<b>4,130,546</b>



## **5.4 Service Levels and Urban Build-out Capital Costs for Pelham's D.C. Calculation**

This section evaluates the development-related capital requirements for those services with urban build-out capital costs.

### **5.4.1 Water Services**

The Town has identified the need undertake water-related capital works in the areas of Fenwick and Fonthill in the form of new watermains and upsizing existing watermains. In addition to these works, the Town has included the recovery of debentures related to Rice Road, Port Robinson and Highway 20. In total, the gross capital cost included is \$6,828,203, with an additional recovery of \$244,388 to recognize the Town's reserve fund deficit. A deduction in the amount of \$2,669,950 has been applied to recognize the portion of the works that will benefit the existing developments within the Town. Therefore, the net growth capital cost of \$4,402,641 has been included in the D.C.

These costs are shared between residential and non-residential based on the population to employment ratio over the urban build-out forecast period, resulting in 86% being allocated to residential development and 14% being allocated to non-residential development.

Town of Pelham  
Service: Water Distribution

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 86%	Non-Residential Share 14%
	2018-Urban Build Out										
	<b>Fenwick</b>										
1	East Fenwick Secondary Plan - proposed upgrades	2021	4,085,500	-		4,085,500	2,042,750		2,042,750	1,756,765	285,985
	<b>Fonthill</b>										
2	Merritt Road New Watermain	2022	1,026,700	-		1,026,700	-		1,026,700	882,962	143,738
3	Rice Road - Debenture Principal	2018-2022	402,787	-		402,787	-		402,787	346,397	56,390
4	Rice Road - Debenture Interest Discounted	2018-2022	28,276	-		28,276	-		28,276	24,317	3,959
5	Canboro Road - Haist to Church Hill - upsize	2024	784,000	-		784,000	627,200		156,800	134,848	21,952
6	Port Robinson Debt - Principal	2018-2025	185,236	-		185,236	-		185,236	159,303	25,933
7	Port Robinson Debt - Discounted Interest	2018-2025	5,207	-		5,207	-		5,207	4,478	729
8	Hwy 20 (Station - Rice) Debt - Principal	2018-2023	290,217	-		290,217	-		290,217	249,586	40,630
9	Hwy 20 (Station - Rice) Debt - Discounted Interest	2018-2023	20,280	-		20,280	-		20,280	17,441	2,839
			-	-		-	-		-	-	-
10	Reserve Fund Adjustment		244,388	-		244,388	-		244,388	210,174	34,214
			-	-		-	-		-	-	-
	<b>Total</b>		<b>7,072,591</b>	<b>-</b>	<b>-</b>	<b>7,072,591</b>	<b>2,669,950</b>	<b>-</b>	<b>4,402,641</b>	<b>3,786,271</b>	<b>616,370</b>

**Table 6-1**  
**Town of Pelham**  
**Development Charge Calculation**  
**Urban build-out Services**

SERVICE	2018 \$ DC Eligible Cost		2018 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft²
	\$	\$	\$	\$
1. <u>Wastewater Services</u>				
1.1 Sewers	8,979,392	1,461,761	2,762	1.90
	8,979,392	1,461,761	2,762	1.90
2. <u>Water Services</u>				
2.1 Distribution systems	3,786,271	616,370	1,165	0.80
	3,786,271	616,370	1,165	0.80
TOTAL	\$12,765,663	\$2,078,131	\$3,927	\$2.70
DC ELIGIBLE CAPITAL COST	\$12,765,663	\$2,078,131		
Build out Gross Population / GFA Growth (ft².)	9,506	768,700		
Cost Per Capita / Non-Residential GFA (ft².)	\$1,342.91	\$2.70		
By Residential Unit Type	p.p.u			
Single and Semi-Detached Dwelling	2.92	\$3,927		
Apartments - 2 Bedrooms +	2.00	\$2,688		
Apartments - Bachelor and 1 Bedroom	1.22	\$1,644		
Other Multiples	2.08	\$2,797		
Special Care/Special Dwelling Units	1.00	\$1,343		

**Table 6-2**  
**Town of Pelham**  
**Development Charge Calculation**  
**Municipal-wide Services**  
**2018-2037**

SERVICE	2018 \$ DC Eligible Cost		2018 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft²
	\$	\$	\$	\$
3. <u>Services Related to a Highway</u>				
3.1 Roads	20,166,783	4,130,546	8,583	4.79
3.2 Depots and Domes	664,000	136,000	283	0.16
3.3 PW Rolling Stock	1,090,869	223,431	464	0.26
	21,921,652	4,489,977	9,330	5.21
4. <u>Fire Protection Services</u>				
4.1 Fire Facilities, Vehicles, and Equipment	820,395	168,033	349	0.19
	820,395	168,033	349	0.19
TOTAL	\$22,742,047	\$4,658,010	\$9,679	\$5.40
DC ELIGIBLE CAPITAL COST	\$22,742,047	\$4,658,010		
20 Year Gross Population / GFA Growth (ft².)	6,870	862,700		
Cost Per Capita / Non-Residential GFA (ft².)	\$3,310.34	\$5.40		
By Residential Unit Type	p.p.u			
Single and Semi-Detached Dwelling	2.92	\$9,679		
Apartments - 2 Bedrooms +	2.00	\$6,627		
Apartments - Bachelor and 1 Bedroom	1.22	\$4,052		
Other Multiples	2.08	\$6,895		
Special Care/Special Dwelling Units	1.00	\$3,310		

**Table 6-3**  
**Town of Pelham**  
**Development Charge Calculation**  
**Municipal-wide Services**  
**2018-2027**

SERVICE	2018 \$ DC Eligible Cost		2018 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft²
	\$	\$	\$	\$
5. <u>Outdoor Recreation Services</u>				
5.1 Parkland development, amenities & trails	2,333,946	122,839	1,697	0.23
5.2 Parks vehicles and equipment	0	0	0	0.00
5.1 Parkland development, amenities, trails, vehicles & equipment	0	0	0	0.00
	2,333,946	122,839	1,697	0.23
6. <u>Indoor Recreation Services</u>				
6.1 Recreation facilities	1,658,781	87,304	1,206	0.17
6.2 Recreation vehicles and equipment	0	0	0	0.00
6.1 Recreation facilities, vehicles and equipment	0	0	0	0.00
	1,658,781	87,304	1,206	0.17
7. <u>Library Services</u>				
7.1 Library Facilities and Collection Materials	775,291	40,805	563	0.08
	775,291	40,805	563	0.08
8. <u>Administration</u>				
8.1 Studies	932,942	204,792	678	0.39
<b>TOTAL</b>	<b>\$5,700,960</b>	<b>\$455,740</b>	<b>\$4,144</b>	<b>\$0.87</b>
<b>DC ELIGIBLE CAPITAL COST</b>	<b>\$5,700,960</b>	<b>\$455,740</b>		
10 Year Gross Population / GFA Growth (ft².)	4,023	523,600		
Cost Per Capita / Non-Residential GFA (ft².)	\$1,417.09	\$0.87		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling	2.92	\$4,144		
Apartments - 2 Bedrooms +	2.00	\$2,837		
Apartments - Bachelor and 1 Bedroom	1.22	\$1,735		
Other Multiples	2.08	\$2,952		
Special Care/Special Dwelling Units	1.00	\$1,417		

**Table 6-4**  
**Town of Pelham**  
**Development Charge Calculation**  
**Total All Services**

	2018 \$ DC Eligible Cost		2018 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft²
	\$	\$	\$	\$
<b>Urban-wide Services Build-out</b>	<b>\$12,765,663</b>	<b>\$2,078,131</b>	<b>\$3,927</b>	<b>\$2.70</b>
<b>Town-wide Services 20 Year</b>	<b>22,742,047</b>	<b>4,658,010</b>	<b>9,679</b>	<b>5.40</b>
<b>Town-wide Services 10 Year</b>	<b>5,700,960</b>	<b>455,740</b>	<b>4,144</b>	<b>0.87</b>
<b>TOTAL</b>	<b>41,208,670</b>	<b>7,191,881</b>	<b>17,750</b>	<b>8.97</b>

**Table 6-5**  
**Town of Pelham**  
**Gross Expenditure and Sources of Revenue Summary**  
**For Costs to be Incurred Over the Life of the By-law**

SERVICE	TOTAL GROSS COST	SOURCES OF FINANCING						
		TAX BASE OR OTHER NON-DC SOURCE				POST DC PERIOD BENEFIT	DC RESERVE FUND	
		OTHER DEDUCTIONS	BENEFIT TO EXISTING	OTHER FUNDING	LEGISLATED REDUCTION		RESIDENTIAL	NON-RESIDENTIAL
1. Wastewater Services								
1.1 Sewers	15,317,778	0	5,518,800	0	0	0	8,427,121	1,371,857
2. Water Services								
2.1 Distribution systems	5,662,290	0	2,042,750	0	0	0	3,112,805	506,736
3. Services Related to a Highway								
3.1 Roads	21,519,428	0	8,825,540	0	0	0	10,535,927	2,157,961
3.2 Depots and Domes	800,000	0	0	0	0	0	664,000	136,000
3.3 PW Rolling Stock	1,316,800	0	2,500	0	0	0	1,090,869	223,431
4. Fire Protection Services								
4.1 Fire Facilities, Vehicles, and Equipment	1,459,736	0	333,300	0	0	0	934,942	191,494
5. Outdoor Recreation Services								
5.1 Parkland development, amenities & trails	6,043,494	0	100,395	2,345,000	344,251	0	3,091,156	162,692
6. Indoor Recreation Services								
6.1 Recreation facilities	2,414,065	0	0	0	0	2,066,067	330,598	17,400
7. Library Services								
7.1 Library Facilities and Collection Materials	467,500	0	66,875	0	40,063	0	342,534	18,028
8. Administration								
8.1 Studies	838,719	0	112,500	0	17,750	0	580,945	127,524
<b>TOTAL EXPENDITURES &amp; REVENUES</b>	<b>\$55,839,810</b>	<b>\$0</b>	<b>\$17,002,660</b>	<b>\$2,345,000</b>	<b>\$402,063</b>	<b>\$2,066,067</b>	<b>\$29,110,896</b>	<b>\$4,913,123</b>

- a farm help house;
- a farm building;
- Institutions that are exempt from municipal taxation under the following legislation;
  - Social Housing Reform Act;
  - Long Term Care Act; or
  - Mental Health Act;
- save and except those that are operated for profit; and
- land developed for purposes where the development is clearly exempt from taxation under Provincial or Federal Legislation.

### **7.3.5 Phasing in**

No provisions for phasing in the D.C. are provided in the D.C. by-law.

### **7.3.6 Timing of Collection**

A D.C. that is applicable under Section 5 of the D.C.A. shall be calculated and payable;

- where a permit is required under the Building Code Act in relation to a building or structure, the owner shall pay the D.C. prior to the issuance of the first building permit prior to the commencement of development or redevelopment as the case may be; and
- Despite above, Council, from time to time, and at any time, may enter into agreements providing for all or any part of a D.C. to be paid before or after it would otherwise be payable.

### **7.3.7 Indexing**

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on January 1, 2020 and each January 1<sup>st</sup> thereafter, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (CANSIM Table 327-0043)<sup>1</sup> for the most recent year-over-year period.

### **7.3.8 The Applicable Areas**

The charges developed herein provide for varying charges within the Town, as follows:

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<sup>1</sup> O.Reg 82/98 referenced "The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007" as the index source. As of the end of December 2013 this catalogue has been discontinued and replaced by this web based table.

- All Town-wide Services – the full residential and non-residential charge will be imposed on all lands within the Town; and
- Water and Wastewater – the full residential and non-residential charge will be imposed on the urban service areas of the Town.

## **7.4 Other D.C. By-law Provisions**

**It is recommended that:**

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

The Town's D.C. collections are currently reserved in eight separate reserve funds: Services Related to a Highway, Fire Services, Outdoor Recreation Services, Indoor Recreation Services, Library Services, Administration, Water Services and Wastewater Services. It is recommended that these reserve funds continue. Appendix D outlines the reserve fund policies that the Town is required to follow as per the D.C.A.

### ***7.4.2 By-law In-force Date***

A by-law under the D.C.A. comes into force on the day after which the by-law is passed by Council or on a future date as specified.

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

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

### ***7.4.4 Area Rating***

As noted earlier, Bill 73 has introduced two new sections where Council must consider the use of area specific charges:

1. Section 2(9) of the Act now requires a municipality to implement area specific D.C.s for either specific services which are prescribed and/or for specific municipalities which are to be regulated. (note that at this time, no municipalities or services are prescribed by the Regulations)
2. Section 10(2)c.1 of the D.C.A. requires that “the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas”

**Appendix B – Level of Service Ceiling  
Town of Pelham  
Summary of Service Standards as per D.C.A.**

Service Category	Sub-Component	10 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)	Quantity (per capita)		Quality (per capita)		
Services Related to a Highway	Services Related to a Highway - Roads	\$28,781.10	0.0148	km of roadways	1,944,669	per lane km	171,535,356
	Services Related to a Highway - Public Works Facilities	\$150.34	0.8919	ft² of building area	169	per ft²	896,026
	Services Related to a Highway - Public Works Vehicles	\$206.12	0.0018	No. of vehicles and equipment	114,511	per vehicle	1,228,475
Fire	Fire Facilities	\$418.92	1.4777	ft² of building area	283	per ft²	2,496,763
	Fire Vehicles	\$360.23	0.0008	No. of vehicles	450,288	per vehicle	2,146,971
	Fire Small Equipment and Gear	\$53.81	0.0051	No. of equipment and gear	10,551	per Firefighter	320,708
Parks	Parkland Development	\$919.46	0.0033	Hectares of Parkland	278,624	per acre	3,155,587
	Parkland Amenities	\$316.04	0.0025	No. of parkland amenities	126,416	per amenity	1,084,649
Recreation	Indoor Recreation Facilities	\$513.36	2.2975	ft² of building area	223	per ft²	1,761,852
Library	Library Facilities	\$200.07	0.6008	ft² of building area	333	per ft²	686,640
	Library Collection Materials	\$233.67	7.4468	No. of library collection items	31	per collection item	801,955



**Town of Pelham**  
**Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities  
Unit Measure: ft² of building area

Description	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018 Bld'g Value (\$/ft²)	Value/ft² with land, site works, etc.
Arena	29,690	29,690	29,690	29,690	29,690	29,690	29,690	29,690	29,690	29,690	\$193	\$234
Senior Citizen's Centre	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	4,200	\$167	\$206
Outdoor Swimming Pool	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	\$153	\$190
Storage Hut at Arena	912	912	912	912	912	912	912	912	912	912	\$85	\$115
Portable 1 (Dressing Room)	-	-	-	-	-	-	504	504	504	504	\$171	\$171
Portable 2 (Lunchroom/Washroom)	-	-	-	-	-	-	504	504	504	504	\$131	\$131
<b>Total</b>	<b>38,162</b>	<b>38,162</b>	<b>38,162</b>	<b>38,162</b>	<b>38,162</b>	<b>38,162</b>	<b>39,170</b>	<b>39,170</b>	<b>39,170</b>	<b>39,170</b>		

Population	16,248	16,442	16,553	16,598	16,699	16,801	16,907	17,009	17,110	17,530
Per Capita Standard	2.3487	2.3210	2.3054	2.2992	2.2853	2.2714	2.3168	2.3029	2.2893	2.2345

10 Year Average	2008-2017
Quantity Standard	2.2975
Quality Standard	\$223
Service Standard	\$513

DC Amount (before deductions)	10 Year
Forecast Population	3,432
\$ per Capita	\$513
Eligible Amount	\$1,761,852

Table C-1 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while Town program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e. facilities) would be delayed until the time these works are in place.

**Table C-1**  
**Town of Pelham**  
**Operating and Capital Expenditure Impacts for Future Capital Expenditures**

SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Wastewater Services				
1.1 Sewers	10,441,153	614,039	894,712	1,508,751
2. Water Services				
2.1 Distribution systems	4,402,641	177,169	1,300,722	1,477,891
3. Services Related to a Highway				
3.1 Roads	24,297,329	1,186,247	1,658,446	2,844,693
3.2 Depots and Domes	800,000	41,465	54,605	96,070
3.3 PW Rolling Stock	1,314,300	217,428	89,709	307,137
4. Fire Protection Services				
4.1 Fire Facilities, Vehicles, and Equipment	988,428	77,560	431,149	508,709
5. Outdoor Recreation Services				
5.1 Parkland development, amenities & trails	5,419,636	452,805	121,602	574,407
6. Indoor Recreation Services				
6.1 Recreation facilities	14,142,489	0	202,098	202,098
7. Library Services				
7.1 Library Facilities and Collection Materials	896,221	57,920	185,042	242,962
8. Administration				
8.1 Studies	1,178,234	0	0	0
<b>Total</b>	<b>0</b>	<b>2,824,633</b>	<b>4,938,085</b>	<b>7,762,718</b>

included in the capital forecast needs of the D.C. background study and for the services included, the plan only addresses non-growth costs of capital (i.e. does not include expansionary capital). As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2018 \$) 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 existing assets for the categories of assets included in the D.C. eligible capital costs are not included in the Town's Asset Management Plan, 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 which will require financing from Municipal financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2018 D.C. capital works have been presented based on a sinking fund 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 \$9.9 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$6.1 million. This amount, totalled with the existing operating revenues of \$26.2 million, provide annual revenues of \$32.3 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.

**Town of Pelham**  
**Asset Management – Future Expenditures and Associated Revenues**  
**2018\$**

	<b>2037 (Total)</b>
<b>Expenditures (Annualized)</b>	
Annual Debt Payment on Non-Growth Related Capital <sup>1</sup> (2014 DC and 2016 updates)	1,642,615
Annual Debt Payment on Post Period Capital <sup>2</sup>	16,777
<b>Lifecycle:</b>	
Annual Lifecycle - Town Wide Services	\$3,291,168
<b>Incremental Operating Costs (for D.C. Services)</b>	\$4,938,085
<b>Total Expenditures</b>	<b>\$9,871,869</b>
<b>Revenue (Annualized)</b>	
Total Existing Revenue <sup>3</sup>	\$26,192,985
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$6,104,417
<b>Total Revenues</b>	<b>\$32,297,402</b>

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

<sup>2</sup> Interim Debt Financing for Post Period Benefit

<sup>3</sup> As per Sch. 10 of FIR

**THE CORPORATION OF THE TOWN OF PELHAM**

**BY-LAW NUMBER xxxx (2018)**

**BEING A BY-LAW FOR THE IMPOSITION OF**

**DEVELOPMENT CHARGES AND TO REPEAL BY-LAW 3527(2014)**

**WHEREAS** subsection 2(1) of the *Development Charges Act, 1997*, S.O. c. 27 (hereinafter called “the Act”) provides that the council of a municipality may pass By-laws for the imposition of development charges against land to pay for increased capital costs required because of the need for services arising from development in the area to which the by-law applies;

**AND WHEREAS** the Council of The Corporation of the Town of Pelham (“Town of Pelham”) has given Notice in accordance with Section 12 of the *Development Charges Act, 1997*, of its intention to pass a by-law under Section 2 of the said Act;

**AND WHEREAS** the Council of the Town of Pelham has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on June 13, 2018;

**AND WHEREAS** the Council of the Town of Pelham, had before it a report entitled Town of Pelham Development Charges Background Study dated May 17, 2018 prepared by Watson & Associates Economists Ltd., wherein it is indicated that the development of any land within the Town of Pelham will increase the need for services as defined herein;

**AND WHEREAS** the Council of the Town of Pelham on June 13, 2018 approved the applicable Development Charges Background Study, dated May 17, 2018, in which certain recommendations were made relating to the establishment of a development charge policy for the Town of Pelham pursuant to the *Development Charges Act, 1997*;

**AND WHEREAS** the Council of the Town of Pelham on \_\_\_\_\_, 2018 determined that no additional public meeting was required;

**NOW THEREFORE THE COUNCIL OF THE TOWN OF PELHAM ENACTS AS FOLLOWS:**

**DEFINITIONS**

1. In this by-law,

- (1) “Act” means the *Development Charges Act*, S.O. 1997, c. 27;
- (2) “Administration Service” means any and all studies carried out by the municipality that are with respect to eligible services for which a development charge by-law may be imposed under the *Development Charges Act, 1997*;
- (3) “Agricultural use” means a bona fide farming operation;
- (4) “Apartment dwelling” means any building containing more than three Dwelling units;
- (5) “Back-to-back townhouse dwelling” means a building containing more than two dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;
- (6) “Bedroom” means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- (7) “Board of education” means a board defined in s.s. 1(1) of the *Education Act*, R.S.O. 1990, c.E.2, as amended;
- (8) “Building Code Act” means the *Building Code Act*, R.S.O. 1992, c.23, as amended;
- (9) “Capital cost” means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of, and as authorized by, the municipality or local board,
  - (a) to acquire land or an interest in land, including a leasehold interest;
  - (b) to improve land;
  - (c) to acquire, lease, construct or improve buildings and structures;
  - (d) to acquire, lease, construct or improve facilities including,
    - (i) rolling stock with an estimated useful life of seven years or more,
    - (ii) furniture and equipment, other than computer equipment, and

(iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, c.P.44; as amended;

(e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);

(f) to complete the development charge background study under Section 10 of the Act;

(g) interest on money borrowed to pay for costs in (a) to (d);

required for provision of services designated in this by-law within or outside the municipality;

(10) “Commercial use” means a building, structure, lot, use or activity pertaining to the buying or selling of commodities or the supplying of services for remuneration, but does not include activities associated with the manufacturing, warehousing or assembling of goods, or with any construction work;

(11) “Council” means the Council of The Corporation of the Town of Pelham;

(12) “Development” means any activity or proposed activity in respect of land that requires one or more of the actions referred to in Section 7 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;

(13) “Development charge” means a charge imposed pursuant to this By-law;

(14) “Duplex dwelling” means a building divided horizontally into two Dwelling units ;

(15) “Dwelling” means a building containing one or more Dwelling units;

(16) “Dwelling unit” means a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which access to culinary or sanitary facilities has been provided and may include time share, life lease and long term or assisted care type units;

- (17) “Farm building” means that part of a bona fide farm operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;
- (18) “Farm help house” means a Dwelling containing one Dwelling unit and forming part of a bona fide farm operation providing accommodation to farm help on the farm operation;
- (19) “Garden Suite” is a temporary single detached Dwelling providing temporary accommodation, and shall have the same meaning as defined in the Town’s Zoning By-law No. 1136, as amended;
- (20) “Grade” means the average level of finished ground adjoining a building or structure at all exterior walls;
- (21) “Gross floor area” means the total floor area measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors including below grade but does not include a room or enclosed area within the building or structure that is used exclusively for the accommodation of heating, cooling, ventilation, electrical, mechanical or telecommunications equipment that service that building;
- (22) “Institution use” means, a use or intended use by an agency, organized body, society, association or religious group for promoting a public or non-profit purpose, and includes (but is not limited to) uses such as universities, colleges, schools, places of worship, hospitals and Institutional shall have a corresponding meaning;
- (23) “live/work unit” means a unit which contains separate residential and non-residential areas intended for both residential and non-residential uses concurrently, and shares a common wall or floor with direct access between the residential and non-residential areas;
- (24) “Local board” means a public utility commission, public library board, local board of health, or any other board, commission, committee or body or local authority established or exercising any power or authority under any general or special act with respect to any of the affairs or purposes of the municipality or any part or parts thereof;



- (25) “Local services” means those services or facilities which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the *Planning Act*, or as a condition of approval under s.53 of the *Planning Act*;
- (26) “marijuana production facilities” means a building used, designed or intended for growth, producing, testing, destroying, storing or distribution, excluding retail sales, of medical marijuana or cannabis authorized by a license issued by the federal Minister of Health pursuant to section 25 of the Marihuana for Medical Purposes Regulations, SOR/2013-119, under the Controlled Drugs and Substances Act, S.C. 1996, c.19;
- (27) “Multiple dwelling” means all dwellings other than single detached dwellings, semi-detached dwellings, apartment unit dwellings, and special care/special need dwellings and includes, but is not limited to, back-to-back townhouse dwellings and the residential component of live/work units;
- (28) “Municipality” means The Corporation of the Town of Pelham;
- (29) “Non-residential uses” means a building used, designed or intended to be used for a purpose other than a residential purpose and includes marijuana production facilities and the non-residential portion of a live/work unit;
- (30) “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;
- (31) “Planning Act” means the *Planning Act*, R.S.O. 1990, c.P.13, as amended;
- (32) “Regulation” means any regulation made pursuant to the Act;
- (33) “Residential use” means lands, buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include a Single detached dwelling, a Semi-detached dwelling, a Multiple dwelling, an Apartment dwelling, and the residential portion of a multiple-use building or structure and residential shall have a corresponding meaning;
- (34) “Semi-detached dwelling” means a Dwelling divided vertically into two Dwelling units;

- (35) “Services” means services set out in Schedule “A” to this By-law;
- (36) “Single detached dwelling” means a completely detached Dwelling containing only one Dwelling unit;
- (37) “Stacked townhouse dwelling” means a building containing two or more dwelling units where each dwelling unit is separated horizontally and/or vertically from another dwelling unit by a common wall or floor; and
- (38) “Use” means either residential use or non-residential use.

### **CALCULATION OF DEVELOPMENT CHARGES**

- 2. (1) Subject to the provisions of this By-law, development charges against land shall be imposed, calculated and collected in accordance with the charges set out in Schedule “B”, which relate to the services set out in Schedule “A”.
- (2) The development charge with respect to the uses of any land, building or structure shall be calculated as follows:
  - a) in the case of residential development or the residential portion of a mixed-use development or redevelopment, based on the number and type of dwelling units or redevelopment, as the sum of the product of the number of dwelling units of each type multiplied by the corresponding total amount for such dwelling unit type, as set out in Schedule “B”;
  - b) in the case of non-residential development or redevelopment, or the non-residential portion of a mixed-use development, as the sum of the product of the gross floor area multiplied by the corresponding total amount for such gross floor area as set out in Schedule “B”.
- (3) Council hereby determines that the development or redevelopment of land, buildings or structures for residential and non-residential uses will require the provision, enlargement or expansion of the services referenced in Schedule “A”.

### **PHASE-IN OF DEVELOPMENT CHARGES**

- 3. The development charges imposed pursuant to this by-law are not being phased-in and are payable in full, subject to the exemptions herein, from the effective date of this by-law.

## **APPLICABLE LANDS**

4. (1) The Council of the Town of Pelham hereby imposes the Town-wide development charges indicated on Schedule “B” to this by-law within the Town of Pelham to those categories of Residential and Non-Residential uses of land, buildings or structures, as further defined herein, in order to defray the growth-related net capital cost of providing, enlarging, expanding or improving the services indicated on Schedule “A” to this by-law.
- (2) Subject to Sections 5, 6 and 7, Schedule “B” to this by-law applies to all lands in the municipality, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31.
- (3) Subject to Sections 5, 6 and 7, Schedule “B” to this by-law, Water and Sanitary Sewer Development Charges, applies to all lands within the Fenwick Urban Boundary as defined on the map in Schedule “C” to this by-law, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31. Water and Sewer charges will also apply to any property that is serviced by these facilities and are outside the mapped area.
- (4) Subject to Sections 5, 6 and 7, Schedule “B” to this by-law, Water and Sanitary Sewer Development Charges, applies to all lands within the Fonthill Urban Boundary as defined on the map in Schedule “D” to this by-law, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31. Water and Sewer charges will also apply to any property that is serviced by these facilities and are outside the mapped area.
- (5) Notwithstanding subsections (3) and (4):
- (a) The development charge for the water service is applicable to development within the designated service areas provided that municipal water service is available or expected to be made available during the term of the by-law;
- (b) The development charge for the sanitary sewer service is applicable to development within the designated service areas provided that municipal sanitary sewerage service is available or expected to be made available during the term of the by-law;

- (6) This by-law shall not apply to land that is owned by and used for the purposes of:
- a) a board of education;
  - b) any municipality or local board thereof;
  - c) a hospital as defined under the Public Hospitals Act;
  - d) that portion of a place of worship that is exempt from taxation under the Assessment Act;
  - e) a garden suite,
  - f) a farm help house
  - g) a farm building.
  - h) Institutions that are exempt from municipal taxation under the following legislation;
    - Social Housing Reform Act,
    - Long Term Care Act, or
    - Mental Health Act,
- save and except those that are operated for profit.
- i) This by-law shall not apply to land developed for purposes where the development is clearly exempt from taxation under Provincial or Federal Legislation.
- (7) Notwithstanding subsection (1), a 75% development charge exemption shall be granted for development of the type defined in paragraph (a), and located within the areas defined in paragraph (b), and subject to such development meeting all of the conditions set out in paragraph (c).
- (a)
    - (i) addition of residential units to existing residential, commercial or mixed use buildings; and/or
    - (ii) residential conversion of existing commercial and mixed use buildings that creates additional residential units; and/or
    - (iii) new residential or commercial development on vacant lots/ parking lots; and/or
    - (iv) redevelopment of mixed use buildings that creates additional residential units or commercial space; and/or
    - (v) conversion of non-commercial space to commercial space.

- (b) The area shown as Downtown Fenwick in Schedule “E” or the area shown as Downtown Fonthill in Schedule “F”.
- (c)
  - 1) Based on the decision of the Treasurer, the property taxes for the property on which the development is located, are in good standing at the time of the application; and
  - 2) Based on the decision of the Director of Planning Services, the existing and proposed land uses for the development, are in conformity with applicable Official Plans, zoning by-law and other planning requirements at both the local and Regional level; and
  - 3) Based on the decision of the Chief Building Official, all improvements relating to the development are to be made pursuant to a building permit and constructed in accordance with the Ontario Building Code and all applicable zoning requirements and planning approvals; and
  - 4) Based on the decision of the Chief Building Official, outstanding work orders and/or orders or requests to comply from the Town have been satisfactorily addressed prior to the Town granting the development charge exemption; and, in addition,
  - 5) The Director of Planning Services may require the applicant to submit for approval, professional design/architectural drawings in conformity with any municipally-issued urban design guidelines, as well as traffic impact studies or studies of microclimatic conditions (e.g. sun, shadow, wind) and such requirements must be met prior to the Town granting the development charge exemption.

#### **RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING**

- 5. (1) Notwithstanding Section 4 above, no development charge shall be imposed with respect to developments or portions of developments as follows:
  - (a) the enlargement of an existing residential dwelling unit;

- (b) the creation of one or two additional residential dwelling units in an existing single detached dwelling where the total gross floor area of the additional unit(s) does not exceed the gross floor area of the existing dwelling unit;
  - (c) the creation of one additional dwelling unit in any other existing residential building provided the gross floor area of the additional unit does not exceed the smallest existing dwelling unit already in the building.
  - (d) the creation of a second single family unit on the same property.
- (2) Notwithstanding subsection 5(1)(b), development charges shall be calculated and collected in accordance with Schedule “B” where the total residential gross floor area of the additional one or two dwelling units is greater than the total gross floor area of the existing single detached dwelling unit.
- (3) Notwithstanding subsection 5(1)(c), development charges shall be calculated and collected in accordance with Schedule “B” where the additional dwelling unit has a residential gross floor area greater than,
  - (a) in the case of semi-detached dwelling or multiple dwelling, the gross floor area of the existing dwelling unit, and
  - (b) in the case of any other residential building, the residential gross floor area of the smallest existing dwelling unit.

#### **RULES WITH RESPECT TO AN “INDUSTRIAL” EXPANSION EXEMPTION**

- 6.
  - (1) Notwithstanding Section 4, if a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable is the following:
    - (a) if the gross floor area is enlarged by 50 percent or less, the amount of the development charge in respect of the enlargement is zero; or
    - (b) if the gross floor area is enlarged by more than 50 percent, development charges are payable on the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.

- (2) For the purpose of this section, the terms “gross floor area” and “existing industrial building” shall have the same meaning as those terms have in O.Reg. 82/98 made under the Act.
- (3) In this section, for greater certainty in applying the exemption herein:
  - (a) the gross floor area of an existing industrial building is enlarged where there is a bona fide physical and functional increase in the size of the existing industrial building.

#### **DEVELOPMENT CHARGES IMPOSED**

- 7. (1) Subject to subsection (2), development charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be developed for residential and non-residential uses, where, the development requires,
  - (a) the passing of a zoning by-law or an amendment thereto under Section 34 of the *Planning Act*;
  - (b) the approval of a minor variance under Section 45 of the *Planning Act*;
  - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
  - (e) a consent under Section 53 of the *Planning Act*;
  - (f) the approval of a description under Section 50 of the *Condominium Act*, R.S.O. 1990, c.C.26; or
  - (g) the issuing of a permit under the *Building Code Act*, in relation to a building or structure.
- (2) Subsection (1) shall not apply in respect to:
  - (a) local services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under Section 51 of the *Planning Act*;

- (b) local services installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*.

### **LOCAL SERVICE INSTALLATION**

- 8. Nothing in this by-law prevents Council from requiring, as a condition of an agreement under Section 51 or 53 of the *Planning Act*, that the owner, at his or her own expense, shall install or pay for such local services, within the Plan of Subdivision or within the area to which the plan relates, as Council may require.

### **MULTIPLE CHARGES**

- 9. (1) Where two or more of the actions described in subsection 7(1) are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.
- (2) Notwithstanding subsection (1), if two or more of the actions described in subsection 7(1) 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 on the additional residential units and additional non-residential gross floor area shall be calculated and collected in accordance with the provisions of this by-law.

### **SERVICES IN LIEU**

- 10. (1) Council may authorize an owner, through an agreement under Section 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 against the development charge in accordance with the agreement provisions and the provisions of Section 39 of the Act, equal to the reasonable cost to the owner of providing the services in lieu. In no case shall the agreement provide for a credit that exceeds the total development charge payable by an owner to the municipality in respect of the development to which the agreement relates.
- (2) In any agreement under subsection (1), Council may also give a further credit to the owner equal to the reasonable cost of providing services in



addition to, or of a greater size or capacity, than would be required under this by-law.

- (3) The credit provided for in subsection (2) shall not be charged to any development charge reserve fund.

### **RULES WITH RESPECT TO RE-DEVELOPMENT**

11. In the case of the re-development involving the demolition and replacement of all or part of a building or structure:
- (1) a credit offsetting the development charges payable shall be allowed, provided that the land was improved by occupied structures (or structures capable of occupancy) within the five years prior to the issuance of the demolition permit, and the building permit has been issued for the development or redevelopment within five years from the date the demolition permit has been issued; and
  - (2) the credit shall be calculated as follows:
    - (a) for residential buildings, the credit shall be equivalent to the number of dwelling units demolished multiplied by the applicable residential development charge in place at the time the development charge is payable under this by-law.
    - (b) for non-residential buildings, the credit shall be equivalent to the gross floor area demolished multiplied by the applicable non-residential development charge in place at the time the development charge is payable under this by-law.
12. Notwithstanding Subsection 11(1), the credit cannot exceed the amount of the development charge that would otherwise be payable, and no credit is available if the existing land use is exempt under this by-law.
13. If a development includes the conversion of a premise from one use (the “first use”) to another use, then the amount of development charges payable shall be reduced by the amount, calculated pursuant to this By-law at the current development charge rates, that would be payable as development charges in respect of the first use, provided that such reduction shall not exceed the development charges otherwise payable.

### **TIMING OF CALCULATION AND PAYMENT**

14. (1) Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted under 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.

### **RESERVE FUNDS**

15. (1) Monies received for the payment of development charges shall be used only in accordance with the provisions of Section 35 of the Act.
- (2) Monies received from payment of development charges under this by-law shall be maintained in separate reserve funds. Council directs the Municipal Treasurer to divide the reserve funds created hereunder into separate accounts in accordance with the designated municipal services set out in Schedule "A" to which the development charge payments shall be credited in accordance with the amounts shown, plus interest earned thereon.
- (3) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected in like manner as taxes.
- (4) Where any unpaid development charges are collected as taxes under subsection (4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection (2).
- (5) The Municipal Treasurer shall, in each year commencing in 2018 for the 2017 year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O.Reg. 82/98.

### **BY-LAW AMENDMENT OR APPEAL**

16. (1) Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Land Planning Appeal Tribunal or by resolution of Council, the Municipal 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 with interest to be calculated as follows:
  - (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
  - (b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.

### **BY-LAW INDEXING**

17. The development charges set out in Schedule “B” to this by-law shall be adjusted annually, commencing on January 1, 2020 and each January 1<sup>st</sup> thereafter, without amendment to the by-law, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index, catalogue number 62-007.

### **SEVERABILITY**

18. In the event any provision, or part thereof, of this by-law is found by a court of competent jurisdiction to be ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this by-law shall remain in full force and effect.

### **HEADINGS FOR REFERENCE ONLY**

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

### **BY-LAW REGISTRATION**

20. A certified copy of this by-law may be registered on title to any land to which this by-law applies.

### **BY-LAW ADMINISTRATION**

21. This by-law shall be administered by the Municipal Treasurer.

## **SCHEDULES TO THE BY-LAW**

22. 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
- Schedule "C" - Designated Water and Sanitary Sewer Development Charge Area (Fenwick)
- Schedule "D" - Designated Water and Sanitary Sewer Development Charge Area (Fonthill)
- Schedule "E" - Area to which the Downtown Fenwick Exemption Provisions Apply
- Schedule "F" - Area to which the Downtown Fonthill Exemption Provisions Apply

## **EXISTING BY-LAW REPEAL**

23. By-law #3527(2014) is repealed effective the date this By-law is in force and effect.

## **DATE BY-LAW EFFECTIVE**

24. This By-law shall come into force and effect on October 1, 2018.

## **SHORT TITLE**

25. This by-law may be cited as the "Town of Pelham Development Charge By-law, 2018".

Passed by the Council this \_\_\_\_ day of \_\_\_\_\_, 2018.

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**MAYOR**

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**CLERK**

**SCHEDULE “A”**

**TO BY-LAW NO. (2018)**

**DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW**

Town-Wide Services:

- Fire Protection Services;
- Services Related to a Highway;
- Outdoor Recreation Services;
- Indoor Recreation Services; and
- Administration Studies.

Urban Services:

- Water Services; and
- Wastewater Services.

**Schedule “B”**  
**Schedule of Development Charges**

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Units	(per ft² of Gross Floor Area)
<b>Municipal Wide Services:</b>						
Services Related to a Highway	9,330	6,388	3,906	6,647	3,191	5.21
Fire Protection Services	349	239	146	249	119	0.19
Outdoor Recreation Services	1,697	1,162	710	1,209	580	0.23
Indoor Recreation Services	1,206	826	505	859	412	0.17
Library Services	563	385	236	401	193	0.08
Administration	678	464	284	483	232	0.39
<b>Total Municipal Wide Services</b>	<b>13,823</b>	<b>9,464</b>	<b>5,787</b>	<b>9,848</b>	<b>4,727</b>	<b>6.27</b>
<b>Urban Services</b>						
Wastewater Services	2,762	1,891	1,156	1,968	945	1.90
Water Services	1,165	798	488	830	398	0.80
<b>Total Urban Services</b>	<b>3,927</b>	<b>2,689</b>	<b>1,644</b>	<b>2,798</b>	<b>1,343</b>	<b>2.70</b>
GRAND TOTAL RURAL AREA	13,823	9,464	5,787	9,848	4,727	6.27
GRAND TOTAL URBAN AREA	17,750	12,153	7,431	12,646	6,070	8.97









