Town of Bradford West
Gwillimbury
Development Charge
Background Study for Water,
Wastewater, and Roads
Services

**Consolidation Report** 

This report consolidates the January 5, 2018 report and the February 2, 2018 Addendum Report

**April 30, 2018** 





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# **Consolidated Report**

This report consolidates the January 5, 2018 Report and the February 2, 2018 Addendum Report. The following summarizes the reasons for completing the amendments to the January 5, 2018 Background Study:

February 2, 2018 Addendum 1 – Provides for the following changes:

- Removal of four wastewater collection projects identified for the OPA-15 lands (the B.W.G. Strategic Settlement Employment Area);
- 2. Roads costing updates;
- 3. Addition of Special Care/Special Dwelling Unit residential category; and
- 4. Draft D.C. By-law Refinements.

#### **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):

- a. Page (ii) item 4 updated table summarizing the growth forecast.
- b. Page (iii) item 6 updated summary of calculated charges to reflect decreased charges and updated information on the charges including full services.
- c. Page (iv) updated summary of gross capital costs and the net costs to be recovered over the life of the by-law.
- d. Page (v) updated Table ES-1 Schedule of development charges for roads, water and wastewater services.
- e. Page 1-2 updated Figure 1-1 Schedule of Key D.C. Process dates to include the date of the stakeholder meeting and this addendum report.
- f. Page 3-1 updated to note that the Town's 2017 Land Needs Analysis Report was one of the documents used in compiling the growth forecast.
- g. Pages 5-12 to 5-31 updated to reflect correct page numbers From Pages 5-1 to 5-20.
- h. Page 5-14 (now Page 5-3) updated wording to reflect the correct name of the 400-404 link.
- i. Page 5-15 (now Page 5-4) updated list of projects identified as post period benefit to include project no. 44 and include RDS-6.

- j. Pages 5-17 & 5-18 (now Pages 5-6 & 5-7) updated wording to reflect the revised roads infrastructure costing included in the D.C. calculations.
- k. Page 5-19 (now Page 5-8) updated capital infrastructure detail sheet to reflect the revised roads infrastructure costing included in the D.C. calculations.
- I. Page 5-20 (now Page 5-9) first sentence of 5.4.1 updated wording to correct spelling of "associated".
- m. Page 5-21 (now Page 5-10) wording updated to reflect total cost to be recovered for water treatment & distribution of \$113,091,705.
- n. Page 5-26 (now Page 5-15) updated wording to reflect the revised wastewater collection infrastructure costing included in the D.C. calculations.
- o. Page 5-27 (now Page 5-16) updated summary table to reflect the update costing related to wastewater collection infrastructure to be included in the D.C. study and the summary table providing for the distribution of the costs between the benefitting settlement areas and the residential and non-residential development in each settlement area.
- p. Page 5-31 (now Page 5-20) updated capital infrastructure detail sheet to reflect the revised wastewater collection infrastructure costing included in the D.C. calculations.
- q. Pages 6-2 to 6-7 updated D.C. calculation tables for revised roads and wastewater collection infrastructure costing and the addition of the new residential special care/special dwelling unit rate.
- r. Page 7-5 updated to include exemptions for Garden Suites and Places of Worship and cemetery/burial grounds.
- s. Page C-3 updated table C-1 to reflect the revised roads and wastewater collection program and the impacts on operating and capital expenditures.
- t. Page F-3 updated wording to reflect the asset management implications of the revised capital program for roads and wastewater collection.
- u. Page F-4 updated table to reflect the asset management implications of the revised capital program for roads and wastewater collection.
- v. Appendix G updated to reflect the revised draft D.C. by-law including all refinements set out in this addendum report.

Amended Pages (Inserted throughout report)

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# **List of Acronyms and Abbreviations**

Acronym Full Description of Acronym

B.S.A. Bradford Settlement Area

B.H.S.A. Bond Head Settlement Area

B.W.G. Bradford West Gwillimbury

B.W.G.S.S.E.A. B.W.G. Strategic Settlement Employment Area

D.C. Development Charges

D.C.A. Development Charges Act, as amended

G.F.A. Gross floor area

N.F.P.O.W. No Fixed Place of Work

O.M.B. Ontario Municipal Board

O.P.A. Official Plan Amendment

O.Reg. Ontario Regulation

P.P.U. Persons per unit

S.D.E. Single detached equivalent

S.D.U. Single detached unit

s.s. Subsection

S.W.M. Stormwater management

sq.ft. Square footage

# **Executive Summary**

- The report provided herein represents the Development Charges (D.C.)
   Background Study for the Town of Bradford West Gwillimbury required by the D.C.s Act, 1997, as amended. (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
  - Chapter 1 Overview of the legislative requirements of the Act;
  - Chapter 2 Review of present D.C. policies of the Town;
  - Chapter 3 Summary of the residential and non-residential growth forecasts for the Town;
  - Chapter 4 Approach to calculating the D.C.;
  - Chapter 5 Review of historic service standards and identification of future capital requirements to service growth and related deductions and allocations;
  - Chapter 6 Calculation of the D.C.s;
  - Chapter 7 D.C. policy recommendations and rules; and
  - Chapter 8 By-law implementation.
- 2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below:
  - 1) Identify amount, type and location of growth;
  - 2) Identify servicing needs to accommodate growth;
  - 3) Identify capital costs to provide services to meet the needs;
  - 4) Deduct:
    - Grants, subsidies and other contributions;
    - Benefit to existing development;
    - Statutory 10% deduction (soft services);
    - Amounts in excess of 10-year historic service calculation;
    - D.C. reserve funds (where applicable);

- 5) Net costs are then allocated between residential and non-residential benefit; and
- 6) Net costs divided by growth to provide the D.C. charge.
- 3. A number of changes to the D.C. process need to be addressed as a result of Bill 73. These changes have been incorporated throughout the report and in the updated draft by-law, as necessary. These items include:
  - a. Area-rating: Council must consider the use of area specific charges.
  - b. Asset Management Plan for New Infrastructure: The D.C. background study must include an asset management plan that deals with all assets proposed to be funded, in whole or in part, by D.C.s. The asset management plan must show that the assets are financially sustainable over their full lifecycle.
  - c. 60-day Circulation Period: The D.C. background study must be released to the public at least 60-days prior to passage of the D.C. by-law.
  - d. Timing of Collection of Development Charges: The D.C.A. now required D.C.s to be collected at the time of the first building permit.
- 4. The growth forecast (Chapter 3) on which the Town-wide (Roads) is based, projects the following "All Areas" increases in population, housing and non-residential floor area for the 14-year (2018-2031) period. The growth forecast on which the urban area specific development charges (water and wastewater services) are based, projects the following increases in population, housing units and non-residential floor area for a 14-year planning period. These areas consist of the Bradford Settlement Area (B.S.A.) along with the Bond Head Settlement Area (B.H.S.A.) and the B.W.G. Strategic Settlement Employment Area (B.W.G.S.S.E.A.).

Measure	All Areas	Bradford Settlement Area	Bond Head Settlement Area/BWG Strategic Settlement Employment Area
(Net) Population Increase	12,490	8,573	3,917
Residential Unit Increase	4,918	3,618	1,300
Non-Residential Gross Floor Area Increase (ft²)	9,804,300	1,956,000	7,848,300

Source: Watson & Associates Economists Ltd. Forecast 2018

- 5. In 2013, the Town of Bradford West Gwillimbury passed By-law 2013-29 under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses. The Town is undertaking a D.C. public process and anticipates passing a new by-law in March, 2018. The mandatory public meeting has been set for February 6, 2018 with adoption of the by-law subsequently.
- 6. The Town's D.C.s currently in effect for single detached dwelling units for <u>full</u> <u>services</u> are \$40,582 in the urban Bradford Settlement Area, \$55,439 in the Bond Head Settlement Area, and \$24,957 in the rural area. Non-residential charges per square foot for full services are \$17.12 in the urban Bradford Settlement Area, \$7.02 in the rural area, and \$15.52 in the Bond Head Settlement Area and the B.W.G. Strategic Settlement Employment Area.

This report has undertaken a recalculation of the charge for roads, water, and wastewater services 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 roads and an urban-area basis for water and wastewater. The corresponding single-detached unit charges for roads, water and wastewater are \$29,578 in the Bradford Settlement Area, \$14,925 in the rural area, and \$57,199 in the Bond Head Settlement area. The non-residential charges per square foot are \$15.25 in the Bradford Settlement Area, \$5.21 in the rural area, and \$13.50 in the Bond Head Settlement Area and the B.W.G. Strategic Settlement Employment Area.

The above rate updates for roads, water and wastewater result in total development charge rates (including full services) of \$39,759 in the urban Bradford Settlement Area, \$67,380 in the Bond Head Settlement Area, and \$25,106 in the rural area. Non-residential charges per square foot for full services are \$16.43 in the urban Bradford Settlement Area, \$6.39 in the rural area, and \$14.68 in the Bond Head Settlement Area and the B.W.G. Strategic Settlement Employment 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 6-5. A summary of these costs is provided below:

Total gross expenditures planned over the next five years	\$250,760,488
Less:	
Benefit to existing development	28,600,796
Post planning period benefit	34,972,221
Other Deductions	17,686,667
Net Costs to be recovered from development charges	\$169,500,805

Hence, \$81.26 million (or an annual amount of \$16.25 million) will need to be contributed from taxes and rates, or other sources. Of this amount, 34.97 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 \$250.76 million over the next five years, of which \$169.5 million (68%) is recoverable from D.C.s. Of this net amount, \$94.47 million is recoverable from residential development and \$74.99 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 14-year forecast:

- · Wastewater Services; and
- Water Services.

The following services are calculated based on a municipal wide 14-year forecast:

- Roads
- 9. Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix G. These decisions may include:
  - adopting the charges and policies recommended herein;
  - considering additional exemptions to the by-law; and
  - considering reductions in the charge by class of development (obtained by removing certain services on which the charge is based and/or by a general reduction in the charge)

TABLE ES-1
Schedule of Development Charges for Roads, Water and Wastewater Services 2018\$

			RESIDENTIAL			NON-RESIDENTIAL
Service	Single and Semi- Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Unit	(per ft <sup>2</sup> of Gross Floor Area)
Municipal Wide Services:						
Roads (not including roads related)	\$14,925	\$7,571	\$5,408	\$10,556	\$4,759	\$5.21
Total Municipal Wide Services	\$14,925	\$7,571	\$5,408	\$10,556	\$4,759	\$5.21
Urban Services						
Water:						
Studies - All Urban Areas	80	41	29	57	26	0.02
Treatment & Distribution (Bradford Settlement Area)	6,610	3,353	2,395	4,675	2,107	3.78
Treatment & Distribution (Bond Head Settlement Area & BWG Strategic Settlement Employment Area)	15,192	7,706	5,504	10,744	4,844	4.88
Wastewater:						
Studies - All Urban Areas	60	30	22	42	19	0.02
Treatment (Bradford Settlement Area)	4,526	2,296	1,640	3,201	1,443	3.08
Treatment (Bond Head Settlement Area & BWG Strategic Settlement Employment Areas)	4,138	2,099	1,499	2,926	1,319	1.03
Collection (Bradford Settlement Area)	3,377	1,713	1,224	2,389	1,077	3.14
Collection (Bond Head Settlement Area & BWG Strategic Settlement Employment Areas)	22,805	11,568	8,263	16,128	7,271	2.33
GRAND TOTAL RURAL AREA	\$14,925	\$7,571	\$5,408	\$10,556	\$4,759	\$5.21
GRAND TOTAL URBAN AREA - BRADFORD SETTLEMENT AREA	\$29,578	\$15,004	\$10,718	\$20,920	\$9,431	\$15.25
GRAND TOTAL URBAN AREA - BOND HEAD SETTLEMENT AREA & BWG STRATEGIC SETTLEMENT EMPLOYMENT AREA	\$57,199	\$29,015	\$20,725	\$40,453	\$18,238	\$13.50

# 1. Introduction

# 1.1 Purpose of this Document

This background study has been prepared pursuant to the requirements of the Development Charges Act, as amended (D.C.A.) (s.10) and, accordingly, recommends new development charges related to roads, water and wastewater along with policies for the Town of Bradford West Gwillimbury.

The Town retained Watson & Associates Economists Ltd. (Watson), to undertake the development charge (D.C.) study process in 2017. Watson worked with Town staff in preparing the D.C. analysis and policy recommendations.

This D.C. background study, containing the proposed D.C. by-law, will be distributed to members of the public in order to provide interested parties with sufficient background information on the legislation, the study's recommendations and an outline of the basis for these recommendations.

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Town's D.C. background study, as summarized in Chapter 4. It also addresses the requirement for "rules" (contained in Chapter 7) and the proposed by-law to be made available as part of the approval process (included as Appendix G).

In addition, the report is designed to set out sufficient background on the legislation (Chapter 4), Bradford West Gwillimbury's current D.C. policy (Chapter 2) and the policies underlying the proposed by-law, to make the exercise understandable to those who are involved.

Finally, it addresses post-adoption implementation requirements (Chapter 8) which are critical to the successful application of the new policy.

The Chapters in the report are supported by Appendices containing the data required to explain and substantiate the calculation of the charge. A full discussion of the statutory requirements for the preparation of a background study and calculation of a D.C. is provided herein.

# 1.2 Summary of the Process

The public meeting required under Section 12 of the *D.C.A.*, has been scheduled for February 6, 2018. Its purpose is to present the study to the public and to solicit public

input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the Town's D.C.s.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on January 5, 2018.

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; and
- finalization of the report 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
Schedule of Key D.C. Process Dates for the Town of Bradford West Gwillimbury

1.	Data collection, staff review, engineering work, D.C. calculations and policy work	Mid to late 2017
2.	Public meeting advertisement placed in newspaper(s)	January 11, 2018 (Bradford West Gwillimbury Community News)
3.	Background study and proposed by- law available to public	January 5, 2018
4.	Stakeholder meeting	January 22, 2018
5.	Addendum Report and revised proposed by-law available to public	February 2, 2018
6.	Public meeting of Council	February 6, 2018
7.	Council considers adoption of background study and passage of bylaw	March 6, 2018
8.	Newspaper notice given of by-law passage	By 20 days after passage
9.	Last day for by-law appeal	40 days after passage
10.	Town makes pamphlet available (where by-law not appealed)	By 60 days after in force date

# 1.3 Changes to the D.C.A.: Bill 73

With the amendment of the D.C.A. (as a result of Bill 73 and O.Reg. 428/15), there are a number of areas that must be addressed to ensure that the Town is in compliance with the D.C.A., as amended. The following provides an explanation of the changes to the Act that affect the Town's Background Study and how they have been dealt with to ensure compliance with the amended legislation.

#### 1.3.1 Area Rating

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

- 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."

In regard to the first item, there are no services or specific municipalities identified in the regulations which must be area rated. The second item requires Council to consider the use of area rating.

#### 1.3.2 Asset Management Plan for New Infrastructure

The new legislation now requires that a D.C. background study must include an Asset Management Plan (s.10 (2) c.2). The asset management plan must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the asset management plan related to transit services; however, they are silent with respect to how the asset management plan is to be provided for all other services. As part of any asset management plan, the examination should be consistent with the municipality's existing assumptions, approaches and policies on asset management planning. This examination may include both qualitative and quantitative measures such as examining the annual future lifecycle contributions needs (discussed further in Appendix F of this report).

#### 1.3.3 60-Day Circulation of D.C. Background Study

Previously the legislation required that a D.C. background study be made available to the public at least two weeks prior to the public meeting. The amended legislation now provides that the D.C. background study must be made available to the public (including posting on the municipal website) at least 60 days prior to passage of the D.C. by-law. No other changes were made to timing requirements for such things as notice of the public meeting and notice of by-law passage.

This D.C. study is being provided to the public on January 5, 2018 to ensure the new requirements for release of the study is met.

#### 1.3.4 Timing of Collection of D.C.s

The D.C.A. has been refined by Bill 73 to require that D.C.s are collected at the time of the first building permit. For the majority of development, this will not impact the Town's present process. However, there may be instances where several building permits are to be issued and either the size of the development or the uses will not be definable at the time of the first building permit. In these instances, the Town may enter into a delayed payment agreement in order to capture the full development.

#### 1.3.5 Other Changes

It is also noted that a number of other changes were made through Bill 73 and O.Reg. 428/15 including changes to the way in which Transit D.C. service standards are calculated, the inclusion of Waste Diversion and the ability for collection of additional levies; however, these sections do not impact the Town's D.C. related to roads, water and wastewater services.

# 2. Current Town of Bradford West Gwillimbury Policy

## 2.1 Schedule of Charges

The Town presently has two development charge by-laws, by-law 2013-29 under the D.C.A. This by-law imposes D.C.s for residential and non-residential uses for roads, water, and wastewater services and by-law 2014-73 which imposes D.C.s for residential and non-residential uses for roads related facilities and vehicles, transit, parking, fire, police, indoor and outdoor recreation, library, and administration (studies).

The table below provides the rates currently in effect, as at January 1, 2018.

Table 2-1 Schedule of Development Charges As at January 1, 2018

			Non-Residential			
Service	By-law Number	Single & Semi Detached	Other Multiples	Apartments with 2 Bedrooms +	Apartments Bachelor & 1 Bedroom	per sq.ft. of Gross Floor Area
Municipal Wide Services						
Roads	2013-29	14,776	12,447	8,312	5,937	5.84
Roads and Related Facilities and Vehicles	2014-73	1,138	905	637	467	0.45
Transit Services	2014-73	-	-	-	-	-
Parking Services	2014-73	35	27	20	13	0.01
Fire Protection Services	2014-73	617	492	345	253	0.10
Police Services	2014-73	457	364	254	188	0.15
Outdoor Recreation Services	2014-73	1,164	927	651	478	0.03
Indoor Recreation Services	2014-73	5,237	4,169	2,925	2,150	0.20
Library Services	2014-73	1,021	813	570	419	0.04
Administration	2014-73	512	408	286	209	0.20
Total Municipal Wide Services		24,957	20,552	14,000	10,114	7.02
Urban Services - Bradford Settlement Area						
Water:						
Studies	2013-29	54	45	29	20	0.02
Treatment & Distribtuion	2013-29	7,374	6,211	4,148	2,962	4.19
Wastewater:						
Studies	2013-29	40	34	21	14	0.03
Treatment	2013-29	5,651	4,759	3,179	2,270	4.08
Collection	2013-29	2,506	2,112	1,409	1,007	1.78
Total Urban Services - Bradford Settlement Area		15,625	13,161	8,786	6,273	10.10
Grand Total Urban Area - Bradford Settlement Area		40,582	33,713	22,786	16,387	17.12
Urban Services - Bond Head Settlement Area & BWG Water:					99	0.00
Studies	2013-29	54	45	29	20	0.02
Treatment & Distribtuion	2013-29	13,994	11,786	7,870	5,623	5.46
Wastewater:						
Studies	2013-29	40	34	21	14	0.03
Treatment	2013-29	4,493	3,785	2,529	1,806	1.36
Collection	2013-29	11,901	10,025	6,692	4,781	1.63
Total Urban Services - Bond Head Settlement Area & BWG Strategic Settlement Employment Area		30,482	25,675	17,141	12,244	8.50
Grand Total Urban Area - Bond Head Settlement Area & BWG Strategic Settlement Employment Area		55,439	46,227	31,141	22,358	15.52

#### 2.2 Services Covered

The following services are covered under By-laws 2013-29 and 2014-73:

By-law 2013-29:

- Roads;
- Water Studies;
- Water Treatment and Distribution:
- Wastewater Studies;
- Wastewater Treatment; and
- Wastewater Collection.

#### By-law 2014-73:

- Roads Related Facilities and Vehicles
- Transit;
- Parking;
- Fire Protection;
- Police:
- Outdoor Recreation;
- Indoor Recreation;
- Library; and
- Administration.

# 2.3 Timing of D.C. Calculation and Payment

D.C.s are payable at the time of building permit issuance and are collected by the Town of Bradford West Gwillimbury Building Department. Deferrals are available for all non-residential developments, apartment developments, and residential facility developments for up to a maximum of 5 years. The deferral agreement is subject to interest charges and administration fees.

# 2.4 Indexing

Rates shall be indexed annually on January 1<sup>st</sup> by the percentage change recorded in the average annual Non-Residential Construction Price Index produced by Statistics Canada.

# 2.5 Redevelopment Allowance

As a result of the redevelopment of land, a building or structure existing on the same land within 5 years prior to the date of payment of D.C.s in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the D.C.s otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable D.C. under Section 15 of the By-law by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable D.C.s under Section 16 of the By-law by the gross floor area that has been or will be demolished or converted to another principal use;
- (c) provided that such amounts shall not exceed, in total, the amount of the D.C.s otherwise payable with respect to the redevelopment.

# 2.6 Exemptions

The following non-statutory exemptions are provided under By-laws 2013-29 and 2014-73:

- a public hospital, as exempt from taxation pursuant to para. 3(1)3 of the Assessment Act; and
- a non-residential farm building, save and except for the G.F.A. within a greenhouse that is used for retail purposes.

# Anticipated Development in the Town of Bradford West Gwillimbury

## 3.1 Requirement of the Act

Chapter 4 provides the methodology for calculating a development charge as per the Development Charges Act, 1997. Figure 4-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the development charge that may be imposed, it is a requirement of Section 5 (1) of the Development Charges Act that "the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated."

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Town of Bradford West Gwillimbury will be required to provide services over the buildout time horizon.

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

In compiling the growth forecast for the Town of Bradford West Gwillimbury the following reports were consulted:

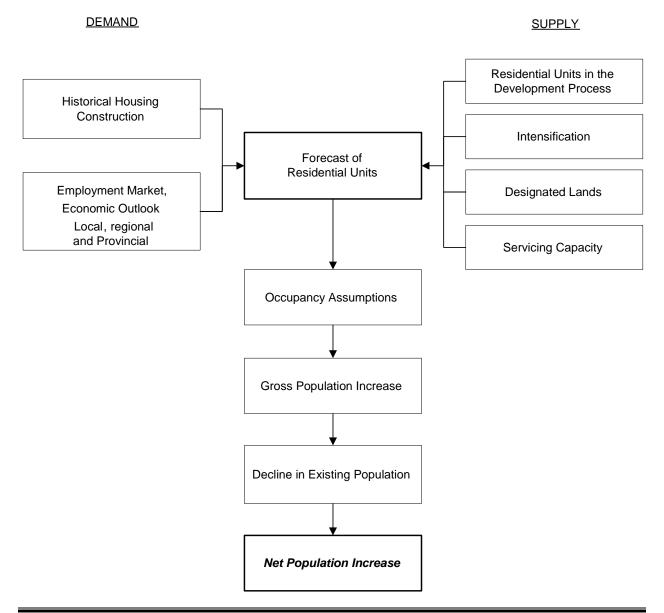
- Town of Bradford Development Charge Background Study Update, January
   10, 2010 by Watson & Associates Economists Ltd;
- Consolidated Background Study, Feb.4, 2013 prepared by Watson & Associates Economists Ltd;
- The Town of Bradford 2017 Land Needs Analysis Report;
- Water Supply and Wastewater Servicing Master Plan Update, Town of Bradford West Gwillimbury Class Environmental Assessment Study Final Report, Tatham & Associates Ltd. March 31, 2011;
- Bond Head Settlement Area Secondary Plan, O.P.A. 16, approved by the Ontario Municipal Board, August 19, 2009;
- Hwy 400 Strategic Industrial Employment Area Secondary Plan, O.P.A. 15, approved by the Ontario Municipal Board, August 7, 2009 and December 10, 2009; and

Growth Plan for the Greater Golden Horseshoe (GGH), 2017, May 2017 –
 Schedule 7.

## 3.3 Summary of Growth Forecast

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

Figure 3-1
Population and Household Forecast Model



As identified in Table 3-1 and Schedule 1, the Town's population is anticipated to reach approximately 46,680 by 2028 and 49,610 at buildout. This represents an increase of 12,313 persons, over the long-term forecast period. The population forecast summarized in Schedule 1 excludes the net Census undercount, which is estimated at approximately 4%. The Census undercount represents the net number of persons missed during Census enumeration. In calculating the D.C. for Town of Bradford West Gwillimbury, the net Census undercount has been excluded from the growth forecast. Accordingly, all references provided herein to the population forecast exclude the net Census undercount.

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

#### 1. Unit Mix (Appendix A – Schedules 1 through 6)

- The unit mix for the Town was derived from the 2017 Land Needs
  Analysis Report, as well as historical development activity (as per
  Schedule 7) and discussions with planning staff regarding anticipated
  development trends for the Town.
- Based on the above, the long-term (2018-Buildout) household growth forecast is comprised of a housing unit mix of approximately 69% low density (single detached and semi-detached), 16% medium density (multiples except apartments) and 15% high density (bachelor, 1 bedroom and 2+ bedroom apartments).

# Geographic Location of Residential Development (Appendix A – Schedules 2a and 2b)

- Schedule 2a summarizes the anticipated amount, type and location of residential development for Town of Bradford West Gwillimbury by development location. The percentage of forecast housing growth between 2017 and buildout by area within the Town is summarized below.
  - Bradford Settlement Area Greenfield Area: 47%
  - Bradford Settlement Area Built Boundary: 26%
  - Bond Head Settlement Area: 26%
  - o Rural: 1%
- Schedule 2b summarizes the anticipated population at buildout by area.
   The urban serviced area (Bradford Settlement Area and Bond Head
   Settlement Area) is anticipated to reach approximately 46,000 residents at

buildout and the rural area is anticipated to reach 3,700 residents at the time of urban service area buildout.

Table 3-1
Town of Bradford West Gwillimbury
Residential Growth Forecast Summary

Year			Exclud	ing Census Under	count			Housing Units			Persons in
		Including Census Undercount <sup>1</sup>	Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other	Total Households	Private Households/ Total Households
	Mid 2001	23,120	22,228	88	22,140	5,735	570	795	30	7,130	3.11
Historical	Mid 2006	25,000	24,039	224	23,815	6,475	820	620	30	7,945	3.00
Histo	Mid 2011	29,200	28,077	357	27,720	7,675	1,000	740	45	9,460	2.93
	Mid 2016	36,740	35,325	360	34,965	9,415	1,365	780	35	11,595	3.02
st	Early 2018	38,790	37,297	380	36,917	10,060	1,422	789	35	12,306	3.00
Forecast	Early 2028	48,540	46,677	477	46,200	12,773	1,955	1,301	35	16,064	2.88
Щ	Buildout <sup>4</sup>	51,590	49,610	506	49,104	13,512	2,194	1,543	35	17,284	2.84
	Mid 2001 - Mid 2006	1,880	1,811	136	1,675	740	250	-175	0	815	
<u></u>	Mid 2006 - Mid 2011	4,200	4,038	133	3,905	1,200	180	120	15	1,515	
nenta	Mid 2011 - Mid 2016	7,540	7,248	3	7,245	1,740	365	40	-10	2,135	
Incremental	Mid 2016 - Early 2018	2,050	1,972	20	1,952	645	57	9	0	711	
_	Early 2018 - Early 2028	9,750	9,380	97	9,283	2,713	533	512	0	3,758	
	Early 2018 - Buildout	12,800	12,313	126	12,187	3,452	772	754	0	4,978	

Source: Watson & Associates Economists Ltd., 2018.

<sup>1.</sup> Census Undercount estimated at approximately 4%. Note: Population Including the Undercount has been rounded.

<sup>2.</sup> Includes townhomes and apartments in duplexes.

<sup>3.</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

<sup>4.</sup> Buildout population increment based on the Tatham & Associates Ltd. Water Supply and Wastewater Servicing Master Plan Update, Town of Bradford West Gwillimbury, Environmental Assessment Study Final Report, March 31, 2011. Total population of urban serviced area at buildout for the urban serviced area is 51,590 with 4% undercount (49,600 excluding undercount).

#### 3. Planning Period

Short- and longer-term time horizons are required for the D.C. process.
 The D.C.A. limits the planning horizon for certain services, such as parks, recreation and libraries, to a 10-year planning horizon. Roads, water and wastewater services utilize a long-term forecast period.

#### 4. Population in New Units (Appendix A - Schedules 2 through 6)

- The number of housing units to be constructed in the Town of Bradford West Gwillimbury during the long-term period is presented on Figure 3-2.
   Over the buildout forecast period, the Town is anticipated to average 311 housing units annually.
- Population in new units is derived from Schedules 3, 4, 5 and 6, which
  incorporate historical development activity, anticipated units (see unit mix
  discussion) and average persons per unit by dwelling type for new units.
- Schedule 8 summarizes the average number of persons per unit (P.P.U.) for the new permanent residential housing units by age and type of dwelling, based on 2016 custom Census data. P.P.U. data for low- and medium-density dwelling units was derived based on 2016 Census data for the Town of Bradford West Gwillimbury as outlined in Schedule 8a. Due to data limitations, medium and high-density P.P.U.s were derived from the Simcoe Area as outlined in Schedule 8b. The 20-year average P.P.U.'s by dwelling type are as follows:

Low density: 3.45Medium density: 2.44High density: 1.64

## 5. Existing Units and Population Change (Appendix A - Schedules 2 through 6)

- Existing households as of 2018 are based on the 2016 Census households, plus estimated residential units constructed between 2016 and 2018, assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2018 to buildout forecast period is estimated at approximately 2,850.

- 1. Employment (Appendix A, Schedules 10a, 10b and 10c)
  - Employment projections are largely based on the activity rate method, which is defined as the number of jobs in the Town divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.
  - The Town's 2011<sup>1</sup> employment base by place of work is outlined in Schedule 10a. The 2011 employment base is comprised of the following sectors:
    - 280 primary (approx. 4%);
    - 830 work at home employment (approx. 11%);
    - 2,730 industrial (approx.36%);
    - o 2,310 commercial/population-related (approx. 31%); and
    - 1,350 institutional (approx. 18%).
  - The 2011 employment base by usual place of work, including work at home, is approximately 7,510 jobs. An additional 1,430 jobs have been identified for Town of Bradford West Gwillimbury as having no fixed place of work (N.F.P.O.W.). The total employment including N.F.P.O.W. in 2011 is 8,840. As of early-2018 the Town's total employment base is estimated at 10,540.
  - Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment, which is the basis for the D.C.A. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e. employment and G.F.A. in the retail and accommodation sectors generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation. Accordingly, work-at-home and N.F.P.O.W. employees have been removed from the D.C. employment forecast and calculation.

<sup>&</sup>lt;sup>1</sup> 2011 Employment is based on Statistics Canada 2011 Places of Work Employment dataset.

<sup>&</sup>lt;sup>2</sup> Statistics Canada defines "No Fixed Place of Work" (N.F.P.O.W.) employees as, "persons who do not go from home to the same work place location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

 Total employment for Town of Bradford West Gwillimbury (excluding work at home and no fixed place of work employment) is anticipated to reach approximately 17,130 by buildout. This represents an employment increase of 9,510 additional jobs over the buildout forecast period.

# Non-Residential Sq.ft. Estimates (Gross Floor Area (G.F.A.)), Appendix A, Schedule 9b)

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:<sup>1</sup>
  - 1,300 sq.ft. per employee for industrial;
  - o 500 sq.ft. per employee for commercial/population-related;
  - o 700 sq.ft. per employee for institutional employment.
- The Town-wide incremental non-residential G.F.A. increase is anticipated to be approximately 9,804,300 sq.ft. at buildout.
- In terms of percentage growth, the long-term incremental G.F.A. forecast by sector is broken down as follows:
  - o industrial approx. 82%;
  - o commercial/population-related approx.14%; and
  - o institutional approx.5%.

-

<sup>&</sup>lt;sup>1</sup> Based on Watson & Associates Economists Ltd. employment surveys.

# 4. The Approach to Calculation of the Charge

#### 4.1 Introduction

This chapter addresses the requirements of s.s.5(1) of the D.C.A. with respect to the establishment of the need for service which underpins the D.C. calculation. These requirements are illustrated schematically in Figure 4-1.

## 4.2 Services Potentially Involved

Table 4-1 lists the full range of Town service categories which are provided within the Town.

A number of these services are defined in s.s.2(4) of the D.C.A. as being ineligible for inclusion in D.C.s. These are shown as "ineligible" on Table 4-1. Two ineligible costs defined in s.s.5(3) of the D.C.A. are "computer equipment" and "rolling stock with an estimated useful life of (less than) seven years..." In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services which are potentially eligible for inclusion in the Town's D.C. are indicated with a "Yes."

#### 4.3 Increase in the Need for Service

The D.C. calculation commences with an estimate of "the increase in the need for service attributable to the anticipated development," for each service to be covered by the by-law. There must be some form of link or attribution between the anticipated development and the estimated increase in the need for service. While the need could conceivably be expressed generally in terms of units of capacity, s.s.5(1)3, which requires that Town Council indicate that it intends to ensure that such an increase in need will be met, suggests that a project-specific expression of need would be most appropriate.

# 4.4 Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions.

Figure 4-1
The Process of Calculating a D.C. under the D.C.A.

The Process of Calculating a Development Charge under the Act that <u>must be followed</u>

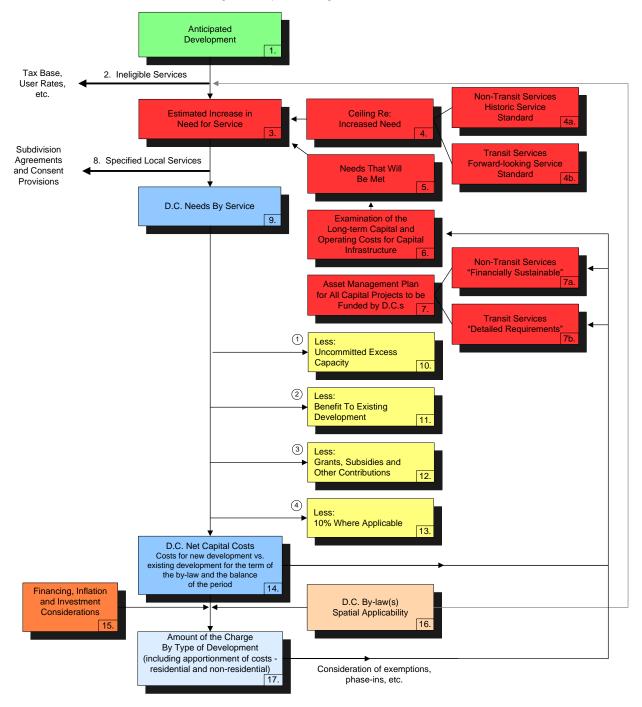


Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
Services     Related to a     Highway -     Roads	Yes Yes Yes No Yes Yes Yes	<ul> <li>1.1 Arterial roads</li> <li>1.2 Collector roads</li> <li>1.3 Bridges, Culverts and Roundabouts</li> <li>1.4 Local municipal roads</li> <li>1.5 Traffic signals</li> <li>1.6 Sidewalks and streetlights</li> <li>1.7 Active Transportation</li> </ul>	100 100 100 0 100 100
2. Wastewater Services	Yes Yes n/a No*	<ul> <li>2.1 Treatment plants</li> <li>2.2 Sewage trunks</li> <li>2.3 Local systems</li> <li>2.4 Vehicles and equipment<sup>1</sup></li> </ul>	100 100 0 100
Water Supply Services	Yes Yes n/a No*	<ul> <li>3.1 Treatment plants</li> <li>3.2 Distribution systems</li> <li>3.3 Local systems</li> <li>3.4 Vehicles and equipment<sup>1</sup></li> </ul>	100 100 0 100
4. Other Services	Yes Yes	<ul> <li>4.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land<sup>2</sup> and facilities, including the D.C. background study cost</li> <li>4.2 Interest on money borrowed to pay for growth-related capital</li> </ul>	0-100 0-100

<sup>&</sup>lt;sup>1</sup>with a 7+ year life time

<sup>&</sup>lt;sup>2</sup>same percentage as service component to which it pertains

Eligibility for	Description
Inclusion in the	
D.C. Calculation	
Yes	Municipality provides the service – service has been included in the D.C. calculation.
No*	Municipality provides the service – service has not been included in the D.C. calculation related to Roads, Water and Wastewater Services.
n/a	Municipality does not provide the service.
Ineligible	Service is ineligible for inclusion in the D.C. calculation.

# 4.5 Capital Forecast

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

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

The capital costs include:

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

In order for an increase in need for service to be included in the D.C. calculation, Town Council must indicate "...that it intends to ensure that such an increase in need will be met" (s.s.5 (1)3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast or similar expression of the intention of Council (O.Reg. 82/98 s.3). The capital program contained herein reflects the Town's approved and proposed capital budgets and master servicing/needs studies.

#### 4.6 Treatment of Credits

Section 8 para. 5 of O.Reg. 82/98 indicates that a D.C. background study must set out "the estimated value of credits that are being carried forward relating to the service." s.s.17 para. 4 of the same Regulation indicates that "...the value of the credit cannot be recovered from future D.C.s," if the credit pertains to an ineligible service. This implies that a credit for <u>eligible</u> services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with

respect to future service needs. Outstanding credit obligations that would affect the development charge calculation have been included in the calculations.

## 4.7 Eligible Debt and Committed Excess Capacity

Section 66 of the D.C.A. states that, for the purposes of developing a D.C. by-law, a debt incurred with respect to an eligible service may be included as a capital cost, subject to any limitations or reductions in the Act. Similarly, s.18 of O.Reg. 82/98 indicates that debt with respect to an <u>ineligible service</u> may be included as a capital cost, subject to several restrictions.

In order for such costs to be eligible, two conditions must apply. First, they must have funded excess capacity which is able to meet service needs attributable to the anticipated development. Second, the excess capacity must be "committed," that is, either before or at the time it was created, Council must have expressed a clear intention that it would be paid for by D.C.s or other similar charges; for example, this may have been done as part of previous D.C. processes. It is noted that projects which have been debentured to-date and to which the principal and interest costs need to be recovered are included within the capital detail sheets.

## 4.8 Existing Reserve Funds

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

"The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5(1)."

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

For services which are subject to a per capita based, service level "cap," the reserve fund balance should be applied against the development-related costs for which the charge was imposed, once the project is constructed (i.e. the needs of recent growth). This cost component is distinct from the development-related costs for the <u>next</u> 10-year period, which underlie the D.C. calculation herein.

The alternative would involve the Town spending all reserve fund monies prior to renewing each by-law, which would not be a sound basis for capital budgeting. Thus, the Town will use these reserve funds for the Town's cost share of applicable development-related projects, which are required but have not yet been undertaken, as

a way of directing the funds to the benefit of the development which contributed them (rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).

#### 4.9 Deductions

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

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development;
- anticipated grants, subsidies and other contributions; and
- 10% reduction for certain services.

The requirements behind each of these reductions are addressed as follows:

#### 4.9.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 4.3 does "...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the Municipality over the 10-year period immediately preceding the preparation of the background study..."

O.Reg. 82.98 (s.4) goes further to indicate that "...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service."

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

With respect to transit services, the changes to the Act as a result of Bill 73 have provided for an alternative method for calculating the services standard ceiling. Transit services must now utilize a forward-looking service standard analysis, described later in this section.

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

#### 4.9.2 Reduction for Uncommitted Excess Capacity

Paragraph 5 of s.s.5(1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the Town's "excess capacity," other than excess capacity which is "committed" (discussed above in 4.6).

"Excess capacity" is undefined, but in this case, must be able to meet some or all of the increase in need for service, in order to potentially represent a deduction. The deduction of <u>uncommitted</u> excess capacity from the future increase in the need for service would normally occur as part of the conceptual planning and feasibility work associated with justifying and sizing new facilities, e.g. if a road widening to accommodate increased traffic is not required because sufficient excess capacity is already available, then widening would not be included as an increase in need, in the first instance.

#### 4.9.3 Reduction for Benefit to Existing Development

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

- the repair or unexpanded replacement of existing assets that are in need of repair;
- an increase in average service level of quantity or quality (compare water as an example);
- the elimination of a chronic servicing problem not created by growth; and
- providing services where none previously existed (generally considered for water or wastewater services).

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of services cap in 4.4 is related, but is not the identical requirement. Sanitary, storm and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

Where existing development has an adequate service level which will not be tangibly increased by an increase in service, no benefit would appear to be involved. For example, where expanding existing library facilities simply replicates what existing residents are receiving, they receive very limited (or no) benefit as a result. On the other hand, where a clear existing service problem is to be remedied, a deduction should be made accordingly.

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a Town-wide system basis. For example, facilities of the same type may provide different services (i.e. leisure pool vs. competitive pool), different programs (i.e. hockey vs. figure skating) and different time availability for the same service (i.e. leisure skating available on Wednesday in one arena and Thursday in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

#### 4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies and other contributions (including direct developer contributions required due to the local service policy) made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes (O.Reg. 82.98 s.6).

#### 4.9.5 The 10% Reduction

Paragraph 8 of s.s.(1) of the D.C.A. requires that, "the capital costs must be reduced by 10 percent." This paragraph does not apply to water supply services, wastewater services, storm water drainage and control services, services related to a highway, police and fire protection services. The primary services to which the 10% reduction does apply include services such as parks, recreation, libraries, childcare/social services, the *Provincial Offences Act*, ambulance, homes for the aged, and health.

The 10% reduction does not apply to this study, as the services included are roads, water, and wastewater.

#### 4.10 Municipal-Wide vs. Area Rating

This step involves determining whether all of the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an areaspecific basis. Under the amended D.C.A., it is now mandatory to "consider" area-rating of services (providing charges for specific areas and services), however, it is not mandatory to implement area-rating. Further discussion is provided in Section 7.4.4.

#### 4.11 Allocation of Development

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

#### 4.12 Asset Management

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

#### 4.13 Transit

The most significant changes to the Act relate to the transit service. These changes relate to four areas of the calculations, as follows:

- A. Transit no longer requires the statutory 10% mandatory deduction from the net capital cost (section 5.2.(i) of the D.C.A.).
- B. The Background Study requires the following in regard to transit costs (as per section 8(2) of the Regulations):

- 1. The calculations that were used to prepare the estimate for the planned level of service for the transit services, as mentioned in subsection 5.2 (3) of the Act.
- 2. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
  - the anticipated development over the 10-year period immediately following the preparation of the background study, or
  - the anticipated development after the 10-year period immediately following the preparation of the background study.
- An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.
- 4. An assessment of ridership forecasts for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecasted ridership will be from existing or planned development.
- An assessment of the ridership capacity for all modes of transit services
  proposed to be funded by the development charge over the 10-year period
  immediately following the preparation of the background study.
- C. A new forward-looking service standard (as per 6.1(2) of the Regulations):
  - 1. The service is a discrete service.
  - 2. No portion of the service that is intended to benefit anticipated development after the 10-year period immediately following the preparation of the background study may be included in the estimate.
  - No portion of the service that is anticipated to exist as excess capacity at the end of the 10-year period immediately following the preparation of the background study may be included in the estimate.
- D. A very detailed asset management strategy and reporting requirements (section 6.1(3) of the Regulation) that includes lifecycle costs, action plans that will enable

the assets to be sustainable, summary of how to achieve the proposed level of service, discussion on procurement measures and risk.

The Town will review these requirements when conducting a study process to implement a by-law to replace By-law 2014-73. Therefore, the above calculations and reporting requirements are not required for this study.

# 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 Engineering Overview of Water, Wastewater, and Road Services

#### 5.2.1 Introduction

The following information was prepared with input from staff and provides the servicing requirements for the roads, water and wastewater services for the 2018-2031 forecast period.

The background information and reports which assisted in preparation of the D.C. calculations include the following:

- 2009 Development Charge Background Study (Watson & Burnside, Sept. 4, 2009).
- 2013 Development Charges Background Study (Watson & Burnside, Consolidated Report date February 4, 2013)
- Lakeshore Water Treatment Plant Expansion, Municipal Class Environmental Assessment, Environmental Study Report, Town of Innisfil (AECOM, January 2011)
- Environmental Study Report for Southwest Arterial Roadway (SWAR) (Lea, May 2010).
- Master Servicing Study for Planned Service Area (Burnside, July 2010).
- Environmental Study Report for Southeast Arterial Roadway (SEAR) (Lea, October 2010).
- Water Supply and Wastewater Servicing Master Plan Update (Tatham, March 31, 2011).

- Input from Town staff with respect to Early Payment Agreement (EPA) status.
- Bradford West Gwillimbury Water Pollution Control Plant Environmental Study Report Phases 3 and 4 (Ainley, Final – March 2012)
- 2011 Development Charges Update Transportation/Roadway Network Assessment (Poulos & Chung, March 2012).

The general approach to determining the D.C. growth-related eligible costs on a project-by-project basis included the following:

- Identifying the project need and description.
- Estimating gross capital project costs.
- Identifying and deducting post-planning period project cost or sources of external funding, if any.
- Estimating the value of benefit to existing system users, if any.
- Identifying the amount of any applicable grants or subsidies.
- Estimating the proportion of the remaining growth-related project cost attributable to future residential and non-residential users.

#### 5.2.2 Project Identification

The projects included in the 2013 D.C. Background Study were reviewed and updated as necessary to reflect supporting Master Servicing Studies/Reports and Transportation Assessments, current budgets and the growth forecast included in this D.C. study. New projects that have been added were necessary to support planned and approved growth. In addition, estimated financing charges on debt anticipated to be issued in 2018 have been included.

#### 5.2.3 Gross Capital Cost Estimates

Based on the review of background Master Planning documents and supporting material, capital cost estimates were updated to reflect the currently understood scope and scale of projects in 2018 dollars. All costs estimates continue to include such things as construction as well as bonding, insurance, surveying, site offices, traffic control plan and implementation, dewatering, and installing and maintaining environmental controls. In addition, contingency allowances of 15 percent where applicable and have been extended to all aspects of project estimates to reflect experience on recently completed Town projects. Engineering allowances have similarly included at 15 percent of total construction costs based on the Town's completed project experience. This allowance accounts for the complexity of many projects as they advance from conceptual or preliminary design to a completed project

including public relations issues/meetings, utility coordination and agency/ministry approvals.

Land costs, where eligible, are included based on actual average costs paid by the Town for land on recently completed projects and include estimated costs for appraisals, land surveys and plan registration, legal and land negotiation and/or expropriation costs.

#### 5.2.4 Post Period Benefit

Where water and wastewater Master Planning documents recommend infrastructure, which will service growth beyond the current planning period (i.e. 2031) as noted in the growth forecast, the cost associated with growth beyond 2031 has been identified as a post planning period benefit. Employment lands identified as developing within the post period are the "MZO3" lands on each side of Highway 400 and a total of 155.6 ha of employment lands in the Bradford Settlement Area (B.S.A.) adjacent to the 400-404 link corridor.

The relevant infrastructure cost curves provided in the report entitled "Water and Wastewater Asset Cost Study, Ministry of Public Infrastructure Renewal (Burnside, May 2005)" form the basis for quantifying the value of the post period benefit. The ratio of the costs at build-out versus year 2031 (i.e. end of the current planning period) based on the cost curves was applied to the current project costs to estimate the post period benefit. The relationship between cost and capacity or project size may be exponential (i.e. marginal cost) or linear (i.e. average cost) based on the cost curves.

Where applicable, an estimate of sewer and water distribution system project oversizing formed the basis for estimating post period benefit for these services. In the case of some projects which service only post planning growth areas, the full project cost is considered a post period benefit.

A post period benefit continues to be identified for the water pollution control plant debenture for construction of Plant D as a result of the assignment of employment lands in the Bradford Urban Area to the post period.

Transportation projects were evaluated on the basis of services required for the current planning period to year 2031. However, the following four projects were identified as post planning period projects expected to be implemented shortly after 2031 in order to service growth in the Highway 400 employment lands:

- Road project no. 43 Line 8 From Sideroad 10 to Highway 400
- Road project no. 44 Sideroad 10 / 400-404 link partial interchange
- Road project no. 45 Highway 400/Line 6 overpass
- Road project no. 46 Highway 400/Line 8 overpass

#### 5.2.5 Benefit to Existing Development

The benefit received by existing development has been identified for projects where an improvement in existing service levels can be expected from installation of the new service.

Wastewater treatment service for the existing residential population in Bond Head has been identified as a Benefit to Existing based on peak flow. A benefit to existing amount has been identified for sewers, forcemains, and pumping stations proposed to service the existing residential population in Bond Head, based on net design flows, incremental pipe sizing and pumping station capacities. In addition, a benefit to existing has been assigned to the proposed water tower east of Bond Head based on the proportion of maximum day demand from the existing Bond Head population to the system wide demand.

The benefit to existing amount for road widening projects is based on cost estimates for typical paving, grading or gravelling the Town would normally undertake on existing roadways. Where growth-related truck traffic services growth areas via existing roadways and contribute to degradation of the service, a nominal amount is assigned as a growth-related share of the project.

#### 5.2.6 Town-Wide Charge versus Area-Specific Charge

A Town-wide development charge was calculated for the roads projects following the same format used in previous D.C. by-laws.

Water supply and distribution, and wastewater treatment and sewer projects follow an area-specific charge format. Projects generally located east of Sideroad 10 were considered to service the Bradford Settlement Area (B.S.A.) while projects located west of Sideroad 10 were considered to service the combined Bond Head Settlement Area (B.H.S.A.) and the B.W.G. Strategic Settlement Employment Area (B.W.G.S.S.E.A).

Noted exceptions are the dedicated sanitary forcemains from the employment lands to the water pollution control plant (project nos. 28 to 31 inclusive) which are geographically east of Sideroad 10 however are considered part of the services for the

lands west of Sideroad 10. In addition, two proposed watermains on Sideroad 10 from Line 6 to Holland Street West (project nos. 8a and 8b) are considered to service both geographic areas (i.e. the B.S.A. and B.H.S.A. & B.W.G.S.S.E.A.). Therefore, the costs for these two projects have been apportioned in the same ratios as the water treatment plant expansion project (WSS-9b) which also services all growth areas.

#### 5.2.7 Residential and Non-Residential Shares

#### 5.2.7.1 Water Facilities

The proportion of costs for water facility projects was based on the proportion of maximum day demands and assigned to various areas as noted below:

- Phase 2 of Booster Pumping Station expansion (WSS-8a): Costs have been proportioned to B.S.A. users based on the proportion of residential and nonresidential maximum day demands, on the basis the level of service provided by this expansion does not apply to the B.H.S.A./B.W.G.S.S.E.A. lands.
- Phase 3 of Booster Pumping Station expansion (WSS-8b) and a new water supply main (WSS-10): Costs have been proportioned to the B.H.S.A./B.W.G.S.S.E.A. Lands users and the B.S.A. residential intensification lands users based on the proportion of residential and non-residential maximum day demands. This approach is taken on the basis that water demands in the B.S.A. other than the residential intensification users have been met through the Phase 2 Booster Pumping Station expansion project and construction of the original water supply main from Innisfil to Bradford West Gwillimbury.
- Class E.A. Study and capital expansion of the Innisfil Water Treatment Plant Phase 3 (WSS-9b): Costs proportioned to all growth areas benefitting from this project on the basis of the proportion of maximum day water demands. The population growth in the B.S.A. from 2007 to 2017 has been included in this calculation in order to distribute costs across development in the urban area.

#### 5.2.7.2 Water Distribution

The residential and non-residential proportion of the eligible development charge cost for watermains are based on the respective maximum day demands within the geographic areas noted above which define the area specific charges. Following the same procedure used in calculations for the Innisfil Water Treatment Plan Phase 3 and related Class E.A. projects, the population growth in the B.S.A. from 2007 to 2017 has been included in the total B.S.A. growth for distribution of project costs.

#### 5.2.7.3 Wastewater Treatment

The growth-related costs of the wastewater treatment plant expansion and the Class Environmental Assessment Study projects were apportioned based on flow from B.S.A. residential "infilling" and residential growth and non-residential growth in the current planning period for Bond Head and the Highway 400 Strategic Employment lands respectively.

The residential and non-residential share proportions for the Plant D debenture and interest account for the deferral of some B.S.A. non-residential lands adjacent to the 400-404 link to the post planning period.

#### 5.2.7.4 Wastewater - Sewers

The assignment of residential and non-residential share of project costs was based on estimates of the proportion of flow from the respective land uses serviced by the proposed projects.

#### 5.2.7.5 Roads

The assignment of residential and non-residential proportions for growth-related roads projects was based on the relationship of population to employment over the 14-year period of the growth projection (2018-2031).

#### 5.3 Service Levels and 14-Year Capital Costs for Bradford West **Gwillimbury's D.C. Calculation**

This section evaluates the development-related capital requirements for those services with 14-year capital costs.

#### 5.3.1 Services Related to a Highway

Town Engineering staff undertook an updated assessment of the road needs within the serviced areas of the Town. This review considered the road needs associated with all development including the development of the B.S.A., the B.H.S.A. and B.W.G.S.S.E.A. for the 2018-2031 forecast period. In addition to these costs, outstanding principal and interest costs for debt has been included along with an estimate of interest costs for debt anticipated to be issued in 2018. Further, the deficit in the D.C. reserve fund for this service, totalling \$21.77 million has been included. In total, \$180.25 million in works, debt and reserve deficit are required for inclusion in the study. Of this amount, \$18.29 million has been identified as benefiting existing development within the Town, \$17.69 million identified as funding associated with other levels of government, and \$28.09 million attributable to growth in the post 14-year period. This leaves a net

amount of \$116.18 attributable to growth over the 14-year forecast period to be recovered from D.C.s. The Roads Service Standard has been calculated and is provided in Appendix B.

The residential/non-residential allocation of capital costs for roads is based on a split of 56%/44% based on the incremental growth in population to employment, for the 14-year forecast period.

Town of Bradford West Gwillimbury

Service: Roads

RDS-01   Holland Street Project including   3.8.4.   Holland Street Project Proj	Service:	Roads											
Project   Proj				Gross Capital Cost					Less:	Potenti	I DC Recoverable Cost		
RODO   Discense Street Project Including:   2,864,865   2,33   2,206,800   5,276,700   2,864,865   2,33   2,206,800   5,276,700   2,864,865   2,33   2,206,800   5,276,700   2,864,865   2,33   2,206,800   2,206,800   3,20		Development		Estimate (Balance to be Spent)				Existing	Other Contributions Attributable to New	Total	Share	Non-Residential Share	
3.8.4   related Street East - Street Delings Street   Sarke Street O Melbourn Orther and 29   17.483.500   17.483.500   17.483.500   12.206.800   5.276,700   2.664.692   2.36		2018-2031		, ,							56%	44%	
11   Dissette Street - Bridge Street to Artesian Industrial   2018   350,000   350,000   165,800   184,200   103,152   8   12   Line 8 - Artesian Industrial Parkway to County Road 4   350,000   3,388,100   .     3,388,100   .	3 & 4, 5 & 6,	Holland Street East - Barrie Street to Bridge Street, Holland Street West - Barrie Street to Melbourne Drive and	2020-2022	17,483,500	-	-	17,483,500	12,206,800		5,276,700	2,954,952	2,321,748	
14   May	11	Dissette Street - Bridge Street to Artesian Industrial Parkway Line 8 - Artesian Industrial Parkway to County Road 4	2018	350,000	-		350,000	165,800		184,200	103,152	81,048	
18   Line 6 - 600 m east of Sideroad 10 to southwest arterial road foundabout,   19   Sideroad 10 - Line 6 to Holland Street West, and   2018   32,881,000   - 22,881,000   2,468,200   20,412,800   11,431,168   8,98	14		2018	3,398,100	-		3,398,100	-		3,398,100	1,902,936	1,495,164	
28 & 33 Sideroad 10 - Reagens Industrial Parkway to 300 m north of 8th Line. 21 & 22 Line 8 - Barris Street to Professor Day Drive, and Line 88 - Professor Day Drive to Sideroad 10 - Reagens Industrial Parkway to 300 m north of 8th Line. 24 Southeast arterial road - Simooe Road to Bridge Street 24 Southeast arterial road - Simooe Road to Bridge Street 25 Line 6 - Simooe Road to Walker Ave. Urbanization includes: 26 Line 6 - Simooe Road to Walker Avenue and 2019 318,700 - 318,700 52,300 266,400 149,184 11 27 Walker Avenue - Line 6 to Morins Street 28 Simoee Road - Line 6 to 6 to morins Street 29 Simoee Road - Line 6 to 6 to Simooe Road to Bridge Street 2018 612,100 - 612,100 99,600 512,500 287,000 22 286,000 - 286,000 1512,500 287,000 22 30 Professor Day Drive & Melbourne Drive corridors - Miller 2023 286,000 - 286,000 160,160 12 31 Line 6 Hybry 400 full interchange 30 Professor Day Drive at Breeze Drive 31 Line 6 - From Sideroad 10 to Highway 400 2023 8,023,000 - 8,023,000 17,900 492,000 275,520 21 30 Professor Day Drive at Breeze Drive 31 Line 6 - From Courty Road 88 to 300 m north of 6th Line and Line 6 - From Line Individual Courte Road 88 to 300 m north of 6th Line and Line 6 - From Line Individual Courte Road 88 to 300 m north of 6th Line and Line 6 - From Line Individual Courte Road 88 to 300 m north of 6th Line 6 - From Line Individual Courte Road 88 to 300 m north of 6th Line 6 - From Line Individual Courte Road 88 to 300 m north of 6th Line 6 - From Line Individual Courte Road 88 to 300 m north of 6th Line 6 - From Line Individual Courte Road 88 to 300 m north of 6th Line 6 - From Line Individual Courte Road 88 to 300 m north of 6th Line 6 - From Line Individual Courte Road 88 to 300 m north of 6th Line 6 - From Line Individual Courte Road 88 to 300 m north of 6th Line 6 - From Line Individual Courte Road 88 to 300 m north of 6th Line 6 - From Line Individual Courte Road 88 to 300 m north of 6th Line 6 - From Line Individual Courte Road 88 to 300 m north of 6th Line 6 - From Line Individual Courte Road	18 19 32	Line 6 - 600 m east of Sideroad 10 to southwest arterial road roundabout, Sideroad 10 - Line 6 to Holland Street West, and Southwest Arterial Road (Sideroad 10 & Line 5) - from Line 6 to Coffey Road	2018	22,881,000	-		22,881,000	2,468,200		20,412,800	11,431,168	8,981,632	
RDS-03   Line 6 Walker Ave. Urbanization includes:   Line 6 - Simcoe Road to Walker Avenue and   2019   318,700   - 318,700   52,300   266,400   149,184   11   11   12   12   12   12   12   1	20 & 33 21 & 22	Sideroad 10 - Reagens Industrial Parkway to 300 m north of 8th Line, Line 8 - Barrie Street to Professor Day Drive, and	2018-2025	13,869,600	-	-	13,869,600	1,275,500		12,594,100	7,052,696	5,541,404	
26	24	Southeast arterial road - Simcoe Road to Bridge Street	2018	2,485,933	-	-	2,485,933	1,243,000		1,242,933	696,043	546,891	
Simcos Road - Line 6 to 60 m south of Golfview Blvd.   2018   612,100   -   612,100   99,600   512,500   287,000   22   23   286,000   -   2	26	Line 6 - Simcoe Road to Walker Avenue and	2019	318,700	-	-	318,700	52,300		266,400	149,184	117,216	
Professor Day Drive & Melbourne Drive corridors - Miller   2023   286,000   -   -   286,000   -   286,000   160,160   12			2018	612,100	-	-	612,100	99,600		512,500	287,000	225,500	
38 Professor Day Drive at Breeze Drive 2014 689,900 689,900 197,900 492,000 275,520 21 39 Line 6 - From Sideroad 10 to Highway 400 2023 8,023,000 8,023,000 75,450 7,947,550 4,450,628 3,48 RDS-04 OPA 15 & OPA 16 Servicing includes: Sideroad 5 - From County Road 88 to 300 m north of 6th Line and Line 6 - From Highway 400 to Sideroad 27 Line 6 - From Langford Boulevard to southwest arterial roundabout roundabout 1 count of 10 highway 400 2031 2,058,700 2,058,700	30	Professor Day Drive & Melbourne Drive corridors - Miller	2023	286,000	-	-	286,000	-		286,000	160,160	125,840	
39   Line 6 - From Sideroad 10 to Highway 400   2023   8,023,000   -   -   8,023,000   75,450   7,947,550   4,450,628   3,49     RDS-04   OPA 15 & OPA 16 Servicing includes:	31	Line 5/Hwy 400 full interchange	2018	26,530,000	-	17,686,667	8,843,333	294,800		8,548,533	4,787,179	3,761,355	
RDS-04   OPA 15 & OPA 16 Servicing includes:   Sideroad 5 - From County Road 88 to 300 m north of 6th Line and Line 6 - From Highway 400 to Sideroad 27   Line 6 - From Langford Boulevard to southwest arterial roundabout   2026   764,000   764,000   20,580   743,420   416,315   32   32   33   34   34   34   34   34										~~~~~		216,480	
40 Sideroad 5 - From County Road 88 to 300 m north of 6th Line and 41 Line 6 - From Highway 400 to Sideroad 27 42 Line 6 - From Langford Boulevard to southwest arterial roundabout 43 Line 8 - From Sideroad 10 to Highway 400 44 Sideroad 10 to Highway 400 45 Highway 400/Line 6 overpass 46 Highway 400/Line 6 overpass 47 Line 8 - From Sideroad 10 to Highway 400 48 Sideroad 10 to Highway 400 49 Sideroad 10 to Highway 400 40 Line 8 overpass 40 Line 8 - From Sideroad 10 to Highway 400 40 Line 8 overpass 40 Line 8 - From Sideroad 10 to Highway 400 40 Line 8 overpass 40 Line 8 - From Sideroad 10 to Highway 400 40 Line 8 overpass 40 Line 8 ov			2023	8,023,000	-	-	8,023,000	75,450		7,947,550	4,450,628	3,496,922	
42   roundabout   20.56   764,000   20.58,700   2.058,700   2.058,700   -   -   -   -   -   -   -   -   -	40	Sideroad 5 - From County Road 88 to 300 m north of 6th Line and	2019-2026	8,435,600	-	-	8,435,600	188,300		8,247,300	4,618,488	3,628,812	
44         Sideroad 10 / 400-404 link partial interchange         2028         7,514,000         -	42		2026	764,000	-	-	764,000	20,580		743,420	416,315	327,105	
45 Highway 400/Line 6 overpass 2031 9,260,000 9,260,000												-	
46         Highway 400/Line 8 overpass         2031         9,260,000         9,260,000         -												-	
RDS-06         Portion of 400-404 link         2025         10,000,000         -         10,000,000         -         10,000,000         5,600,000         4,40           RDS-07         Signalizations at various locations         2020-2031         3,000,000         -         3,000,000         -         3,000,000         1,680,000         1,32           47         Outstanding Growth Related Debt - Principal         2019-2021         7,082,557         -         7,082,557         -         7,082,557         3,966,232         3,11           48         Outstanding Growth Related Debt - Interest (Discounted)         2019-2021         606,890         -         606,890         -         606,890         -         606,890         339,858         26           49         Interest on Debentures required in 2018 (discounted)         2018-2027         3,570,181         -         3,570,181         -         3,570,181         -         3,570,181         1,999,301         1,57           50         DC Reserve Adjustment         21,772,245         -         21,772,245         -         21,772,245         -         21,772,245         -         21,772,245         -         21,772,245         -         21,772,245         -         21,772,245         -         21,772,245         -							-			-		-	
RDS-07         Signalizations at various locations         2020-2031         3,000,000         -         -         3,000,000         -         3,000,000         1,680,000         1,32           47         Outstanding Growth Related Debt - Principal         2019-2021         7,082,557         -         7,082,557         -         7,082,557         3,966,232         3,11           48         Outstanding Growth Related Debt - Interest (Discounted)         2019-2021         606,890         -         606,890         -         606,890         339,858         26           49         Interest on Debentures required in 2018 (discounted)         2018-2027         3,570,181         -         3,570,181         -         3,570,181         -         3,570,181         -         21,772,245         -         21,772,245         -         21,772,245         -         21,772,245         -         21,772,245         -         21,772,245         -         21,772,245         -         21,772,245         -         21,772,245         -         21,772,245         -         21,772,245         -         21,772,245         -         21,772,245         -         21,772,245         -         21,772,245         -         21,772,245         -         21,772,245         -         21,772,245							-			-			
47         Outstanding Growth Related Debt - Principal         2019-2021         7,082,557         -         7,082,557         -         7,082,557         3,966,232         3,11           48         Outstanding Growth Related Debt - Interest (Discounted)         2019-2021         606,890         -         606,890         -         606,890         -         606,890         339,858         26           49         Interest on Debentures required in 2018 (discounted)         2018-2027         3,570,181         -         3,570,181         -         3,570,181         1,999,301         1,57           50         DC Reserve Adjustment         21,772,245         -         21,772,245         -         21,772,245         -         21,772,245         -         9,57												4,400,000	
48         Outstanding Growth Related Debt - Interest (Discounted)         2019-2021         606,890         -         606,890         -         606,890         339,858         26           49         Interest on Debentures required in 2018 (discounted)         2018-2027         3,570,181         -         3,570,181         -         3,570,181         1,999,301         1,57           50         DC Reserve Adjustment         21,772,245         -         21,772,245         -         21,772,245         12,192,457         9,57						-						1,320,000	
49         Interest on Debentures required in 2018 (discounted)         2018-2027         3,570,181         -         3,570,181         -         3,570,181         1,999,301         1,57           50         DC Reserve Adjustment         21,772,245         -         21,772,245         -         21,772,245         12,192,457         9,57												3,116,325 267,031	
50 DC Reserve Adjustment 21,772,245 - 21,772,245 - 21,772,245 12,192,457 9,57												1,570,880	
			2010-2021									9,579,788	
	30			l		17,686,667			-			51,121,140	

<sup>\*</sup> Project Numbers are consistant with project numbers in past DC studies

Note: Some projects are partially completed and therefore cost estimates reflect the unfunded balance of the projects as of December 31, 2017

# 5.4 Service Levels and Urban 14-Year Capital Costs for Bradford West Gwillimbury's D.C. Calculation

This section evaluates the development-related capital requirements for those services with urban 14-year capital costs. For this evaluation we have calculated the water and wastewater works on the following basis:

- Water Treatment & Distribution Bradford Settlement Area
- Water Treatment & Distribution Bond Head Settlement Area/B.W.G.
   Strategic Settlement Employment Area
- Wastewater Treatment & Collection Bradford Settlement Area
- Wastewater Treatment & Collection Bond Head Settlement Area/B.W.G.
   Strategic Settlement Employment Area
- Water and Wastewater Studies All urban areas

#### 5.4.1 Water Services

For the purposes of the D.C. calculation relating to water, costs associated with water treatment and water distribution have been updated to reflect current estimates for the works which are still to be undertaken. The capital costs for water treatment and distribution have both been separated between the Bradford Settlement Area and the Bond Head Settlement Area (O.P.A. 16)/B.W.G. Strategic Settlement Employment Area (O.P.A. 15), for D.C. calculation purposes. The D.C. associated with water studies has been calculated on an urban-wide basis with one charge for all urban areas within the Town.

Studies related to Water Services, estimated at \$500,000 over the forecast period, have been allocated over all urban areas and shared between residential and non-residential development of 69%/31% based on proportionate water flows.

Water treatment capital needs identified total \$47.24 million, of which \$13.1 million is attributable to growth outside the 2018-2031 forecast period and \$34.14 million is attributable to growth over the current 2018-2031 forecast period. The cost of water distribution servicing is \$325.93 million. Of this amount, \$3.71 million is a benefit to development in the period post 2031, \$782,131 is a benefit to existing development and the balance of \$21.44 million is attributable to growth within the urban areas. In addition to these works, the work completed to date required under the land developer servicing agreements for treatment, totaling \$52.77 million has been included in the D.C. calculations. Further, the Town anticipates issuing debt in 2018 in the amount of \$9.2

million attributable to capital infrastructure required in the B.S.A. and \$20 million attributable to capital infrastructure required in the B.H.S.A./ B.W.G.S.S.E.A. therefore, estimated financing costs (discounted) have been included in the calculations. These expenditures result in a total to be recovered through D.C.s for water treatment & Distribution is \$113,091,705.

The following is a summary of the gross and net recoverable costs related to water treatment and distribution:

Water		
	Treatment & Distribution	Studies
Outstanding Works	\$73,173,488	\$500,000
Less:		
Post Period	16,812,188	0
Existing Benefit	782,131	0
Total Deductions	17,594,319	0
Total Net Cost of Outstanding Works	55,579,169	500,000
Works to Date	52,773,932	-
Estimated Interest on Future Debt (Discounted)	4,738,604	-
Total to be included in DC Calculation	113,091,705	500,000

The costs associated with studies are effective for all urban areas. The treatment and distribution costs have been allocated between the Bradford Settlement Area and the Bond Head Settlement Area/B.W.G. Strategic Settlement Employment Area, and further by the benefit to residential and non-residential development within the areas, based on the Engineering assessment that was undertaken by R.J. Burnside during the 2013 D.C. study, as follows:

Town of Bradford West Gwillimbury

Service: Water Studies (All Urban Areas)

								Less:	Total			
Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New	Total	Residential Share	Non-Residential Share	
	2011-2031 Urban						•	Development		69%	31%	
WDS-29	Allowance for municipal growth-related studies (ie. Class EA water system	Various	500,000	0		500,000	0		500,000	345,000	155,000	
	Total		500,000	0	0	500,000	0	0	500,000	345,000	155,000	

Town of Bradford West Gwillimbury

Service: Water Facilities (All Urban Areas)

	Increased Service Needs Attributable to							Less:	
Prj.No	Anticipated Development  2011-2031 Urban	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total
	Full project cost for Phase 2 of the existing								
II I	booster pumping station - Town of Innisfil Line 3	2018	3,016,000	1,311,518		1,704,482	0		1,704,482
II I	Full project cost for Phase 3 of the existing								
II I	booster pumping station - Town of Innisfil Line 3	2018	2,000,000	983,088		1,016,912	0		1,016,912
II I	BWG proportionate project cost for Innisfil	0040	40.040.000	7 0 4 4 4 7 0		40 000 000			40.000.000
WSS-9b	Water Treatment Plant Expansion - Phase 3	2018	19,310,800	7,044,178		12,266,622	0		12,266,622
***************************************	Full project cost for additional supply main		***************************************	***************************************	***************************************	***************************************	***************************************		***************************************
	(300 mm dia. to 600 mm dia.) from Innisfil Lakeshore water treatment plant to John Fennell reservoir - 25 km	2018-2020	22,916,488	3,762,344		19,154,144	0		19,154,144
	Total		47,243,288	13,101,128	0	34,142,160	0	0	34,142,160

Town of Bradford West Gwillimbury

Service: Water Distribution (All Urban Areas)

		Increased Service Needs Attributable to Anticipated								Less:	
	Prj.No	Development 2011-2031 Urban	Full Project (FP)/ Oversizing (O)	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total
6	WDS-6	Full project cost for 250 m - 300 mm diameter watermain replacement on Holland Street West from Barrie Street to Holland Court	FP	2022	688,300	0		688,300	550,640		137,660
8a	WDS-8a	Full project cost for 350 m - 300 mm diameter watermain on 10th Sideroad from 50 m south of Holland St. West to Miller Park Ave. extension	FP	2022	378,000	0		378,000	0		378,000
8b	WDS-8b	Full project cost for 1150 m - 300 mm diameter watermain on 10th Sideroad from Miller Park Avenue extension to 100 m south of 6th Line	FP	2018	2,720,000	0		2,720,000	0		2,720,000
9	WDS-9	Oversizing cost for 300 mm diameter watermains in/near Community Area 3: 850 m on Langford Blvd., 500 m on West Park Ave. and 250 m on Summerlyn Trail all north of Holland St. West and 650 m in Smart Centres site east of Sideroad 10	0	2018	213,400	0		213,400	21,340		192,060
10	WDS-10	Full project cost for addition of valve chambers and hydrants on existing watermains on 8th Line from Sideroad 10 to Professor Day Drive	FP	2022	213,000	0		213,000	21,300		191,700
11	WDS-11	Oversizing cost for 1830 m - 300 mm diameter trunk watermains on Crossland Blvd. in Community Area 4 (area north of 8th Line, west of Professor Day Dr.)	0	2022	240,000	0		240,000	0		240,000
12	WDS-12	Full project cost for 320 m - 300 mm diameter trunk watermain on Professor Day Dr. extension from 8th Line to Crossland Blvd./McKenzie Way	FP	2018	196,000	0		196,000	0		196,000
13	WDS-13	Full project cost for 1920 m - 350 mm diameter watermain on Professor Day Dr. extension from Crossland Blvd./McKenzie Way to County Road 4	FP	2026	1,801,000	263,461		1,537,539	0		1,537,539
14	WDS-14	Oversizing cost for 380 m - 300 mm diameter watermain on industrial/commercial lands north of 8th Line west of Artesian Industrial Parkway plus full project cost for 300 m - 300 mm diameter watermain crossing proposed Bradford By-pass corridor and connecting to watermain project WDS-16 north of the By-pass	FP/O	2018	396,500	0		396,500	0		396,500
15	WDS-15	Oversizing cost for 550 m - 300 mm diameter watermain north of the Bradford By-pass, west of Artesian Industrial Parkway and east of County Road 4 on industrial/commercial lands plus full project cost for 400 m - 300 mm diameter watermain north of the Bradford By-pass and immediately east of County Road 4 through an environmental wooded/steep slope area	FP/O	2026	334,000	0		334,000	0		334,000

Town of Bradford West Gwillimbury

Service: Water Distribution (All Urban Areas)

		Increased Service Needs Attributable to Anticipated								Less:	
	Prj.No	Development 2011-2031 Urban	Full Project (FP)/ Oversizing (O)	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total
16	WDS-16	Oversizing cost for 1150 m - 300 mm diameter watermain north of Bradford By-pass, west of Artesian Industrial Parkway and east of County Road 4 on industrial/commercial lands plus full project cost for 400 m - 300 mm diameter trunk watermain on 9th Line west of Artesian Industrial Pkwy.	FP/O	2031	517,000	517,000		0	0		0
19	WDS-19	Full project cost for 380 m - 300 mm diameter watermain on 6th Line from Simcoe Road to Parkwood Avenue	FP	2018	2,600	0		2,600	0		2,600
20	WDS-20	Full project cost for 2100 m - 600 mm diameter watermain on 8th Line from Sideroad 10 to the east side of Highway 400	FP	2018	1,232,800	392,200		840,600	30,930		809,670
21	WDS-21	Full project cost for 950 m - 400 mm diameter watermain on 8th Line from the future east collector road intersection to Sideroad 5	FP	2018	575,600	0		575,600	21,179		554,421
22	WDS-22	Full project cost for 4600 m - 400 mm diameter watermain on 8th Line from the west limit of OPA 15 to County Road 27 and on County Road 27 from 8th Line to County Road 88/Line 7 in Bond Head	FP	2018	2,256,600	0		2,256,600	83,031		2,173,569
23	WDS-23	Full project cost for 600 m - 300 mm diameter watermain on 6th Line from the west limit of Brookfield Developments to Sideroad 10	FP	2018	210,200	0		210,200	0		210,200
24	WDS-24	Full project cost for 1300 m - 400 mm diameter watermain on Sideroad 10 from 6th Line to 5th Line plus 1750 m - 400 mm diameter watermain on 5th Line from Sideroad 10 to 500 m east of Highway 400	FP	2018	1,090,900	0		1,090,900	0		1,090,900
25	WDS -25	Full project cost for 4500 cu.m. water tower including 400 m-300 mm diameter watermain east of Bond Head north of County Road 88		2019	8,558,000	2,338,500		6,219,500	53,711		6,165,789
26	WDS-26	Full project cost for 2800 m - 400 mm diameter watermain on Sideroad 5 from County Road 88 to 5th Line plus 1400 m - 400 mm diameter watermain on 5th Line from 500 m east of Highway 400 to Sideroad 5	FP	2020	2,999,000	0		2,999,000	0		2,999,000
27	WDS-27	Full project cost for 1400 m - 400 mm diameter watermain on Sideroad 5 from County Road 88 to 8th Line	FP	2020	624,300	199,900		424,400	0		424,400
28	WDS-28	Full project cost for 1200 m-300 mm diameter watermain on 6th Line between Sideroad 5 and the future north/south collector road on the east side of Highway 400 in OPA 15	FP	2018	683,000	0		683,000	0		683,000
		Total			25,930,200	3,711,061	0	22,219,139	782,131	0	21,437,009

#### 5.4.2 Wastewater Services

Similar to water, capital costs associated with wastewater treatment and wastewater collection have been updated to reflect current estimates for capital works to be constructed during the forecast period. The capital costs for wastewater treatment and collection have been separated for D.C. calculation purposes. The D.C. associated with wastewater studies has been calculated on an urban wide basis. The D.C. associated with wastewater treatment and collection has been calculated on an urban area specific basis with one charge for the Bradford Settlement Area and a separate charge for the Bond Head Settlement Area/B.W.G. Strategic Settlement Employment Area.

Studies related to Wastewater Services are estimated at \$500,000 over the forecast period. These have been allocated over all urban areas and shared between residential and non-residential development of 51%/49% based on proportionate total flows.

For wastewater treatment, capital works totalling \$25.95 million have been identified. Outstanding debt for past growth-related works, in the amount of \$5.49 million has also been included in the D.C. calculation. Of these amounts \$4.17 million is attributed to growth outside the current forecast period and \$5.72 million is attributable to existing development. In addition to these works, the works to date, required under the land developer servicing agreements for treatment, totalling \$31.54 million has been included. Therefore, the total to be recovered through D.C.s for wastewater treatment is \$53,083,449.

The cost of the wastewater collection system totals \$52,095,696. Of this amount, \$17.7 million benefits growth in the post 2031 period, \$1.9 million is benefits existing development. In addition to these works, the work completed to date required under the land developer servicing agreements for collection of \$38.44 million has been included in the D.C. calculations. Further, the Town anticipates the need to issue debentures in 2018 in the amount of \$20 million for the B.H.S.A./B.W.G.S.S.E.A. and \$12 million of the B.S.A. as such, the estimated financing costs (discounted) have been included at a total of \$5.19 million.

The following is a summary of the gross and net recoverable costs, for wastewater services:

Was	tewater		
To be Recovered from DC:	Treatment	Collection	Studies
Outstanding Works	\$25,953,400	\$52,095,696	\$500,000
Add:			
Outstanding Debt Obligations	\$5,485,592	\$0	\$0
Less:			
Post Period	4,172,895	17,698,501	0
Other Recoveries	0	34,778	0
Existing Benefit	5,724,146	1,897,463	0
Total Deductions	9,897,041	19,630,742	0
Total Net Cost of Outstanding Works	21,541,951	32,464,954	500,000
Work to Date	31,541,498	38,436,541	-
Estimated Interest on Future Debt		5,192,990	
Total to be included in DC Calculation	53,083,449	76,094,486	500,000

The net growth-related treatment and collection costs have been allocated between the Bradford Settlement Area and the Bond Head Settlement Area/B.W.G. Strategic Settlement Employment Area, and further by the benefit to residential and non-residential development within the areas, based on the prior Engineering assessment undertaken by R.J. Burnside that was undertaken during the 2013 D.C. study, as follows:

Wastewater												
	Bradford Settl	ement Area	Bond Head Settlement Area/BWG Strategic Settlement Employment Area									
		Non-		Non-								
Allocation by Area	Residential	Residential	Residential	Residential								
Treatment	34,221,189	6,029,940	4,737,853	8,094,467								
Collection	25,537,740	6,143,051	26,111,197	18,302,497								
Total to be included in DC Calculation	59,758,929	12,172,991	30,849,050	26,396,965								

Town of Bradford West Gwillimbury

Service: Wastewater Studies (All Urban Areas)

								Less:	Total			
Prj.No	Increased Service Needs Attributable to Anticipated Development  2011-2031 Urban	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 51%	Non-Residential Share 49%	
38	Allowance for municipal growth related studies (ie. Class EA wastewater system updates)	Various	500,000	0		500,000	0		500,000	255,000	245,000	
	Total		500,000	0	0	500,000	0	0	500,000	255,000	245,000	

Town of Bradford West Gwillimbury Service: Wastewater Facilities

	Increased Service Needs								Less:	
Prj.No	Attributable to Anticipated  Development	Full Project (FP)/ Oversizing	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing	Grants, Subsidies and Other Contributions Attributable to New	Total
	2011-2031 Urban	(O)		(2018\$)				Development	Development	
WPCP-4	WPCP Capital Upgrade / Expansion	FP	2018	25,953,400	3,974,763		21,978,637	5,724,146		16,254,491
	Plant D - Debenture Principal		2018-2021	5,153,695	186,144		4,967,550	0		4,967,550
	Plant D - Debenture Interest (Discounted)		2018-2021	331,898	11,988		319,910	0		319,910
	Total			31,438,992	4,172,895	0	27,266,097	5,724,146	0	21,541,951

Town of Bradford West Gwillimbury
Service: Wastewater Collection

							Less:			
Prj.No	Increased Service Needs Attributable to Anticipated Development 2011-2031 Urban	Full Project (FP)/ Oversizing (O)	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total
8th-San 1	Full project cost for 1150 m-375 mm diameter sewer on 8th Line from Summerlyn Trail to Reagens Industrial Parkway	FP	2018	375,940	23,000		352,940	0	0	352,940
WB-San 2c	Oversizing cost for 1200 m-375 mm diameter sewer north of Blue Dasher Blvd. to the south side of 8th Line at Professor Day Drive	0	2019	230,000	62,000		168,000	0	0	168,000
8th-San 2a	Full project cost for 400 m-300 mm diameter trunk sewer on Professor Day Drive from the south side of 8th Line to Crossland Blvd./McKenzie Way	FP	2019	135,000	20,000		115,000	0	0	115,000
8th-San 2b	Full project cost for 380 m-300 mm diameter trunk sewer on Professor Day Drive from Crossland Blvd./McKenzie Way to the north side of the Bradford By-pass corridor	FP	2026	459,600	459,600	000000000000000000000000000000000000000	0	0	0	0
8th-PS 2	Full project cost for reconstruction of the Artesian Industrial Parkway sanitary pumping station	FP	2018	15,000,000	7,493,450		7,506,550	1,007,225	0	6,499,325
8th-San 3a	Full project cost for 600 m-450 mm diameter sewer from Artesian Industrial Parkway pumping station to west of Artesian Industrial Parkway and north of the Bradford By-pass	FP	2018	7,000,000	4,755,083		2,244,917	0	0	2,244,917
8th-San 3b	25% full project cost and 75% oversizing cost for 1320 m-375 mm diameter sewer from the north side of Bradford By-pass, including tunnel crossing, to County Road 4	25/75: FP/O	2018	3,500,000	1,079,926		2,420,074	0	0	2,420,074
GV-San 1	Full project costs for 400 m-375 mm diameter sewer and oversizing costs for 400 m - 375 mm diameter sewer and oversizing costs for 150 m-300 mm diameter sanitary sewer all from Simcoe Road to the Green Valley sanitary pumping station	FP/O	2018	565,900	0		565,900	77,346	0	488,554
9th-San 1	Oversizing cost for 800 m-375 mm diameter sewer north of Bradford By-pass from west of Artesian Industrial Parkway to lands on the west side of County Rd. 4, south of 9th Line	0	2026	2,000,000	1,200,000		800,000	0	0	800,000
9th- PS1	Full project cost for expansion of the Artesian Industrial Parkway sanitary pumping station	FP	2026	2,000,000	1,000,000		1,000,000	0	0	1,000,000
GV-San 2	Full project cost for 160m-300 mm diameter sewer from east side to west side of Simcoe Road, including tunnel crossing, south of 6th Line	FP	2019	39,800	0		39,800	0	34,778	5,022
OPA15-PS 1	Full project cost for first phase of Highway 400 sanitary pumping station including 950 m-300 mm diameter and 350 mm diameter forcemains from the site located east of Highway 400 to the 5th Line and 50 m-600 mm diameter sanitary inlet gravity sewer	FP	2020	5,571,900	735,610		4,836,290	150,984	0	4,685,306
OPA15-FM 1a	Full project cost for 2300 m-300 mm diameter and 350 mm diameter forcemains on 5th Line from east of Highway 400 to Sideroad 10	FP	2020	930,200	66,650		863,550	33,325	0	830,225
OPA15-FM 1b	Full project cost for 2300 m-300 mm diameter and 350 mm diameter forcemains on 5th Line from east of Highway 400 to Sideroad 10	FP	2020	767,000	54,956		712,044	27,478	0	684,565
OPA15-FM 2	Full project cost for 3750 m-300 mm diameter and 350 mm diameter forcemains on 5th Line, existing easement, Simcoe Road and 6th Line from Simcoe Road to Parkwood Avenue	FP	2020	494,855.61	34,500		460,356	17,225	0	443,131
OPA15-FM 4	Full project cost for 710 m-300 mm diameter and 350 mm diameter forcemains on Dissette Street from Bridge Street to the WPCP driveway	FP	2018	612,800	64,939		547,861	32,469	0	515,392

Town of Bradford West Gwillimbury
Service: Wastewater Collection

									Less:	
Prj.No	Increased Service Needs Attributable to Anticipated Development  2011-2031 Urban	Full Project (FP)/ Oversizing (O)	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total
OPA15-San 1	Full project cost for 720 m - 675 mm diameter sewer in OPA 15 from 6th Line to Highway 400 pumping station site, east side of Highway 400	FP	2018	1,874,600	575,616		1,298,984	0	0	1,298,984
OPA15-San 2	Full project costs for 650 m - 450 mm diameter sewer on 6th Line from Sideroad 5 to Highway 400 and 100 m - 525 mm diameter sewer on 6th Line crossing Highway 400	FP	2018	864,000	0		864,000	22,132	0	841,868
OPA15-PS 2	Full project cost for upgrade of pumping capacity of Highway 400 sanitary pumping station	FP	2031	546,500	73,172		473,328	14,777	0	458,552
OPA16-PS 1	Full project cost for construction of first phase of Bond Head sanitary pumping station including 50 m-200 mm diameter and 250 mm diameter forcemains from the site located west of County Road 27and north of 7th Line	FP	2018	5,417,400	0		5,417,400	362,051	0	5,055,349
OPA16-FM 1	Full project cost for 5000 m-200 mm diameter and 250 mm diameter forcemains from pumping station site south on Hearn St. to 7th Line, west on Line 7 to CR 27, south on CR 27 to 6th Line and east on 6th Line to Sideroad 5		2018	3,367,700	0		3,367,700	134,573	0	3,233,127
OPA16-PS 2	Full project cost for upgrade of pumping capacity of Bond Head sanitary pumping station	FP	2022	267,500	0		267,500	17,877	0	249,623
	Funding of DC Credit Obligation re: 167 m - 600 mm dia. san. Sewer diversion from Jay Street to WPCP driveway on Dissette Street		n/a	75,000	0	•	75,000	0	0	75,000
	Total			52,095,696	17,698,501	0	34,397,194	1,897,463	34,778	32,464,954

# 6. D.C. Calculation

Table 6-1 calculates the proposed uniform D.C.s to be imposed for roads services based upon a 14-year horizon. Tables 6-2 to 6-5 calculate the proposed D.C.s to be imposed on anticipated development in the urban areas of the Town for water and wastewater services over an urban buildout planning horizon by area.

The D.C.-eligible costs for each service component were developed in Chapter 5 for each service, based on their proposed capital programs.

The residential calculations are provided by dividing the D.C.-eligible costs for the roads, water studies and wastewater studies residential development (as provided in Chapter 5) by the gross population over each forecast period, thus providing a "cost per capita". The cost per capita is then multiplied by the average occupancy (persons per unit) for low, medium and high density building forms to derive the development charge. (Appendix A provides for the gross population figures for each forecast period along with the average occupancy by unit type.) Similar calculations are provided for non-residential development; however, the DC-eligible cost for each service is divided by the forecast building area (square footage) to provide the non-residential charge on a cost per square foot basis.

The residential calculations for water treatment and distribution as well as wastewater treatment and collection are provided by dividing the D.C.-eligible costs by the total single detached equivalent units, including those that have taken place to date and those anticipated over the balance of the forecast (as per the Early Payment Agreements). This provides a cost per single detached equivalent unit which is then multiplied by the relationship between average occupancy (persons per unit) for low, medium and high-density building forms to derive the development charge.

With respect to non-residential development, the total costs in the uniform charge allocated to non-residential development (based on need for service) have been divided by the anticipated development over the planning period to calculate a cost per sq.ft. of gross floor area.

Table 6-6 summarizes the roads, water and wastewater D.C.s that are applicable for Town-wide roads services and each urban area for water and wastewater services. Table 6-7 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 5-year life of the by-law.

#### TABLE 6-1 TOWN OF BRADFORD WEST GWILLIMBURY DEVELOPMENT CHARGE CALCULATION

#### Municipal-wide Services

	. 20	018-2031			
		2018 \$ DC E	ligible Cost	2018 \$ DC Eligible Cost	
SERVICE		Residential	Non-Residential	SDU	per ft²
		\$	\$	\$	\$
Services Related to a Highway					
1.1 Roads		65,063,269	51,121,140	14,925	5.21
		65,063,269	51,121,140	14,925	5.21
TOTAL		\$65,063,269	\$51,121,140	\$14,925	\$5.21
DC ELIGIBLE CAPITAL COST		\$65,063,269	\$51,121,140		
14 Year Gross Population / GFA Growth (ft².)		15,040	9,804,300		
Cost Per Capita / Non-Residential GFA (ft².)		\$4,326.02	\$5.21		
By Residential Unit Type	<u>p.p.u</u>				
Single and Semi-Detached Dwelling	3.45	\$14,925			
Apartments - 2 Bedrooms +	1.75	\$7,571			
Apartments - Bachelor and 1 Bedroom	1.25	\$5,408			
Other Multiples	2.44	\$10,555			
Special Care/Special Dwelling Units	1.10	\$4,759			

# TABLE 6-2 TOWN OF BRADFORD WEST GWILLIMBURY DEVELOPMENT CHARGE CALCULATION

## Municipal-wide Services 2018-Urban Build Out

2018-Urban Build Out						
		2018 \$ DC E	2018 \$ DC Elig	gible Cost		
SERVICE		Residential	Non-Residential	SDU	per ft²	
		\$	\$	\$	\$	
2. Wastewater Services						
2.1 Studies		255,000	245,000	60	0.02	
		255,000	245,000	60	0.02	
3. Water Services						
3.1 Studies		345,000	155,000	80	0.02	
		345,000	155,000	80	0.02	
TOTAL		\$600,000	\$400,000	\$140	0.04	
DC ELIGIBLE CAPITAL COST		\$600,000	\$400,000			
Build out Gross Population / GFA Growth (ft².)		14,832	9,804,300			
Cost Per Capita / Non-Residential GFA (ft².)		\$40.45	\$0.04			
By Residential Unit Type	<u>p.p.u</u>					
Single and Semi-Detached Dwelling	3.45	\$140				
Apartments - 2 Bedrooms +	1.75	\$71				
Apartments - Bachelor and 1 Bedroom	1.25	\$51				
Other Multiples	2.44	\$99				
Special Care/Special Dwelling Units	1.10	\$44				

#### Table 6-3a Water Project Cost - Residential

	Water Project Cost - Residential	ı	1	ı
Project	Description	Timing	Bradford Settlement Area	Bond Head Settlement Area & 400 Strategic Employment Settlement Area
Water Trea		2040	\$1,540,142	**
	Full project cost for Phase 2 of the existing booster pumping station - Town of Innisfil Line 3 Full project cost for Phase 3 of the existing booster pumping station - Town of Innisfil Line 3	2018 2018	\$1,540,142	\$0 \$252.913
	BWG proportionate project cost for Innisfil Water Treatment Plant Expansion - Phase 3	2018	\$7,086,368	\$1,381,262
	Full project cost for additional supply main (300 mm dia. to 600 mm dia.) from Innisfil	2010	\$7,000,300	\$1,361,202
	Lakeshore water treatment plant to John Fennell reservoir - 25 km	2018-2020	\$3,896,025	\$4,763,776
Water Distr		20.02020	ψο,οσο,οΣο	ψ1,100,110
	Full project cost for 250 m - 300 mm diameter watermain replacement on Holland Street West			
WDS-6 fr	from Barrie Street to Holland Court	2022	\$124,387	\$0
F	Full project cost for 350 m - 300 mm diameter watermain on 10th Sideroad from 50 m south of			
	Holland St. West to Miller Park Ave. extension	2022	\$218,369	\$42,564
1 1	Full project cost for 1150 m - 300 mm diameter watermain on 10th Sideroad from Miller Park			
	Avenue extension to 100 m south of 6th Line	2018	\$1,571,331	\$306,281
	Oversizing cost for 300 mm diameter watermains in/near Community Area 3: 850 m on Langford Blvd., 500 m on West Park Ave. and 250 m on Summerlyn Trail all north of Holland			
1 1	St. West and 650 m in Smart Centres site east of Sideroad 10	2018	\$173,542	\$0
	Full project cost for addition of valve chambers and hydrants on existing watermains on 8th	2010	\$173,342	φ0
	Line from Sideroad 10 to Professor Day Drive	2022	\$173,217	\$0
	Oversizing cost for 1830 m - 300 mm diameter trunk watermains on Crossland Blvd. in	-	, , ,	* -
1 1	Community Area 4 (area north of 8th Line, west of Professor Day Dr.)	2022	\$216,860	\$0
F	Full project cost for 320 m - 300 mm diameter trunk watermain on Professor Day Dr. extension			
	from 8th Line to Crossland Blvd./McKenzie Way	2018	\$177,102	\$0
1 1	Full project cost for 1920 m - 350 mm diameter watermain on Professor Day Dr. extension			
	from Crossland Blvd./McKenzie Way to County Road 4	2026	\$1,389,295	\$0
	Oversizing cost for 380 m - 300 mm diameter watermain on industrial/commercial lands north			
	of 8th Line west of Artesian Industrial Parkway plus full project cost for 300 m - 300 mm			
	diameter watermain crossing proposed Bradford By-pass corridor and connecting to watermain	2040	<b>#250.274</b>	¢o.
	project WDS-16 north of the By-pass	2018	\$358,271	\$0
	Oversizing cost for 550 m - 300 mm diameter watermain north of the Bradford By-pass, west of			
	Artesian Industrial Parkway and east of County Road 4 on industrial/commercial lands plus full project cost for 400 m - 300 mm diameter watermain north of the Bradford By-pass and			
1 1	mmediately east of County Road 4 through an environmental wooded/steep slope area	2026	\$301,797	\$0
	Oversizing cost for 1150 m - 300 mm diameter watermain north of Bradford By-pass, west of	2020	ψ501,757	ΨΟ
	Artesian Industrial Parkway and east of County Road 4 on industrial/commercial lands plus full			
	project cost for 400 m - 300 mm diameter trunk watermain on 9th Line west of Artesian			
1 1	ndustrial Pkwy.	2031	\$0	\$0
F	Full project cost for 380 m - 300 mm diameter watermain on 6th Line from Simcoe Road to			
	Parkwood Avenue	2018	\$2,349	\$0
	Full project cost for 2100 m - 600 mm diameter watermain on 8th Line from Sideroad 10 to the			
WDS-20	east side of Highway 400	2018	\$0	\$252,789
ا ا	5 II			
1 1	Full project cost for 950 m - 400 mm diameter watermain on 8th Line from the future east	2040	<b>#</b> 0	¢472.007
	collector road intersection to Sideroad 5 Full project cost for 4600 m - 400 mm diameter watermain on 8th Line from the west limit of	2018	\$0	\$173,097
1 1	OPA 15 to County Road 27 and on County Road 27 from 8th Line to County Road 88/Line 7 in			
WDS-22	· · · · · · · · · · · · · · · · · · ·	2018	\$0	\$678,615
	Full project cost for 600 m - 300 mm diameter watermain on 6th Line from the west limit of	2010	ΨΟ	ψο/ ο,ο το
	Brookfield Developments to Sideroad 10	2018	\$121,432	\$23,669
F	Full project cost for 1300 m - 400 mm diameter watermain on Sideroad 10 from 6th Line to 5th			
L	Line plus 1750 m - 400 mm diameter watermain on 5th Line from Sideroad 10 to 500 m east of			
	Highway 400	2018	\$0	\$340,593
	Full project cost for 4500 cu.m. water tower including 400 m-300 mm diameter watermain east			
	of Bond Head north of County Road 88	2019	\$0	\$1,925,037
	Full project cost for 2800 m - 400 mm diameter watermain on Sideroad 5 from County Road 88			
1 1	to 5th Line plus 1400 m - 400 mm diameter watermain on 5th Line from 500 m east of Highway 400 to Sideroad 5	2020	\$0	\$00£ 00E
	Full project cost for 1400 m - 400 mm diameter watermain on Sideroad 5 from County Road 88	2020	\$0	\$936,325
WDS-27 t	·	2020	\$0	\$132,503
	Full project cost for 1200 m-300 mm diameter watermain on 6th Line between Sideroad 5 and		ΨΟ	ψ10 <u>2</u> ,000
Į IF		2018	\$0	\$213,241
	the future north/south collector road on the east side of Highway 400 in OPA 15	2010		
WDS-28 t	ork Completed to Date and Estimated Interest on Future Debt:	2010		
WDS-28 t Water - Wo	ork Completed to Date and Estimated Interest on Future Debt: Work Completed to Date	2010	\$31,470,463	
WDS-28 t Water - Wo	ork Completed to Date and Estimated Interest on Future Debt: Work Completed to Date Estimated Interest on Future Debt (Discounted)	2010	\$954,522	\$1,013,323
WDS-28 t Water - Wo	ork Completed to Date and Estimated Interest on Future Debt: Work Completed to Date Estimated Interest on Future Debt (Discounted) Total	2010	\$954,522 <b>\$49,982,316</b>	\$1,013,323 <b>\$17,394,820</b>
WDS-28 t Water - Wo	ork Completed to Date and Estimated Interest on Future Debt: Work Completed to Date Estimated Interest on Future Debt (Discounted) Total Single Detached Equivalent (S.D.E.) Units	2010	\$954,522 <b>\$49,982,316</b> 7,562	\$1,013,323 <b>\$17,394,820</b> 1,145
WDS-28 t Water - Wo	ork Completed to Date and Estimated Interest on Future Debt: Work Completed to Date Estimated Interest on Future Debt (Discounted) Total	2010	\$954,522 <b>\$49,982,316</b>	\$1,013,323 <b>\$17,394,820</b> 1,145
WDS-28 t Water - Wo	ork Completed to Date and Estimated Interest on Future Debt: Work Completed to Date Estimated Interest on Future Debt (Discounted) Total Single Detached Equivalent (S.D.E.) Units	2010	\$954,522 <b>\$49,982,316</b> 7,562	\$1,013,323 <b>\$17,394,820</b> 1,145
WDS-28 t Water - Wo	ork Completed to Date and Estimated Interest on Future Debt: Work Completed to Date Estimated Interest on Future Debt (Discounted) Total Single Detached Equivalent (S.D.E.) Units	S.D.E.	\$954,522 <b>\$49,982,316</b> 7,562	\$1,013,323 \$17,394,820 1,145 \$15,192 Bond Head
WDS-28 t Water - Wo	ork Completed to Date and Estimated Interest on Future Debt: Work Completed to Date Estimated Interest on Future Debt (Discounted) Total Single Detached Equivalent (S.D.E.) Units		\$954,522 <b>\$49,982,316</b> 7,562	\$1,013,323 \$17,394,820 1,145 \$15,192 Bond Head
WDS-28 t Water - Wo	ork Completed to Date and Estimated Interest on Future Debt: Work Completed to Date Estimated Interest on Future Debt (Discounted) Total Single Detached Equivalent (S.D.E.) Units	S.D.E. Relationship (based on	\$954,522 <b>\$49,982,316</b> 7,562 <b>\$6,610</b>	\$1,013,323 \$17,394,820 1,145 \$15,192 Bond Head Settlement Area & 400 Strategic Employment
WDS-28 t Water - Wo E T T T E E E E E E E E E E E E E E E	ork Completed to Date and Estimated Interest on Future Debt:  Work Completed to Date  Estimated Interest on Future Debt (Discounted)  Fotal  Single Detached Equivalent (S.D.E.) Units  Cost Per S.D.E.	S.D.E. Relationship (based on P.P.U.s)	\$954,522 \$49,982,316 7,562 \$6,610 Bradford Settlement Area	\$1,013,323 \$17,394,820 1,145 \$15,192 Bond Head Settlement Area & 400 Strategic Employment Settlement Area
WDS-28 It Water - Wo It	ork Completed to Date and Estimated Interest on Future Debt:  Work Completed to Date  Estimated Interest on Future Debt (Discounted)  Total  Single Detached Equivalent (S.D.E.) Units  Cost Per S.D.E.  By Residential Unit Type  Single and Semi-Detached Dwelling	S.D.E. Relationship (based on P.P.U.s)	\$954,522 \$49,982,316 7,562 \$6,610 Bradford Settlement Area \$6,610	\$1,013,323 \$17,394,820 1,145 \$15,192 Bond Head Settlement Area & 400 Strategic Employment Settlement Area \$15,192
WDS-28 t Water - Wo	ork Completed to Date and Estimated Interest on Future Debt:  Work Completed to Date  Estimated Interest on Future Debt (Discounted)  Total  Single Detached Equivalent (S.D.E.) Units  Cost Per S.D.E.  By Residential Unit Type  Single and Semi-Detached Dwelling  Apartments - 2 Bedrooms +	S.D.E. Relationship (based on P.P.U.s) 100% 51%	\$954,522 \$49,982,316 7,562 \$6,610 Bradford Settlement Area \$6,610 \$3,353	\$17,394,820 1,145 \$15,192 Bond Head Settlement Area & 400 Strategic Employment Settlement Area \$15,192 \$7,706
WDS-28 t Water - Wo  S  C  E  E  E  E  E  E  E  E  E  E  E  E	brk Completed to Date and Estimated Interest on Future Debt:  Work Completed to Date  Estimated Interest on Future Debt (Discounted)  Total  Single Detached Equivalent (S.D.E.) Units  Cost Per S.D.E.  By Residential Unit Type  Single and Semi-Detached Dwelling  Apartments - 2 Bedrooms +  Apartments - Bachelor and 1 Bedroom	S.D.E. Relationship (based on P.P.U.s) 100% 51% 36%	\$954,522 \$49,982,316 7,562 \$6,610 Bradford Settlement Area \$6,610 \$3,353 \$2,395	\$1,013,323 \$17,394,820 1,145 \$15,192 Bond Head Settlement Area & 400 Strategic Employment Settlement Area \$15,192 \$7,706 \$5,504
WDS-28 t Water - Wo    V   E   E     C   C     E   E     C   C     E   E     C   C     C   C     C   C     C   C	ork Completed to Date and Estimated Interest on Future Debt:  Work Completed to Date  Estimated Interest on Future Debt (Discounted)  Total  Single Detached Equivalent (S.D.E.) Units  Cost Per S.D.E.  By Residential Unit Type  Single and Semi-Detached Dwelling  Apartments - 2 Bedrooms +	S.D.E. Relationship (based on P.P.U.s) 100% 51%	\$954,522 \$49,982,316 7,562 \$6,610 Bradford Settlement Area \$6,610 \$3,353	\$1,013,323 \$17,394,820 1,145 \$15,192 Bond Head Settlement Area & 400 Strategic Employment Settlement Area \$15,192 \$7,706 \$5,504

Table 6-3b Water Project Cost - Non-Residential

	Water Project Cost - Non-Residential			T
Project	Description	Timing	Bradford Settlement Area	Bond Head Settlement Area & 400 Strategic Employment Settlement Area
Water Tre		2019	\$164.240	60
	Full project cost for Phase 2 of the existing booster pumping station - Town of Innisfil Line 3	2018	\$164,340 \$0	\$0 \$557.155
	Full project cost for Phase 3 of the existing booster pumping station - Town of Innisfil Line 3  BWG proportionate project cost for Innisfil Water Treatment Plant Expansion - Phase 3	2018 2018	\$756,147	\$557,155 \$3,042,845
VV 00 35	Full project cost for additional supply main (300 mm dia. to 600 mm dia.) from Innisfil	2010	ψ130,141	ψ5,042,043
WSS-10	Lakeshore water treatment plant to John Fennell reservoir - 25 km	2018-2020	\$0	\$10,494,343
Water Dis			·	
	Full project cost for 250 m - 300 mm diameter watermain replacement on Holland Street West			
WDS-6	from Barrie Street to Holland Court	2022	\$13,273	\$0
	Full project cost for 350 m - 300 mm diameter watermain on 10th Sideroad from 50 m south of			
WDS-8a	Holland St. West to Miller Park Ave. extension	2022	\$23,301	\$93,766
WDC 0h	Full project cost for 1150 m - 300 mm diameter watermain on 10th Sideroad from Miller Park	2019	\$167.660	¢674 700
WD3-0D	Avenue extension to 100 m south of 6th Line Oversizing cost for 300 mm diameter watermains in/near Community Area 3: 850 m on	2018	\$167,668	\$674,720
	Langford Blvd., 500 m on West Park Ave. and 250 m on Summerlyn Trail all north of Holland			
WDS-9	St. West and 650 m in Smart Centres site east of Sideroad 10	2018	\$18,518	\$0
	Full project cost for addition of valve chambers and hydrants on existing watermains on 8th	-	1	**
WDS-10	Line from Sideroad 10 to Professor Day Drive	2022	\$18,483	\$0
	Oversizing cost for 1830 m - 300 mm diameter trunk watermains on Crossland Blvd. in			
WDS-11	Community Area 4 (area north of 8th Line, west of Professor Day Dr.)	2022	\$23,140	\$0
WDC 40	Full project cost for 320 m - 300 mm diameter trunk watermain on Professor Day Dr. extension	2040	¢40,000	<b>(</b> C)
WD5-12	from 8th Line to Crossland Blvd./McKenzie Way Full project cost for 1920 m - 350 mm diameter watermain on Professor Day Dr. extension	2018	\$18,898	\$0
WDS-13	from Crossland Blvd./McKenzie Way to County Road 4	2026	\$148,244	\$0
1100 10	Oversizing cost for 380 m - 300 mm diameter watermain on industrial/commercial lands north	2020	ψ110,211	ΨΟ
	of 8th Line west of Artesian Industrial Parkway plus full project cost for 300 m - 300 mm			
	diameter watermain crossing proposed Bradford By-pass corridor and connecting to watermain			
WDS-14	project WDS-16 north of the By-pass	2018	\$38,229	\$0
	Oversizing cost for 550 m - 300 mm diameter watermain north of the Bradford By-pass, west of			
	Artesian Industrial Parkway and east of County Road 4 on industrial/commercial lands plus full			
WD0 45	project cost for 400 m - 300 mm diameter watermain north of the Bradford By-pass and	0000	#00.000	#0
WDS-15	immediately east of County Road 4 through an environmental wooded/steep slope area  Oversizing cost for 1150 m - 300 mm diameter watermain north of Bradford By-pass, west of	2026	\$32,203	\$0
	Artesian Industrial Parkway and east of County Road 4 on industrial/commercial lands plus full			
	project cost for 400 m - 300 mm diameter trunk watermain on 9th Line west of Artesian			
WDS-16	Industrial Pkwy.	2031	\$0	\$0
	Full project cost for 380 m - 300 mm diameter watermain on 6th Line from Simcoe Road to			
WDS-19	Parkwood Avenue	2018	\$251	\$0
	Full project cost for 2100 m - 600 mm diameter watermain on 8th Line from Sideroad 10 to the			
WDS-20	east side of Highway 400	2018	\$0	\$556,881
	Full project aget for 050 m., 400 mm diameter watermain on 9th Line from the future aget			
WDS-21	Full project cost for 950 m - 400 mm diameter watermain on 8th Line from the future east collector road intersection to Sideroad 5	2018	\$0	\$381,324
***************************************	Full project cost for 4600 m - 400 mm diameter watermain on 8th Line from the west limit of	2010	φυ	ψ301,324
	OPA 15 to County Road 27 and on County Road 27 from 8th Line to County Road 88/Line 7 in			
WDS-22	Bond Head	2018	\$0	\$1,494,953
l	Full project cost for 600 m - 300 mm diameter watermain on 6th Line from the west limit of			
WDS-23	Brookfield Developments to Sideroad 10	2018	\$12,957	\$52,142
	Full project cost for 1300 m - 400 mm diameter watermain on Sideroad 10 from 6th Line to 5th			
WDS-24	Line plus 1750 m - 400 mm diameter watermain on 5th Line from Sideroad 10 to 500 m east of Highway 400	2018	\$0	\$750,307
**DO-24	Full project cost for 4500 cu.m. water tower including 400 m-300 mm diameter watermain east	2010	φυ	ψ130,301
WDS -25	of Bond Head north of County Road 88	2019	\$0	\$4,240,752
	Full project cost for 2800 m - 400 mm diameter watermain on Sideroad 5 from County Road 88			
	to 5th Line plus 1400 m - 400 mm diameter watermain on 5th Line from 500 m east of Highway			
WDS-26	400 to Sideroad 5	2020	\$0	\$2,062,675
WDS 37	Full project cost for 1400 m - 400 mm diameter watermain on Sideroad 5 from County Road 88	2020	rt o	\$004 CO7
WDS-27	to 8th Line Full project cost for 1200 m-300 mm diameter watermain on 6th Line between Sideroad 5 and	2020	\$0	\$291,897
WDS-28	the future north/south collector road on the east side of Highway 400 in OPA 15	2018	\$0	\$469,759
	ork Completed to Date and Estimated Interest on Future Debt:		90	\$ .55,755
	Work Completed to Date		\$5,420,596	\$10,924,041
	Estimated Interest on Future Debt (Discounted)		\$538,463	\$2,232,296
	Total		\$7,394,711	\$38,319,858
	Urban GFA Growth (ft².)		1,956,000	7,848,300
	Cost Per Non-Residential GFA (ft².)		\$3.78	\$4.88

Table 6-4a Wastewater Treatment Growth Realted Project Cost - Residential (2018\$)

Project	Description	Timing	Bradford Settlement Area	Bond Head Settlement Area & 400 Strategic Employment Settlement Area
WPCP-4	WPCP Capital Upgrade / Expansion	2018	\$3,655,044	\$4,651,874
	Plant D - Debenture Principal	2018-2021	\$4,147,533	\$0
	Plant D - Debenture Interest (Discounted)	2018-2021	\$267,101	\$0
	Work Completed to Date		\$26,151,511	\$85,980
	Total		\$34,221,189	\$4,737,853
	Single Detached Equivalent Units		7,562	1,145
	Cost Per Single Detached Equivalent (S.D.E.)		\$4,526	\$4,138

By Residential Unit Type	S.D.E. Relationship based on P.P.U.	Bradford Settlement Area	Bond Head Settlement Area & 400 Strategic Employment Settlement Area
Single and Semi-Detached Dwelling	100%	\$4,526	\$4,138
Apartments - 2 Bedrooms +	51%	\$2,296	\$2,099
Apartments - Bachelor and 1 Bedroom	36%	\$1,640	\$1,499
Other Multiples	71%	\$3,201	\$2,926
Special Care/Special Dwelling Units	32%	\$1,443	\$1,319

# Table 6-4b Wastewater Treatment Growth Related Project Cost - Non-Residential (2018\$)

	Wastewater Treatment Growth Related Project Cost - Non-Residential (2018\$)					
Project	Description	Timing	Bradford Settlement Area	Bond Head Settlement Area & 400 Strategic Employment Settlement Area		
WPCP-4	WPCP Capital Upgrade / Expansion	2018	\$0	\$7,947,574		
	Plant D - Debenture Principal	2018-2021	\$820,017	\$0		
	Plant D - Debenture Interest (Discounted)	2018-2021	\$52,809	\$0		
	Work Completed to Date		\$5,157,113	\$146,893		
	Total		\$6,029,940	\$8,094,467		
	Urban GFA Growth (ft².)		1,956,000	7,848,300		
	Cost Per Non-Residential GFA (ft².)		\$3.08	\$1.03		

Table 6-5a /astewater Collection Growth Related Project Cost - Residential

Wastewater Collection Growth Related Project Cost - Residential	
Bradfe Settlen	nent Settlement
Project Description Timing Are	a Area
Wastewater Collection:	
	1,528 \$0
Oversizing cost for 1200 m-375 mm diameter sewer north of Blue Dasher Blvd. to the south side of WB-San 2c 8th Line at Professor Day Drive O \$16	3,000 \$0
Full project cost for 400 m-300 mm diameter trunk sewer on Professor Day Drive from the south side	5,000 \$0
Full project cost for 380 m-300 mm diameter trunk sewer on Professor Day Drive from Crossland	,,000 şc
8th-San 2b Blid./McKenzie Way to the north side of the Bradford By-pass corridor FP	\$0 \$0
8th-PS 2 Full project cost for reconstruction of the Artesian Industrial Parkway sanitary pumping station FP \$2,74	
Full project cost for 600 m-450 mm diameter sewer from Artesian Industrial Parkway pumping station	
8th-San 3a to west of Artesian Industrial Parkway and north of the Bradford By-pass FP \$2,24	1,917 \$0
25% full project cost and 75% oversizing cost for 1320 m-375 mm diameter sewer from the north side	
8th-San 3b of Bradford By-pass, including tunnel crossing, to County Road 4 25/75: FP/O \$2,42	),074 \$0
Full project costs for 400 m-375 mm diameter sewer and oversizing costs for 400 m - 375 mm	
diameter sewer and oversizing costs for 150 m-300 mm diameter sanitary sewer all from Simcoe	
7 71 1 0	3,554 \$0
Oversizing cost for 800 m-375 mm diameter sewer north of Bradford By-pass from west of Artesian  Oth Sep 4 Indicated Redway to leads on the west side of County Rd 4 south of 6th line.	2 000
	0,000 \$0 2,327 \$0
Full project cost for 160m-300 mm diameter sewer from east side to west side of Simcoe Road,	.,321 \$0
	5,022 \$0
Full project cost for first phase of Highway 400 sanitary pumping station including 950 m-300 mm	,022
diameter and 350 mm diameter forcemains from the site located east of Highway 400 to the 5th Line	
OPA15-PS 1 and 50 m-600 mm diameter sanitary inlet gravity sewer	\$0 \$1,729,874
Full project cost for 2300 m-300 mm diameter and 350 mm diameter forcemains on 5th Line from	
OPA15-FM 1a east of Highway 400 to Sideroad 10 FP	\$0 \$306,530
Full project cost for 2300 m-300 mm diameter and 350 mm diameter forcemains on 5th Line from	
OPA15-FM 1b east of Highway 400 to Sideroad 10 FP	\$0 \$252,750
Full project cost for 3750 m-300 mm diameter and 350 mm diameter forcemains on 5th Line, existing	
OPA15-FM 2 easement, Simcoe Road and 6th Line from Simcoe Road to Parkwood Avenue FP	\$0 \$163,610
Full project cost for 710 m-300 mm diameter and 350 mm diameter forcemains on Dissette Street  OPA15-FM 4 from Bridge Street to the WPCP driveway  FP	\$0 \$190,289
Full project cost for 720 m - 675 mm diameter sewer in OPA 15 from 6th Line to Highway 400	\$190,288
OPA15-San 1 pumping station site, east side of Highway 400 FP	\$0 \$277,254
Full project costs for 650 m - 450 mm diameter sewer on 6th Line from Sideroad 5 to Highway 400	φο φενν,201
OPA15-San 2 and 100 m - 525 mm diameter sewer on 6th Line crossing Highway 400 FP	\$0 \$254,420
OPA15-PS 2 Full project cost for upgrade of pumping capacity of Highway 400 sanitary pumping station FP	\$0 \$169,303
Full project cost for construction of first phase of Bond Head sanitary pumping station including 50 m-	
200 mm diameter and 250 mm diameter forcemains from the site located west of County Road 27and	
OPA16-PS 1 north of 7th Line FP	\$0 \$5,055,349
Full project cost for 5000 m-200 mm diameter and 250 mm diameter forcemains from pumping station	
site south on Hearn St. to 7th Line, west on Line 7 to CR 27, south on CR 27 to 6th Line and east on	eo eo ooo to-
OPA16-FM 1 6th Line to Sideroad 5 FP OPA16-PS 2 Full project cost for upgrade of pumping capacity of Bond Head sanitary pumping station FP	\$0 \$3,233,127
Funding of DC Credit Obligation re: 167 m - 600 mm dia. san. Sewer diversion from Jay Street to	\$0 \$249,623
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$ 500
WPCP driveway on Dissette Street	2,500 \$0
Estimated Interest on Future Debt (Discounted)   \$1,31	5,686 \$2,107,816
Work Completed to Date \$14,64	
Total \$25,53	
Single Detached Equivalent Units 7	,562 1,145
Cost Per Single Detached Equivalent (S.D.E.)	3,377 \$22,805
By Residential Unit Type S.D.E.	
	3,377 \$22,805
	1,713 \$11,568
	1,224 \$8,263
	2,389 \$16,128
Other Multiples   71%   3.	.,303 \$10,120

Table 6-5b Wastewater Collection Growth Related Project Cost - Non-Residential

	Wastewater Collection Growth Related Project Cost - Non-Resider	itiai	1	1
Project	Description	Timing	Bradford Settlement Area	Bond Head Settlement Area & 400 Strategic Employment Settlement Area
Wastewater C				
8th-San 1	Full project cost for 1150 m-375 mm diameter sewer on 8th Line from Summerlyn Trail to Reagens Industrial Parkway	FP	\$241,412	\$0
	Oversizing cost for 1200 m-375 mm diameter sewer north of Blue Dasher Blvd. to the south side of			
WB-San 2c	8th Line at Professor Day Drive	0	\$0	\$0
	Full project cost for 400 m-300 mm diameter trunk sewer on Professor Day Drive from the south side			
8th-San 2a	of 8th Line to Crossland Blvd./McKenzie Way	FP	\$0	\$0
	Full project cost for 380 m-300 mm diameter trunk sewer on Professor Day Drive from Crossland			
8th-San 2b	Blvd./McKenzie Way to the north side of the Bradford By-pass corridor	FP	\$0	\$0
8th-PS 2	Full project cost for reconstruction of the Artesian Industrial Parkway sanitary pumping station	FP	\$3,754,483	\$0
	Full project cost for 600 m-450 mm diameter sewer from Artesian Industrial Parkway pumping station		40,100,100	7.0
8th-San 3a	to west of Artesian Industrial Parkway and north of the Bradford By-pass	FP	\$0	\$0
otti odii od	25% full project cost and 75% oversizing cost for 1320 m-375 mm diameter sewer from the north side	- ''	ΨΟ	Ψο
8th-San 3b	of Bradford By-pass, including tunnel crossing, to County Road 4	25/75: FP/O	\$0	\$0
otti-oaii ob	Full project costs for 400 m-375 mm diameter sewer and oversizing costs for 400 m - 375 mm	25/75.11/0	ΨΟ	ΨΟ
	diameter sewer and oversizing costs for 150 m-300 mm diameter sanitary sewer all from Simcoe			
GV-San 1	Road to the Green Valley sanitary pumping station	FP/O	\$0	\$0
GV-Sail I		FF/U	Φ0	Φυ
045 0 4	Oversizing cost for 800 m-375 mm diameter sewer north of Bradford By-pass from west of Artesian	0	00	¢o.
9th-San 1 9th- PS1	Industrial Parkway to lands on the west side of County Rd. 4, south of 9th Line	O FP	\$0 \$577,673	\$0 \$0
9th- P51	Full project cost for expansion of the Artesian Industrial Parkway sanitary pumping station	FP	\$577,673	\$0
0)/0 0	Full project cost for 160m-300 mm diameter sewer from east side to west side of Simcoe Road,	ED		
GV-San 2	including tunnel crossing, south of 6th Line	FP	\$0	\$0
	Full project cost for first phase of Highway 400 sanitary pumping station including 950 m-300 mm			
	diameter and 350 mm diameter forcemains from the site located east of Highway 400 to the 5th Line			4
OPA15-PS 1	and 50 m-600 mm diameter sanitary inlet gravity sewer	FP	\$0	\$2,955,432
	Full project cost for 2300 m-300 mm diameter and 350 mm diameter forcemains on 5th Line from			_
OPA15-FM 1a	east of Highway 400 to Sideroad 10	FP	\$0	\$523,696
	Full project cost for 2300 m-300 mm diameter and 350 mm diameter forcemains on 5th Line from			
OPA15-FM 1b	east of Highway 400 to Sideroad 10	FP	\$0	\$431,815
	Full project cost for 3750 m-300 mm diameter and 350 mm diameter forcemains on 5th Line, existing			
OPA15-FM 2	easement, Simcoe Road and 6th Line from Simcoe Road to Parkwood Avenue	FP	\$0	\$279,522
	Full project cost for 710 m-300 mm diameter and 350 mm diameter forcemains on Dissette Street			
OPA15-FM 4	from Bridge Street to the WPCP driveway	FP	\$0	\$325,103
	Full project cost for 720 m - 675 mm diameter sewer in OPA 15 from 6th Line to Highway 400			
OPA15-San 1	pumping station site, east side of Highway 400	FP	\$0	\$1,021,730
	Full project costs for 650 m - 450 mm diameter sewer on 6th Line from Sideroad 5 to Highway 400			
OPA15-San 2	and 100 m - 525 mm diameter sewer on 6th Line crossing Highway 400	FP	\$0	\$587,448
	Full project cost for upgrade of pumping capacity of Highway 400 sanitary pumping station	FP	\$0	\$289,249
	Full project cost for construction of first phase of Bond Head sanitary pumping station including 50 m-			
	200 mm diameter and 250 mm diameter forcemains from the site located west of County Road 27and			
OPA16-PS 1	north of 7th Line	FP	\$0	\$0
	Full project cost for 5000 m-200 mm diameter and 250 mm diameter forcemains from pumping station		**	
	site south on Hearn St. to 7th Line, west on Line 7 to CR 27, south on CR 27 to 6th Line and east on			
OPA16-FM 1	6th Line to Sideroad 5	FP	\$0	\$0
	Full project cost for upgrade of pumping capacity of Bond Head sanitary pumping station	FP	\$0	\$0
3.7110102	Funding of DC Credit Obligation re: 167 m - 600 mm dia. san. Sewer diversion from Jay Street to		ΨΟ	ΨΟ
	WPCP driveway on Dissette Street		\$22,500	\$0
Water - Work	Completed to Date and Estimated Interest on Future Debt:		φ∠∠,500	\$0
Water - WORK	Estimated Interest on Future Debt (Discounted)		\$631,686	\$1,137,803
-	Work Completed to Date		\$915,298	\$1,137,803
-	Total		\$915,298 \$6,143,051	\$10,750,700 \$18,302,497
	Urban GFA Growth (ft².)		1,956,000	7,848,300
	Cost Per Non-Residential GFA (ft².)		\$3.14	\$2.33

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

#### 7.1 Introduction

s.s.5(1)9 states that rules must be developed:

"...to determine if a development charge is payable in any particular case and to determine the amount of the charge, subject to the limitations set out in subsection 6."

Paragraph 10 of the section goes on to state that the rules may provide for exemptions, phasing in and/or indexing of D.C.s.

s.s.5(6) establishes the following restrictions on the rules:

- the total of all D.C.s that would be imposed on anticipated development must not exceed the capital costs determined under 5(1) 2-8 for all services involved:
- if the rules expressly identify a type of development, they must not provide for it to pay D.C.s that exceed the capital costs that arise from the increase in the need for service for that type of development; however, this requirement does not relate to any particular development; and
- if the rules provide for a type of development to have a lower D.C. than is allowed, the rules for determining D.C.s may not provide for any resulting shortfall to be made up via other development.

With respect to "the rules," Section 6 states that a D.C. by-law must expressly address the matters referred to above re s.s.5(1) para. 9 and 10, as well as how the rules apply to the redevelopment of land.

The rules provided are based on the Town's existing policies; however, there are items under consideration at this time and these may be refined prior to adoption of the bylaw.

## 7.2 D.C. By-law Structure

#### It is recommended that:

the Town uses a uniform Town-wide D.C. calculation for Roads services;

- water and wastewater services, as well as related studies, be imposed on the urban service areas of the Town; and
- one Municipal D.C. by-law be used for roads, water, and wastewater services.

### 7.3 D.C. By-law Rules

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

#### It is recommended that the following sections provide the basis for the D.C.s:

#### 7.3.1 Payment in any Particular Case

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

- a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Planning Act;
- b) the approval of a minor variance under Section 45 of the Planning Act;
- c) a conveyance of land to which a by-law passed under section 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; or
- g) the issuing of a building permit under the Building Code Act in relation to a building or structure.

#### 7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

- Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of gross floor area constructed for eligible uses (i.e. industrial, commercial and institutional).
- Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, e.g.
  - for Roads, a 56% residential/44% non-residential attribution has been made based on a population vs. employment growth ratio over the 14-year forecast period;

- for Water treatment, the residential/non-residential attributions have been made based on the water flows as provided by R.J. Burnside and Associates (during the previous D.C. study) as follows:
  - In the Bradford Settlement Area 90% is attributable to residential and 10% to non-residential for all projects except projects WSS-8b and WSS-10 where 100% is attributable to residential;
  - In the Bond Head Settlement Area/B.W.G. Strategic Settlement Employment Area 31% is attributable to residential and 69% to non-residential.
- for water distribution, the residential/non-residential attributions have been made based on the water flows as provided by R.J. Burnside and Associates (during the previous D.C. study) as follows:
  - In the Bradford Settlement Area 90% is attributable to residential and 10% to non-residential;
  - In the Bond Head Settlement Area/B.W.G. Strategic Settlement Employment Area 31% is attributable to residential and 69% to non-residential.
- for water studies, a 69% residential/31% non-residential allocation has been made based on the total water flow needs for all urban areas;
- for wastewater treatment, the residential/non-residential attribution have been made based on the total flows as provided by R.J. Burnside and Associates (during the previous D.C. study) for the residential vs. nonresidential development as follows:
  - In the Bradford Settlement Area, a 100% residential share has been attributed to the WPCP Capital Upgrade/Expansion. Further an 83%/17% residential/non-residential share has been made for the Plant D outstanding debenture.
  - In the Bond Head Settlement Area/B.W.G. Strategic Settlement Employment Area, a 37% residential/17% non-residential share has been made towards the WPCP Capital Upgrade/Expansion.
- for wastewater collection, the residential/non-residential attribution has been made for each individual project as provided by R.J. Burnside and Associates (during the previous D.C. study) for the residential vs. nonresidential development in both the Bradford Settlement Area and the Bond

Head Settlement Area/B.W.G. Strategic Settlement Employment Area, based on the benefit to each area and development type;

 for wastewater studies a 51% residential/49% non-residential allocation has been made based on the total wastewater flows for all urban areas.

#### 7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable D.C. under Section 15 of the By-law by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable D.C.s under Section 16 of the By-law by the gross floor area that has been or will be demolished or converted to another principal use;
- (c) provided that such amounts shall not exceed, in total, the amount of the D.C.s otherwise payable with respect to the redevelopment.

The demolition credit is allowed only if the land was improved by occupied structures and if the demolition permit related to the site was issued less than 5 years prior to the issuance of a building permit. The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

#### 7.3.4 Exemptions (full or partial)

- a) Statutory exemptions
  - industrial building additions of up to and including 50% of the existing gross floor area (defined in O.Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to D.C.s (s.4(3)) of the D.C.A.;

- buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (s.3);
- residential development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O.Reg. 82/98).
- b) Non-statutory exemptions
  - a public hospital, as exempt from taxation pursuant to para. 3(1)3 of the Assessment Act.
  - a non-residential farm building, save and except for the G.F.A. within a greenhouse that is used for retail purposes.
  - a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act, R.S.O. 1990, Chap. A.31.
  - a garden suite on a residential lot where the garden suite is detached from and ancillary to an existing single detached dwelling or semi-detached dwelling and such building is designed to be portable and where the property owner has entered into an agreement with the municipality that establishes the temporary nature of the garden suite.

#### 7.3.5 Phasing in

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

#### 7.3.6 Special Provisions

The following special provisions are provided for under the current By-law:

#### Where:

- (c) there is no municipal water and/or municipal sanitary sewer feasibly available within five hundred feet of the building site itself; and
- (d) no municipal water and/or sanitary sewer main service is scheduled to service the subject lands within five years of the date of approval of the building permit issuance,

the Treasurer of the Municipality shall rebate the water services component and/or the sanitary sewer component of the residential or non-residential development charge to the

registered owner who applies, and provides proof satisfactory to the Municipality, that adequate private water and/or sanitary services, as the case may be, have been installed and are properly functioning so as to provide ample service to the subject lands.

#### 7.3.7 Timing of Collection

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

- at the time of execution of a subdivision agreement under section 51 of the Planning Act or an agreement entered into as a condition of consent under section 53 of the *Planning Act*, subject to any applicable exemptions or reductions under the by-law; 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.

#### 7.3.8 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually commencing on January 1, 2019 and each anniversary date 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.

#### 7.3.9 The Applicable Areas

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

- Water and Wastewater Studies will be imposed within all urban services areas of the Town;
- Wastewater Treatment and Collection charges will be imposed on an urban area specific basis;
- Water Treatment and Distribution will be imposed on an urban area specific
- Roads Service the full residential and non-residential charges will be imposed on all other lands within the Town.

<sup>&</sup>lt;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.

### 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 for water, wastewater, and roads are currently reserved in five separate reserve funds: Roads, Water Services – Bradford Settlement Area, Water Services – Bond Head Settlement Area/B.W.G. Strategic Employment Lands Settlement Area, Wastewater Services – Bradford Settlement Area, and Wastewater Services – Bond Head Settlement Area/B.W.G. Strategic Employment Lands Settlement Area. Appendix D outlines the reserve fund policies that the Town is required to follow as per the *D.C.A.* The Background Study includes calculations for the following services:

- Roads:
- Water Studies (all urban areas);
- Water Treatment & Distribution (Bradford Settlement Area);
- Water Treatment and Distribution (Bond Head Settlement Area/B.W.G. Strategic Settlement Employment Area);
- Wastewater Studies (all urban areas);
- Wastewater Treatment (Bradford Settlement Area);
- Wastewater Treatment (Bond Head Settlement Area/B.W.G. Strategic Settlement Employment Area);
- Wastewater Collection (Bradford Settlement Area); and
- Wastewater Collection (Bond Head Settlement Area/B.W.G. Strategic Settlement Employment Area).

It is recommended that this breakdown be implemented in conjunction with the new bylaw.

### 7.4.2 By-law In-force Date

A by-law under the D.C.A. comes into force on the day in which the by-law is passed by Council or the day specified in the by-law, whichever is later.

### 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:

- 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)
- 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"

In regard to the first item, there are no services or specific municipalities identified in the regulations which must be area rated. The second item requires Council to consider the use of area rating.

Presently, the Town's by-law does provide for area rating for water and wastewater services. All other Town services are recovered based on a uniform, Town-wide basis. There have been several reasons why they have not been imposed including:

1. All Town services, with the exception of water and wastewater, require that the average 10-year service standard be calculated. This average service standard multiplied by growth in the Town, establishes an upper ceiling on the amount of funds which can be collected from all developing landowners. Section 4(4) of O. Reg. 82/98 provides that "...if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality." Put in layman terms, the average service standard multiplied by the growth within the specific area, would establish an area specific ceiling which would significantly reduce the total revenue recoverable for the Town hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.

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

For the reasons noted above, it is recommended that Council continue the D.C. approach to calculate the Roads development charges on a uniform Town-wide basis and calculate the water and wastewater development charges on an urban-specific basis.

### 7.5 Other Recommendations

### It is recommended that Council:

"Whenever appropriate, request that grants, subsidies and other contributions be clearly designated by the donor as being to the benefit of existing development or new development, as applicable;"

"Adopt the assumptions contained herein as an 'anticipation' with respect to capital grants, subsidies and other contributions;"

"Continue the D.C. approach to calculate the charges on a uniform Municipal-wide basis for roads services and on a uniform urban-area basis for water and wastewater services";

"Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated January 5, 2018, subject to further annual review during the capital budget process;"

"Approve the D.C.s Background Study dated January 5, 2018, as amended (if applicable);"

"Determine that no further public meeting is required;" and

"Approve the D.C. By-law as set out in Appendix G."

### 8. By-law Implementation

### 8.1 Public Consultation Process

### 8.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (Section 8.1.2), as well as the optional, informal consultation process (Section 8.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 8.1.4 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

### 8.1.2 Public Meeting of Council

Section 12 of the D.C.A. indicates that before passing a D.C. by-law, Council must hold at least one public meeting, giving at least 20 clear days' notice thereof, in accordance with the Regulation. Council must also ensure that the proposed by-law and background report are made available to the public at least two weeks prior to the (first) meeting.

Any person who attends such a meeting may make representations related to the proposed by-law.

If a proposed by-law is changed following such a meeting, Council must determine whether a further meeting (under this section) is necessary (i.e. if the proposed by-law which is proposed for adoption has been changed in any respect, Council should formally consider whether an additional public meeting is required, incorporating this determination as part of the final by-law or associated resolution. It is noted that Council's decision, once made, is final and not subject to review by a Court or the O.M.B.).

### 8.1.3 Other Consultation Activity

There are three broad groupings of the public who are generally the most concerned with Town D.C. policy:

 The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the D.C. revenues. Others, such as realtors, are directly impacted by D.C. policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the D.C. and the timing thereof, and Town policy with respect to development agreements, D.C. credits and front-ending requirements.

- 2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.
- 3. The third grouping is the industrial/commercial/institutional development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings and institutions. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade and the Economic Development Agencies, who are all potentially interested in Town D.C. policy. Their primary concern is frequently with the quantum of the charge, gross floor area exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

### 8.2 Anticipated Impact of the Charge on Development

The establishment of sound D.C. policy often requires the achievement of an acceptable balance between two competing realities. The first is that high non-residential D.C.s can, to some degree, represent a barrier to increased economic activity and sustained industrial/commercial growth, particularly for capital intensive uses. Also, in many cases, increased residential D.C.s can ultimately be expected to be recovered via higher housing prices and can impact project feasibility in some cases (e.g. rental apartments).

On the other hand, D.C.s or other Town capital funding sources need to be obtained in order to help ensure that the necessary infrastructure and amenities are installed. The timely installation of such works is a key initiative in providing adequate service levels and in facilitating strong economic growth, investment and wealth generation.

### 8.3 Implementation Requirements

### 8.3.1 Introduction

Once the Town has calculated the charge, prepared the complete background study, carried out the public process and passed a new by-law, the emphasis shifts to implementation matters.

These include notices, potential appeals and complaints, credits, front-ending agreements, subdivision agreement conditions and finally the collection of revenues and funding of projects.

The sections which follow overview the requirements in each case.

### 8.3.2 Notice of Passage

In accordance with s.13 of the D.C.A., when a D.C. by-law is passed, the Town clerk shall give written notice of the passing and of the last day for appealing the by-law (the day that is 40 days after the day it was passed). Such notice must be given no later than 20 days after the day the by-law is passed (i.e. as of the day of newspaper publication or the mailing of the notice).

Section 10 of O.Reg. 82/98 further defines the notice requirements which are summarized as follows:

- notice may be given by publication in a newspaper which is (in the Clerk's opinion) of sufficient circulation to give the public reasonable notice, or by personal service, fax or mail to every owner of land in the area to which the by-law relates;
- s.s.10(4) lists the persons/organizations who must be given notice;
   and
- s.s.10(5) lists the eight items which the notice must cover.

### 8.3.3 By-law Pamphlet

In addition to the "notice" information, the Town must prepare a "pamphlet" explaining each D.C. by-law in force, setting out:

- a description of the general purpose of the D.C.s;
- the "rules" for determining if a charge is payable in a particular case and for determining the amount of the charge;
- the services to which the D.C.s relate; and
- a general description of the general purpose of the Treasurer's statement and where it may be received by the public.

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

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

### 8.3.4 Appeals

Sections 13-19 of the D.C.A. set out the requirements relative to making and processing a D.C. by-law appeal and O.M.B. Hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the O.M.B. by filing a notice of appeal with the Town clerk, setting out the objection to the by-law and the reasons supporting the objection. This must be done by the last day for appealing the by-law, which is 40 days after the by-law is passed.

The Town is carrying out a public consultation process, in order to address the issues which, come forward as part of that process, thereby avoiding or reducing the need for an appeal to be made.

### 8.3.5 Complaints

A person required to pay a D.C., or his agent, may complain to the Town Council imposing the charge that:

- the amount of the charge was incorrectly determined;
- the reduction to be used against the D.C. was incorrectly determined; or
- there was an error in the application of the D.C..

Sections 20-25 of the D.C.A. set out the requirements that exist, including the fact that a complaint may not be made later than 90 days after a D.C. (or any part of it) is payable. A complainant may appeal the decision of Town Council to the O.M.B.

### 8.3.6 Credits

Sections 38-41 of the D.C.A. set out a number of credit requirements, which apply where a Town agrees to allow a person to perform work in the future that relates to a service in the D.C. by-law.

These credits would be used to reduce the amount of D.C.s to be paid. The value of the credit is limited to the reasonable cost of the work which does not exceed the average level of service. The credit applies only to the service to which the work relates, unless the Town agrees to expand the credit to other services for which a D.C. is payable.

### 8.3.7 Front-Ending Agreements

The Town and one or more landowners may enter into a front-ending agreement which provides for the costs of a project which will benefit an area in the Town to which the D.C. by-law applies. Such an agreement can provide for the costs to be borne by one or more parties to the agreement who are, in turn, reimbursed in future by persons who develop land defined in the agreement.

Part III of the D.C.A. (Sections 44-58) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the D.C.A., 1989. Accordingly, the Town assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Town funds being available.

### 8.3.8 Severance and Subdivision Agreement Conditions

Section 59 of the D.C.A. prevents a Municipality from imposing directly or indirectly, a charge related to development or a requirement to construct a service related to development, by way of a condition or agreement under s.51 or s.53 of the *Planning Act*, except for:

- "local services, related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under section 51 of the *Planning Act*;" and
- "local services to be installed or paid for by the owner as a condition of approval under Section 53 of the Planning Act."

It is also noted that s.s.59(4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under s.s.51(31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the development, at the time the land is transferred.

In this regard, if the Town in question is a commenting agency, in order to comply with subsection 59(4) of the *D.C.A.* it would need to provide to the approval authority, information regarding the applicable Town D.C.s related to the site.

If the Town is an approval authority for the purposes of section 51 of the *Planning Act*, it would be responsible to ensure that it collects information from all entities which can impose a D.C.

The most effective way to ensure that purchasers are aware of this condition would be to require it as a provision in a registered subdivision agreement, so that any purchaser of the property would be aware of the charges at the time the title was searched prior to closing a transaction conveying the lands.

# Appendix A – Background Information on Residential and Non-residential Growth Forecast

### Schedule 1 Bradford West Gwillimbury Residential Growth Forecast Summary

Year Including Census Undercount <sup>1</sup>		Excluding Census Undercount		count	Housing Units					Persons in Private	
		•	Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other	Total Households	Households/ Total Households
	Mid 2001	23,120	22,228	88	22,140	5,735	570	795	30	7,130	3.11
Historical	Mid 2006	25,000	24,039	224	23,815	6,475	820	620	30	7,945	3.00
Histo	Mid 2011	29,200	28,077	357	27,720	7,675	1,000	740	45	9,460	2.93
	Mid 2016	36,740	35,325	360	34,965	9,415	1,365	780	35	11,595	3.02
st	Early 2018	38,790	37,297	380	36,917	10,060	1,422	789	35	12,306	3.00
Forecast	Early 2028	48,540	46,677	477	46,200	12,773	1,955	1,301	35	16,064	2.88
Ľ.	Buildout <sup>4</sup>	51,590	49,610	506	49, 104	13,512	2,194	1,543	35	17,284	2.84
	Mid 2001 - Mid 2006	1,880	1,811	136	1,675	740	250	-175	0	815	
<u>-</u>	Mid 2006 - Mid 2011	4,200	4,038	133	3,905	1,200	180	120	15	1,515	
nenta	Mid 2011 - Mid 2016	7,540	7,248	3	7,245	1,740	365	40	-10	2,135	
Incremental	Mid 2016 - Early 2018	2,050	1,972	20	1,952	645	57	9	0	711	
<u> </u>	Early 2018 - Early 2028	9,750	9,380	97	9,283	2,713	533	512	0	3,758	
	Early 2018 - Buildout	12,800	12,313	126	12,187	3,452	772	754	0	4,978	

Source: Watson & Associates Economists Ltd., 2018.

<sup>1.</sup> Census Undercount estimated at approximately 4%. Note: Population Including the Undercount has been rounded.

<sup>2.</sup> Includes townhomes and apartments in duplexes.

<sup>3.</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

<sup>4.</sup> Buildout population increment based on the Tatham & Associates Ltd. Water Supply and Wastewater Servicing Master Plan Update, Town of Bradford West Gwillimbury, Environmental Assessment Study Final Report, March 31, 2011. Total population of urban serviced area at buildout for the urban serviced area is 51,590 with 4% undercount (49,600 excluding undercount).

### Schedule 2a Bradford West Gwillimbury Estimate of the Anticipated Amount, Type and Location of Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Single & Semi- Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total Residential Units	Gross Population in New Units	Existing Unit Population Change	Net Population Increase	Institutional Population	Net Population Including Institutional
Bradford Settlement Area - Greenfield	2018 - 2028	1,938	188	47	2,173	7,229	-823	6,406	32	6,438
Area (Urban) <sup>3</sup>	2018 - Buildout	2,046	254	28	2,328	7,732	-1,227	6,505	42	6,547
Bradford Settlement Area - Built	2018 - 2028	425	325	410	1,160	2,932	-1,035	1,897	65	1,962
Boundary (Urban) <sup>3</sup>	2018 - Buildout	425	325	540	1,290	3,144	-1,202	1,942	84	2,026
B III 10 III 14 (III 3	2018 - 2028	300	20	55	375	1,175	-32	1,143	0	1,143
Bond Head Settlement Area (Urban) <sup>3</sup>	2018 - Buildout	921	193	186	1,300	3,956	-39	3,917	0	3,917
7.111	2018 - 2028	2,663	533	512	3,708	11,336	-1,890	9,446	97	9,543
Total Urban Area (sub-total) <sup>3,4</sup>	2018 - Buildout	3,392	772	754	4,918	14,832	-2,468	12,364	126	12,490
	2018 - 2028	50	0	0	50	173	-335	-162	0	-162
Rurai <sup>3</sup>	2018 - Buildout	60	0	0	60	207	-385	-178	0	-178
Deadford West Coullings	2018 - 2028	2,713	533	512	3,758	11,508	-2,225	9,380	97	9,380
Bradford West Gwillimbury	2018 - Buildout	3,452	772	754	4,978	15,040	-2,853	12,313	126	12,313

Source: Watson & Associates Economists Ltd., 2018

Residential distribution based on a combination of historical permit activity, available housing supply and previous Bradford West Gwillimbury DC Background Study prepared by Watson & Associates Economists Ltd.

- 1. Includes townhomes and apartments in duplexes.
- 2. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.
- 3. Refer to Map A-1.

<sup>4.</sup> Buildout population increment based on the Tatham & Associates Ltd. Water Supply and Wastewater Servicing Master Plan Update, Town of Bradford West Gwillimbury, Environmental Assessment Study Final Report, March 31, 2011. Total population of urban serviced area at buildout for the urban serviced area is 46,000 (excluding 4% undercount).

## Schedule 2b Town of Bradford West Gwillimbury Summary of Buildout Population by Geographic Area

[ <del></del>		<u> </u>	1
Location	Period	Population (Including Undercount)	Population (Excluding Undercount)
	Mid-2011	7,360	7,080
Bradford Settlement Area - Greenfield	Mid-2016	13,230	12,720
Area (Urban) <sup>1</sup>	Early 2018	14,850	14,280
, ,	Buildout	21,660	20,830
	Mid-2011	17,390	16,720
Bradford Settlement Area - Built Boundary	Mid-2016	18,970	18,240
(Urban) <sup>1</sup>	Early 2018	19,360	18,620
, , ,	Buildout	21,480	20,650
	Mid-2011	520	500
Bond Head Settlement Area	Mid-2016	560	540
(Urban) <sup>1</sup>	Early 2018	590	570
, , ,	Buildout	4,670	4,490
Bradford West	Mid-2011	25,270	24,300
Gwillimbury Urban	Mid-2016	32,760	31,500
Serviced Area Subtotal <sup>1</sup>	Early 2018	34,800	33,470
Subtotal	Buildout (rounded)	47,810	45,960
	Mid-2011	3,930	3,780
Rural	Mid-2016	3,980	3,830
Kulai	Early 2018	3,980	3,830
	Buildout	3,800	3,650
	Mid-2011	29,200	28,080
Bradford West	Mid-2016	36,740	35,330
Gwillimbury	Early 2018	38,790	37,300
	Buildout	51,590	49,610

Note: Buildout figures have been rounded. May not add up precisely due to rounding.

Source: Watson & Associates Economists Ltd. 2011 and 2016 is based on Statistics Canada, 2011 and 2016 Census. 2018 is an estimated based on building permit activity. Buildout is based on the based on the Tatham & Associates Ltd. Water Supply and Wastewater Servicing Master Plan Update, Town of Bradford West Gwillimbury, Environmental Assessment Study Final Report, March 31, 2011. Total population of urban serviced area at buildout for the urban serviced area is 51,590 with 4% undercount (49,600 excluding undercount).

1. Refer to Map A-1.

## Schedule 3 Bradford West Gwillimbury Current Year Growth Forecast Mid 2016 to Early 2018

			Population
Mid 2016 Population			35,325
Occupants of New Housing Units, Mid 2016 Early 2018	Units (2) multiplied by persons per unit (3) gross population increase	711 3.46 2,458	2,458
Occupants of New Equivalent Institutional Unit Mid 2016 Early 2018	Units multiplied by persons per unit gross population increase	18 1.10 20	20
Decline in Housing Unit Occupancy, Mid 2016 Early 2018	Units (4) multiplied by ppu decline rate (5) total decline in population	11,595 -0.0436 -506	-506
Population Estimate to Ear	37,297		
Net Population Increase,Mid	1,972		

<sup>(1) 2016</sup> population based on StatsCan Census unadjusted for Census Undercount.

<sup>(3)</sup> Average number of persons per unit (ppu) is assumed to be:

	Persons	% Distribution	Weighted Persons
Structural Type	Per Unit <sup>1</sup>	of Estimated Units <sup>2</sup>	Per Unit Average
Singles & Semi Detached	3.57	91%	3.24
Multiples (6)	2.51	8%	0.20
Apartments (7)	1.63	1%	0.02
Total		100%	3.46

Based on 2016 Census custom database

<sup>(2)</sup> Estimated residential units constructed, Mid 2016 to the beginning of the growth period, assuming a six month lag between construction and occupancy. Building permits issued for new residential units may not align precisely with growth in occupied households.

<sup>&</sup>lt;sup>2</sup> Based on Building permit/completion activity

<sup>(4) 2011</sup> households taken from StatsCan Census.

<sup>(5)</sup> Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

<sup>(6)</sup> Includes townhomes and apartments in duplexes.

<sup>(7)</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

## Schedule 4 Bradford West Gwillimbury Ten Year Growth Forecast Early 2018 to Early 2028

			Population
Early 2018 Population			37,297
Occupants of New Housing Units, Early 2018 to Early 2028	Units (2) multiplied by persons per unit (3) gross population increase	3,758 3.06 11,508	11,508
Occupants of New Equivalent Institutional Units Early 2018 to Early 2028	Units multiplied by persons per unit gross population increase	89 1.10 97	97
Decline in Housing Unit Occupancy, Early 2018 to Early 2028	Units (4) multiplied by ppu decline rate (5) total decline in population	12,306 -0.1808 -2,225	-2,225
Population Estimate to Earl	46,677		
Net Population Increase, Ea	9,380		

<sup>(1)</sup> Early 2018 Population based on:

2016 Population (35,325) + Mid 2016 to Early 2018 estimated housing units to beginning of forecast period (711  $\times$  3.46 = 2,458) + (11,595  $\times$  -0.0436 = -506) = 37,297

(3) Average number of persons per unit (ppu) is assumed to be:

	Persons	% Distribution	Weighted Persons
Structural Type	Per Unit <sup>1</sup>	of Estimated Units <sup>2</sup>	Per Unit Average
Singles & Semi Detached	3.45	72%	2.49
Multiples (6)	2.44	14%	0.35
Apartments (7)	1.64	14%	0.22
one bedroom or less	1.25		
two bedrooms or more	1.75		
Total		100%	3.06

Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

<sup>(2)</sup> Estimated residential units constructed, Mid 2016 to the beginning of the growth period, assuming a six month lag between construction and occupancy. Building permits issued for new residential units may not align precisely with growth in occupied households.

<sup>&</sup>lt;sup>2</sup> Forecast unit mix based upon historical trends and housing units in the development process.

<sup>(4)</sup> Early 2018 households based upon 11,595 (2016 Census) + 711 (Mid 2016 to Early 2018 unit estimate) = 12,306

<sup>(5)</sup> Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

<sup>(6)</sup> Includes townhomes and apartments in duplexes.

<sup>(7)</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

## Schedule 5 Bradford West Gwillimbury Buildout Growth Forecast Early 2018 to Buildout

			Population
Early 2018 Population			37,297
Occupants of New Housing Units, Early 2018 to Buildout	Units (2) multiplied by persons per unit (3) gross population increase	4,978 3.02 15,040	15,040
Occupants of New Equivalent Institutional Unit Early 2018 to Buildout	Units smultiplied by persons per unit gross population increase	115 1.10 126	126
Decline in Housing Unit Occupancy, Early 2018 to Buildout	Units (4) multiplied by ppu. decline rate (5) total decline in population	12,306 -0.2318 -2,853	-2,853
Population Estimate to Bui	49,610		
Net Population Increase, E.	12,313		

<sup>(1)</sup> Early 2018 Population based on:

2016 Population (35,325) + Mid 2016 to Early 2018 estimated housing units to beginning of forecast period (711  $\times$  3.46 = 2,458) + (11,595  $\times$  -0.0436 = -506) = 37,297

(3) Average number of persons per unit (ppu) is assumed to be:

	Persons	% Distribution	Weighted Persons
Structural Type	Per Unit <sup>1</sup>	of Estimated Units <sup>2</sup>	Per Unit Average
Singles & Semi Detached	3.45	69%	2.40
Multiples (6)	2.44	16%	0.38
Apartments (7)	1.64	15%	0.25
one bedroom or less	1.25		
two bedrooms or more	1.75		
Total		100%	3.02

Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

- (4) Early 2018 households based upon 11,595 (2016 Census) + 711 (Mid 2016 to Early 2018 unit estimate) = 12,306
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
- (6) Includes townhomes and apartments in duplexes.
- (7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

<sup>(2)</sup> Estimated residential units constructed, Mid 2016 to the beginning of the growth period, assuming a six month lag between construction and occupancy. Building permits issued for new residential units may not align precisely with growth in occupied households.

<sup>&</sup>lt;sup>2</sup> Forecast unit mix based upon historical trends and housing units in the development process.

Schedule 6
Town of Bradford West Gwillimbury
Summary of Units In The Development Process

Location	Status	Singles & Semi- Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total Housing Units
	Registered - Not Built	40	0	0	40
Duadfand Duilt Davis dami	Draft Approved	37	74	17	128
Bradford - Built Boundary	Proposed/Pending	0	117	40	157
	Total Units	77	191	57	325
	Registered - Not Built	168	33	0	201
Bradford - Greenfield Area	Draft Approved	594	81	0	675
Bradiord - Greenileid Area	Proposed/Pending	48	22	0	70
	Total Units	810	136	0	946
	Registered - Not Built	0	0	0	0
Dand Hand	Draft Approved	334	0	0	334
Bond Head	Proposed/Pending	481	171	165	817
	Total Units	815	171	165	1,151
	Registered - Not Built	208	33	0	241
	Draft Approved	965	155	17	1,137
Total Urban Service Area - sub-total	Proposed/Pending	529	310	205	1,044
	Total Units	1,702	498	222	2,422
	% of Units	70%	21%	9%	100%
	Registered - Not Built	13	0	0	13
Durol	Draft Approved	0	0	0	0
Rural	Proposed/Pending	0	0	0	0
	Total Units	13	0	0	13
	Registered - Not Built	221	33	0	254
	Draft Approved	965	155	17	1,137
Town of Bradford West Gwillimbury	Proposed/Pending	529	310	205	1,044
	Total Units	1,715	498	222	2,435
	% of Units	70%	20%	9%	100%

Source: Derived from Town of Bradford West Gwillimbury Planning Services, November 2017 data.

Excludes Residential Intensification potential.

<sup>1.</sup> Includes townhomes and apartments in duplexes.

<sup>2.</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

### Schedule 7

## Bradford West Gwillimbury Historical Residential Building Permits Years 2007 -2016

	Residential Building Permits						
Year	Singles & Semi Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total			
2007	246	0	0	246			
2007 2008	246 316	0	0	246 343			
2008	268	94	26	343 364			
2009	465	13	2	478			
2010	627	8	14	649			
Sub-total	1,922	116	42	2,080			
Average (2007 - 2011)	384	<b>23</b>	8	2,000 <b>416</b>			
% Breakdown	92.4%	5.6%	2.0%	100.0%			
70 Breaktaewn	02.170	0.070	2.070	100.070			
2012	326	49	0	375			
2013	397	143	0	540			
2014	231	2	0	233			
2015	541	72	4	617			
2016	645	57	9	711			
Sub-total	2,140	323	13	2,476			
Average (2012 - 2016)	428	65	3	495			
% Breakdown	86.4%	13.0%	0.5%	100.0%			
2007 - 2016							
Total	4,062	439	55	4,556			
Average	406	44	6	456			
% Breakdown	89.2%	9.6%	1.2%	100.0%			

Source: Historical housing activity (2007-2016) based on Statistics Canada building permits, Catalogue 64-001-XIB

<sup>1.</sup> Includes townhomes and apartments in duplexes.

<sup>2.</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

### Schedule 8a

## Bradford West Gwillimbury Persons Per Unit By Age And Type Of Dwelling (2016 Census)

Age of							
Dwelling	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	20 Year Average
1-5	-	-	-	3.468	4.806	3.567	
6-10	-	-	-	3.480	4.875	3.506	
11-15	-	-	2.357	3.486	3.950	3.422	
16-20	-	-	-	3.257	4.000	3.321	3.45
20-25	-	-	-	3.037	-	3.033	
25-35	-	-	-	3.022	4.219	3.100	
35+	-	1.500	1.750	2.713	4.118	2.702	
Total	-	1.636	1.944	3.169	4.323	3.193	

### Schedule 8b

## Simcoe Area Persons Per Unit By Age And Type Of Dwelling (2016 Census)

Age of		s					
Dwelling	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	20 Year Average
1-5	-	1.842	1.919	3.130	4.471	3.092	
6-10	-	1.500	1.948	3.045	3.948	3.005	
11-15	-	1.621	1.908	2.996	4.128	3.016	
16-20	-	1.485	1.822	2.918	3.906	2.913	3.01
20-25	-	1.731	1.789	2.764	3.776	2.778	
25-35	-	1.535	1.821	2.790	3.668	2.755	
35+	-	1.477	1.826	2.599	3.598	2.485	
Total	1.000	1.519	1.844	2.799	3.841	2.738	

Age of							
Dwelling	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	20 Year Average
1-5	-	1.857	1.884	2.572	-	2.407	
6-10	-	1.083	1.696	2.625	-	2.414	
11-15	-	1.520	1.923	2.611	4.278	2.474	
16-20	-	1.600	2.000	2.638	3.273	2.466	2.44
20-25	-	1.314	1.778	2.735	4.429	2.404	
25-35	0.063	1.340	1.798	2.520	5.480	2.317	
35+	-	1.326	1.948	2.717	3.250	2.350	
Total	0.720	1.375	1.880	2.636	3.967	2.393	

Age of							
Dwelling	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	20 Year Average
1-5	-	1.277	1.647	2.138	-	1.627	
6-10	-	1.216	1.608	1.930		1.558	
11-15	-	1.203	1.606	2.432		1.635	
16-20	-	1.208	1.787	2.304		1.723	1.64
20-25	-	1.191	1.714	2.429	-	1.636	
25-35	-	1.170	1.676	2.561		1.607	
35+	1.243	1.201	1.781	2.603	3.059	1.624	
Total	1.298	1.201	1.724	2.445	3.000	1.623	

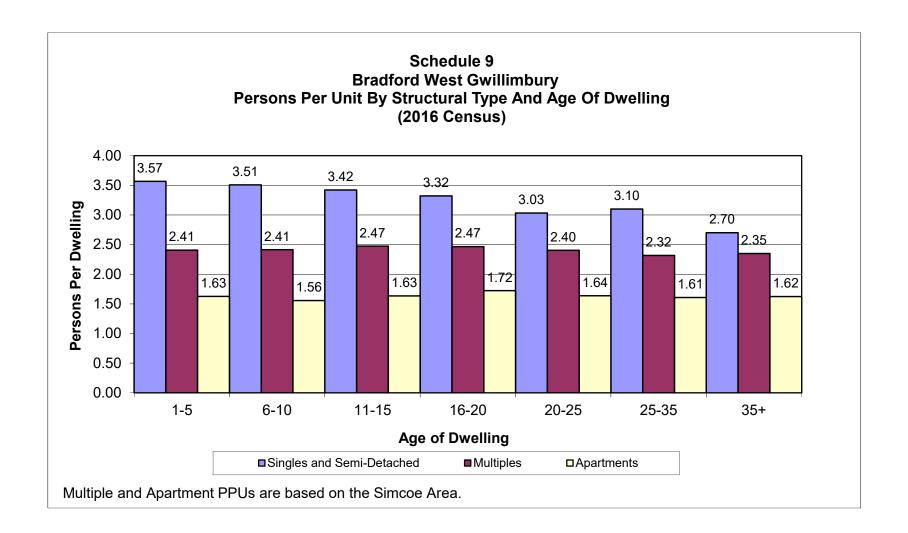
Age of	All Density Types											
Dwelling	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total						
1-5	-	1.440	1.824	3.014	4.478	2.841						
6-10	-	1.296	1.788	2.960	3.949	2.774						
11-15	-	1.363	1.842	2.941	4.120	2.864						
16-20	-	1.380	1.847	2.880	3.895	2.782						
20-25	-	1.297	1.763	2.753	3.786	2.594						
25-35	-	1.239	1.757	2.757	3.610	2.557						
35+	1.140	1.282	1.823	2.607	3.568	2.345						
Total	1.200	1.294	1.811	2.774	3.815	2.567						

<sup>1.</sup> Includes townhomes and apartments in duplexes.

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

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

<sup>2.</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



#### Schedule 10a **Bradford West Gwillimbury** Employment Forecast, 2018 to Buildout

					Activity F	Rate								Employment				Employment
Period	Population	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	NFPOW <sup>1</sup>	Total Including NFPOW	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	NFPOW 1	Total Employment (Including NFPOW)	Total (Excluding Work at Home and No Fixed Place of Work)
Mid 2006	24,039	0.015	0.036	0.115	0.072	0.046	0.284	0.048	0.333	355	875	2,755	1,740	1,110	6,835	1,165	8,000	5,960
Mid 2011	28,077	0.010	0.030	0.097	0.083	0.048	0.268	0.051	0.318	280	830	2,733	2,318	1,350	7,511	1,426	8,937	6,681
Early 2018	37,297	0.010	0.030	0.075	0.076	0.043	0.234	0.049	0.283	380	1,103	2,807	2,827	1,599	8,716	1,825	10,541	7,613
Early 2028	46,677	0.008	0.033	0.145	0.084	0.047	0.317	0.042	0.359	375	1,520	6,780	3,916	2,183	14,775	1,975	16,750	13,255
Buildout⁴	49,610	0.008	0.036	0.180	0.112	0.045	0.382	0.046	0.428	375	1,810	8,954	5,559	2,238	18,936	2,280	21,216	17,126
		•		•	•			Increment	al Change	•	•							
Mid 2001 - Mid 2006	1,811	0.001	-0.004	0.030	-0.013	0.009	0.023	-0.024	-0.001	60	-15	870	-156	275	1,034	-450	584	1,049
Mid 2006 - Mid 2011	4,038	-0.0048	-0.0068	-0.0173	0.0102	0.0019	-0.0168	0	-0.0145	-75	-45	-22	578	240	676	261	937	721
Mid 2011 - Early 2018	9,220	0.0002	0.0000	-0.0221	-0.0068	-0.0052	-0.0338	-0.0019	-0.0357	100	273	74	509	249	1,205	399	1,604	932
Early 2018 - Early 2028 <sup>2</sup>	9,380	-0.0022	0.0030	0.0700	0.0081	0.0039	0.0828	0.0019	0.0902	-5	417	3,973	1,089	584	6,059	150	6,209	5,642
Early 2018 - Buildout <sup>3</sup>	12,313	-0.0026	0.0069	0.1052	0.0363	0.0022	0.1480	-0.0030	0.1391	-105	707	6,147	2,732	639	10,220	455	10,675	9,513
	•	L.	II.					Annual	Average			11	1				'	
Mid 2001 - Mid 2006	362	0.00030	-0.00073	0.00596	-0.00258	0.00172	0.00467	-0.00484	-0.00017	12	-3	174	-31	55	207	-90	117	210
Mid 2006 - Mid 2011	808	-0.0010	-0.0014	-0.0035	0.0020	0.0004	-0.0034	0.0005	-0.0029	-15	-9	-4	116	48	135	52	187	144
Mid 2011 - Early 2018	1,418	0.0000	0.0000	-0.0034	-0.0010	-0.0008	-0.0052	-0.0003	-0.0055	15	42	11	78	38	185	61	247	143
Early 2018 - Early 2028 <sup>2</sup>	938	-0.00022	0.00030	0.00700	0.00081	0.00039	0.00828	0.00019	0.00902	-1	42	397	109	58	606	15	621	564
Early 2018 - Buildout <sup>3</sup>	770	-0.00016	0.00043	0.00658	0.00227	0.00014	0.00925	-0.00019	0.00870	-7	44	384	171	40	639	28	667	595

Source: Watson & Associates Economists Ltd., 2018.

1. Statistics Canada defines no fixed place of work (NFPOW) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons,

<sup>2.</sup> Growth forecast to 2028 is based on the 2031 forecast in the Places to Grow, Growth Plan for the Greater Golden Horseshoe (2017), Schedule 7.

<sup>4.</sup> Buildout is based on background work prepared by Watson & Associates Economists Ltd for previous Town of Bradford West Gwillimbury DC Background Studies. Memorandum - "Growth Forecast - Current vs. Post Period", dated July 4, 2017 prepared for the Town of Bradford West Gwillimbury by Watson & Associates Economists Ltd., includes a summary of the non-residential lands included in the buildout.

### Schedule 10b Bradford West Gwillimbury Employment and Gross Floor Area (GFA) Forecast, 2018 to Buildout

				Employment			Gro	ss Floor Area in S	quare Feet (Estima	nted)1
Period	Population	Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	24,039	355	2,755	1,740	1,110	5,960				
Mid 2011	28,077	280	2,733	2,318	1,350	6,681				
Early 2018	37,297	380	2,807	2,827	1,599	7,613				
Early 2028	46,677	375	6,780	3,916	2,183	13,255				
Buildout	49,610	375	8,954	5,559	2,238	17,126				
				Incren	nental Change					
Mid 2006 - Mid 2011	4,038	-75	-22	578	240	721				
Mid 2011 - Early 2018	9,220	95	4,314	1,897	249	932				
Early 2018 - Early 2028	9,380	-5	3,973	1,089	584	5,642	5,165,300	544,500	408,900	6,118,700
Early 2018 - Buildout	12,313	-5	6,147	2,732	639	9,513	7,991,100	1,366,000	447,200	9,804,300

	Annual Average											
Mid 2006 - Mid 2011	808	-15	-4	116	48	144						
Mid 2011 - Early 2018	1,418	16	719	316	42	155						
Early 2018 - Early 2028	938	-1	397	109	58	564	516,530	54,450	40,890	611,870		
Early 2018 - Buildout	770	0	384	171	40	595	499,444	85,375	27,950	612,769		

Source: Watson & Associates Economists Ltd., 2018.

1. Square Foot Per Employee Assumptions

Industrial1,300Commercial/ Population Related500Institutional700

Schedule 10c
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Industrial GFA S.F	Commercial GFA S.F.	Institutional GFA S.F.	Total Non-Res GFA S.F.	Employment Increase <sup>1</sup>
Bradford Settlement Area -	2018 - 2028	633,300	103,800	220,500	957,600	1,010
Greenfield Area (Urban) <sup>3</sup>	2018 - Buildout	899,100	177,500	240,700	1,317,300	1,390
Bradford Settlement Area -	2018 - 2028	372,000	35,800	78,500	486,300	470
Built Boundary (Urban) <sup>3</sup>	2018 - Buildout	484,100	75,500	79,100	638,700	636
Bond Head Settlement Area	2018 - 2028	-	42,500	63,000	105,500	175
(Urban) <sup>3</sup>	2018 - Buildout	-	57,000	64,400	121,400	206
BWG Strategic Settlement	2018 - 2028	4,160,000	362,500	46,900	4,569,400	3,992
Employment Area <sup>3</sup>	2018 - Buildout	6,607,900	1,056,000	63,000	7,726,900	7,285
Total Urban Area	2018 - 2028	5,165,300	544,600	408,900	6,118,800	5,647
Total Orban Area	2018 - Buildout	7,991,100	1,366,000	447,200	9,804,300	9,518
Rural	2018 - 2028			-	-	-
Kulai	2018 - Buildout	-	•	-	-	-
Bradford West Gwillimbury	2018 - 2028	5,165,300	544,500	408,900	6,118,700	5,647
Diadioid West Gwilliffbury	2018 - Buildout	7,991,100	1,366,000	447,200	9,804,300	9,518

Source: Watson & Associates Economists Ltd., 2018

1. Employment Increase does not include No Fixed Place of Work.

2. Square feet per employee assumptions:

Industrial 1,300 Commercial 500 Institututional 700

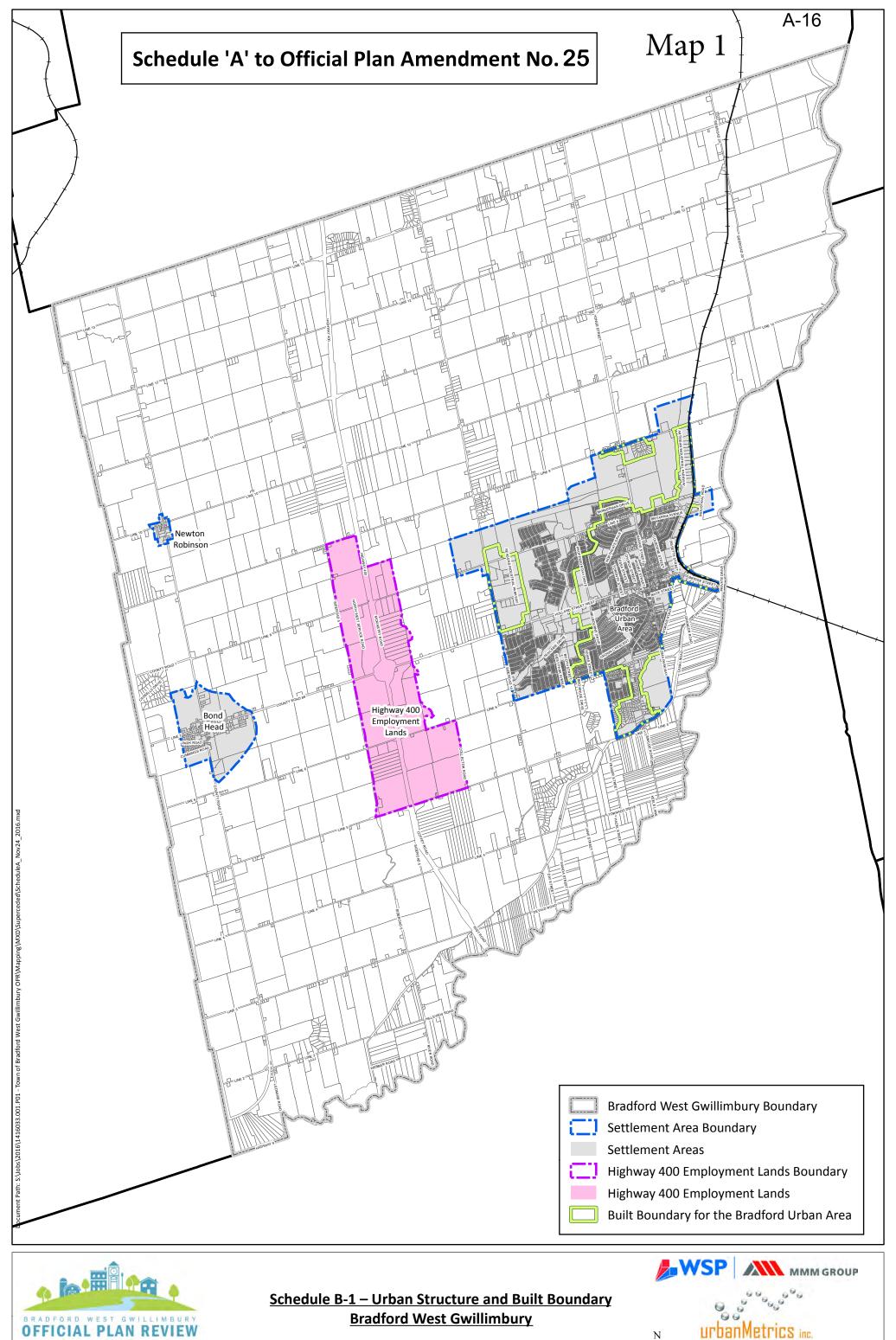
3. Refer to Map A-2.

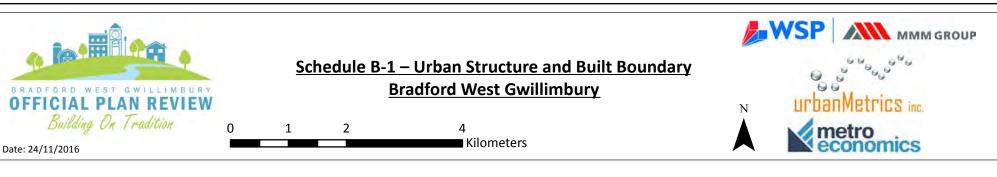
## Schedule 11 Bradford West Gwillimbury Non-Residential Construction Value Years 2007 - 2016 (000's 2017 \$)

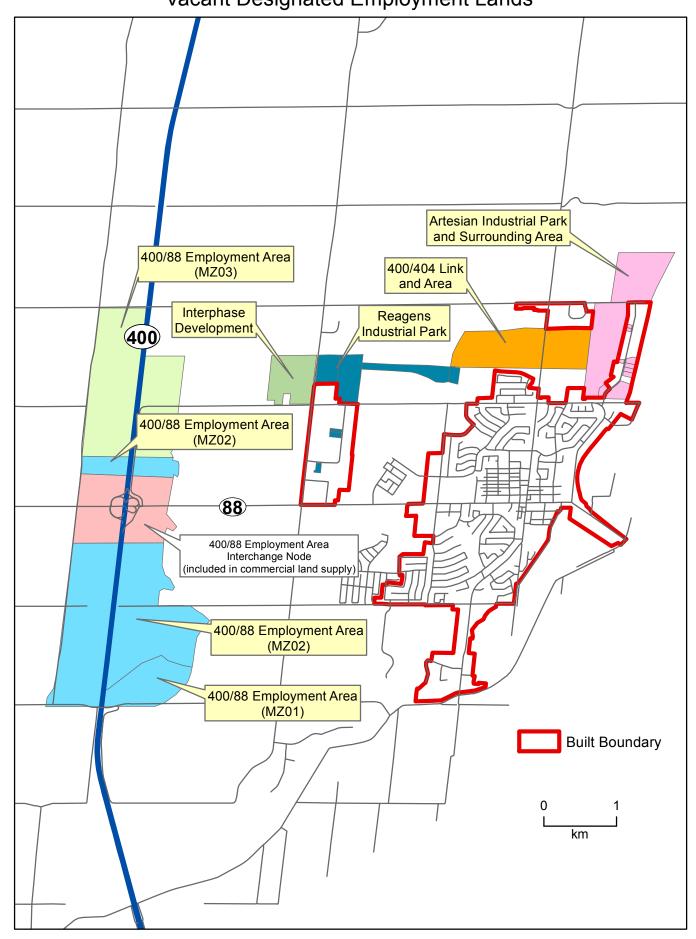
New   Improve   Additions   Total   New   Improve   Additions		Γotal	T			itutional	Insti			ercial	Comm			ustrial	Ind		YEAR
2008	Total	Additions	Improve	New	Total	Additions	Improve	New	Total	Additions	Improve	New	Total	Additions	Improve	New	
2009   458   183   0   641   9,732   2,766   0   12,498   15,322   741   0   16,064   25,513   3,690   0   0   1,049   173   1,611   2,833   50,254   10,873   0   61,127   256   1,490   0   1,745   51,559   12,535   1,611   2011   389   225   0   614   6,287   2,498   0   8,785   817   477   0   1,293   7,493   3,200   0   0   2012   717   210   0   927   6,349   1,038   1,900   9,288   0   973   0   973   7,066   2,221   1,900   2013   4,653   339   0   4,992   1,758   1,919   0   3,677   187   3,586   0   3,773   6,598   5,844   0   3,773   2014   1,398   1,331   439   3,168   2,639   2,847   1,398   6,884   1,937   2,099   8,933   12,999   5,974   6,277   10,770   2015   0   452   1,956   2,408   15   728   0   744   247   4,797   1,192   6,236   262   5,978   3,148   2014   1,380   262   0   1,643   286   12,864   971   14,122   339   1,494   0   1,832   2,005   14,620   971   2,097   2,097   2,626   11,274   3,952   627   15,853   1,919   15,662   12,087   46,948   14,707   5,844   2,623   2,007   2011   2,007   2011   2,007   2011   2,007   2011   2,007   2011   2,007   2011   2,007   2011   2,007   2011   2,007   2016   2,005   2,628   2,6	12,91	2,003	3,771	7,138	0	0	0	0	7,916	2,003	3,692	2,222	4,996	0	79	4,917	2007
2010   1,049   173   1,611   2,833   50,254   10,873   0   61,127   256   1,490   0   1,745   51,559   12,535   1,611	39,59	,		,		,	-		,	0	297	,	4,043	3,864	0		2008
2011 389 225 0 614 6.287 2.498 0 8.785 817 477 0 1.293 7.493 3.200 0 2014 717 210 0 927 6.349 1.038 1.900 9.288 0 973 0 973 7.066 2.221 1.900 3.2013 4.653 339 0 4.992 1.758 1.919 0 3.677 187 3.586 0 3.773 6.598 5.844 0 2014 1.398 1.331 439 3.168 2.639 2.847 1.398 6.884 1.937 2.099 8.933 12.969 5.974 6.277 10,770 2.015 0 452 1.956 2.408 15 728 0 744 227 4.797 1.192 6.236 2.22 5.978 3.148 2.016 1.380 2.62 0 1.643 2.868 12.864 971 14.122 339 1.494 0 1.832 2.005 14.620 971 1.2005 14.620 971 1.2005 14.620 1.380 2.62 1.0005 14.620 971 1.0005 14.0005	29,20		,	,	,	_		,	,	-	,	- , -	-	0			
2012 717 210 0 927 6,349 1,038 1,900 9,288 0 973 0 973 7,066 2,221 1,900   2013 4,653 339 0 4,992 1,758 1,919 0 3,677 187 3,586 0 3,773 6,598 5,844 0   2014 1,398 1,331 439 3,168 2,639 2,847 1,398 6,884 1,937 2,099 8,933 12,969 5,974 6,277 10,770   2015 0 452 1,956 2,408 15 728 0 744 247 4,797 1,192 6,236 262 5,978 3,148   2016 1,380 262 0 1,643 286 12,864 971 14,122 339 1,494 0 1,832 2,005 14,620 971   Subotal 15,139 3,255 7,870 26,264 112,736 39,523 6,273 158,531 19,199 15,662 12,087 46,948 147,075 58,439 26,229   Percent of Total 58% 12% 30% 100% 71% 25% 4% 100% 41% 33% 26% 100% 63% 25% 11%   Average 1,514 325 787 2,626 11,274 3,952 627 15,853 1,920 1,566 1,209 4,695 14,707 5,844 2,623    2007 - 2011   Period Total	65,70				,				,					1,611	-	,	
2013 4,653 339 0 4,992 1,758 1,919 0 3,677 187 3,586 0 3,773 6,598 5,844 0 0 2014 1,398 1,331 439 3,168 2,639 2,847 1,398 6,884 1,937 2,099 8,933 12,969 5,974 6,277 10,770 2015 1,380 262 0 1,643 286 12,864 971 14,122 339 1,494 0 1,832 2,005 14,620 971 25% 4% 100% 41% 33% 26% 100% 63% 25% 11% Average 1,514 325 787 2,626 11,274 3,952 627 15,853 1,920 1,566 1,209 4,695 14,707 5,844 2,623 207 - 2011 Period Total 2012 - 2016 Period Total 58% 13,138 3,36 2,628 13,138 3,36 2,628 13,138 3,36 2,628 13,318 3,36 2,628 13,318 3,36 2,628 13,318 3,36 2,628 13,318 3,36 2,628 13,318 3,34,714 2,23 3,350 3,50% 2007 - 2016 Period Total 2007 - 2016 Period To	10,69							817		-	,	,		0			
2014   1,398   1,331   439   3,168   2,639   2,847   1,398   6,884   1,937   2,099   8,933   12,969   5,974   6,277   10,770	11,18	1,900			973			-						0		717	
2015 0 452 1,956 2,408 15 728 0 744 247 4,797 1,192 6,236 262 5,978 3,148 261 1,380 262 0 1,643 286 12,864 971 14,122 339 1,494 0 1,832 2,005 14,620 971 14,122 339 1,494 0 1,832 2,005 14,620 971 14,122 339 1,494 0 1,832 2,005 14,620 971 14,122 339 1,494 1 0 1,832 2,005 14,620 971 14,122 1,141 15,139 15,662 12,087 14,007 15,843 12,622 14,007 1,514 12,736 10,007 10,	12,44	0			,		,	-	,			,	,	0		,	
2016   1,380   262   0   1,643   286   12,864   971   14,122   339   1,494   0   1,832   2,005   14,620   971	23,02					,	,						,			1,398	
Subotal 15,139 3,255 7,870 26,264 112,736 39,523 6,273 158,531 19,199 15,662 12,087 46,948 147,075 58,439 26,229 Percent of Total 58% 12% 30% 100% 71% 25% 4% 100% 41% 33% 26% 100% 63% 25% 11% Average 1,514 325 787 2,626 11,274 3,952 627 15,853 1,920 1,566 1,209 4,695 14,707 5,844 2,623 2007 - 2011 Period Total 2,625 2,625 24,763 24,763 24,763 24,763 24,763 24,763 24,763 24,763 2012 - 2016 Period Total 2,626 2,628 6,943 2012 - 2016 Average % Breakdown 13,138 3,138 3,714 25,782 2,628 6,943 47.1% 25,782 2,628 6,943 2007 - 2016 Period Total 2007 - 2016 Period Total 2,626 4 158,531 46,948 46,948	9,38	,	,		,					-		-	,	1,956	-	_	
Percent of Total 58% 12% 30% 100% 71% 25% 4% 100% 41% 33% 26% 100% 63% 25% 11% Average 1,514 325 787 2,626 11,274 3,952 627 15,853 1,920 1,566 1,209 4,695 14,707 5,844 2,623 2007 - 2011  Period Total 13,126 13,126 24,763 24,763 24,763 4,233 8.3% 78.3% 78.3% 13.4% 25,782 2012 - 2016 Period Total 2012 - 2016 Average 2,628 6,943 25,782 2012 - 2016 Average 36 Breakdown 17.8% 47.1% 35.0% 26,264 158,531 46,948	17,596													0			
Average 1,514 325 787 2,626 11,274 3,952 627 15,853 1,920 1,566 1,209 4,695 14,707 5,844 2,623 2007 - 2011	231,743								,							,	
2007 - 2011 Period Total 2007 - 2011 Average 2007 - 2011 Average 8 Breakdown 8 3%  2012 - 2016 Period Total 2012 - 2016 Average 8 Breakdown 17.8% 2007 - 2016 Period Total 2008	100%	1	_			_											
Period Total 2007 - 2011 Average 8 Breakdown 2012 - 2016 Period Total 2012 - 2016 Period Total 2012 - 2016 Average 8 Breakdown 2013 - 34,714 2014 - 2015 Average 9 Breakdown 17.8% 2007 - 2016 Period Total 2008 - 34,714 25,782 25,782 25,782 26,288 26,943 27.1% 2007 - 2016 Period Total 26,264 26,264 26,264 27.1% 28.531 29.465 29.465 20.765 2	23,174	2,623	5,844	14,707	4,695	1,209	1,566	1,920	15,853	627	3,952	11,274	2,626	787	325	1,514	Average
Period Total 2007 - 2011 Average		i l															
2007 - 2011 Average     2,625     24,763     4,233       % Breakdown     8.3%     78.3%     13.4%       2012 - 2016     13,138     34,714     25,782       Period Total     2,628     6,943     5,156       % Breakdown     17.8%     47.1%     35.0%       2007 - 2016     Period Total     26,264     158,531     46,948		i l															
% Breakdown     8.3%     78.3%     13.4%       2012 - 2016     13,138     34,714     25,782       Period Total     2,628     6,943     5,156       % Breakdown     17.8%     47.1%     35.0%       2007 - 2016     26,264     158,531     46,948	158,108	i l							,								
2012 - 2016 Period Total 2012 - 2016 Average 2012 - 2016 Average 34,714 25,782 5,156 5,156 9 Breakdown 17.8% 47.1% 35.0%  2007 - 2016 Period Total 26,264 158,531 46,948	31,622	i l							,								
Period Total 2012 - 2016 Average 2,628 6,943 5,156 8 9 17.8% 47.1% 35.0% 2007 - 2016 Period Total 26,264 158,531 46,948	100.0%	<b></b>			13.4%				78.3%				8.3%			-	% Breakdown
Period Total 2012 - 2016 Average 2,628 6,943 5,156 8 9 17.8% 47.1% 35.0% 2007 - 2016 Period Total 26,264 158,531 46,948		i l															0040 0040
2012 - 2016 Average     2,628     6,943     5,156       % Breakdown     17.8%     47.1%     35.0%       2007 - 2016     Period Total     26,264     158,531     46,948	70.60	i l			25 702				24 744				10 100				
% Breakdown     17.8%     47.1%     35.0%       2007 - 2016 Period Total     26,264     158,531     46,948	73,63	i l											,				
2007 - 2016 Period Total 26,264 158,531 46,948	14,72	i l															
Period Total         26,264         158,531         46,948	100.09	<del> </del>			35.0%	<del> </del>			47.1%				17.8%				70 DIEakuoWii
Period Total         26,264         158,531         46,948		i															2007 2016
	231,74	i			46 040				158 521				26.264				
2007 - 2010 Average         2,020        13,833        4,095	,	i l			,				,				,				
% Breakdown   11.3%   68.4%   20.3%	<b>23,17</b> 100.09	i															•

Source: Statistics Canada Publication, 64-001-XIB

Note: Inflated to year-end 2016 (January, 2017) dollars using Reed Construction Cost Index







### **Appendix B – Level of Service**

#### APPENDIX B - LEVEL OF SERVICE CEILING

### TOWN OF BRADFORD WEST GWILLIMBURY

### SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997

Sarvica Catagory	Sub-Component		10 Ye	ar Average Service Stan	dard	Maximum	Utilized	Remaining	
Service Category		Cost (per capita)	Qu	antity (per capita)	Quality (per capita)	Ceiling LOS	Otilized		
Services Related to a Highway	Roads	\$17,437.90	0.0117	lane-km of roadways	1,490,419 per lane km	214,712,863	136,344,526	78,368,337	

## Appendix C – Long Term Capital and Operating Cost Examination

## Appendix C – Long Term Capital and Operating Cost Examination

### Town of Bradford West Gwillimbury Annual Capital and Operating Cost Impact

As a requirement of the D.C.A. under subsection 10(2)(c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost saving attributable to economies of scale or cost sharing where applicable, and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Town's approved 2016 Financial Information Return (F.I.R.).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as life cycle cost. By definition, life cycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for life cycle costing is the sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement. The following factors were utilized to calculate the annual replacement cost of the capital projects (annual contribution = factor X capital asset cost) and are based on an annual growth rate of 2% (net of inflation) over the average useful life of the asset:

	Lifecycle Cost Factors							
	Average Useful Life							
Asset	(Years)	Factor						
Roads	50	0.0118232						
Water	70	0.0066676						
Wastewater	50	0.0118232						

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 BRADFORD WEST GWILLIMBURY OPERATING AND CAPITAL EXPENDITURE IMPACTS FOR FUTURE CAPITAL EXPENDITURES

		FUR FUTURE	CAPITAL EXPENDITO	KES	
	SERVICE	NET GROWTH RELATED EXPENDITURES	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1.	Roads				
	1.1 Roads	116,184,409	6,657,278	2,635,796	9,293,074
2.	Wastewater Services				
	2.1 Studies	500,000	0	0	0
	2.2 Treatment	21,541,951	1,048,519	1,199,194	2,247,713
	2.3 Collection	32,464,954	2,597,980	1,125,590	3,723,570
3.	Water Services				
	3.1 Studies	500,000	0	0	0
	3.2 Treatment	34,142,160	2,470,739	3,808,435	6,279,174
	3.3 Distribution	21,437,009	1,327,649	499,518	1,827,167

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Appendix D – D.C. Reserve Fund Policy

### Appendix D - D.C. Reserve Fund Policy

### D.1 Legislative Requirements

The D.C.A. requires D.C. collections (and associated interest) to be placed in separate reserve funds. Sections 33 through 36 of the Act provide the following regarding reserve fund establishment and use:

- a Town shall establish a reserve fund for each service to which the D.C. by-law relates; s.7(1), however, allows services to be grouped into categories of services for reserve fund (and credit) purposes, although only 100% eligible and 90% eligible services may be combined (minimum of two reserve funds);
- the Town shall pay each D.C. it collects into a reserve fund or funds to which the charge relates;
- the money in a reserve fund shall be spent only for the "capital costs" determined through the legislated calculation process (as per s.5(1) 2-8);
- money may be borrowed from the fund but must be paid back with interest (O.Reg. 82/98, s.11(1) defines this as the Bank of Canada rate either on the day the by-law comes into force or, if specified in the by-law, the first business day of each quarter); and
- D.C. reserve funds may not be consolidated with other Town reserve funds for investment purposes (s.37).

Annually, the Treasurer of the Town is required to provide Council with a financial statement related to the D.C. by-law(s) and reserve funds. This statement must also be forwarded to the Minister of Municipal Affairs and Housing within 60 days of the statement being filed with Council.

O.Reg. 82/98 prescribes the information that must be included in the Treasurer's statement, as follows:

- opening balance;
- closing balance;
- description of each service and/or service category for which the reserve fund was established;
- transactions for the year (e.g. collections, draws);

- list of credits by service or service category (outstanding at beginning of the year, given in the year and outstanding at the end of the year by holder);
- amounts borrowed, purpose of the borrowing and interest accrued during previous year;
- amount and source of money used by the Town to repay municipal obligations to the fund;
- schedule identifying the value of credits recognized by the Town, the service to which it applies and the source of funding used to finance the credit; and
- for each draw, the amount spent on the project from the D.C. reserve fund and the amount and source of any other monies spent on the project.

Based upon the above, Figure D-1 sets out the format for which annual reporting to Council should be provided.

### D.2 D.C. Reserve Fund Application

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

"The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5(1)."

This provision clearly establishes that reserve funds collected for a specific service are only to be used for that service.

# Appendix D-1 Development Charge Reserve Fund TOWN OF BRADFORD WEST GWILLIMBURY as at December 31, 201X

as at December 31, 201A										
	Municipal Wide	Urban Areas								
			W	Vastewater Services			Water Services			
	Roads	Studies	Treatment - Bradford Settlement Area	Treatment - Bond Head Settlement Area/BWG Strageic Settlement Employment Area	Collection - Bradford Settlement Area	Collection - Bond Head Settlement Area/BWG Strageic Settlement Employment Area	Studies	Treatment & Distribution - Bradford Settlement Area	Treatment & Distribution - Bond Head Settlement Area/BWG Strageic Settlement Employment Area	Total
Balance as of January 1,										-
Plus:										
Development Charge Proceeds										
Other										-
Accrued Interest Allocation										-
Sub-Total							-			-
Less:										
Amounts Transferred to Operating Fund										-
Amounts Transferred to Capital Fund										-
Sub-Total										•
Closing Balance as of December 31,							-			-

# Attachment 1 SAMPLE DEVELOPMENT CHARGE RESERVE FUND STATEMENT TOWN OF BRADFORD WEST GWILLIMBURY

DISCOUNTED SERVICES RESERVE FUND TRANSFERS					
Capital Project	DC Reserve Fund Draw	Operating Fund Draw	Other Reserves Fund Draw	Debt	Total

### **Attachment 2**

## DEVELOPMENT CHARGE RESERVE FUND STATEMENT TOWN OF BRADFORD WEST GWILLIMBURY

LISTING OF CREDITS UNDER DCA, 1997, s.38 BY HOLDER						
Credit Holder	Applicable DC Reserve Fund	Credit Balance - Beginning of Year	Additional Credits Granted During Year	Credits Used by Holder During Year	Credit Balance - End of Year	

**Appendix E – Local Service Policy for Roads, Water and Wastewater Services** 

# **Appendix E – Local Service Policy for Roads, Water and Wastewater Services**

#### **General**

The cost of any development charge by-law infrastructure installed by a developer will be eligible for cost recovery, up to the amount of the cost actually charged in the Development Charge By-law, adjusted by indexing to the date of completion of the work. The credit for each project will be based on optimal routing as determined by the Town at the time of the Subdivision Agreement.

### **Temporary Services**

In the event that development charge by-law infrastructure has not been installed when a developer wishes to proceed, that developer may use alternative servicing schemes (with the approval of the Town Engineer). Such alternatives including disconnection costs shall be funded by the developer. No credit will be available on the Development Charge payable.

### **Internal and External Services**

External works are defined to be located outside of (or on an arterial road adjacent to) the developable area of properties designated for Residential, Commercial or Industrial development within the Bradford Urban Area as defined in the Official Plan, provided that the lotting pattern of the development does not rely on frontage to the works

Internal works are used to service a local development, within the developable area of properties designated for development within the Bradford Urban Area (per the Official Plan) and potentially have a wider use for other developments. Developers will be responsible for installing services throughout their entire local road network, including future road stubs and all proposed collector roads and collector road connections to existing roads.

## **Services Related to a Highway - Roads**

Roads are defined to include road construction (grading and earthmoving, storm sewers, storm sewer manholes, culverts, bridges, retaining walls, noise mitigation measures associated with the roadway, dedicated stormwater control and treatment

measures such as ponds or oil/grit separators, gravel, asphalt, curbs, subdrains, signage, new traffic signals, traffic signal improvements and coordination at existing or future roadway intersections, pavement markings and utility relocations) all streetscape (grassed boulevards, trees, shrubs, fences, signage, safety barriers, streetlighting) and sidewalk costs etc.

Construction of new arterial roads, and improvement or widening of existing arterial and collector roads (including Lines and Concession Roads, all as designated in the Official Plan) shall be funded through Town-wide Development Charges to the extent eligible. No payments will be made for road allowance (i.e. land) widenings obtained as a condition of development approval. The cost of land will be included in the development charge calculation only for new arterial roads not providing direct lot frontage, widenings fronting properties not participating in the development process and new road allowances through adjacent lands external to the developable area in order to complete road connections, as indicated in the Official Plan or approved Community Plan (i.e. Secondary Planning) documents.

All new local and collector roads within the Bradford Urban Area, the Bond Head Settlement Area and the Highway 400/88 Special Policy Area (as defined in the Official Plan), including drop-off lanes for schools, bus bays and mail pick up areas shall be considered an internal service. Upgrades, modifications or widening of any portion of existing local or collector roads within the Community Plan Areas identified in the Official Plan shall be considered an Internal Service. In addition, traffic signals and medians, signage and pavement markings, turning, storage and taper lanes, which may be necessary to provide access at entrances to proposed industrial or commercial properties adjacent to the roadway, shall be considered an internal service. As such, they will be a direct developer responsibility under s.59 of the Development Charges Act.

### **Sanitary Sewers**

Sanitary sewers are defined to include the cost of supply, installation and restoration of sanitary sewers (sewer pipes, connections, and manholes) and pumping stations etc. The cost of a 250mm sewer shall be determined at the time of the passage of the Development Charge By-Law establishing the oversizing amounts.

Construction of all Wastewater Treatment Plants, all External Pumping Stations (including land), all External Forcemains as well as all External Trunk Sewers having a

diameter greater than 250mm shall be funded through Town wide Development Charges to the extent eligible.

Construction of all Internal Pumping Stations required by the Master Servicing Study (not including land), Internal Forcemains and the incremental oversizing costs of Internal Trunk Sewers above the cost of a 250mm diameter shall be funded through Town wide Development Charges. No payment will be made for internal property restoration costs, manholes or connections.

All sewers up to and including 250mm diameter shall be considered a local service. As such, they will be a direct developer responsibility under s.59 of the Development Charges Act.

### **Water**

Water costs are defined to include the supply, installation, and restoration of watermains (pipes, connections, hydrants, valves), supply and distribution facilities (wells, connection to external supply, treatment, storage) and booster stations etc. The cost of a 250mm diameter watermain shall be determined at the time of passage of the Development Charge By-Law establishing the oversizing amounts. Unused watermains greater than 10 metres in length will be terminated with a hydrant.

Construction of all Water Supply, all Storage Facilities, all External Booster Stations as well as all External Watermains in excess of 250mm diameter (including hydrants, check valves, pressure reducing/pressure sustaining valves, zone boundary valves and valve chambers) shall be funded through Town wide Development Charges to the extent eligible.

Construction of Internal Booster Stations (not including land) and the incremental oversizing cost of Internal Watermains in excess of 250mm in diameter (including the cost of valve chambers but not including the cost of hydrants, connections, check valves, pressure reducing/pressure sustaining valves or zone boundary valves) shall be funded through Town wide Development Charges.

Watermains up to and including 250mm in diameter defined as internal works (including all connections, hydrants, check valves, pressure reducing valves or pressure sustaining valves) shall be considered a local service. As such, they will be a direct developer responsibility under s.59 of the Development Charges Act.

Note: The above guidelines represent the general principles by which the Town staff will be guided in considering development applications. However, each application will be considered on its own merits having regard to, among other factors, the nature, type and location of the development, any existing and proposed development in the surrounding area, and subsection 59(2) of the Development Charges Act, 1997.

**Appendix F – Asset Management Plan** 

## Appendix F – Asset Management Plan

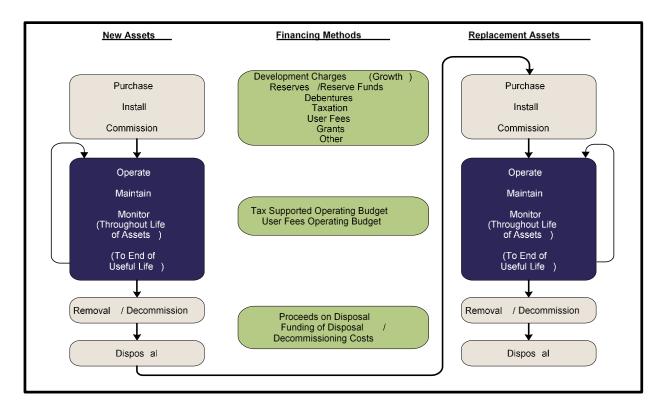
The recent changes to the D.C.A. (new section 10(2)(c.2)) require that the Background Study must include an asset management plan related to new infrastructure. Section 10(3) of the D.C.A. provides:

The asset management plan shall,

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

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

At a broad level, the Asset Management Plan provides for the long-term investment in an asset over its entire useful life along with the funding. The schematic below identifies the costs for an asset through its entire lifecycle. For growth related works, the majority of capital costs will be funded by the D.C. Non-growth-related expenditures will then be funded from non-D.C. revenues as noted below. During the useful life of the asset, there will be minor maintenance costs to extend the life of the asset along with additional program related expenditures to provide the full services to the residents. At the end of the life of the asset, it will be replaced by non-D.C. financing sources.



In 2012, the Province developed Building Together: Guide for municipal asset management plans which outlines the key elements for an asset management plan (A.M.P.), as follows:

**State of local infrastructure**: asset types, quantities, age, condition, financial accounting valuation and replacement cost valuation.

**Desired levels of service:** defines levels of service through performance measures and discusses any external trends or issues that may affect expected levels of service or the municipality's ability to meet them (for example, new accessibility standards, climate change impacts).

**Asset management strategy:** the asset management strategy is the set of planned actions that will seek to generate the desired levels of service in a sustainable way, while managing risk, at the lowest lifecycle cost.

**Financing strategy:** having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting, and are making full use of all available infrastructure financing tools.

Commensurate with the above, the Town prepared an Asset Management Plan in 2016 for its existing assets and did not take into account future growth-related assets. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table 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 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 Town financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
- 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 \$28.39 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 \$13.69 million. This amount, totalled with the existing operating revenues of \$126.96 million, provide annual revenues of \$140.65 million by the end of the period.
- 6. In consideration of the above, the capital plan is deemed to be financially sustainable.

# Town of Bradford West Gwillimbury Asset Management – Future Expenditures and Associated Revenues 2018\$

	2037 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth	
Related Capital <sup>1</sup> (2014 D.C. and 2016	
updates)	3,250,896
Annual Debt Payment on Post Period	
Capital <sup>2</sup>	4,898,937
Lifecycle:	
Annual Lifecycle	
Sub-Total - Annual Lifecycle	\$15,869,118
Incremental Operating Costs (for D.C.	
Services)	\$9,268,534
Total Expenditures	\$28,388,548
Revenue (Annualized)	
Total Existing Revenue <sup>3</sup>	\$126,954,987
Incremental Tax and Non-Tax Revenue	
(User Fees, Fines, Licences, etc.)	\$13,692,466
Total Revenues	\$140,647,453

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

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

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

**Appendix G – Proposed D.C. By-law** 

# The Corporation of the Town of Bradford West Gwillimbury By-law 2018 – \_\_\_

### Water, Wastewater and Roads Development Charges By-Law

A By-law to update the water, wastewater and roads development charges for The Corporation of the Town of Bradford West Gwillimbury and to amend By-law 2013-29 of The Corporation of the Town of Bradford West Gwillimbury.

**WHEREAS** subsection 2(1) of the Act provides that the council of a municipality may pass by-laws for the imposition of development charges against land 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** subsection 19(1) of the Act provides that the council of a municipality may pass by-laws to amend a development charge by-law;

**AND WHEREAS** subsection 2(8) of the Act provides that more than one by-law to impose development charges may apply to the same area;

**AND WHEREAS** the Council of The Corporation of the Town of Bradford West Gwillimbury has given notice in accordance with Section 12 of the Act, of its intention to pass a by-law under subsections 2(1) and 19(1) of the Act;

**AND WHEREAS** the Council of The Corporation of the Town of Bradford West Gwillimbury heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at public meeting held on February 6, 2018;

AND WHEREAS the Council of The Corporation of the Town of Bradford West Gwillimbury at the public meeting held on February 6, 2018 had before it a report entitled Development Charges Background Study Update for Water, Wastewater and Roads Services dated January 5, 2018, as amended, prepared by Watson & Associates Economists Ltd. which indicated that the development of any land within the Town of Bradford West Gwillimbury will increase the need for water, wastewater and roads services as specified therein;

**AND WHEREAS** the Council of The Corporation of the Town of Bradford West Gwillimbury at its meetings held on February 6, 2018, had before it a Report from the Finance Department dated January \_\_\_, 2018 and approved the Development Charges Background Study, dated January 5, 2018, as amended;

AND WHEREAS the Council of The Corporation of the Town of Bradford West
Gwillimbury on March, 2018 adopted the recommendations in the Report from the
Finance Department dated, 2018 thereby expressing the intention that
development related post-period capacity identified in the Development Charges

Background Study for Water, Wastewater and Roads Services dated January 5, 2018, as amended shall be paid for by development charges or other similar charges and updated its capital budget and forecast where appropriate thereby indicating that it intends that the increase in need for services to service anticipated development will be met:

**AND WHEREAS** the Council of The Corporation of the Town of Bradford West Gwillimbury on \_\_\_\_\_, 2018, determined under section 12 of the Act that no additional public meetings were required.

**NOW THEREFORE** the Council of The Town of Bradford West Gwillimbury hereby enacts as follows:

#### **DEFINITIONS**

- 1. In this by-law:
  - (1) "Act" means the *Development Charges Act*, S.O. 1997, c. 27, as amended and any successor legislation;
  - (2) "agricultural use" means a bona fide farming operation, but does not include a Dwelling Unit;
  - (3) "Apartment dwelling" means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor, but does not include a special care/special need dwelling unit. Despite the foregoing, an apartment dwelling includes those stacked townhouse dwellings that are developed on a block approved for development at a minimum density of sixty (60) units per net hectare pursuant to plans approved under section 41 of the Planning Act;
  - (4) "Assessment Act" means the *Assessment Act*, R.S.O. 1990, c. A.31, as amended and any successor legislation;
  - (5) "back-to-back townhouse dwelling" means a building containing four or more 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 of at least seven square metres (7 m<sup>2</sup>) used, designed or intended for use as sleeping quarters including a loft;
  - (7) "Board of Education" means a board defined in ss. 1 (1) of the *Education Act;* R.S.O. 1990, c. E.2, as amended and any successor legislation;
  - (8) "Bond Head Settlement Area (OPA 16)" means that area of the Town that is shown on Schedule "B" hereto:

- (9) "Bradford Settlement Area" means that area of the Town that is shown on Schedule "A" hereto and includes infill development;
- (10) "BWG Strategic Settlement Employment Area (OPA 15)" means that area of the Town that is shown on Schedule "C" hereto:
- (11) "building" means a building or structure occupying an area greater than ten (10) square metres (10 m²) consisting of a wall, roof or floor or any of them, or a structural system serving the function thereof, and includes, but is not limited to, an above grade storage tank, an air supported structure, a canopy and an industrial tent;
- (12) "Building Code Act" means the *Building Code Act*, S.O. 1992, c.23, as amended and any successor legislation;
- (13) "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;
  - (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; and
  - (g) interest on money borrowed to pay for costs in (a) to (d);

that are required for the provision of services designated in this By-law within or outside the Town;

- (14) "charitable dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the *Charitable Institutions Act*, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the *Child and Family Services Act*, R.S.O. 1990, c. C.11, a home or a joint home under the *Homes for the Aged and Rest Homes Act*, R.S.O. 1990, c. H.13, an institution under the *Mental Hospitals Act*, R.S.O. 1990, c. M.8, a nursing home under the *Nursing Homes Act*, R.S.O., 1990, c. N.7, and a home for special care under the *Homes for Special Care Act*, R.S.O. 1990, c, H.12;
- (15) "Condominium Act" means the *Condominium Act*, 1998, S.O. 1998, c . 19 as amended and any successor legislation or the *Condominium Act*, R.S.O. 1990, c. C.26, as amended and any successor legislation;
- (16) "correctional group home" means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government nor any correctional institution or secure custody and detention facility operated by the Province of Ontario/
- (17) "Council" means the Council of The Corporation of the Town of Bradford West Gwillimbury;
- (18) "development" means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 8 of this Bylaw and includes the redevelopment of land or the redevelopment, expansion, extension or alteration of a use or a building (except interior alterations to an existing building which do not change or intensify the use of the building);
- (19) "development charge" means a charge imposed pursuant to this By-law or any other development charge by-law of The Corporation of the Town of Bradford West Gwillimbury;
- (20) "dwelling unit" means either (1) a room or suite of rooms used, or designed or intended for use, by one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of

such person or persons, or (2) in the case of a special care/special need dwelling, a room or suite of rooms used, or designed or intended for use, by one person with or without exclusive sanitary and/or culinary facilities, or more than one person in sanitary facilities are directly connected and exclusively accessible to more than one room or suite of rooms;

- (21) "existing industrial building" means a building existing on land in the Town on March 5, 2013 or the first building or buildings constructed on vacant land on or after March 5, 2013 for which development charges were paid in full and such buildings are used for or in connection with:
  - (a) manufacturing, producing, processing, storing or distributing something;
  - (b) research or development in connection with manufacturing or processing something;
  - (c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place; or
  - (d) office or administrative purposes, if they are:
    - (i) carried out with respect to manufacturing, producing, processing, storage or distributing of something;
    - (ii) in or attached to the building used for that manufacturing, producing, processing, storage or distribution; and

despite the foregoing, self-service storage facilities and retail warehouses are not considered to be industrial buildings;

- (22) "farm building" means that part of a *bona fide* farm operation encompassing barns, silos, greenhouses and other ancillary development to an agricultural use, but excluding a residential use;
- (23) "garden suite" means a building containing one (1) dwelling unit where the garden suite is detached from and ancillary to an existing single detached dwelling or semi-detached dwelling on a residential lot and such building is designed to be portable and where the property owner has entered into an agreement with the municipality that establishes the temporary nature of the garden suite;
- (24) "grade" means the average level of finished ground adjoining a building at all exterior walls;
- (25) "gross floor area" means:

- (a) in the case of a residential building, or in the case of a mixed-use building with respect to the residential portion therefore, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls, or between the outside of exterior walls and, the centre line of party walls dividing one dwelling unit from another dwelling unit or other portion of a building; and
- (b) in the case of a non-residential building, or in the case of a mixeduse building in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use;
- (26) "group home" means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;
- (27) "hospice" means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained and family members may be active participants in care;
- (28) "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;
- "local board" means a municipal service board, a municipal services corporation, transportation commission, public library board, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power under any act with respect to the affairs or purposes of the Municipality or the County of Simcoe, but excluding a Board of Education, a conservation authority, any municipal services corporation that is not deemed to be a local board under 0. Reg. 599/06 made under the Municipal Act, 2001, S.O. 2001, c. 25, as amended or successor legislation and any corporation created under the Electricity Act, 1998, S.O. 1998, c. 15, Schedule A, as amended or any successor legislation;

- (30) "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 section 51 of the *Planning Act*, or as a condition of approval under section 53 of the *Planning Act*;
- (31) "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;
- (32) "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;
- (33) "Municipality" means The Corporation of the Town of Bradford West Gwillimbury;
- (34) "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;
- (35) "nursing home" means a residential building or the residential portion of a mixed-use building licensed as a nursing home by the Province of Ontario;
- (36) "other multiple" means all residential units other than a single detached dwelling, semi-detached dwelling, apartment dwelling or a dwelling unit, including but not limited to, row dwellings, multiplex, back-to-back townhouse dwelling, and the residential component of live/work units;
- (37) "Owner" means the owner of land or a person who has made application for an approval for the development of land;
- (38) "place of worship" means that part of a building that is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, Chap. A.31;
- (39) "Planning Act" means the *Planning Act*, R.S.O. 1990, c.13, as amended and any successor legislation;
- (40) "redevelopment" means the construction, erection or placing of one or more buildings on land where all or part of a building on such land has previously been demolished, or changing the use of all or part of a building

from a residential purpose to a non-residential purpose or from a non-residential purpose to a residential purpose, or changing all or part of a building from one form of residential development to another form of residential development or from one form of non-residential development to another form of non-residential development;

- (41) "Regulation" means any regulation made pursuant to the Act;
- (42) "residential development" means land, buildings or portions thereof used, designed or intended to be used as living accommodations for one or more individuals, and shall include a single detached dwelling, a semi-detached dwelling, a multiple dwelling, an apartment unit dwelling, a special care/special need dwelling, an accessory dwelling, and the residential portion of a mixed-use building and "residential use" and "residential purpose" has the same meaning;
- (43) "residential purpose" means the use of land, buildings or parts thereof as living accommodation for one or more persons;
- "residential uses" means lands, buildings or portions thereof used, or designed or intended for use for a residential purpose and includes a single detached dwelling, a semi-detached dwelling, a multiple dwelling, an apartment dwelling, a dwelling unit accessory to a development for non-residential uses and the residential portion of a mixed-use building;
- (45) "retirement home or lodge" mans a residential building or the residential portion of a mixed-use building which provides accommodation primarily for retired persons or couples where each private bedroom or living accommodation has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided;
- (46) "Rural Area" means that part of the Town located outside of the areas shown as Bradford Settlement Area, Bond Head Settlement Area (OPA 16) and BWG Strategic Settlement Employment Area (OPA 15) on Schedules "A", "B" and "C" respectively to this By-law;
- (47) "semi-detached dwelling" means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade:
- (48) "services" means services listed in Schedule "D" to this By-law, or in an agreement under s. 44 of the Act;
- (49) "single detached dwelling" means a completely detached building containing only one dwelling unit;

- (50) "Special care/special need dwelling" means a building containing two or more dwellings units, which units have a common entrance from street level:
  - a. Where the occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings;
  - b. Which may or may not have exclusive sanitary and/or culinary facilities;
  - c. That is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements; and
  - d. Where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels,
    - And includes, but is not limited to, retirements houses or lodges, nursing homes, charitable dwellings, group homes (including correctional group homes) and hospices;
- (51) "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;
- (52) "Town" means the geographic area of The Corporation of the Town of Bradford West Gwillimbury;
- (53) "Treasurer" means the Municipality's Director of Finance/Treasurer or his or her equivalent, deputy and their successors;
- (54) "wastewater services" means all facilities, buildings, services and things related to sanitary services, including, but not limited to, all works for the collection, transmission, treatment and disposal of sewage; and
- (55) "water services" means all facilities, buildings, services and things related to the provision of water, including, but not limited to, all works for the collection, production, treatment, storage, supply, transmission and distribution of water.

#### **RULES**

- 2. (1) For the purpose of complying with section 6 of the Act:
  - (a) the area to which this By-law applies shall be the area described in section 3 of this By-law;
  - (b) the rules developed under paragraph 9 of subsection 5(1) of the Act for determining if development charges are payable under this Bylaw in any particular case and for determining the amount of the

- charges shall be as set forth in sections 4, 8 through 16, inclusive, of this By-law;
- (c) the rules for exemptions, relief, credits and adjustments shall be as set forth in sections 18 through 20, inclusive, and section 23 of this By-law;
- (d) the indexing of charges shall be in accordance with section 27 of this By-law;
- (e) there shall be no phasing-in; and
- (f) except as set out in the Act and this By-law, there are no other credits, exemptions, relief or adjustments in respect of any land in the area to which this By-law applies

#### LANDS AFFECTED

- 3. (1) This By-law applies to all lands in the Town.
  - (2) Where,
    - (a) there are no water services and/or wastewater services feasibly available within one hundred and fifty-two (152) meters of a site for development; and
    - (b) no water services and/or wastewater services are scheduled to service the site for development within five (5) years of the date of approval of a building permit for development on the site,

then the Treasurer shall rebate the water services component and/or the wastewater services component of the residential or non-residential development charge to the owner who applies in writing, and provides proof satisfactory to the Municipality, that adequate private water services and/or sanitary services have been installed and are properly functioning so as to provide ample service to the site.

#### OTHER DEVELOPMENT CHARGES

4. The development of land in the Town may be subject to one or more development charges by-laws of The Corporation of the Town of Bradford West Gwillimbury and the development charges under this By-law for a development are in addition to any other development charges that may be applicable to such development.

#### **DESIGNATION OF SERVICES**

- 5. It is hereby declared by Council that all development of land within the area to which this By-law applies will increase the need for services.
- 6. The development charges under this By-law applicable to a development shall apply without regard to the services required or used by a particular development.
- 7. Development charges under this By-law shall be imposed for the categories of services listed in Schedule "D" to this By-law to pay for the increased capital costs required because of increased needs for services arising from development.

#### APPROVALS FOR DEVELOPMENT

- 8. (1) Development charges under this By-law shall be imposed against all lands or buildings within the area to which this By-law applies if the development of such lands or buildings requires any of the following:
  - (a) the passing of a zoning by-law or of 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, as amended or section 9 of the Condominium Act; or
  - (g) the issuance of a permit under the *Building Code Act, 1992*, S.O. 1992, c. 23, as amended or successor legislation, in relation to a building.
  - (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*; and
    - (b) local services installed or paid for by the owner as a condition of approval under section 53 of the *Planning Act*.

#### **CALCULATION OF DEVELOPMENT CHARGES**

- 9. Subject to the provisions of this By-law, development charges against land shall be imposed, calculated and collected in accordance with the rates set out in Schedule "E" to this By-law, which relate to the services set out in Schedule "0" to this By-law;
- 10. (1) Development charges under this By-law with respect to the development of any land or building shall be calculated as follows:
  - (a) in the case of residential development or redevelopment or the
  - (b) residential portion of a mixed-use development or redevelopment, based on the number and type of dwelling units; and
  - (c) in the case of non-residential development or redevelopment, or the non-residential portion of a mixed-use development or redevelopment, based on the gross floor area of such development or redevelopment.
- 11. No more than one development charge under this By-law for each service designated in section 7 of this By-law shall be imposed upon any lands or buildings to which this By-law applies even though two or more of the actions described in section 8 of this By-law are required before the lands or buildings can be developed.
- 12. (1) Despite sections 11 and 24 of this By-law, if
  - (a) two or more of the actions described in section 8 of this By-law occur at different times, or
  - (b) a second or subsequent building permit is issued

resulting in increased, additional or different development, then additional development charges under this By-law shall be imposed in respect of such increased, additional or different development permitted by such action or permit.

- 13. Where a development requires an approval described in section 8 of this By-law after the issuance of a building permit and no development charges have been paid, then development charges under this By-law shall be paid prior to the granting of the approval required under section 8 of this By-law.
- 14. Nothing in this By-law prevents Council from requiring, in an agreement under section 51 of the *Planning Act* or as a condition of consent or an agreement respecting same under section 53 of the *Planning Act*, that the owner, at his or her own expense, install such local services related to or within the area to which

a plan of subdivision relates, as Council may require, in accordance with the Municipality's applicable local services policies in effect at the time.

#### **AMOUNT OF CHARGE — RESIDENTIAL**

- 15. Subject to section 4 of this by-law, for development for residential purposes, development charges shall be imposed on all residential development, including a dwelling unit accessory to a non-residential development and the residential component of a mixed-use building, including the residential component of a live/work unit, according to the number and type of dwelling units on the lands, and shall be calculated and payable for residential development within:
  - (1) the Bradford Settlement Area shall be the residential development charges shown as the Grand Total Urban Area Bradford Settlement Area on Schedule "E" to this By-law;
  - (2) the Bond Head Settlement Area (OPA 16) and the BWG Strategic Settlement Employment Area (OPA 15) shall be the residential development charges shown as the Grand Total Urban Area Bond Head Settlement Area (OPA 16) and the BWG Strategic Settlement Employment Area (OPA 15) on Schedule "E" to this By-law; and
  - (3) the Rural Area shall be the residential development charges shown as the Grand Total Rural Area on Schedule "E" to this By-law.

#### **AMOUNT OF CHARGE - NON-RESIDENTIAL**

- 16. Subject to section 4 of this by-law, for development for non-residential uses, development charges shall be imposed on all non-residential development and, in the case of a mixed-use building, on the non-residential component of the mixed-use building, including the non-residential component of a live/work unit, according to the type and gross floor area of the non-residential component, and shall be calculated and payable for non-residential uses within:
  - (1) the Bradford Settlement Area shall be the non-residential development charges shown as the Grand Total Urban Area Bradford Settlement Area on Schedule "E" to this By-law;
  - (2) the Bond Head Settlement Area (OPA 16) and the BWG Strategic Settlement Employment Area (OPA 15) shall be the non-residential development charges shown as the Grand Total Urban Area Bond Head Settlement Area (OPA 16) and the BWG Strategic Settlement Employment Area (OPA 15) on Schedule "E" to this By-law; and
  - (3) the Rural Area shall be the non-residential development charges shown as the Grand Total Rural Area on Schedule "E" to this By-law.

#### PHASE-IN OF DEVELOPMENT CHARGES

17. The development charges imposed pursuant to this By-law are not being phased-in and are payable in full, subject to any exemptions or specific rules herein, from the date of this By-law comes into force and effect pursuant to section 35 of this By-law.

#### **EXEMPTIONS FOR CERTAIN BUILDINGS**

- 18. (1) 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 public hospital, as exempt from taxation pursuant to paragraph 3(1)3 of the *Assessment Act*;
  - (d) A non-residential farm building, save and except for the gross floor area within a greenhouse that is used for the purposes of carrying on retail sales to which development charges shall be imposed, calculated and collected in accordance with the rates set out in Schedule "E" based on the geographic location of such greenhouse;
  - (e) Lands or buildings used or to be used for a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act, R.S.O. 1990, Chap. A.31; and
  - (f) A Garden suite on a residential lot where the garden suite is detached from and ancillary to an existing single detached dwelling or semi-detached dwelling and such building is designed to be portable and where the property owner has entered into an agreement with the municipality that establishes the temporary nature of the garden suite.

# RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING

- 19. (1) Despite sections 8 and 15 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) despite clause (b) above, development charges shall be calculated and payable in accordance with Schedule "E" to this By-law based on the geographic location of the dwelling unit 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; and
- (e) despite clause (c) above, development charges shall be calculated and payable in accordance with Schedule "E" to this By-law based on the geographic location of the dwelling unit where the additional dwelling unit has a residential gross floor area greater than:
  - (i) in the case of semi-detached house or multiple dwelling, the gross floor area of the existing dwelling unit, and
  - (ii) 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

- 20. (1) Despite sections 9, 10 and 16 above, there shall be an exemption for the enlargement of an existing industrial building up to a maximum of fifty (50) percent of the gross floor area of the existing industrial building before any enlargement for which an exemption from the payment of development charges was granted.
  - (2) Development charges shall be imposed, calculated and payable pursuant to Schedule "E" to this By-law to the gross floor area of an enlargement that exceeds fifty (50) percent of the existing industrial building.
  - (3) For greater certainty in applying the exemption in this section, the gross area of an existing industrial building is enlarged where there is a *bona fide* 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 area 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(19) 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.
- (4) For the purpose of interpreting the definition of "existing industrial building" herein, regard shall be had to the classification of the lands in question pursuant to the *Assessment Act*, R.S.O. 1990, c. A.31 as amended or successor legislation and in particular:
  - (a) whether the lands fall within a tax class such that taxes on the lands are payable at the industrial tax rate; and
  - (b) whether more than fifty percent (50%) of the gross area of the building has an industrial property code for assessment purposes.

#### LOCAL SERVICE INSTALLATION

21. Nothing in this By-law prevents Council from requiring, as a condition of an agreement under section 51 or section 53 of the *Planning Act*, that the Owner, at his or her own expense, 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.

#### **SERVICES IN LIEU**

- 22. (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 provisions of the agreement 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 REDEVELOPMENT**

- 23. (1) Despite any other provision of this By-Law, where as a result of the redevelopment of land, a building existing on the same land has been demolished in order to facilitate redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:
  - (a) in the case of a residential building, or in the case of a mixed-use building, the residential uses in the mixed-use building, an amount calculated by multiplying the applicable development charge under Section 15 of this By-law by the number, according to type, of the dwelling units that have been or will be demolished; and
  - (b) in the case of a non-residential building, or in the case of a mixeduse building, the non-residential uses in the mixed-use building, an amount calculated by multiplying the applicable development charge under Section 16 of this By-law by the gross floor area that has been or will be demolished.
  - (2) The amount of any reduction permitted under clauses (1)(a) and (b) above of this By-law shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.
  - (3) Despite clauses (1)(a) and (b) above, any reduction applicable thereunder shall only apply where a building permit for the redevelopment has been issued within five (5) years of the date of the issuance of a permit for the demolition of any building on the same lands.
  - (4) No reduction is available if the existing land use is otherwise exempt under this By-law.

#### TIMING OF CALCULATION AND PAYMENT

- 24. (1) Development charges under this By-law shall be calculated as of, and be payable, at the time of execution of a subdivision agreement under section 51 of the *Planning Act* or an agreement entered into as a condition of consent under section 53 of the *Planning Act*, subject to any applicable exemptions or reductions under this By-law and calculated as follows:
  - (a) in the case of a development for residential uses, or the residential use portion of a mixed-use development, based upon:
    - (i) the proposed number and type of dwelling units; and
    - (ii) with respect to blocks intended for future development, the maximum number of dwelling units permitted under the then applicable zoning; and

- (b) in the case of development for non-residential uses, or the non-residential use portion of a mixed-use development, based upon:
  - (i) the actual gross floor area proposed to be constructed; or
  - (ii) if the actual gross floor area is not specified for the development, the gross floor area shall be deemed to be 25 percent of the related land area.
- (2) If at the time of issuance of building permit or permits related to a plan of subdivision for which payments have been made pursuant to subsection (1) above:
  - (a) the actual total number and type of dwelling units for which building permits have been and are being issued are greater than that used for the calculation and payment referred to in subsection (1) above, an additional payment shall, be required which additional payment shall be calculated by multiplying the additional number and type of dwelling units by the applicable amount in Schedule "E" to this Bylaw, based on the geographic location of the dwelling units and adjusted to the date of payment by indexing as provided in section 27 of this By-law;
    - (i) for the purpose of this subsection, the additional number and type of dwelling units is the difference between the number and type of dwelling units for which building permits have been and are being issued and the number and type of dwelling units for which payments have been made pursuant to subsection (1) above;
  - (b) the actual total non-residential gross floor area for which building permits have been and are being issued is greater than that used for the calculation and payment referred to in subsection (1) above, an additional payment shall be required which additional payment shall be calculated by multiplying the additional non-residential gross floor by the applicable amount in Schedule "E" to this By-law, based on the geographic location of the building containing the non-residential gross floor area and adjusted to the date of payment by indexing as provided in section 27 of this By-law;
    - (ii) for the purpose of this subsection, the additional nonresidential gross floor is the difference between the total non-residential gross floor area for which building permits have been and are being issued and the total non-residential gross floor area, for which payments have been made pursuant to subsection (1) above:

- (c) the actual total number and type of dwelling units for which building permits have been and are being issued is less than that used for the calculation and payment referred to in subsection (1) above, a refund shall become payable by the Town to the person who originally made the payment which refund shall be calculated by multiplying the applicable amount of the development charges in Schedule "E" to this By-law based on the geographic location of the dwelling units by the difference between the number and type of dwelling units for which payments were made pursuant to subsection (1) above and the number and type of dwelling units for which building permits were issued; and
- (d) the actual total non-residential gross floor area for which building permits have been and are being issued is less than that used for the calculation and payment referred to in subsection (1) above, a refund shall become payable by the Town to the person who originally made the payment which refund shall be calculated by multiplying the applicable amount of the development charges in Schedule "E" to this By-law based on the geographic location of the building containing the non-residential gross floor area in effect at the time of such payments were made by the difference between the total non-residential gross floor area for which payments were made pursuant to subsection (1) above and the total non-residential gross floor area for which building permits were issued.
- (3) Subsection (2) above applies with necessary modifications to a development for which development charges have been paid pursuant to a condition of consent or to an agreement respecting same.
- (4) If the development to which this By-law applies does not require a plan of subdivision under section 51 of the *Planning Act* or a consent under section 53 of the *Planning Act*, or if a plan of subdivision has already received approval as of the date this By-law comes into force and effect pursuant to section 34 of this By-law, then the development charges hereunder shall be calculated as of, and shall be payable on, the date the first building permit is issued for a development to which the development charges hereunder apply.

#### **RESERVE FUNDS**

- 25. (1) Monies received from payment of development charges pursuant to this By-law shall be maintained in three (3) separate reserve funds as follows: roads and related water and wastewater services.
  - (2) Monies received for the payment of development charges shall be used only in accordance with the provisions of Section 35 of the Act.

- (3) Council directs the Treasurer to divide the reserve funds created hereunder into separate subaccounts in accordance with the service subcategories set out in Schedule "D" to this By-law to which the development charge payments shall be credited in accordance with the amounts shown, plus interest earned thereon.
- (4) 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 as taxes.
- (5) 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).
- (6) The Treasurer shall, in each year commencing in 2019 for the 2018 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, as may be amended or any successor to such regulation.

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

- 26. (1) Where this By-law or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Municipal Board or by resolution of Council, the 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 this By-law comes into force and effect pursuant to section 33 of this By-law shall be used; and
    - (c) refunds that are required to be paid under subsection (1) shall include the interest owed under this section.

#### **BY-LAW INDEXING**

27. The development charges set out in Schedule "E" to this By-law shall be adjusted annually commencing January 1, 2019, without amendment to the By-law, in accordance with the most recent twelve (12) month change in the Statistics Canada Quarterly, "Construction Price Statistics" catalogue 62-007.

#### **SEVERABILITY**

28. 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**

29. 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**

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

#### **BY-LAW ADMINISTRATION**

31. This By-law shall be administered by the Treasurer.

#### **SCHEDULES**

32. The following Schedules to this By-law form an integral part of this By-law:

Schedule "A"	Map of the Bond Head Settlement Area (OPA 16)
Schedule "B"	Map of the Bradford Settlement Area
Schedule "C"	Map of the BWG Strategic Settlement Employment Area (OPA 15)
Schedule "D"	Designated Municipal Services
Schedule "E"	Residential and Non-residential Development Charges for Roads, Water Studies, Treatment and Distribution and Wastewater Studies, Treatment and Collection

#### **DATE BY-LAW EFFECTIVE**

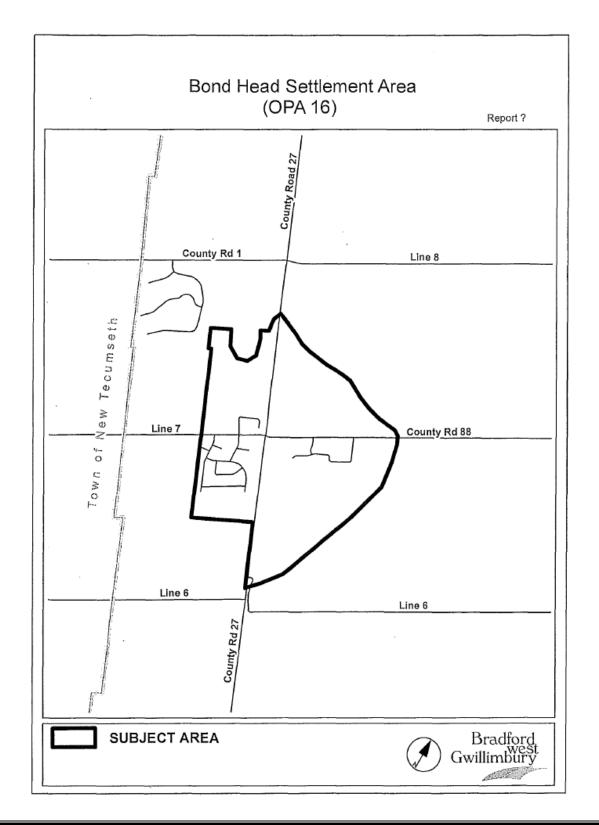
33. This By-law shall come into force and effect on the date it is enacted.

#### **SHORT TITLE**

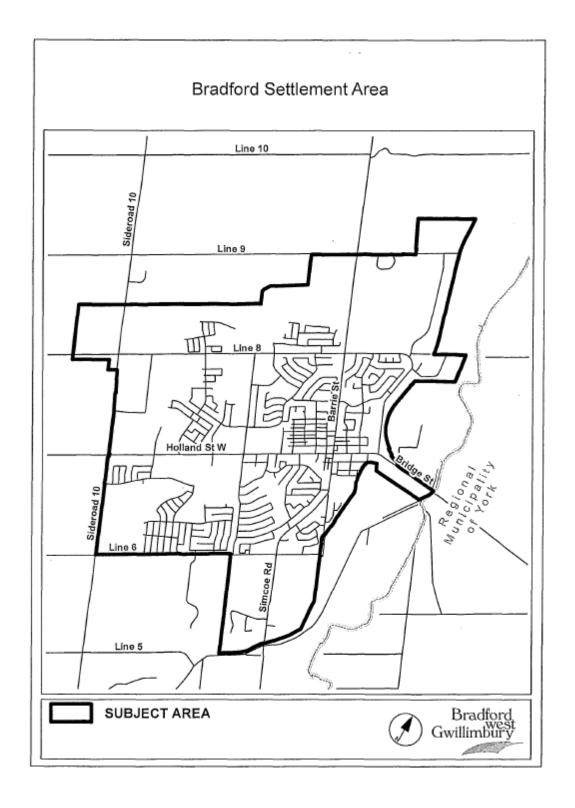
34. This By-law may be cited as the Town of Bradford West Gwillimbury "Water, Wastewater and Roads Development Charges By-law."

		Page G-23
Enacted this _th day of March, 2018		
 Clerk	Mavor	

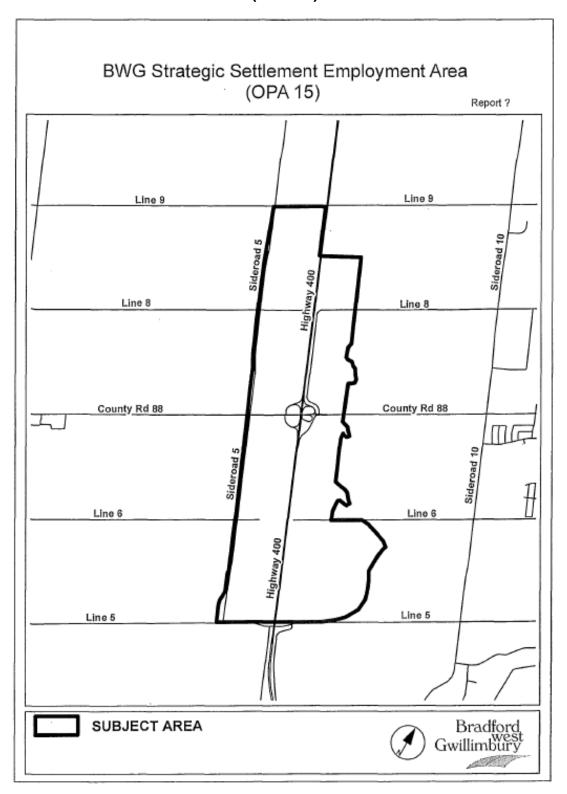
# SCHEDULE "A" BY-LAW 2018 - \_\_ MAP OF THE BOND HEAD SETTLEMENT AREA (OPA 16)



## SCHEDULE "B" BY-LAW 2018 - \_\_ MAP OF THE BRADFORD SETTLEMENT AREA



# SCHEDULE "C" BY-LAW 2018 - \_\_ MAP OF THE BWG STRATEGIC SETTLEMENT EMPLOYMENT AREA (OPA 15)



## SCHEDULE "D" BY-LAW 2018-\_\_ DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

### **Municipal Wide Services:**

Roads

### **Urban Services:**

Water Studies

Wastewater Studies

### **Bradford Settlement Area:**

Water Treatment

Water Distribution

Wastewater Treatment

Wastewater Collection

### Bond Head Settlement Area (OPA 16) & BWG Strategic Settlement Employment Area (OPA 15):

Water Treatment

Water Distribution

Wastewater Treatment

Wastewater Collection

### SCHEDULE "E" BY-LAW 2018 -

### RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES FOR ROADS, WATER TREATMENT AND DISTRIBUTION AND WASTEWATER TREATMENT AND COLLECTION SERVICES

AND WASTEWATER TREAT	RESIDENTIAL					NON-RESIDENTIAL
Service	Single and Semi- Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Dwelling Unit	(per ft <sup>2</sup> of Gross Floor Area)
Municipal Wide Services:						
Roads (not including roads related)	\$14,925	\$7,571	\$5,408	\$10,556	\$4,759	\$5.21
Total Municipal Wide Services	\$14,925	\$7,571	\$5,408	\$10,556	\$4,759	\$5.21
Urban Services						
Water:						
Studies - All Urban Areas	80	41	29	57	26	0.02
Treatment & Distribution (Bradford Settlement Area)	6,610	3,353	2,395	4,675	2,107	3.78
Treatment & Distribution (Bond Head Settlement Area & BWG Strategic Settlement Employment Area)	15,192	7,706	5,504	10,744	4,844	4.88
Wastewater:						
Studies - All Urban Areas	60	30	22	42	19	0.02
Treatment (Bradford Settlement Area)	4,526	2,296	1,640	3,201	1,443	3.08
Treatment (Bond Head Settlement Area & BWG Strategic Settlement Employment Areas)	4,138	2,099	1,499	2,926	1,319	1.03
Collection (Bradford Settlement Area)	3,377	1,713	1,224	2,389	1,077	3.14
Collection (Bond Head Settlement Area & BWG Strategic Settlement Employment Areas)	22,805	11,568	8,263	16,128	7,271	2.33
GRAND TOTAL RURAL AREA	\$14,925	\$7,571	\$5,408	\$10,556	\$4,759	\$5.21
GRAND TOTAL URBAN AREA - BRADFORD SETTLEMENT AREA	\$29,578	\$15,004	\$10,718	\$20,920	\$9,431	\$15.25
GRAND TOTAL URBAN AREA - BOND HEAD SETTLEMENT AREA & BWG STRATEGIC SETTLEMENT EMPLOYMENT AREA	\$57,199	\$29,015	\$20,725	\$40,453	\$18,238	\$13.50

February 2, 2018 Addendum Report

### Addendum to:

Town of Bradford West
Gwillimbury
Development Charge
Background Study for Water,
Wastewater, and Road
Services





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February 2, 2018



### **List of Acronyms and Abbreviations**

D.C. Development Charge

D.C.A. Development Charges Act

E.A. Environmental Assessment

F.I.R. Financial Information Return

G.F.A. Gross floor area

P.P.U. Persons per unit

P.S. Pumping Station

S.D.E. Single detached equivalent

S.D.U. Single detached unit

sq.ft. Square foot

## Addendum Report to January 5, 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 background study reflected the infrastructure requirements for water, wastewater and services related to a highway (roads) based on updated information provided by Town staff. The following provides a summary of the key dates in the development charge by-law process:

January 5, 2018 – Release of the D.C. Background Study Update and draft by-law

January 11, 2018 – Notice of Public Meeting and release of study

January 22, 2018 – Stakeholder Meeting

February 2, 2018 – Amendment to January 5<sup>th</sup> report released

February 6, 2018 – Scheduled date of Public Meeting

Early March, 2018 - Passage of Development Charges By-law

The purpose of this addendum report is to provide for changes to the January 5, 2017 D.C. Background Study related to wastewater collection and road infrastructure requirements, based on further discussions with Town staff and the developing landowners. These refinements are in relation to:

- a. Removal of four wastewater collection projects identified for the OPA-15 lands (the B.W.G. Strategic Settlement Employment Area);
- Updates to costing of Road projects to reflect the most current cost estimates and work completed to date;
- c. The addition of a new special care/special dwelling unit residential category to be applied to developments such as retirement homes or lodges, nursing homes, groups homes, etc.;
- d. Refinements to the draft by-law including, additions/refinements to definitions along with related wording in the body of the draft D.C. by-law and the addition of an exemption for Places of worship; and

e. Other housekeeping refinements within the study.

#### 2. Discussion

This section of the addendum report provides an explanation for the above-noted refinements. It is noted that the refinements have impacted the calculated development charges and therefore, the corresponding tables have been updated.

### 2.1 Removal of four wastewater collection projects identified for the OPA-15 lands (the B.W.G. Strategic Settlement Employment Area)

Since the release of the background study and subsequent meeting with the stakeholders, staff have confirmed with the developers group for the OPA-15 lands, that four projects which were initially included in the January 5<sup>th</sup> study, have already been included in the developer's group cost sharing agreement. Therefore, they do not have to be included in the D.C. calculations. The projects that were initially included were:

- OPA15-San 5: Oversizing cost for 1,300 m-375 mm diameter sewer and 840 m-450 mm diameter sewer in OPA15, from County Road 88 to the 6th Line, west of Highway 400, at a cost of \$2 million;
- OPA15-San 6: Oversizing cost for 960 m-450 mm diameter sewer from half concession north of County Road 88 to County Road 88 and full project cost for 50 m-450 mm diameter sewer crossing County Road 88 all east of Highway 400, at a cost of \$2 million;
- OPA15-San 7: Oversizing cost for 840 m-450 mm diameter sewer in OPA15 on east side of Highway 400 south of 8th Line and oversizing cost for 1140 m-300 mm diameter sewer in OPA15 on west side of Highway 400 north of 8th Line and full project cost for 400 m-450 mm diameter sewer on 8th Line crossing Highway 400, at a cost of \$5 million; and
- OPA15-San 8: Oversizing cost for 600 m-300 mm diameter sewer and 1440 m-375 mm diameter sewer north of 5th Line, east of Highway 400 servicing MZ01 and MZ02 lands, at a cost of \$3 million.

As these works were to benefit the OPA15 lands only, the removal of these projects, totalling \$12 million, reduces the non-residential area specific charge for the Bond Head Settlement Area & B.W.G. Strategic Settlement Employment Area, related to wastewater collection from a calculated rate of \$3.97 to \$2.33 per square foot.

### 2.2 Roads Costing Updates

Upon further review of the background study by the Town engineering and finance staff, it was determined that there were a number of road projects which required further cost refinements to reflect either more recent costing estimates or the works completed to date. As well, there were two projects that required a change to the amount of post period benefit identified in the background study. The projects which have been refined as part of this background study include:

- RDS-05 Line 8 Widening and Reconstruction including Sideroad 10 Reagens Industrial Parkway to 300 m north of 8th Line, Line 8 - Barrie Street to Professor Day Drive, and Line 88 - Professor Day Drive to Sideroad 10: Reduction of gross cost estimate from \$29,106,600 to \$13,869,600 to reflect the work completed to December 31, 2017;
- Project 24 Southeast arterial road Simcoe Road to Bridge Street: Reduction of gross cost estimate from \$2,485,933 to \$1,485,933 to reflect the work completed to December 31, 2017;
- RDS-03 Line 6/Walker Ave. Urbanization including Line 6 Simcoe Road to Walker Avenue and Walker Avenue – Line 6 to Morris Street: Reduction of gross cost estimate from \$1,683,500 to \$318,700 to reflect the work completed to December 31, 2017;
- Project 31 Line 5/Hwy 400 full interchange: Reduction of gross cost estimate from \$54 million to \$26.53 million to reflect the work completed to December 31, 2017, note this project is funded 1/3 by the Town and 2/3 by other levels of government, therefore, the other funding has also been adjusted to reflect the amount of grant funding received on the work completed;
- Project 44 Sideroad 10/Bradford By-pass partial interchange: The estimated gross cost of this project of \$7,514,000 has not changed however, it was determined that this project should have a post period deduction of 100%; and
- RDS-06 Portion of 400-404 link: This project, with an estimated gross cost of \$10 million was originally reduced by 100% based on a full post period deduction. Staff believe that this project should be included fully in the D.C. calculations.

The above refinements to the roads infrastructure program results in an overall reduction in the gross cost of the roads infrastructure program of \$43,071,800. After deductions for grants, post period benefit and existing benefit, the updated net cost of the program has been reduced by \$20,160,117. This results in a reduction in the calculated Town-wide roads D.C. from \$17,514 to \$14,925 per single detached home and from \$6.12 to \$5.21 per square foot for non-residential development.

### 2.3 Addition of Special Care/Special Dwelling Unit residential category

Residential development charges are calculated based on dividing the growth-related eligible costs, attributable to residential growth, into the gross population anticipated to be serviced, thus providing a "cost per capita". The cost per capita is then multiplied by the average occupancy (persons per unit) for various density building forms. Currently the building forms are based on low density (single and semi-detached dwellings), medium density (multiple dwelling units) and two categories of high density (apartments with 2 bedrooms or more and apartments with less than 2 bedrooms) units. Through discussions with staff, the need to provide a third category of high density unit has been identified. This third category would be based on an average persons per unit of 1.1 and would include, but not be limited to, the development of retirement homes or lodges, nursing homes, charitable dwellings, group homes (including correctional group homes) and hospices. This addendum report has provided a calculated D.C. for water, wastewater and roads for Special Care/Special Dwelling Units which equates to the following per unit cost:

	RESIDENTIAL	
Service	Special	
	Care/Special	
	Dwelling Unit	
Municipal Wide Services:		
Roads (not including roads related)	\$4,759	
Total Municipal Wide Services	\$4,759	
Urban Services		
Water:		
Studies - All Urban Areas	26	
Treatment & Distribution (Bradford Settlement Area)	2,107	
Treatment & Distribution (Bond Head Settlement Area & BWG Strategic Settlement Employment Area)	4,844	
Wastewater:		
Studies - All Urban Areas	19	
Treatment (Bradford Settlement Area)	1,443	
Treatment (Bond Head Settlement Area & BWG Strategic Settlement Employment Areas)	1,319	
Collection (Bradford Settlement Area)	1,077	
Collection (Bond Head Settlement Area & BWG Strategic Settlement Employment Areas)	7,271	
GRAND TOTAL RURAL AREA	\$4,759	
	• ,	
GRAND TOTAL URBAN AREA - BRADFORD SETTLEMENT AREA	\$9,431	
GRAND TOTAL URBAN AREA - BOND HEAD SETTLEMENT AREA & BWG STRATEGIC SETTLEMENT	\$18,238	
EMPLOYMENT AREA	Ţ:1,200	

It is noted that for all other D.C. services, as provided in By-law 2014-73, which provides D.C.s for roads related facilities and vehicles, parking, fire, police, indoor and outdoor recreation, library and administration (studies), there will be a period of time when the apartment rate(s) would still apply to the types of developments embraced in the new category under the water, wastewater & roads D.C. by-law. However, Town staff intend to provide for this new category of residential charge for the other services during the update of by-law 2014-73 which is require prior to it's expiry in August of 2019.

### 2.4 Draft D.C. By-law Refinements

The background study and draft by-law were reviewed by staff and the following revisions are provided:

### New Definitions to be Added:

- "Charitable dwelling" means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the *Charitable Institutions Act*, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children's residence under the *Child and Family Services Act*, R.S.O. 1990, c. C.11, a home or a joint home under the *Homes for the Aged and Rest Homes Act*, R.S.O. 1990, c. H.13, an institution under the *Mental Hospitals Act*, R.S.O. 1990, c. M.8, a nursing home under the *Nursing Homes Act*, R.S.O., 1990, c. N.7, and a home for special care under the *Homes for Special Care Act*, R.S.O. 1990, c, H.12.
- "Correctional Group Home" means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government nor any correctional institution or secure custody and detention facility operated by the Province of Ontario.

- "Garden suite" means a building containing one (1) dwelling unit where the garden suite is detached from and ancillary to an existing single detached dwelling or semi-detached dwelling on a residential lot and such building is designed to be portable and where the property owner has entered into an agreement with the municipality that establishes the temporary nature of the garden suite.
- "Group home" means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located.
- "Hospice" means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained and family members may be active participants in care.
- "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.
- "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.
- "Nursing home" means a residential building or the residential portion of a mixeduse building licensed as a nursing home by the Province of Ontario.
- "Place of worship" means that part of a building that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, Chap. A.31.

- "Residential Development" means land, buildings or portions thereof used, designed or intended to be used as living accommodations for one or more individuals, and shall include a single detached dwelling, a semi-detached dwelling, a multiple dwelling, an apartment unit dwelling, a special care/special need dwelling, an accessory dwelling, and the residential portion of a mixed-use building and "residential use" and "residential purpose" has the same meaning.
- "Retirement home or lodge" mans a residential building or the residential portion
  of a mixed-use building which provides accommodation primarily for retired
  persons or couples where each private bedroom or living accommodation has a
  separate private bathroom and separate entrance from a common hall but where
  common facilities for the preparation and consumption of food are provided, and
  common lounges, recreation rooms and medical care facilities may also be
  provided.
- "Special care/special need dwelling" means a building containing two or more dwellings units, which units have a common entrance from street level:
  - Where the occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings;
  - Which may or may not have exclusive sanitary and/or culinary facilities;
  - That is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements; and
  - Where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels,

And includes, but is not limited to, retirements houses or lodges, nursing homes, charitable dwellings, group homes (including correctional group homes) and hospices.

### Existing Definitions to be Refined

• "Apartment dwelling" means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor, but does not include a special care/special need dwelling unit. Despite the foregoing, an apartment dwelling includes those stacked townhouse dwellings that are developed on a block approved for development at a minimum density of sixty (60) units per net hectare pursuant to plans approved under section 41 of the Planning Act.

- "Dwelling unit" means either (1) a room or suite of rooms used, or designed or intended for use, by one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, or (2) in the case of a special care/special need dwelling, a room or suite of rooms used, or designed or intended for use, by one person with or without exclusive sanitary and/or culinary facilities, or more than one person in sanitary facilities are directly connected and exclusively accessible to more than one room or suite of rooms.
- "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.
- "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.
- "other multiple" means all residential units other than a single detached dwelling, semi-detached dwelling, apartment dwelling or a dwelling unit, including but not limited to, row dwellings, multiplex, back-to-back townhouse dwelling, and the residential component of live/work units.
- "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.

#### Refinements to the body of the By-law

- Amount of Charge:
  - Residential:

Subject to section 4 of this by-law, for development for residential purposes, development charges shall be imposed on all residential development, including a dwelling unit accessory to a non-residential development and the residential component of a mixed-use building, including the residential component of a live/work unit, according to the number and type of dwelling units on the lands, and shall be calculated and payable for residential development within:

- (1) the Bradford Settlement Area shall be the residential development charges shown as the Grand Total Urban Area – Bradford Settlement Area on Schedule "E" to this By-law;
- (2) the Bond Head Settlement Area (OPA 16) and the BWG Strategic Settlement Employment Area (OPA 15) shall be the residential development charges shown as the Grant Total Urban Area – Bond Head Settlement Area (OPA 16) and the BWG Strategic Settlement Employment Area (OPA 15) on Schedule "E" to this By-law; and
- (3) the Rural Area shall be the residential development charges shown as the Grant Total Rural Area on Schedule "E" of this By-law.

#### Non-Residential:

Subject to section 4 of this by-law, for development for non-residential uses, development charges shall be imposed on all non-residential development and, in the case of a mixed-use building, on the non-residential component of the mixed-use building, including the non-residential component of a live/work unit, according to the type and gross floor area of the non-residential component, and shall be calculated and payable for non-residential uses within:

- (1) the Bradford Settlement Area shall be the residential development charges shown as the Grand Total Urban Area – Bradford Settlement Area on Schedule "E" to this By-law;
- (2) the Bond Head Settlement Area (OPA 16) and the BWG Strategic Settlement Employment Area (OPA 15) shall be the residential development charges shown as the Grant Total Urban Area Bond Head Settlement Area (OPA 16) and the BWG Strategic Settlement Employment Area (OPA 15) on Schedule "E" to this By-law; and
- (3) the Rural Area shall be the residential development charges shown as the Grant Total Rural Area on Schedule "E" of this By-law.

- Exemptions for Certain Buildings:
  - The following will be added:
    - (e) Lands or buildings used or to be used for a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the Assessment Act, R.S.O. 1990, Chap. A.31.
    - (f) Garden suite on a residential lot where the garden suite is detached from and ancillary to an existing single detached dwelling or semidetached dwelling and such building is designed to be portable and where the property owner has entered into an agreement with the municipality that establishes the temporary nature of the garden suite.

### 2.5 Other Refinements to the Background Study

Further to changes to the background study as noted above, there are other refinements that will be included in the amending pages to the background study (see Appendix A) including, a correction to the summary of the growth forecast set out in the Executive Summary, references throughout the document to the updated capital costs, correction of page numbering in chapter 5, and minor grammatical and spelling corrections.

### 2.6 Overall Change in the D.C. Calculation

Based on the changes noted above, the calculated development charge for water, wastewater and roads (single/semi-detached unit) has decreased as follows:

- In the rural area from \$17,514 to \$14,925;
- In the Bradford Settlement Area from \$32,167 to \$29,578; and
- In the Bond Head Settlement Area & BWG Strategic Settlement Employment Area from \$59,059 to \$57,199.

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

- In the rural area from \$6.12 to \$5.21;
- In the Bradford Settlement Area from \$16.16 to \$15.25; and

• In the Bond Head Settlement Area & BWG Strategic Settlement Employment Area from \$16.04 to \$13.50.

The above changes have been incorporated into the calculations. The following summary outlines the existing, the charges as calculated in the 2017 D.C. report dated January 5, 2018 and the charges calculated in this addendum report (as have been highlighted). Note that the D.C. charges related to By-law 2014-73 are also included to provide for the full D.C. charges (not highlighted).

**Residential Single Detached Comparison** 

Residential Single Detached	Companison		Calculated
		Calculated	(Refined as
Service	Current	(DC Report)	of Jan 31/18)
Municipal Wide Services:	Current	(DC Report)	01 3411 31/16)
Roads	\$14,776	\$17,514	\$14,925
Roads and Related Facilities and Vehicles	\$1,770 \$1,138	1,138	1,138
Transit	φ1,136 0	1,130	1,136
Parking Services	35	35	35
Fire Protection Services	617	617	617
Police Services	457	457	457
Outdoor Recreation Services	1,164	***************************************	1,164
Indoor Recreation Services	5,237	1,164	
		5,237	5,237
Library Services	1,021	1,021	1,021
Administration	512	512	512
Total Municipal Wide Services	\$24,957	\$27,695	\$25,106
Urban Services			
Water:	5.4	00	00
Studies - All Urban Areas*	54	80	
Treatment & Distribution (Bradford Settlement Area)	7,374	6,610	6,610
Treatment & Distribution (Bond Head Settlement Area			
& BWG Strategic Settlement Employment Area)			
	13,994	15,192	15,192
Wastewater:			
Studies - All Urban Areas*	40	60	60
Treatment (Bradford Settlement Area)	5,651	4,526	4,526
Treatment (Bond Head Settlement Area & BWG			
Strategic Settlement Employment Areas)	4,493	4,138	4,138
Collection (Bradford Settlement Area)	2,506	3,377	3,377
Collection (Bond Head Settlement Area & BWG			
Strategic Settlement Employment Areas)	11,901	22,805	22,805
GRAND TOTAL RURAL AREA	\$24,957	\$27,695	\$25,106
GRAND TOTAL URBAN AREA - BRADFORD SETTLEMENT			
AREA	<b></b>	***	***
· · · · · ·	\$40,582	\$42,348	\$39,759
GRAND TOTAL URBAN AREA - BOND HEAD			
SETTLEMENT AREA & BWG STRATEGIC SETTLEMENT	AFE 100	400.000	407.555
EMPLOYMENT AREA	\$55,439	\$69,969	\$67,380

Non-Residential Comparison

Non Residential Comp		Calculated	
		Calculated	(Refined as
Service	Current	(DC Report)	of Jan 22/18)
Municipal Wide Services:			
Roads	\$5.84	\$6.12	\$5.21
Roads and Related Facilities and Vehicles	0.45	0.45	0.45
Transit	0.00	-	-
Parking Services	0.01	0.01	0.01
Fire Protection Services	0.10	0.10	0.10
Police Services	0.15	0.15	0.15
Outdoor Recreation Services	0.03	0.03	0.03
Indoor Recreation Services	0.20	0.20	0.20
Library Services	0.04	0.04	0.04
Administration	0.20	0.20	0.20
Total Municipal Wide Services	\$7.02	\$7.30	\$6.39
Urban Services			
Water:			
Studies - All Urban Areas*	0.02	0.02	0.02
Treatment & Distribution (Bradford Settlement Area)	4.19	3.78	3.78
Treatment & Distribution (Bond Head Settlement Area			
& BWG Strategic Settlement Employment Area)			
& BWG Strategic Settlement Employment Area)	5.46	4.88	4.88
Wastewater:			
Studies - All Urban Areas*	0.03	0.02	0.02
Treatment (Bradford Settlement Area)	4.08	3.08	3.08
Treatment (Bond Head Settlement Area & BWG			
Strategic Settlement Employment Areas)	1.36	1.03	1.03
Collection (Bradford Settlement Area)	1.78	3.14	3.14
Collection (Bond Head Settlement Area & BWG			
Strategic Settlement Employment Areas)	1.63	3.97	2.33
GRAND TOTAL RURAL AREA	\$7.02	\$7.30	\$6.39
GRAND TOTAL URBAN AREA - BRADFORD SETTLEMENT			
AREA	\$17.12	\$17.34	\$16.43
GRAND TOTAL URBAN AREA - BOND HEAD	Ψ11.12	φ17.34	φ10.43
SETTLEMENT AREA & BWG STRATEGIC SETTLEMENT			
EMPLOYMENT AREA	\$15.52	\$17.22	\$14.68
	Ψ10.02	Ψ11.22	Ψ17.00

### 2.5 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):

- a. Page (ii) item 4 updated table summarizing the growth forecast.
- b. Page (iii) item 6 updated summary of calculated charges to reflect decreased charges and updated information on the charges including full services.
- c. Page (iv) updated summary of gross capital costs and the net costs to be recovered over the life of the by-law.

- d. Page (v) updated Table ES-1 Schedule of development charges for roads, water and wastewater services.
- e. Page 1-2 updated Figure 1-1 Schedule of Key D.C. Process dates to include the date of the stakeholder meeting and this addendum report.
- f. Page 3-1 updated to note that the Town's 2017 Land Needs Analysis Report was one of the documents used in compiling the growth forecast.
- g. Pages 5-12 to 5-31 updated to reflect correct page numbers From Pages 5-1 to 5-20.
- h. Page 5-14 (now Page 5-3) updated wording to reflect the correct name of the 400-404 link.
- i. Page 5-15 (now Page 5-4) updated list of projects identified as post period benefit to include project no. 44 and include RDS-6.
- j. Pages 5-17 & 5-18 (now Pages 5-6 & 5-7) updated wording to reflect the revised roads infrastructure costing included in the D.C. calculations.
- k. Page 5-19 (now Page 5-8) updated capital infrastructure detail sheet to reflect the revised roads infrastructure costing included in the D.C. calculations.
- I. Page 5-20 (now Page 5-9) first sentence of 5.4.1 updated wording to correct spelling of "associated".
- m. Page 5-21 (now Page 5-10) wording updated to reflect total cost to be recovered for water treatment & distribution of \$113,091,705.
- n. Page 5-26 (now Page 5-15) updated wording to reflect the revised wastewater collection infrastructure costing included in the D.C. calculations.
- o. Page 5-27 (now Page 5-16) updated summary table to reflect the update costing related to wastewater collection infrastructure to be included in the D.C. study and the summary table providing for the distribution of the costs between the benefitting settlement areas and the residential and non-residential development in each settlement area.
- Page 5-31 (now Page 5-20) updated capital infrastructure detail sheet to reflect the revised wastewater collection infrastructure costing included in the D.C. calculations.
- q. Pages 6-2 to 6-7 updated D.C. calculation tables for revised roads and wastewater collection infrastructure costing and the addition of the new residential special care/special dwelling unit rate.
- r. Page 7-5 updated to include exemptions for Garden Suites and Places of Worship and cemetery/burial grounds.
- s. Page C-3 updated table C-1 to reflect the revised roads and wastewater collection program and the impacts on operating and capital expenditures.

- t. Page F-3 updated wording to reflect the asset management implications of the revised capital program for roads and wastewater collection.
- u. Page F-4 updated table to reflect the asset management implications of the revised capital program for roads and wastewater collection.
- v. Appendix G updated to reflect the revised draft D.C. by-law including all refinements set out in this addendum report.

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

Sections 1 & 2 provide for a summary of the revisions to the calculations and draft bylaw policies that are 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, this addendum report #1 and the amended draft by-law, including the amended schedule "B" to the by-law, will be considered for approval by Council.

# Amended Pages (Inserted throughout the body of the report)