



**Addendum to:**

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



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 **Planning for growth**

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## **List of Acronyms and Abbreviations**

D.C.	Development Charge
D.C.A.	Development Charges Act
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);
- b. 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:

Service	RESIDENTIAL
	Special Care/Special Dwelling Unit
<b>Municipal Wide Services:</b>	
Roads (not including roads related)	\$4,759
<b>Total Municipal Wide Services</b>	<b>\$4,759</b>
<b>Urban Services</b>	
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 EMPLOYMENT AREA	\$18,238

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 Marijuana 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 mixed-use 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” means 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 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.

## ***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

Service	Current	Calculated (DC Report)	Calculated (Refined as of Jan 31/18)
<b>Municipal Wide Services:</b>			
<b>Roads</b>	<b>\$14,776</b>	<b>\$17,514</b>	<b>\$14,925</b>
Roads and Related Facilities and Vehicles	\$1,138	1,138	1,138
Transit	0	0	0
Parking Services	35	35	35
Fire Protection Services	617	617	617
Police Services	457	457	457
Outdoor Recreation Services	1,164	1,164	1,164
Indoor Recreation Services	5,237	5,237	5,237
Library Services	1,021	1,021	1,021
Administration	512	512	512
<b>Total Municipal Wide Services</b>	<b>\$24,957</b>	<b>\$27,695</b>	<b>\$25,106</b>
<b>Urban Services</b>			
<b>Water:</b>			
Studies - All Urban Areas*	54	80	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
<b>Wastewater:</b>			
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
<b>GRAND TOTAL RURAL AREA</b>	<b>\$24,957</b>	<b>\$27,695</b>	<b>\$25,106</b>
<b>GRAND TOTAL URBAN AREA - BRADFORD SETTLEMENT AREA</b>	<b>\$40,582</b>	<b>\$42,348</b>	<b>\$39,759</b>
<b>GRAND TOTAL URBAN AREA - BOND HEAD SETTLEMENT AREA &amp; BWG STRATEGIC SETTLEMENT EMPLOYMENT AREA</b>	<b>\$55,439</b>	<b>\$69,969</b>	<b>\$67,380</b>

## Non-Residential Comparison

Service	Current	Calculated (DC Report)	Calculated (Refined as of Jan 22/18)
<b>Municipal Wide Services:</b>			
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
<b>Total Municipal Wide Services</b>	<b>\$7.02</b>	<b>\$7.30</b>	<b>\$6.39</b>
<b>Urban Services</b>			
<b>Water:</b>			
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)	5.46	4.88	4.88
<b>Wastewater:</b>			
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
<b>GRAND TOTAL RURAL AREA</b>	<b>\$7.02</b>	<b>\$7.30</b>	<b>\$6.39</b>
<b>GRAND TOTAL URBAN AREA - BRADFORD SETTLEMENT AREA</b>	<b>\$17.12</b>	<b>\$17.34</b>	<b>\$16.43</b>
<b>GRAND TOTAL URBAN AREA - BOND HEAD SETTLEMENT AREA &amp; BWG STRATEGIC SETTLEMENT EMPLOYMENT AREA</b>	<b>\$15.52</b>	<b>\$17.22</b>	<b>\$14.68</b>

## 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.
- l. 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.

### **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 by-law 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



- 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 (ft <sup>2</sup> )	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 full services 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
<b>Net Costs to be recovered from development charges</b>	<b>\$169,500,805</b>

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\$**

Service	RESIDENTIAL					NON-RESIDENTIAL
	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)
<b>Municipal Wide Services:</b>						
Roads (not including roads related)	\$14,925	\$7,571	\$5,408	\$10,556	\$4,759	\$5.21
<b>Total Municipal Wide Services</b>	<b>\$14,925</b>	<b>\$7,571</b>	<b>\$5,408</b>	<b>\$10,556</b>	<b>\$4,759</b>	<b>\$5.21</b>
<b>Urban Services</b>						
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
<b>GRAND TOTAL RURAL AREA</b>	<b>\$14,925</b>	<b>\$7,571</b>	<b>\$5,408</b>	<b>\$10,556</b>	<b>\$4,759</b>	<b>\$5.21</b>
<b>GRAND TOTAL URBAN AREA - BRADFORD SETTLEMENT AREA</b>	<b>\$29,578</b>	<b>\$15,004</b>	<b>\$10,718</b>	<b>\$20,920</b>	<b>\$9,431</b>	<b>\$15.25</b>
<b>GRAND TOTAL URBAN AREA - BOND HEAD SETTLEMENT AREA &amp; BWG STRATEGIC SETTLEMENT EMPLOYMENT AREA</b>	<b>\$57,199</b>	<b>\$29,015</b>	<b>\$20,725</b>	<b>\$40,453</b>	<b>\$18,238</b>	<b>\$13.50</b>

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 by-law	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

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## 3. 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



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

### 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.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Town of Bradford West Gwillimbury  
Service: Roads

Project No.*	Increased Service Needs Attributable to Anticipated Development  2018-2031	Timing (year)	Gross Capital Cost Estimate (Balance to be Spent) (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 56%	Non-Residential Share 44%
RDS-01 3 & 4, 5 & 6, 29	Holland Street Project including: Holland Street East - Barrie Street to Bridge Street, Holland Street West - Barrie Street to Melbourne Drive and Holland Street Corridor - Sideroad 10 to Bridge Street	2020-2022	17,483,500	-	-	17,483,500	12,206,800		5,276,700	2,954,952	2,321,748
RDS-00 11	Dissette Street including: Dissette Street - Bridge Street to Artesian Industrial Parkway	2018	350,000	-		350,000	165,800		184,200	103,152	81,048
12 16	Line 8 - Artesian Industrial Parkway to County Road 4 Bridge Street - Dissette Street to Bradford CO-OP										
14	Professor Day Drive - Line 8 to Crossland Blvd./McKenzie Way	2018	3,398,100	-		3,398,100	-		3,398,100	1,902,936	1,495,164
RDS-02 18	Southwst Arterial Road Project including: Line 6 - 600 m east of Sideroad 10 to southwest arterial road roundabout,	2018	22,881,000	-		22,881,000	2,468,200		20,412,800	11,431,168	8,981,632
19 32	Sideroad 10 - Line 6 to Holland Street West, and Southwest Arterial Road (Sideroad 10 & Line 5) - from Line 6 to Coffey Road										
RDS-05 20 & 33 21 & 22 23	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	2018-2025	13,869,600	-	-	13,869,600	1,275,500		12,594,100	7,052,696	5,541,404
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
RDS-03 26 27	Line 6/Walker Ave. Urbanization includes: Line 6 - Simcoe Road to Walker Avenue and Walker Avenue - Line 6 to Morris Street	2019	318,700	-	-	318,700	52,300		266,400	149,184	117,216
28	Simcoe Road - Line 6 to 60 m south of Golfview Blvd.	2018	612,100	-	-	612,100	99,600		512,500	287,000	225,500
30	Professor Day Drive & Melbourne Drive corridors - Miller Park Ave. to Northgate Dr.	2023	286,000	-	-	286,000	-		286,000	160,160	125,840
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
38	Professor Day Drive at Breeze Drive	2014	689,900	-	-	689,900	197,900		492,000	275,520	216,480
39	Line 6 - From Sideroad 10 to Highway 400	2023	8,023,000	-	-	8,023,000	75,450		7,947,550	4,450,628	3,496,922
RDS-04 40	OPA 15 & OPA 16 Servicing includes: 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
41	Line 6 - From Highway 400 to Sideroad 27										
42	Line 6 - From Langford Boulevard to southwest arterial roundabout	2026	764,000	-	-	764,000	20,580		743,420	416,315	327,105
43	Line 8 - From Sideroad 10 to Highway 400	2031	2,058,700	2,058,700	-	-	-		-	-	-
44	Sideroad 10 / 400-404 link partial interchange	2028	7,514,000	7,514,000	-	-	-		-	-	-
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	4,400,000
RDS-07	Signalizations at various locations	2020-2031	3,000,000	-	-	3,000,000	-		3,000,000	1,680,000	1,320,000
47	Outstanding Growth Related Debt - Principal	2019-2021	7,082,557	-	-	7,082,557	-		7,082,557	3,966,232	3,116,325
48	Outstanding Growth Related Debt - Interest (Discounted)	2019-2021	606,890	-	-	606,890	-		606,890	339,858	267,031
49	Interest on Debentures required in 2018 (discounted)	2018-2027	3,570,181	-	-	3,570,181	-		3,570,181	1,999,301	1,570,880
50	DC Reserve Adjustment		21,772,245	-	-	21,772,245	-		21,772,245	12,192,457	9,579,788
	<b>Total</b>		<b>180,252,006</b>	<b>28,092,700</b>	<b>17,686,667</b>	<b>134,472,639</b>	<b>18,288,230</b>	<b>-</b>	<b>116,184,409</b>	<b>65,063,269</b>	<b>51,121,140</b>

\* Project Numbers are consistent 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

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## 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:

<b>Water</b>		
	<b>Treatment &amp; Distribution</b>	<b>Studies</b>
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
<b>Total Net Cost of Outstanding Works</b>	<b>55,579,169</b>	<b>500,000</b>
Works to Date	52,773,932	-
Estimated Interest on Future Debt (Discounted)	4,738,604	-
<b>Total to be included in DC Calculation</b>	<b>113,091,705</b>	<b>500,000</b>

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:

### **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:



<b>Wastewater</b>			
<b>To be Recovered from DC:</b>	<b>Treatment</b>	<b>Collection</b>	<b>Studies</b>
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
<b>Total Net Cost of Outstanding Works</b>	<b>21,541,951</b>	<b>32,464,954</b>	<b>500,000</b>
Work to Date	31,541,498	38,436,541	-
Estimated Interest on Future Debt		5,192,990	
<b>Total to be included in DC Calculation</b>	<b>53,083,449</b>	<b>76,094,486</b>	<b>500,000</b>

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:

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

## INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Town of Bradford West Gwillimbury

Service: Wastewater Collection

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	Less:		Total
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	
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 27 and 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	FP	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
	<b>Total</b>			<b>52,095,696</b>	<b>17,698,501</b>	<b>0</b>	<b>34,397,194</b>	<b>1,897,463</b>	<b>34,778</b>	<b>32,464,954</b>

**TABLE 6-1  
TOWN OF BRADFORD WEST GWILLIMBURY  
DEVELOPMENT CHARGE CALCULATION  
Municipal-wide Services  
2018-2031**

SERVICE	2018 \$ DC Eligible Cost		2018 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft²
<u>1. Services Related to a Highway</u>	\$	\$	\$	\$
1.1 Roads	65,063,269	51,121,140	14,925	5.21
	65,063,269	51,121,140	14,925	5.21
<b>TOTAL</b>	<b>\$65,063,269</b>	<b>\$51,121,140</b>	<b>\$14,925</b>	<b>\$5.21</b>
<b>DC ELIGIBLE CAPITAL COST</b>	<b>\$65,063,269</b>	<b>\$51,121,140</b>		
14 Year Gross Population / GFA Growth (ft².)	15,040	9,804,300		
Cost Per Capita / Non-Residential GFA (ft².)	\$4,326.02	\$5.21		
<u>By Residential Unit Type</u>	<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**

SERVICE	2018 \$ DC Eligible Cost		2018 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft²
<u>2. Wastewater Services</u>	\$	\$	\$	\$
2.1 Studies	255,000	245,000	60	0.02
	255,000	245,000	60	0.02
<u>3. Water Services</u>				
3.1 Studies	345,000	155,000	80	0.02
	345,000	155,000	80	0.02
<b>TOTAL</b>	<b>\$600,000</b>	<b>\$400,000</b>	<b>\$140</b>	<b>0.04</b>
<b>DC ELIGIBLE CAPITAL COST</b>	<b>\$600,000</b>	<b>\$400,000</b>		
Build out Gross Population / GFA Growth (ft².)	14,832	9,804,300		
Cost Per Capita / Non-Residential GFA (ft².)	\$40.45	\$0.04		
<u>By Residential Unit Type</u>	<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**

Project	Description	Timing	Bradford Settlement Area	Bond Head Settlement Area & 400 Strategic Employment Settlement Area
<b>Water Treatment:</b>				
WSS-8a	Full project cost for Phase 2 of the existing booster pumping station - Town of Innisfil Line 3	2018	\$1,540,142	\$0
WSS-8b	Full project cost for Phase 3 of the existing booster pumping station - Town of Innisfil Line 3	2018	\$206,844	\$252,913
WSS-9b	BWG proportionate project cost for Innisfil Water Treatment Plant Expansion - Phase 3	2018	\$7,086,368	\$1,381,262
WSS-10	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	\$3,896,025	\$4,763,776
<b>Water Distribution:</b>				
WDS-6	Full project cost for 250 m - 300 mm diameter watermain replacement on Holland Street West from Barrie Street to Holland Court	2022	\$124,387	\$0
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	2022	\$218,369	\$42,564
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	2018	\$1,571,331	\$306,281
WDS-9	Oversizing cost for 300 mm diameter watermain 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	2018	\$173,542	\$0
WDS-10	Full project cost for addition of valve chambers and hydrants on existing watermain on 8th Line from Sideroad 10 to Professor Day Drive	2022	\$173,217	\$0
WDS-11	Oversizing cost for 1830 m - 300 mm diameter trunk watermain on Crossland Blvd. in Community Area 4 (area north of 8th Line, west of Professor Day Dr.)	2022	\$216,860	\$0
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	2018	\$177,102	\$0
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	2026	\$1,389,295	\$0
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	2018	\$358,271	\$0
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	2026	\$301,797	\$0
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.	2031	\$0	\$0
WDS-19	Full project cost for 380 m - 300 mm diameter watermain on 6th Line from Simcoe Road to Parkwood Avenue	2018	\$2,349	\$0
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	2018	\$0	\$252,789
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	\$173,097
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	2018	\$0	\$678,615
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	2018	\$121,432	\$23,669
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	2018	\$0	\$340,593
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	\$0	\$1,925,037
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	2020	\$0	\$936,325
WDS-27	Full project cost for 1400 m - 400 mm diameter watermain on Sideroad 5 from County Road 88 to 8th Line	2020	\$0	\$132,503
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	2018	\$0	\$213,241
<b>Water - Work Completed to Date and Estimated Interest on Future Debt:</b>				
	Work Completed to Date		\$31,470,463	\$4,958,832
	Estimated Interest on Future Debt (Discounted)		\$954,522	\$1,013,323
	<b>Total</b>		<b>\$49,982,316</b>	<b>\$17,394,820</b>
	Single Detached Equivalent (S.D.E.) Units		7,562	1,145
	<b>Cost Per S.D.E.</b>		<b>\$6,610</b>	<b>\$15,192</b>
		<b>S.D.E. Relationship (based on P.P.U.s)</b>	<b>Bradford Settlement Area</b>	<b>Bond Head Settlement Area &amp; 400 Strategic Employment Settlement Area</b>
	<b>By Residential Unit Type</b>			
	Single and Semi-Detached Dwelling	100%	\$6,610	\$15,192
	Apartments - 2 Bedrooms +	51%	\$3,353	\$7,706
	Apartments - Bachelor and 1 Bedroom	36%	\$2,395	\$5,504
	Other Multiples	71%	\$4,675	\$10,744
	Special Care/Special Dwelling Units	32%	\$2,107	\$4,844

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

Project	Description	Timing	Bradford Settlement Area	Bond Head Settlement Area & 400 Strategic Employment Settlement Area
<b>Water Treatment:</b>				
WSS-8a	Full project cost for Phase 2 of the existing booster pumping station - Town of Innisfil Line 3	2018	\$164,340	\$0
WSS-8b	Full project cost for Phase 3 of the existing booster pumping station - Town of Innisfil Line 3	2018	\$0	\$557,155
WSS-9b	BWG proportionate project cost for Innisfil Water Treatment Plant Expansion - Phase 3	2018	\$756,147	\$3,042,845
WSS-10	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	\$0	\$10,494,343
<b>Water Distribution:</b>				
WDS-6	Full project cost for 250 m - 300 mm diameter watermain replacement on Holland Street West from Barrie Street to Holland Court	2022	\$13,273	\$0
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	2022	\$23,301	\$93,766
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	2018	\$167,668	\$674,720
WDS-9	Oversizing cost for 300 mm diameter watermain 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	2018	\$18,518	\$0
WDS-10	Full project cost for addition of valve chambers and hydrants on existing watermain on 8th Line from Sideroad 10 to Professor Day Drive	2022	\$18,483	\$0
WDS-11	Oversizing cost for 1830 m - 300 mm diameter trunk watermain on Crossland Blvd. in Community Area 4 (area north of 8th Line, west of Professor Day Dr.)	2022	\$23,140	\$0
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	2018	\$18,898	\$0
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	2026	\$148,244	\$0
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	2018	\$38,229	\$0
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	2026	\$32,203	\$0
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.	2031	\$0	\$0
WDS-19	Full project cost for 380 m - 300 mm diameter watermain on 6th Line from Simcoe Road to Parkwood Avenue	2018	\$251	\$0
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	2018	\$0	\$556,881
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
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	2018	\$0	\$1,494,953
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	2018	\$12,957	\$52,142
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	2018	\$0	\$750,307
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	\$0	\$4,240,752
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	2020	\$0	\$2,062,675
WDS-27	Full project cost for 1400 m - 400 mm diameter watermain on Sideroad 5 from County Road 88 to 8th Line	2020	\$0	\$291,897
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	2018	\$0	\$469,759
<b>Water - Work Completed to Date and Estimated Interest on Future Debt:</b>				
	Work Completed to Date		\$5,420,596	\$10,924,041
	Estimated Interest on Future Debt (Discounted)		\$538,463	\$2,232,296
	<b>Total</b>		<b>\$7,394,711</b>	<b>\$38,319,858</b>
	Urban GFA Growth (ft <sup>2</sup> )		1,956,000	7,848,300
	<b>Cost Per Non-Residential GFA (ft<sup>2</sup>)</b>		<b>\$3.78</b>	<b>\$4.88</b>

**Table 6-4a**  
**Wastewater Treatment Growth Related 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
	<b>Total</b>		<b>\$34,221,189</b>	<b>\$4,737,853</b>
	Single Detached Equivalent Units		7,562	1,145
	<b>Cost Per Single Detached Equivalent (S.D.E.)</b>		<b>\$4,526</b>	<b>\$4,138</b>

	S.D.E. Relationship based on P.P.U.	Bradford Settlement Area	Bond Head Settlement Area & 400 Strategic Employment Settlement Area
<b>By Residential Unit Type</b>			
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\$)**

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
	<b>Total</b>		<b>\$6,029,940</b>	<b>\$8,094,467</b>
	Urban GFA Growth (ft <sup>2</sup> .)		1,956,000	7,848,300
	<b>Cost Per Non-Residential GFA (ft<sup>2</sup>.)</b>		<b>\$3.08</b>	<b>\$1.03</b>

**Table 6-5a**  
**Wastewater Collection Growth Related Project Cost - Residential**

Project	Description	Timing	Bradford Settlement Area	Bond Head Settlement Area & 400 Strategic Employment Settlement Area
<b>Wastewater Collection:</b>				
8th-San 1	Full project cost for 1150 m-375 mm diameter sewer on 8th Line from Summerlyn Trail to Reagens Industrial Parkway	FP	\$111,528	\$0
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	O	\$168,000	\$0
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	\$115,000	\$0
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	\$0	\$0
8th-PS 2	Full project cost for reconstruction of the Artesian Industrial Parkway sanitary pumping station	FP	\$2,744,842	\$0
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	\$2,244,917	\$0
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	\$2,420,074	\$0
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	\$488,554	\$0
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	O	\$800,000	\$0
9th- PS1	Full project cost for expansion of the Artesian Industrial Parkway sanitary pumping station	FP	\$422,327	\$0
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	\$5,022	\$0
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	\$0	\$1,729,874
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	\$0	\$306,530
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	\$0	\$252,750
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	\$0	\$163,610
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	\$0	\$190,289
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	\$0	\$277,254
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	\$0	\$254,420
OPA15-PS 2	Full project cost for upgrade of pumping capacity of Highway 400 sanitary pumping station	FP	\$0	\$169,303
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 27 and north of 7th Line	FP	\$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	FP	\$0	\$3,233,127
OPA16-PS 2	Full project cost for upgrade of pumping capacity of Bond Head sanitary pumping station	FP	\$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		\$52,500	\$0
<b>Water - Work Completed to Date and Estimated Interest on Future Debt:</b>				
	Estimated Interest on Future Debt (Discounted)		\$1,315,686	\$2,107,816
	Work Completed to Date		\$14,649,290	\$12,121,253
	<b>Total</b>		<b>\$25,537,740</b>	<b>\$26,111,197</b>
	Single Detached Equivalent Units		7,562	1,145
	<b>Cost Per Single Detached Equivalent (S.D.E.)</b>		<b>\$3,377</b>	<b>\$22,805</b>
<b>By Residential Unit Type</b>		<b>S.D.E.</b>		
	Single and Semi-Detached Dwelling	100%	\$3,377	\$22,805
	Apartments - 2 Bedrooms +	51%	\$1,713	\$11,568
	Apartments - Bachelor and 1 Bedroom	36%	\$1,224	\$8,263
	Other Multiples	71%	\$2,389	\$16,128
	Special Care/Special Dwelling Units	32%	\$1,077	\$7,271

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

Project	Description	Timing	Bradford Settlement Area	Bond Head Settlement Area & 400 Strategic Employment Settlement Area
<b>Wastewater Collection:</b>				
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
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	O	\$0	\$0
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	\$0	\$0
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	\$0	\$0
8th-PS 2	Full project cost for reconstruction of the Artesian Industrial Parkway sanitary pumping station	FP	\$3,754,483	\$0
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	\$0	\$0
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	\$0	\$0
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	\$0	\$0
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	O	\$0	\$0
9th- PS1	Full project cost for expansion of the Artesian Industrial Parkway sanitary pumping station	FP	\$577,673	\$0
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	\$0	\$0
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	\$0	\$2,955,432
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	\$0	\$523,696
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	\$0	\$431,815
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	\$0	\$279,522
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	\$0	\$325,103
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	\$0	\$1,021,730
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	\$0	\$587,448
OPA15-PS 2	Full project cost for upgrade of pumping capacity of Highway 400 sanitary pumping station	FP	\$0	\$289,249
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 27 and north of 7th Line	FP	\$0	\$0
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	FP	\$0	\$0
OPA16-PS 2	Full project cost for upgrade of pumping capacity of Bond Head sanitary pumping station	FP	\$0	\$0
	Funding of DC Credit Obligation re: 167 m - 600 mm dia. san. Sewer diversion from Jay Street to WPCP driveway on Dissette Street		\$22,500	\$0
<b>Water - Work Completed to Date and Estimated Interest on Future Debt:</b>				
	Estimated Interest on Future Debt (Discounted)		\$631,686	\$1,137,803
	Work Completed to Date		\$915,298	\$10,750,700
	<b>Total</b>		<b>\$6,143,051</b>	<b>\$18,302,497</b>
	Urban GFA Growth (ft <sup>2</sup> .)		1,956,000	7,848,300
	<b>Cost Per Non-Residential GFA (ft<sup>2</sup>.)</b>		<b>\$3.14</b>	<b>\$2.33</b>



- 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

**Table C-1**  
**TOWN OF BRADFORD WEST GWILLIMBURY**  
**OPERATING AND CAPITAL EXPENDITURE IMPACTS**  
**FOR FUTURE CAPITAL EXPENDITURES**

SERVICE	NET GROWTH RELATED EXPENDITURES	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
<b>1. Roads</b>				
1.1 Roads	116,184,409	6,657,278	2,635,796	9,293,074
<b>2. Wastewater Services</b>				
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
<b>3. Water Services</b>				
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

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.
2. Lifecycle costs for the 2018 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$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\$**

	<b>2037 (Total)</b>
<b>Expenditures (Annualized)</b>	
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
<b>Lifecycle:</b>	
Annual Lifecycle	
<b>Sub-Total - Annual Lifecycle</b>	<b>\$15,869,118</b>
<b>Incremental Operating Costs (for D.C. Services)</b>	<b>\$9,268,534</b>
<b>Total Expenditures</b>	<b>\$28,388,548</b>
<b>Revenue (Annualized)</b>	
Total Existing Revenue <sup>3</sup>	\$126,954,987
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$13,692,466
<b>Total Revenues</b>	<b>\$140,647,453</b>

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

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

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

# **Appendix G – Proposed Development Charge 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 m<sup>2</sup>) 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 By-law 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

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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 mixed-use 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;
- (29) "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 O. 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 Marijuana 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;
- (44) "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" means 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 By-law 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 mixed-use 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 By-law, 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 non-residential 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 sub-categories 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**

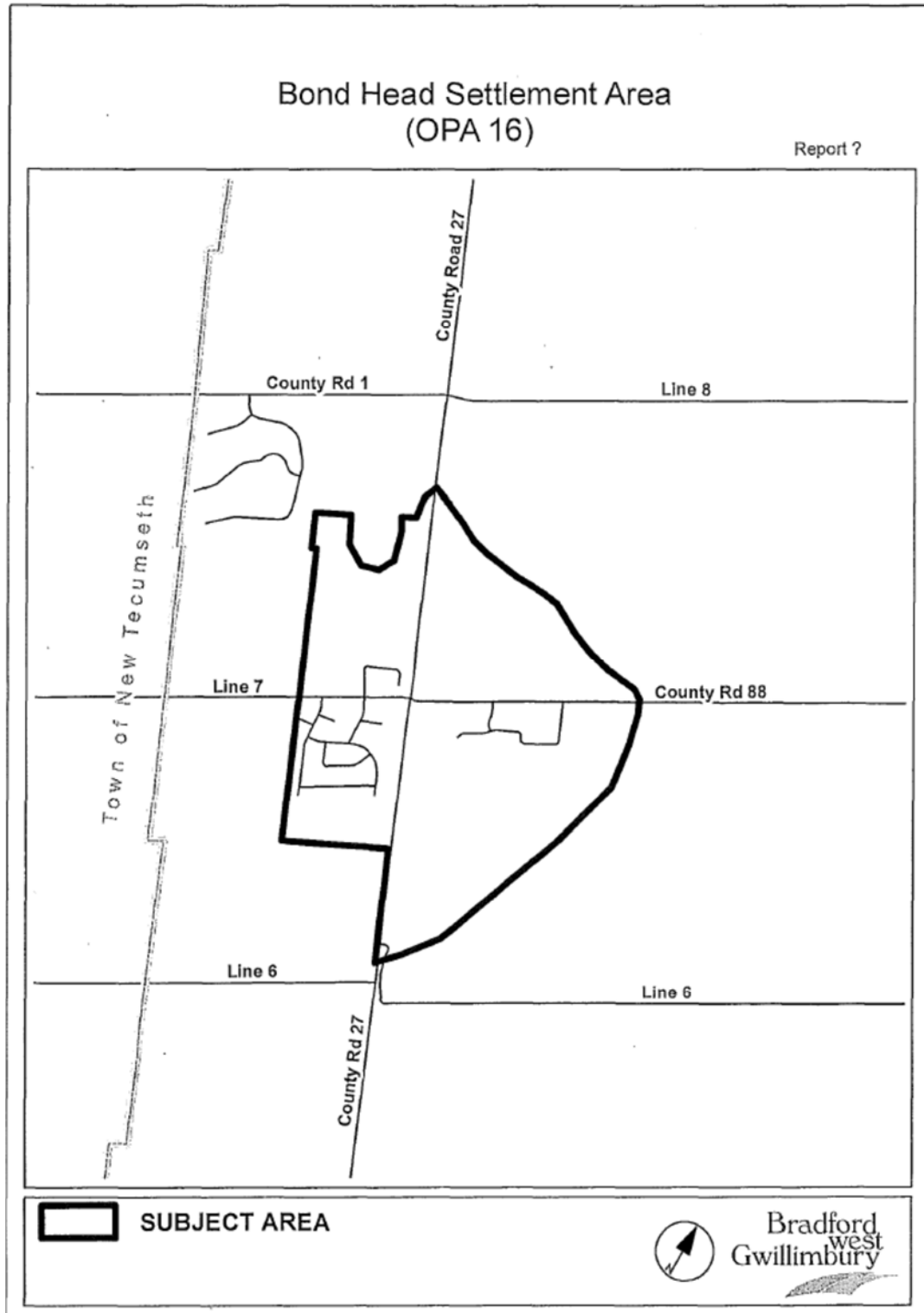
34. This By-law may be cited as the Town of Bradford West Gwillimbury "Water, Wastewater and Roads Development Charges By-law."

Enacted this \_<sup>th</sup> day of March, 2018

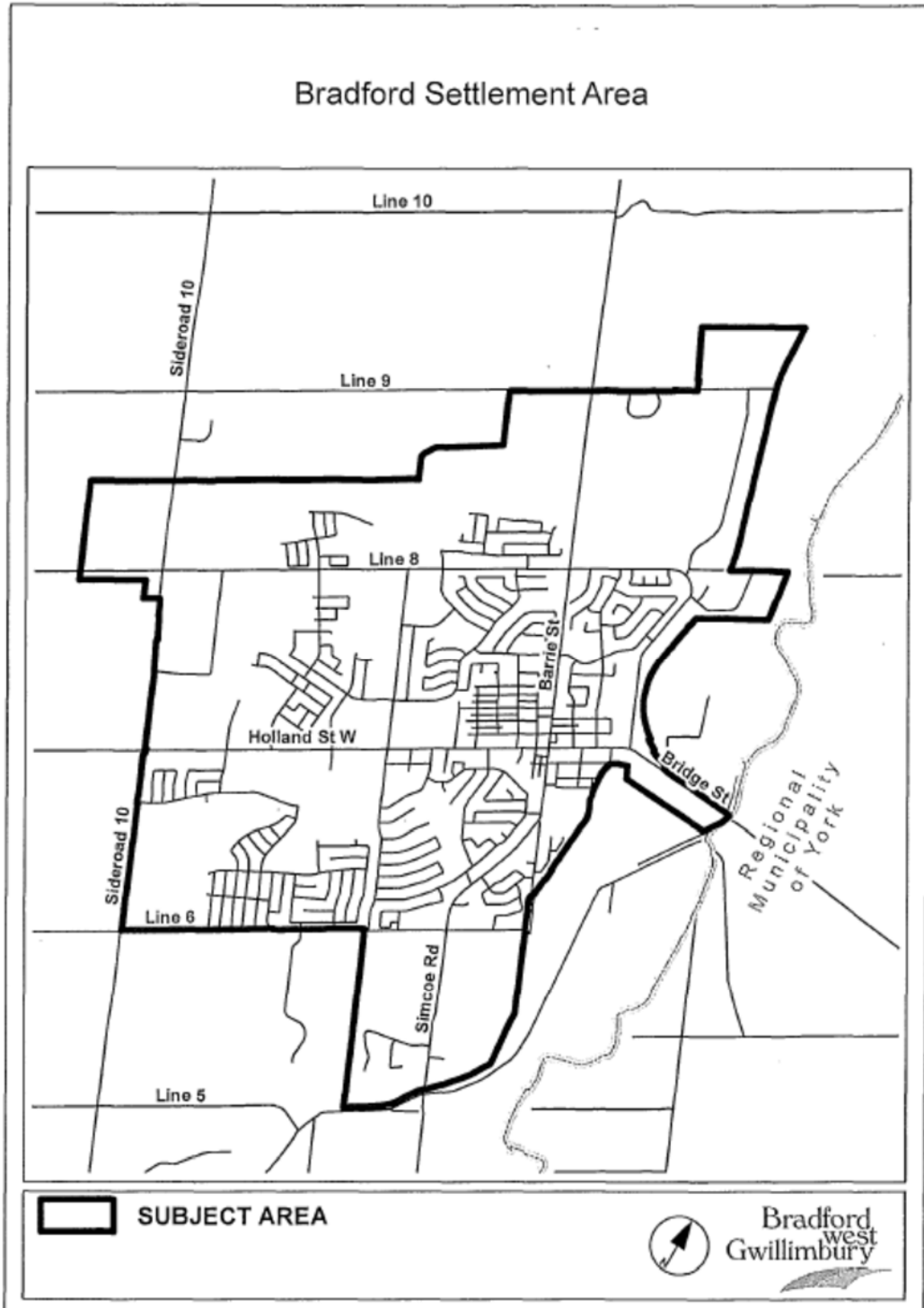
\_\_\_\_\_  
Clerk

\_\_\_\_\_  
Mayor

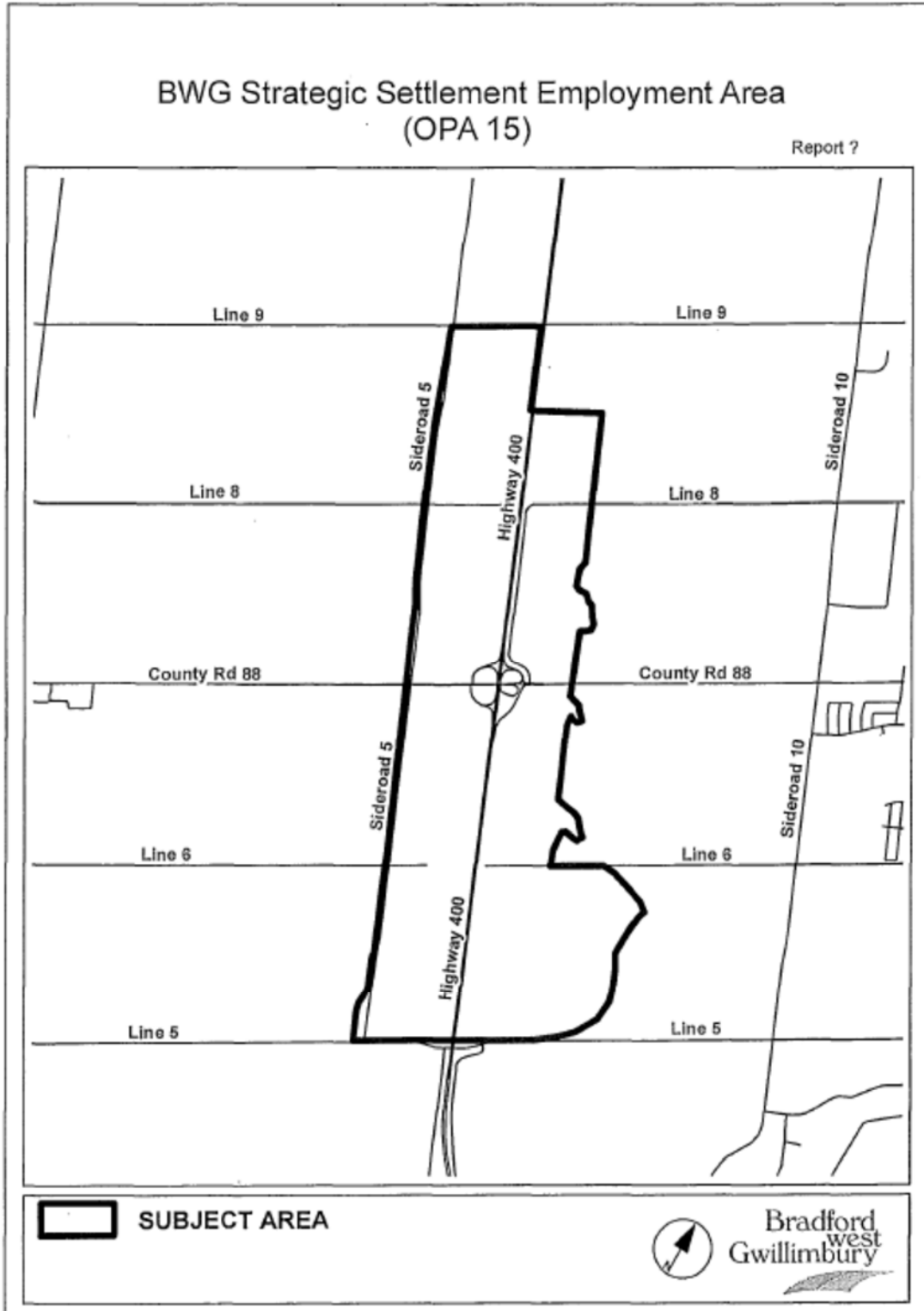
**SCHEDULE "A"**  
**BY-LAW 2018 - \_\_**  
**MAP OF THE BOND HEAD SETTLEMENT AREA (OPA 16)**



**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**

Service	RESIDENTIAL					NON-RESIDENTIAL
	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)
<b>Municipal Wide Services:</b>						
Roads (not including roads related)	\$14,925	\$7,571	\$5,408	\$10,556	\$4,759	\$5.21
<b>Total Municipal Wide Services</b>	<b>\$14,925</b>	<b>\$7,571</b>	<b>\$5,408</b>	<b>\$10,556</b>	<b>\$4,759</b>	<b>\$5.21</b>
<b>Urban Services</b>						
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
<b>GRAND TOTAL RURAL AREA</b>	<b>\$14,925</b>	<b>\$7,571</b>	<b>\$5,408</b>	<b>\$10,556</b>	<b>\$4,759</b>	<b>\$5.21</b>
<b>GRAND TOTAL URBAN AREA - BRADFORD SETTLEMENT AREA</b>	<b>\$29,578</b>	<b>\$15,004</b>	<b>\$10,718</b>	<b>\$20,920</b>	<b>\$9,431</b>	<b>\$15.25</b>
<b>GRAND TOTAL URBAN AREA - BOND HEAD SETTLEMENT AREA &amp; BWG STRATEGIC SETTLEMENT EMPLOYMENT AREA</b>	<b>\$57,199</b>	<b>\$29,015</b>	<b>\$20,725</b>	<b>\$40,453</b>	<b>\$18,238</b>	<b>\$13.50</b>