

**TOWNSHIP
OF GUELPH/ERAMOSIA**

**DEVELOPMENT CHARGE
BACKGROUND STUDY**

September 20, 2013



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 Planning for growth

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

1. The report provided herein represents the Development Charge Background Study for the Township of Guelph/Eramosa required by the *Development Charges Act* (DCA). This report has been prepared in accordance with the methodology required under the DCA. The contents include the following:
 - Chapter 1 – Overview of the legislative requirements of the Act;
 - Chapter 2 – Review of present DC policies of the Township;
 - Chapter 3 – Summary of the residential and non-residential growth forecasts for the Township;
 - Chapter 4 – Approach to calculating the development charge;
 - Chapter 5 – Review of historic service standards and identification of future capital requirements to service growth and related deductions and allocations;
 - Chapter 6 – Calculation of the development charges;
 - Chapter 7 – Development charge policy recommendations and rules; and
 - Chapter 8 – By-law implementation.

2. Development charges provide for the recovery of growth-related capital expenditures from new development. The *Development Charges Act* is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below:
 - 1) Identify amount, type and location of growth;
 - 2) Identify servicing needs to accommodate growth;
 - 3) Identify capital costs to provide services to meet the needs;
 - 4) Deduct:
 - Grants, subsidies and other contributions;
 - Benefit to existing development;
 - Statutory 10% deduction (soft services);
 - Amounts in excess of 10-year historic service calculation;
 - DC reserve funds (where applicable);
 - 5) Net costs are then allocated between residential and non-residential benefit; and
 - 6) Net costs divided by growth to provide the DC charge.

3. The growth forecast (Chapter 3) on which the development charges are based, projects the following population, housing and non-residential floor area for the 10-year (2013-2022) and 20-year (2013-2032) periods. The forecast also provides for an “Urban Build out” which reflects growth projections from the Rockwood water and wastewater service area.

(ii)

Measure	10 Year 2013-2022	20 Year 2013-2032	Urban Build Out 2013-Urban Build Out
(Net) Population Increase	1,093	2,471	1,897
Residential Unit Increase	381	860	634
Non-Residential Gross Floor Area Increase (ft ²)	397,798	789,901	118,079

Source: Watson & Associates Economists Ltd. Forecast 2013

4. On June 1, 2009, the Township of Guelph/Eramosa passed By-law 42/2009 under the *Development Charges Act, 1997*. The by-law imposes development charges on residential and non-residential uses. By-law 42/2009 will expire on June 1, 2014. The Township is undertaking a development charge public process and anticipates passing a new by-law in advance of the expiry date. The mandatory public meeting has been set for October 7, 2013 with subsequent adoption of the by-law.
5. The municipal-wide development charges currently in effect are \$5,184.06 for single and semi detached dwelling units. Non-residential charges are not currently imposed for municipal-wide services. The area-specific development charges are imposed in Rockwood and are \$18,691 for single and semi detached dwelling units and \$9.46 per square foot of gross floor area for non-residential units. This report has undertaken a recalculation of the charges based on future identified needs (presented in Schedule ES-1 for residential and non-residential). Charges have been provided on a Municipal-wide basis for all services except water and wastewater services which are provided on an area-specific basis. The corresponding single-detached unit charge in Rockwood is \$20,818 and the non-residential charge is \$6.96 per square foot of building area. These rates are submitted to Council for its consideration.
6. The *Development Charges Act* 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	\$ 14,822,725
Less:	
Benefit to existing development	\$ 2,117,181
Post planning period benefit	\$ 1,424,100
Ineligible re: Level of Service	\$ -
Mandatory 10% deduction for certain services	\$ 197,903
Grants, subsidies and other contributions	\$ -
Net Costs to be recovered from development charges	\$ 11,083,541

(iii)

Hence, \$3.74 million (or an annual amount of \$747,800) will need to be contributed from taxes, rates, or other funding sources. As well, \$1.42 million is growth related but outside of the forecast period.

Based on the previous table, the Township plans to spend \$14.82 million over the next five years, of which \$11.08 million (75%) is recoverable from development charges. Of this net amount, \$10 million is recoverable from residential development and \$1.08 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

7. Considerations by Council – The background study represents the service needs arising from residential and non-residential growth over the forecast periods. The following municipal-wide services are calculated based on a 20-year forecast:

- Roads and Related; and
- Fire Protection Services.

All other municipal-wide services are calculated based on a 10-year forecast. These include Indoor Recreation Services, Outdoor Recreation Services and Administration. Area-specific services, which include Wastewater and Water, are calculated based on a build out forecast. However, 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 DC by-law which is appended in Appendix F. 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**

Service	RESIDENTIAL				NON-RESIDENTIAL (per ft ² of Gross Floor Area)
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	
Municipal Wide Services:					
Roads and Related	729	415	281	534	0.28
Fire Protection Services	833	475	321	611	0.44
Outdoor Recreation Services	2,899	1,652	1,118	2,125	0.13
Indoor Recreation Services	2,148	1,224	829	1,574	0.10
Administration	473	269	182	347	0.18
Total Municipal Wide Services	7,082	4,035	2,731	5,191	1.13
Urban Services					
Wastewater Services	10,831	6,171	4,178	7,938	4.60
Water Services	2,905	1,655	1,121	2,129	1.23
Total Urban Services	13,736	7,826	5,299	10,067	5.83
GRAND TOTAL RURAL AREA	7,082	4,035	2,731	5,191	1.13
GRAND TOTAL URBAN AREA	20,818	11,861	8,030	15,258	6.96

1. INTRODUCTION

1. INTRODUCTION

1.1 Purpose of this Document

This background study has been prepared pursuant to the requirements of the *Development Charges Act, 1997* (s.10) and, accordingly, recommends new development charges and policies for the Township of Guelph/Eramosa.

The Township retained Watson & Associates Economists Ltd. (Watson), to undertake the development charges (DC) study process in 2013. Watson worked with Municipal staff as well as engineers from R.J. Burnside & Associates Limited in preparing the DC analysis and policy recommendations.

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

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

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

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

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

1.2 Summary of the Process

The public meeting required under Section 12 of the *Development Charges Act, 1997*, has been scheduled for October 7, 2013. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the Township's development charges.

In accordance with the legislation, the background study and proposed DC by-law will be available for public review on September 20, 2013.

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 development charge by-law adoption process.

**FIGURE 1-1
SCHEDULE OF KEY DEVELOPMENT CHARGE PROCESS DATES
FOR THE TOWNSHIP OF GUELPH/ERAMOSA**

1. Data collection	June - September 2013
2. Public meeting advertisement placed in newspaper(s)	September 13, 2013
3. Background study and proposed by-law available to public	September 20, 2013
4. Public meeting of Council	October 7, 2013
5. Council considers adoption of background study and passage of by-law	Subsequent to Public Meeting
6. Newspaper notice given of by-law passage	By 20 days after passage
7. Last day for by-law appeal	40 days after passage
8. Township makes pamphlet available (where by-law not appealed)	By 60 days after in force date

2. CURRENT TOWNSHIP OF GUELPH/ERAMOSIA POLICY

2. CURRENT TOWNSHIP OF GUELPH/ERAMOSIA POLICY

2.1 Schedule of Charges

On June 1, 2009, the Township of Guelph/Eramosa passed By-law 42/2009 under the *Development Charges Act, 1997*. The by-law imposes development charges for residential and non-residential uses.

The below table provides the rates currently in effect as at January 1, 2013.

TOWNSHIP OF GUELPH/ERAMOSIA					EFFECTIVE JANUARY 1, 2013
Public Service	Residential				Non-Residential
Category	Single and Semi Detached	Apartment 2 + bedroom	Apartments < 2 bedroom	Multiple Unit Dwelling	per square foot of gross floor area
Municipal-Wide Charge	\$ 5,184.06	\$ 2,954.63	\$ 2,029.34	\$ 3,803.73	\$ -
<u>Rockwood - Area Specific Charges</u>					
Water Services	\$ 3,812.89	\$ 2,172.54	\$ 1,492.03	\$ 2,797.20	\$ 2.96
Wastewater Services - Collection	\$ 5,642.12	\$ 3,215.66	\$ 2,208.10	\$ 4,139.92	\$ 4.39
Wastewater Services - Treatment	\$ 4,051.56	\$ 2,438.66	\$ 1,701.27	\$ 3,051.13	\$ 2.11

2.2 Services Covered

The following are the services covered under By-law 42/2009:

- Roads and Related;
- Fire Protection;
- Indoor Recreation Services;
- Outdoor Recreation Services;
- Administration;
- Wastewater Services (area-specific); and
- Water Services (area-specific).

2.3 Timing of DC Calculation and Payment

Development charges are calculated and payable in full on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies.

2.4 Indexing

By-law 42/2009 provides for the annual indexing of charges on January 1st of each year, without amendment to the by-law, in accordance with the prescribed index in the Act.

2.5 Redevelopment Allowance

By-law 42/2009 provides a credit to be given against the development charge otherwise payable in the event of a demolition or conversion of a building to be replaced by a new building, to the extent that the credit does not exceed the development charge otherwise payable. A credit given for a demolition applies only if the building permit to construct the new building has been issued within 48 months of the date of demolition.

2.6 Exemptions

The following exemptions are provided under By-law 42/2009:

- Lands, buildings or structures 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;
- The development of non-residential farm buildings constructed for bona fide farming uses;
- An enlargement of the gross floor area of an existing industrial building in accordance with Section 4 of the Act; or
- The issuance of a building permit in accordance with Section 2(3) of the Act.

3. ANTICIPATED DEVELOPMENT IN THE TOWNSHIP OF GUELPH/ERAMOSIA

3. ANTICIPATED DEVELOPMENT IN THE TOWNSHIP OF GUELPH/ERAMOSIA

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 Township of Guelph/Eramosa will be required to provide services, over a ten-year (2013-2023) and twenty-year (2013-2033) time horizon.

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

In compiling the growth forecast for the Township of Guelph/Eramosa, the following other reports were consulted to help assess annual residential and non-residential development activity over the forecast period, including:

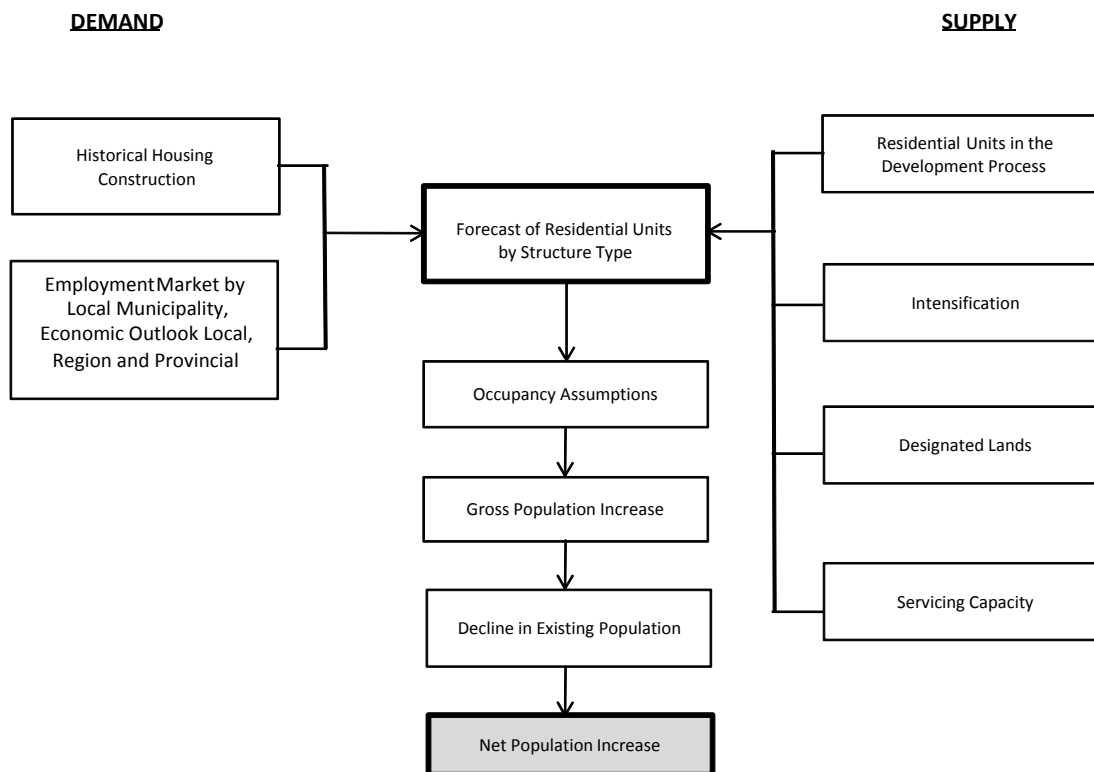
- **County of Wellington Official Plan May 6, 1999 (Revised 2011)** – The population projections contained in this report were used as a basis for the 2031 population, housing and employment growth analysis contained herein.
- **2011 Wellington County Development Charges Background Study** – The population, housing and employment projections contained within the 2011 Wellington County DC Background study have been reviewed regarding the amount, location and timing of growth identified for Guelph/Eramosa.

3.3 Summary of Growth Forecast

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

As identified in Table 3-1 and *Schedule 1*, the Township's population is anticipated to reach approximately 13,550 by 2023 and 14,930 by 2033, resulting in an increase of 1,090 and 2,470 persons respectively over the 10 year and 20 year forecast period, respectively.¹

FIGURE 3-1
HOUSEHOLD FORMATION-BASED POPULATION AND HOUSEHOLD PROJECTION MODEL



¹ Population figures exclude the net Census undercount which is estimated at approximately 4%.

**TABLE 3-1
TOWNSHIP OF GUELPH/ERAMOSA
RESIDENTIAL GROWTH FORECAST SUMMARY**

Year	Population (Excluding Census Undercount)	Population (Including Census Undercount) ¹	Housing Units					Total Households	Person Per Unit (PPU)
			Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other			
<i>Mid 2001</i>	11,174	11,620	3,410	135	120	40	3,705	3.02	
<i>Mid 2006</i>	12,066	12,550	3,755	135	110	50	4,050	2.98	
<i>Mid 2011</i>	12,380	12,880	3,865	205	140	5	4,215	2.94	
<i>Mid 2013</i>	12,456	12,950	3,892	207	141	5	4,244	2.94	
<i>Mid 2023</i>	13,549	14,090	4,208	256	156	5	4,625	2.93	
<i>Mid 2033</i>	14,927	15,520	4,605	319	175	5	5,104	2.92	
Mid 2001 - Mid 2006	892	930	345	0	-10	10	345		
Mid 2006 - Mid 2011	314	330	110	70	30	-45	165		
Mid 2011 - Mid 2013	76	70	27	2	1	0	29		
Mid 2013 - Mid 2023	1,093	1,140	316	50	15	0	381		
Mid 2013 - Mid 2033	2,471	2,570	714	112	34	0	860		

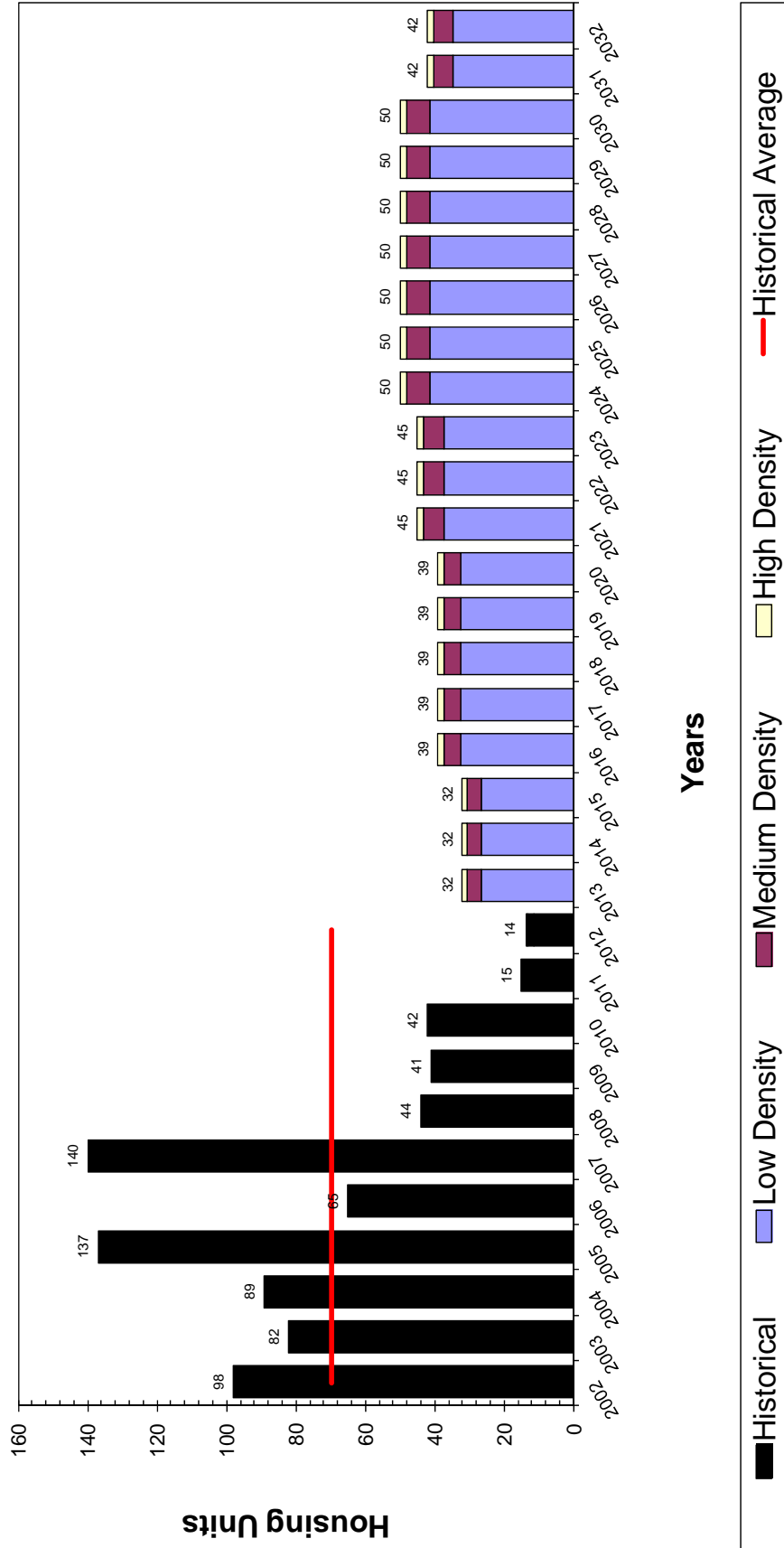
Source: Watson & Associates Economists Ltd., 2013. Derived from Wellington County Official Plan May 6, 1999, office consolidation, February 2011.

1. Census Undercount estimated at approximately 4%. Note: Population including the Undercount has been rounded.

2. Includes townhomes and apartments in duplexes.

3. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**FIGURE 3-2
2013-2033 HOUSING FORECAST¹**



Source: Historical housing activity (2002-2012) based on Statistics Canada building permits, Catalogue 64-001-X1B

1. Growth Forecast represents start year.

1. Unit Mix (Appendix A – Schedules 1, 6 and 7)

- The unit mix for the Township, outlined in *Schedule 1*, was derived from an analysis of the Township's short and long term residential supply (as per *Schedule 6*, Appendix A), as well as through an analysis of historical development activity (as per *Schedule 7*, Appendix A),
- Based on the above indicators, the 20-year household growth forecast is comprised of a unit mix of 83% low density (single family and semi-detached), 13% medium density (multiples except apartments) and 4% high density (bachelor, 1 bedroom and 2+ bedroom apartments).

2. Geographic Location of Residential Development, Appendix A, Schedules 2 and 6

- *Schedule 2* summarizes the anticipated amount, type and location of development for Guelph/Eramosa by urban and rural area. *Schedule 6* summarizes the Township's potential supply of future housing units available in the development approvals process and vacant designated urban residential lands.
- In accordance with available supply and anticipated demand, forecast housing growth has been allocated to the following areas over the 20-year forecast period:
 - Urban (Rockwood) – 74%
 - Rural – 26%

3. Planning Period

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

4. Population in New Units (Appendix A - Schedules 3 through 5)

- The number of permanent housing units to be constructed in Guelph/Eramosa during the short, medium and long term period is presented on Figure 3-2 (an average of approximately 43 total housing units per annum over the 20-year time horizon).
- Population in new units are derived from *Schedules 3, 4, and 5*, which incorporate historical development activity, anticipated units by structure type (see unit mix discussion), and average persons per unit by dwelling type for new units.

- *Schedules 8a and 8b* summarize the average number of persons per unit (PPU) for new housing units by age and structure type based on a 2006 custom census data. The total calculated PPU for for each density type has been adjusted to account for the downward PPU trend which has been recently experienced in both new and older units, largely due to the aging of the population. For each density type, the adjusted 20-year average PPU is as follows:

○ Low-density (single and semi-detached):	3.37
○ Medium-density (townhomes and apartments in duplexes):	2.47
○ High-density (apartments):	1.69

5. Existing Units and Population Change (Appendix A - Schedules 3, 4 and 5)

- Existing households for mid 2013 are based on the 2011 Census households, plus estimated residential units constructed between mid 2011 and mid 2013 assuming a six month lag between construction and occupancy (see *Schedule 3*).
- The decline in average occupancy levels for existing housing units are calculated in *Schedules 3, 4 and 5*, by aging the existing population over the forecast period. The forecast population decline in existing households over the 20 year forecast period is approximately 270.

6. Employment (Appendix A, Schedule 10a, 10b, 10c, 11 and 12)

- The employment forecast is largely based on the activity rate method, which is defined as the number of jobs in a municipality divided by the number of residents. Key employment sectors include primary, industrial, commercial/population related, institutional, and work at home, which are considered individually below.
- 2011 employment estimate¹ (place of work) for the Township of Guelph/Eramosa is outlined in *Schedule 10a*. The 2011 employment based is comprised of the following sectors:
 - 210 primary (6%);
 - 780 work at home employment (21%);
 - 1,535 industrial (41%);
 - 850 commercial/population related (23%); and
 - 385 institutional (10%).

¹ The 2011 total employment estimate is based on Statistics Canada table 99-012-X2011032 (Usual Place of Work) and the 2011 NHS Census Profile (Work at Home). Employment by major employment sector (ICI) is based on a combination of historical trend analysis and Statistic Canada Non Residential building permits data activity.

- The 2011 total employment estimate, excluding employees with no fixed place of work (NFPOW) and work at home (WAH),¹ is approximately 2,980.
- The 2011 employment base including no fixed place of work (NFPOW) and work at home (WAH) totals approximately 4,415 employees.
- Total employment² for the Township of Guelph/Eramosa is anticipated to reach approximately 5,190 by Mid-2023 and 5,870 by Mid-2033. This represents an employment increase of 675 for the 10-year period, and 1,350 for the 20-year forecast period.
- *Schedule 10b*, summarizes the employment forecast excluding work at home and NFPOW employment, which is the basis for the DC employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The impacts on municipal services regarding NFPOW employees are less clear, given the transient nature of these employees. Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (GFA) calculation. Accordingly, work at home and NFPOW employees have been removed from the DC calculation.
- Total employment for the Township of Guelph/Eramosa (excluding work at home and NFPOW employment) is anticipated to reach approximately 3,970 by Mid 2033. This represents an employment increase of approximately 930 during the 20-year forecast period.

7. Non-Residential Sq.ft. Estimates (Gross Floor Area (GFA), Appendix A, *Schedule 10b*)

- Square footage estimates were calculated in *Schedule 10b* based on the following employee density assumptions:
 - 1200 sq.ft. per employee for industrial;
 - 550 sq.ft. per employee for commercial/population related; and
 - 700 sq.ft. per employee for institutional employment.
- The Township-wide incremental Gross Floor Area (GFA) increase is anticipated to be 397,800 over the 10-year forecast period, and 789,900 over the 20-year forecast period. In terms of percentage growth, the 20-year incremental GFA forecast by sector is broken down as follows:
 - Industrial 62%;
 - Commercial/Population Related 30%; and
 - Institutional 8%.

¹ Statistics Canada defines "No Fixed Place of Work" (NFPOW) employees as, "persons who do not go from home to the same work place location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

² Figure includes Work at home (WAH) and No Fixed Place of Work (NFPOW)

4. THE APPROACH TO CALCULATION OF THE CHARGE

4. THE APPROACH TO CALCULATION OF THE CHARGE

4.1 Introduction

This chapter addresses the requirements of s.s.5(1) of the DCA, 1997 with respect to the establishment of the need for service which underpins the development charge calculation. These requirements are illustrated schematically in Figure 4-1.

4.2 Services Potentially Involved

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

A number of these services are defined in s.s.2(4) of the DCA, 1997 as being ineligible for inclusion in development charges. These are shown as “ineligible” on Table 4-1. Two ineligible costs defined in s.s.5(3) of the DCA are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years...” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services which are potentially eligible for inclusion in the Township’s development charge are indicated with a “Yes.”

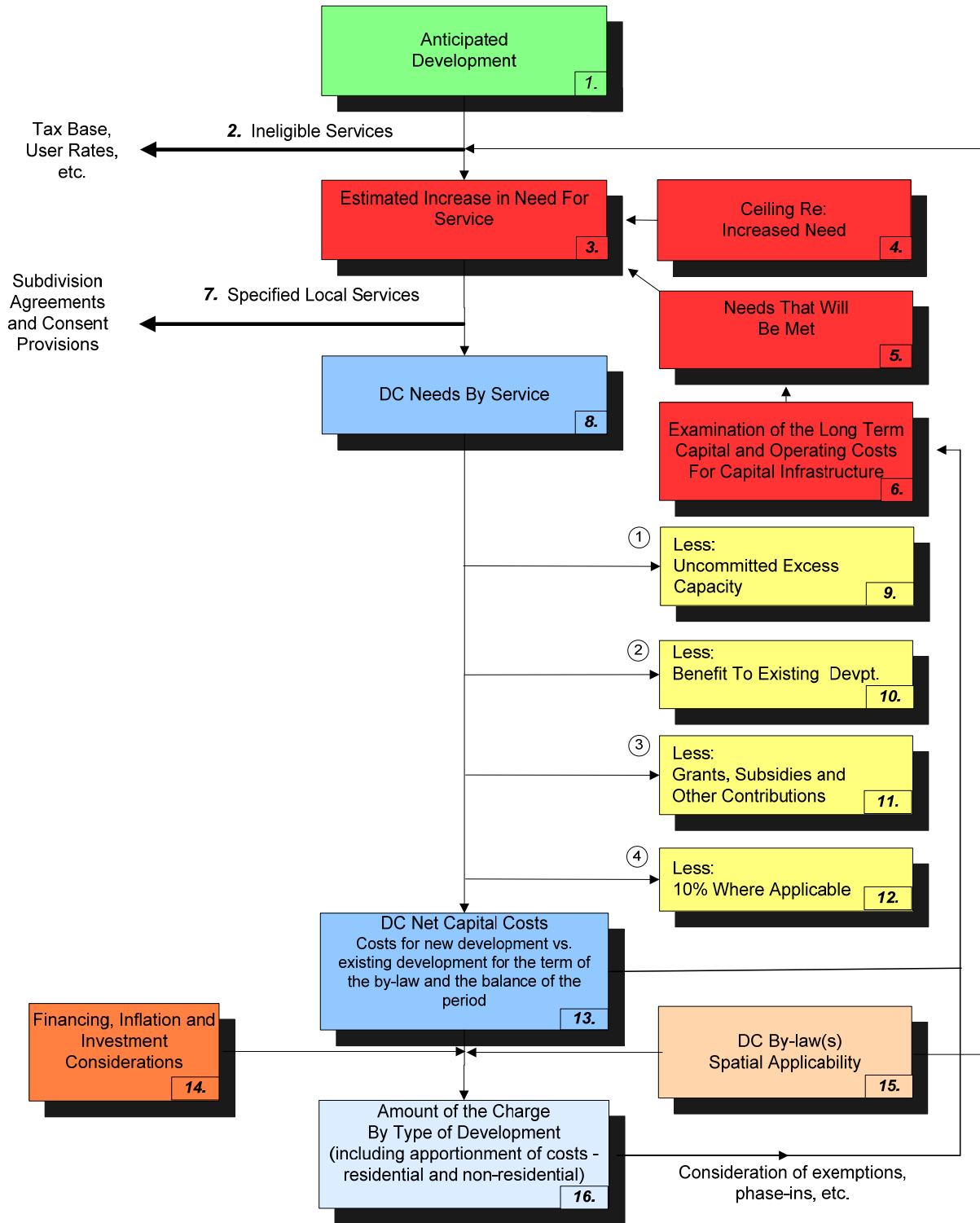
4.3 Increase in the Need for Service

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

4.4 Local Service Policy

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

Figure 4-1
The Process of Calculating a Development Charge under the DCA, 1997



**TABLE 4-1
CATEGORIES OF MUNICIPAL SERVICES
TO BE ADDRESSED AS PART OF THE CALCULATION**

CATEGORIES OF MUNICIPAL SERVICES	ELIGIBILITY FOR INCLUSION IN THE DC CALCULATION	SERVICE COMPONENTS	MAXIMUM POTENTIAL DC RECOVERY %
1. Services Related to a Highway	Yes Yes No Yes Yes	1.1 Arterial roads 1.2 Collector roads 1.3 Local municipal roads 1.4 Traffic signals 1.5 Sidewalks and streetlights	100 100 0 100 100
2. Other Transportation Services	n/a n/a n/a n/a Yes Yes n/a n/a	2.1 Transit vehicles 2.2 Other transit infrastructure 2.3 Municipal parking spaces - indoor 2.4 Municipal parking spaces - outdoor 2.5 Works Yards 2.6 Rolling stock ¹ 2.7 Ferries 2.8 Airport facilities	90 90 90 90 100 100 90 90
3. Storm Water Drainage and Control Services	n/a n/a n/a	3.1 Main channels and drainage trunks 3.2 Channel connections 3.3 Retention/detention ponds	100 100 100
4. Fire Protection Services	Yes Yes Yes	4.1 Fire stations 4.2 Fire pumpers, aerials and rescue vehicles 4.3 Small equipment and gear	100 100 100
5. Outdoor Recreation Services (i.e. Parks and Open Space)	Ineligible Yes Yes n/a Yes Yes	5.1 Acquisition of land for parks, woodlots and ESAs 5.2 Development of area municipal parks 5.3 Development of district parks 5.4 Development of County-wide parks 5.5 Development of special purpose parks 5.6 Parks rolling stock ¹ and yards	0 90 90 90 90 90
6. Indoor Recreation Services	Yes Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land) 6.2 Recreation vehicles and equipment ¹	90 90
7. Library Services	n/a n/a	7.1 Public library space (incl. furniture and equipment) 7.2 Library materials	90 90
8. Electrical Power Services	Ineligible Ineligible Ineligible	8.1 Electrical substations 8.2 Electrical distribution system 8.3 Electrical system rolling stock ¹	0 0 0
9. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible Ineligible	9.1 Cultural space (e.g. art galleries, museums and theatres) 9.2 Tourism facilities and convention centres	0 0

¹ with 7+ year life time

*same percentage as service component to which it pertains
computer equipment excluded throughout

CATEGORIES OF MUNICIPAL SERVICES	ELIGIBILITY FOR INCLUSION IN THE DC CALCULATION	SERVICE COMPONENTS	MAXIMUM POTENTIAL DC RECOVERY %
10. Waste Water Services	Yes Yes n/a Yes	10.1 Treatment plants 10.2 Sewage trunks 10.3 Local systems 10.4 Vehicles and equipment	100 100 0 100
11. Water Supply Services	Yes Yes n/a	11.1 Treatment plants 11.2 Distribution systems 11.3 Local systems	100 100 0
12. Waste Management Services	Ineligible Ineligible Ineligible	12.1 Collection, transfer vehicles and equipment 12.2 Landfills and other disposal facilities 12.3 Other waste diversion facilities	0 0 0
13. Police Services	n/a n/a n/a	13.1 Police detachments 13.2 Police rolling stock ¹ 13.3 Small equipment and gear	100 100 100
14. Homes for the Aged	n/a	14.1 Homes for the aged space	90
15. Day Care	n/a	15.1 Day care space	90
16. Health	n/a	16.1 Health department space	90
17. Social Services	n/a	17.1 Social service space	90
18. Ambulance	n/a n/a	18.1 Ambulance station space 18.2 Vehicles ¹	90 90
19. Hospital Provision	Ineligible	19.1 Hospital capital contributions	
20. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	20.1 Office space (all services) 20.2 Office furniture 20.3 Computer equipment	0 0 0
21. Other Services	Yes n/a	21.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ² and facilities, including the DC background study cost 21.2 Interest on money borrowed to pay for growth-related capital	0-100 0-100

¹ with a 7+ year life time

² same percentage as service component to which it pertains

4.5 Capital Forecast

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

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

The capital costs include:

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

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

4.6 Treatment of Credits

Section 8 para. 5 of O.Reg. 82/98 indicates that a development charge background study must set out “the estimated value of credits that are being carried forward relating to the service.” s.s.17 para. 4 of the same Regulation indicates that “...the value of the credit cannot be recovered from future development charges,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future development charges. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. Outstanding DC credit obligations that would affect the development charge calculation have been included in the calculations.

4.7 Eligible Debt and Committed Excess Capacity

Section 66 of the DCA, 1997 states that, for the purposes of developing a development charge by-law, a debt incurred with respect to an eligible service may be included as a capital cost, subject to any limitations or reductions in the Act. Similarly, s.18 of O.Reg. 82/98 indicates that debt with respect to an ineligible service may be included as a capital cost, subject to several restrictions.

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

4.8 Existing Reserve Funds

Section 35 of the DCA states that:

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

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

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

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

The Township’s Development Charge Reserve Fund Balance by service at December 31, 2012 (as adjusted) is shown below:

Service	Totals as of Dec 31/12	Adjustments	Adjusted 2012 Balance
Roads and Related	-\$201,709.59		-\$201,709.59
Fire Protection Services	\$5,447.81	-\$33,600.00	-\$28,152.19
Eramosa - Parks	\$355,012.26		\$355,012.26
Outdoor Recreation	\$182,977.00		\$182,977.00
Indoor Recreation Services	\$51,754.00		\$51,754.00
Administration	-\$105,875.28		-\$105,875.28
Res Fund Eramosa Dev Chg - Sewer	\$699,253.91		\$699,253.91
Res Fund Dev Chg - Sewage Treatment	\$53,957.89		\$53,957.89
Water Services	-\$105,826.96		-\$105,826.96
Res Fund Guelph Dev Chg - Area 1	\$103,345.36		\$103,345.36
Res Fund Guelph Dev Chg - Area 2	\$77,387.63		\$77,387.63
Total	\$1,115,724.03	-\$33,600.00	\$1,082,124.03

4.9 Deductions

The DCA, 1997 potentially requires that five deductions be made to the increase in the need for service. These relate to:

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

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

4.9.1 *Reduction Required by Level of Service Ceiling*

This is designed to ensure that the increase in need included in 4.3 does "...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the Township over the 10-year period immediately preceding the preparation of the background study..." O.Reg. 82.98 (s.4) goes further to indicate that "...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service."

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

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

4.9.2 Reduction for Uncommitted Excess Capacity

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

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

4.9.3 Reduction for Benefit to Existing Development

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

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

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

where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

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

4.9.5 The 10% Reduction

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

The 10% is to be netted from the capital costs necessary to provide the increased services, once the other deductions have been made, as per the infrastructure costs sheets in Chapter 5.

5. DEVELOPMENT CHARGE ELIGIBLE COST ANALYSIS BY SERVICE

5. DEVELOPMENT CHARGE ELIGIBLE COST ANALYSIS BY SERVICE

5.1 Introduction

This chapter outlines the basis for calculating eligible costs for the development charges to be applied on a uniform basis. In each case, the required calculation process set out in s.5(1) paragraphs 2 to 8 in the DCA, 1997 and described in Chapter 4, was followed in determining DC eligible costs.

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

5.2 Service Levels and 10-Year Capital Costs for DC Calculation

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

5.2.1 Administration

The DCA permits the inclusion of studies undertaken to facilitate the completion of the Township's capital works program. The Township has made provision for the inclusion of new studies undertaken to facilitate this DC process, as well as other studies which benefit growth (in whole or in part). The listing of studies included in the DC includes the following:

- Development Charges Background Study;
- Parks, Recreation and Culture Master Plan;
- Growth Study; and
- Rockmosa Feasibility Study.

The cost of these studies is \$150,500 associated with growth over the forecast period. In addition to these studies, an adjustment for the reserve fund balance deficit has been included for \$105,875. The net growth-related capital cost, after the mandatory 10% deduction and the application of the existing reserve balance, is \$241,325 and has been included in the development charge. This cost has been allocated 71% residential and 29% non-residential based on the incremental growth in population to employment for the 10-year forecast period.

5.2.2 Indoor Recreation Services

With respect to recreation facilities, there are currently several facilities provided by the Township amounting to a total of 81,865 sq.ft. of space. The average historic level of service for the previous ten years has been approximately 3.52 sq.ft. of space per capita or an investment of \$576 per capita. Based on this service standard, the Township would be eligible to collect \$629,874 from DCs for facility space.

The Township has provided for a new senior centre which will be created by repurposing the Library Community Centre. The gross capital cost of this project is \$75,000. A reserve fund adjustment has also been made to include \$51,754 benefit to existing. Further, debenture principal of \$1,880,440 and discounted interest costs of \$550,486 have been included. The total gross capital cost to be included is \$2,505,926 of which \$1,599,000 is attributable to post period benefit. Therefore, the balance before the mandatory 10% deduction is \$817,672. The net growth capital cost after the mandatory 10% deduction is \$813,922 and has been included in the development charge.

While indoor recreation service usage is predominately residential-based, there is some use of the facility by non-residential users. To acknowledge this use, the growth-related capital costs have been allocated 95% residential and 5% non-residential.

5.2.3 Outdoor Recreation Services

The Township currently has 125 acres of parkland within its jurisdiction. This parkland consists of neighbourhood, community and district parks. The Township has sustained the current level of service over the historic 10-year period (2003-2012), with an average of 10.6 acres of parkland per 1,000 population. Including parkland development, parkland amenities and park trails, the level of service provided is approximately \$1,134 per capita. When applied over the forecast period, this average level of service translates into a DC-eligible amount of \$1,239,014.

Based on the projected growth over the 10-year forecast period, the Township has identified \$4,253,000 in future growth capital costs for parkland development. These projects include trails, skateboard park, basketball court, parking spaces, ice pad and other amenities. A deduction of \$1,417,167 has been made to reflect the proportion attributable to existing development as well as a deduction for the present reserve fund balance of \$537,989. Further a post period deduction of \$1,059,500 has been made resulting in a net growth related cost of \$1,238,344. After the mandatory 10% deduction the amount being included in the DC is \$1,060,711.

At present, the Township has 15 vehicles relating to parks vehicles and equipment which provides a level of service of \$38 per capita or a DC-eligible amount of \$41,731. The Township has identified the need for new vehicles and equipment amounting to \$95,000, with \$53,300 allocated to the post-2022 period. After the 10% mandatory statutory deduction of \$4,170, the net growth related cost to be included in the DC calculation for parks vehicles and equipment is \$37,530.

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

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of Guelph/Eramosa
Service: Parkland Development

Proj.No	Increased Service Needs Attributable to Anticipated Development 2013-2022	Timing (year)	Gross Capital Cost Estimate 2013\$	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions			Total	Residential Share 95%	Non-Residential Share 5%
1	Marden Park Master Plan Implementation	2016	1,334,000	299,000		1,035,000	667,000		368,000	36,800	331,200	314,640	16,560
2	Lloyd Dyer Drill Hall Addition	2015	85,000	-		85,000	-		85,000	8,500	76,500	72,675	3,825
3	Trail Construction on Charleston Property	2015	161,000	-		161,000	53,667		107,333	10,733	96,600	91,770	4,830
4	Outdoor Board Ball Hockey/Ice Pad	2016	575,000	-		575,000	-		575,000	57,500	517,500	491,625	25,875
5	Rockmosa Soccer Field Lights	2016	150,000	-		150,000	-		150,000	15,000	135,000	128,250	6,750
6	Rockmosa Sports Field Expansion	2016	1,393,000	696,500		696,500	696,500		-	-	-	-	-
7	Drexler Property Parkland Development	2017	64,000	64,000		-	-		-	-	-	-	-
8	Harris Property Parkland Development	2015	198,000	-		198,000	-		198,000	19,800	178,200	169,290	8,910
9	Skate Board Park	2016	86,000	-		86,000	-		86,000	8,600	77,400	73,530	3,870
10	Basketball Court (Cross Creek & David Masson)	2016	27,000	-		27,000	-		27,000	2,700	24,300	23,085	1,215
11	Parking Spaces - Rockmosa	2016	180,000	-		180,000	-		180,000	18,000	162,000	153,900	8,100
12	Reserve Fund Adjustment						537,989		(537,989)		(537,989)	(511,090)	(26,899)
	Total		4,253,000	1,059,500	-	3,193,500	1,955,156	-	1,238,344	177,633	1,060,711	1,007,675	53,036

5.3 Service Levels and 20-Year Capital Costs for Guelph/Eramosa's DC Calculation

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

5.3.1 Fire Services

Guelph/Eramosa currently operates its fire services from 14,075 sq.ft. of facility space, providing for a per capita average level of service of 1.16 sq.ft. per capita or \$307 per capita. This level of service provides the Township with a maximum DC-eligible amount for recovery over the forecast period of \$758,721.

There is one project identified, an expansion to the fire hall including a secure storage facility, for a total capital cost of \$200,000. The outstanding principal and discounted interest payments on the current fire station, equalling \$389,960 after has also been included. As well the reserve fund deficit of \$28,152 has been included resulting in a net growth capital cost included in the development charge is \$618,112.

The fire department has a current inventory of 7 vehicles (including equipment). The total DC-eligible amount calculated for fire vehicles over the forecast period is approximately \$464,894, based on a standard of \$188 per capita. The need for one additional fire vehicle has been identified, having a growth capital cost of \$950,000. Of the new vehicle, \$610,714 will benefit existing population resulting in \$339,286 for inclusion in the development charge.

The fire department provides each of its 33 firefighters with their own equipment. The fire department also has other small equipment which has been included in the calculation of the service standard. The Township currently has a calculated average level of service for the historic 10-year period of \$26 per capita, providing for a DC-eligible amount over the forecast period of \$65,407 for small equipment and gear. Based on growth-related needs, the Township has identified the need for six additional full-time equipped firefighters in 2015 and an additional six in 2017. The growth capital cost for the related equipment totals \$67,200 with \$1,800 deducted for the portion attributable to existing development. The net amount of \$65,400 is included in the DC calculation.

These costs are shared between residential and non-residential based on a development land area, resulting in 66% being allocated to residential development and 34% being allocated to non-residential development.

5.3.2 Roads and Related

Guelph/Eramosa owns and maintains 222 km of collector roads. This provides an average level of investment of \$16,049 per capita, resulting in a DC-eligible recovery amount of \$39.66 million over the 20-year forecast period. The Township has not identified any growth related road projects at this time.

There are currently three public works facilities used by the Township: County Road 124 Works Garage, Marden Works Garage and salt/sand storage facilities. The total square footage of these structures is 14,400 providing for a per capita average level of service of \$215 with a maximum DC-eligible amount for recovery of \$531,512 over the forecast period. During the forecast period the Township is expected to add additional bays for vehicles, and a provision has been applied for further roads and related facilities operational space over the forecast period totalling \$641,000. The Roads Development Charge Reserve fund was in a deficit balance at December 31, 2012 in the amount of \$201,710, and has been included for funding resulting in a total of \$531,410 for inclusion in the DC calculation.

The Township's Public Works Department currently has an inventory of 29 vehicles and equipment (with a useful life of seven years or more) with a replacement value of approximately \$2.65 million resulting in a DC recovery amount of \$463,485 over the forecast period. Over the forecast period the Township expects to add a single axel plow/sander/dump truck, and an additional Trackless MTV6. The growth-related capital cost for these items totals \$284,000 and has been included in the DC.

For public works related services, the above projects have been allocated to residential and non-residential development based upon a proration of future population and employment growth over the forecast period. This allocation provides for 73% of the net project costs to be borne by residential growth, and 27% by non-residential growth.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of Guelph/Eramosa
 Service: Roads and Related Vehicles

Prj_No	Increased Service Needs Attributable to Anticipated Development 2013-2032	Timing (year)	Gross Capital Cost Estimate 2013\$	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New Development	Potential DC Recoverable Cost		
									Total	Residential Share	Non-Residential Share
1	Additional Trakless MTV6	2014	84,000	0		84,000	0		73%	60,994	23,006
2	Additional Single Axle plow/sander/dump	2017	200,000	0		200,000	0			145,225	54,775
Total			284,000	0	0	284,000	0	0		206,219	77,781

5.4 Service Levels and 20-Year Urban Capital Costs for Guelph/Eramosa's DC Calculation

This section evaluates the development-related capital requirements for those services with 20-year capital costs in the urban areas of the Township. The Township's staff retained the services of R.J. Burnside to assist in review and updating the outstanding needs for water and wastewater to service growth over the 2013-2032 forecast period. The summary of their recommendations are provided herein.

5.4.1 Water Services

Based on the identified needs, including the development of a new well, construction of a new pumping station, provision for new projects and outstanding debt and credit obligations, the total gross cost of \$1,794,065 has been included in the DC listing for water service. Of this amount, \$50,000 is attributable to existing development. A reserve adjustment in the amount of \$105,827 has been made to reflect the December 31, 2012 deficit balance resulting in net growth-related costs of \$1,849,892 for inclusion in the DC calculation.

The allocation between residential and non-residential growth is calculated based on incremental growth in population to employment, for the 20-year forecast period for the urban serviced areas, resulting in a 92% residential allocation and an 8% non-residential allocation.

5.4.2 Wastewater Services

The Township has provided capital projects for wastewater collection, including the Alma St. Sewer, pre-treatment and storage facility and the provision for additional space. The total gross cost of projects is \$5,637,000. A reduction of \$699,254 to recognize the December 31, 2012 reserve fund balance has been made. Therefore, the amount attributable to growth over the urban forecast period to be included in the DC calculation is \$4,937,746.

In regard to wastewater treatment, the Township recently negotiated treatment capacity with the City of Guelph to sufficiently allow for full development of Rockwood. As part of the new agreement the City of Guelph requires a new monitoring station at Skyway Drive. As well, upgrades in the form of twining the existing transmission main into Guelph are recommended. This has been cost shared between existing and future growth with \$1.959 million is included in the DC.

Similar to water, the growth-related costs have been allocated between residential and non-residential development based on incremental growth in population to employment over the 20-

year urban forecast period. This split results in a 92% allocation to residential and an 8% allocation to non-residential.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of Guelph/Eramosa
Service: Water Distribution

Prj.No	Increased Service Needs Attributable to Anticipated Development 2013-Urban Build Out	Timing (year)	Gross Capital Cost Estimate 2013\$	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Total		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Residential Share	Non-Residential Share	
1	Development of New Well (Seaton)	2014	219,000	0		219,000	0		219,000	94%	13,140
2	Construction of new Pumping Station (Seaton)	2014	969,000	0		969,000	0		969,000	910,860	58,140
3	Unfunded portion of Well Capacity (Bernardi)	2013-2016	141,000	0		141,000	0		141,000	132,540	8,460
4	Provision for new Operational Space	2013-2015	100,000	0		100,000	50,000		50,000	47,000	3,000
5	DC Credit -Seaton	2013	267,065	0		267,065	0		267,065	251,041	16,024
6	Station St. Standby Power	2013	98,000	0		98,000	0		98,000	92,120	5,880
7	Reserve Adjustment		105,827	0		105,827	0		105,827	99,477	6,350
	Total		1,899,892	0	0	1,899,892	50,000	0	1,849,892	1,738,898	110,994

6. DEVELOPMENT CHARGE CALCULATION

6. DEVELOPMENT CHARGE CALCULATION

Table 6-1 calculates the proposed area specific development charges to be imposed within Rockwood for infrastructure services based upon an urban growth (water and wastewater) horizon. Table 6-2 calculates the proposed uniform development charge to be imposed on anticipated development in the Township for municipal-wide services over a 20-year planning horizon. Table 6-3 calculates the proposed uniform development charge to be imposed on anticipated development in the Township for municipal-wide services over a 10-year planning horizon.

The calculation for residential development is generated on a per capita basis and is based upon four forms of housing types (single and semi-detached, apartments 2+ bedrooms, apartments bachelor and 1 bedroom and all other multiples). The non-residential development charge has been calculated on a per sq.ft. of gross floor area basis for all types of non-residential development (industrial, commercial and institutional).

The DC-eligible costs for each service component were developed in Chapter 5 for all municipal services, based on their proposed capital programs.

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible DC cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 5) to calculate the charge in Tables 6-2 and 6-3.

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

Table 6-4 summarizes the total development charge that is applicable and Table 6-5 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 5-year life of the by-law.

TABLE 6-1
TOWNSHIP OF GUELPH/ERAMOSIA
DEVELOPMENT CHARGE CALCULATION
Area Specific Services
2013-Urban Build Out

SERVICE	2013 \$ DC Eligible Cost		2013 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
	\$	\$	\$	\$
1. <u>Wastewater Services</u>				
1.1 Treatment plants	1,805,155	154,157	3,077	1.31
1.2 Sewers	4,549,249	388,497	7,754	3.29
	6,354,405	542,653	10,831	4.60
2. <u>Water Services</u>				
2.1 Distribution systems	1,704,344	145,548	2,905	1.23
	1,704,344	145,548	2,905	1.23
TOTAL	\$8,058,749	\$688,201	\$13,736	\$5.83
DC ELIGIBLE CAPITAL COST	\$8,058,749	\$688,201		
Build out Gross Population / GFA Growth (ft ² .)	1,977	118,079		
Cost Per Capita / Non-Residential GFA (ft ² .)	\$4,076.25	\$5.83		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling	3.37	\$13,736		
Apartments - 2 Bedrooms +	1.92	\$7,826		
Apartments - Bachelor and 1 Bedroom	1.30	\$5,299		
Other Multiples	2.47	\$10,068		

TABLE 6-2
TOWNSHIP OF GUELPH/ERAMOSIA
DEVELOPMENT CHARGE CALCULATION
Municipal-wide Services
2013-2032

SERVICE	2013 \$ DC Eligible Cost		2013 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
	\$	\$	\$	\$
3. <u>Roads and Related</u>				
3.1 Roads	0	0	0	0.00
3.2 Depots and Domes	385,869	145,540	475	0.18
3.3 PW Rolling Stock	206,219	77,781	254	0.10
	592,088	223,321	729	0.28
4. <u>Fire Protection Services</u>				
4.1 Fire facilities	409,285	208,827	504	0.26
4.2 Fire vehicles	224,659	114,626	276	0.15
4.3 Small equipment and gear	43,305	22,095	53	0.03
	677,249	345,549	833	0.44
TOTAL	\$1,269,338	\$568,870	\$1,562	\$0.72
DC ELIGIBLE CAPITAL COST	\$1,269,338	\$568,870		
20 Year Gross Population / GFA Growth (ft ² .)	2,738	789,901		
Cost Per Capita / Non-Residential GFA (ft ² .)	\$463.60	\$0.72		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling	3.37	\$1,562		
Apartments - 2 Bedrooms +	1.92	\$890		
Apartments - Bachelor and 1 Bedroom	1.30	\$603		
Other Multiples	2.47	\$1,145		

TABLE 6-3
TOWNSHIP OF GUELPH/ERAMOSIA
DEVELOPMENT CHARGE CALCULATION
Municipal-wide Services
2013-2022

SERVICE	2013 \$ DC Eligible Cost		2013 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
	\$	\$	\$	\$
5. <u>Outdoor Recreation Services</u>				
5.1 Parkland development, amenities & trails	1,007,675	53,036	2,800	0.13
5.2 Parks vehicles and equipment	35,654	1,877	99	0.00
	1,043,329	54,912	2,899	0.13
6. <u>Indoor Recreation Services</u>				
6.1 Recreation facilities	773,226	40,696	2,148	0.10
	773,226	40,696	2,148	0.10
7. <u>Administration</u>				
7.1 Studies	170,283	71,042	473	0.18
TOTAL	\$1,986,838	\$166,650	\$5,520	\$0.41
DC ELIGIBLE CAPITAL COST	\$1,986,838	\$166,650		
10 Year Gross Population / GFA Growth (ft ² .)	1,213	397,798		
Cost Per Capita / Non-Residential GFA (ft ² .)	\$1,637.95	\$0.41		
<u>By Residential Unit Type</u>	<u>D.P.U</u>			
Single and Semi-Detached Dwelling	3.37	\$5,520		
Apartments - 2 Bedrooms +	1.92	\$3,145		
Apartments - Bachelor and 1 Bedroom	1.30	\$2,129		
Other Multiples	2.47	\$4,046		

TABLE 6-4
TOWNSHIP OF GUELPH/ERAMOSIA
DEVELOPMENT CHARGE CALCULATION
TOTAL ALL SERVICES

	2013 \$ DC Eligible Cost		2013 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
	\$	\$	\$	\$
Urban-wide Services Build out	\$8,058,749	\$688,201	\$13,736	\$5.83
Municipal-wide Services 20 Year	1,269,338	568,870	1,562	0.72
Municipal-wide Services 10 Year	1,986,838	166,650	5,520	0.41
TOTAL	11,314,925	1,423,721	20,818	6.96

Table 6-5
TOWNSHIP OF GUELPH/ERAMOSA
GROSS EXPENDITURE AND SOURCES OF REVENUE SUMMARY
FOR COSTS TO BE INCURRED OVER THE LIFE OF THE BY-LAW

SERVICE	TOTAL GROSS COST	SOURCES OF FINANCING							DC RESERVE FUND	
		OTHER DEDUCTIONS	TAX BASE OR OTHER BENEFIT TO EXISTING	OTHER FUNDING	LEGISLATED REDUCTION	POST DC PERIOD BENEFIT	RESIDENTIAL	NON-RESIDENTIAL	RESIDENTIAL	NON-RESIDENTIAL
1. Wastewater Services 1.1 Treatment plants 1.2 Sewers	313,000 5,637,000	0 0	0 0	0 0	0 0	0 0	0 0	0 0	288,373 5,193,487	24,627 443,513
2. Water Services 2.1 Distribution systems	1,794,065	0	50,000	0	0	0	0	0	1,606,844	137,221
3. Roads and Related 3.1 Roads 3.2 Depots and Domes 3.3 PW Rolling Stock	0 641,000 284,000	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 311,300 0	0 239,403 206,219	0 90,297 77,781
4. Fire Protection Services 4.1 Fire facilities 4.2 Fire vehicles 4.3 Small equipment and gear	589,960 950,000 67,200	0 0 0	0 610,714 1,800	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	390,644 224,659 43,305	199,316 114,626 22,095
5. Outdoor Recreation Services 5.1 Parkland development, amenities & trails 5.2 Parks vehicles and equipment	4,253,000 95,000	0 0	1,417,167 0	0 0	177,633 4,170	1,059,500 53,300	0 0	1,518,765 35,654	79,935 1,877	
6. Indoor Recreation Services 6.1 Recreation facilities	75,000	0	37,500	0	3,750	0	0	32,063	1,688	
7. Administration 7.1 Studies	123,500	0	0	0	12,350	0	0	78,429	32,721	
TOTAL EXPENDITURES & REVENUES	\$14,822,725	\$0	\$2,117,181	\$0	\$197,903	\$1,424,100	\$0	\$9,857,845	\$1,225,696	

7. DEVELOPMENT CHARGE POLICY RECOMMENDATIONS AND DEVELOPMENT CHARGE BY-LAW RULES

7. DEVELOPMENT CHARGE POLICY RECOMMENDATIONS AND DEVELOPMENT CHARGE BY-LAW RULES

7.1 Introduction

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

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

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

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

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

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

The rules provided are based on the Township’s existing policies; however, there are items under consideration at this time and these may be refined prior to adoption of the by-law.

7.2 Development Charge By-law Structure

It is recommended that:

- the Township uses a uniform municipal-wide development charge calculation for all municipal services, except for water and wastewater services;
- water and wastewater services be imposed on an area-specific basis for Rockwood; and

- one municipal development charge by-law be used for all services.

7.3 Development Charge By-law Rules

The following subsections set out the recommended rules governing the calculation, payment and collection of development charges in accordance with Section 6 of the *Development Charges Act, 1997*.

It is recommended that the following sections provide the basis for the development charges:

7.3.1 *Payment in any Particular Case*

In accordance with the *Development Charges Act, 1997*, s.2(2), a development charge be calculated, payable and collected where the development requires one or more of the following:

- a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- b) the approval of a minor variance under Section 45 of the *Planning Act*;
- c) a conveyance of land to which a by-law passed under section 50(7) of the *Planning Act* applies;
- d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
- e) a consent under Section 53 of the *Planning Act*;
- f) the approval of a description under section 50 of the *Condominium Act*; or
- g) the issuing of a building permit under the *Building Code Act* in relation to a building or structure.

7.3.2 *Determination of the Amount of the Charge*

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of gross floor area constructed for eligible uses (i.e. industrial, commercial and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, e.g.

- for Administration, the costs have been based on a population vs. employment growth ratio (71%/29% for residential and non-residential, respectively) over the 10-year forecast period;
- for Recreation and Outdoor Recreation services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
- for Roads and Roads Related, a 73% residential/27% non-residential attribution has been made based on a population vs. employment growth ratio over the 20-year forecast period;
- for Fire services, a 66% residential/34% non-residential allocation has been made based on the land coverage within the Township over the 20-year forecast period; and
- for Water and Wastewater services an 92% residential/8% non-residential allocation has been made based on population vs. employment growth over the 20-year urban forecast period.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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

- 1) the number of dwelling units demolished/converted multiplied by the applicable residential development charge in place at the time the development charge is payable, and/or
- 2) the gross floor area of the building demolished/converted multiplied by the current non-residential development charge in place at the time the development charge is payable.

The demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued, less than 60 months prior to the issuance of a building permit. The credit can, in no case, exceed the amount of development charges that would otherwise be payable.

7.3.4 Exemptions (full or partial)

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

the addition in excess of 50% is subject to development charges (s.4(3)) of the DCA;

- buildings or structures owned by and used for the purposes of any Township, 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

- farm buildings;
- place of worship, cemeteries/burial grounds;
- a portion or up to all of the replacement building within four years of demolition; and
- a portion of the converted building.

7.3.5 Phasing in

No provisions for phasing-in the development charge are provided in the development charge by-law.

7.3.6 Timing of Collection

The development charges for all services are payable upon issuance of a building permit for each dwelling unit, building or structure, subject to early or late payment agreements entered into by the Township and an owner under s.27 of the DCA, 1997.

7.3.7 Indexing

Indexing of the development charges shall be implemented on a mandatory basis annually on January 1st, in accordance with the Statistics Canada Quarterly, Construction Price Statistics for the most recent year over year period.

7.3.8 The Applicable Areas

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

- All Municipal-wide Services – the full residential and non-residential charge will be imposed on all lands within the Township; and
- Water and Wastewater Services – the full residential and non-residential charge will be imposed on all lands within Rockwood.

7.4 Other Development Charge By-law Provisions

It is recommended that:

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

The Township's development charge collections are currently reserved in seven separate reserve funds: Water, Wastewater, Roads & Related, Fire, Indoor Recreation, Outdoor Recreation and Administration. It is recommended that the Township continue with this breakdown of the DC reserve funds under the new 2013 by-law. Appendix F outlines the reserve fund policies that the Township is required to follow as per the *Development Charges Act*.

7.4.2 *By-law In-force Date*

A by-law under the DCA, 1997 comes into force on the day after which the by-law is passed by Council.

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

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

7.5 Other Recommendations

It is recommended that Council:

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

“Adopt the assumptions contained herein as an ‘anticipation’ with respect to capital grants, subsidies and other contributions”;

“Approve the capital project listing set out in Chapter 5 of the Development Charges Background Study dated September 20, 2013, subject to further annual review during the capital budget process”;

“Approve the Development Charges Background Study dated September 20, 2013, as amended (if applicable)”;

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

“Approve the Development Charge By-law as set out in Appendix F.”

8. BY-LAW IMPLEMENTATION

8. BY-LAW IMPLEMENTATION

8.1 Public Consultation Process

8.1.1 *Introduction*

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

8.1.2 *Public Meeting of Council*

Section 12 of the DCA, 1997 indicates that before passing a development charge by-law, Council must hold at least one public meeting, giving at least 20 clear days' notice thereof, in accordance with the Regulation. Council must also ensure that the proposed by-law and background report are made available to the public at least two weeks prior to the (first) meeting.

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

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

8.1.3 *Other Consultation Activity*

There are three broad groupings of the public who are generally the most concerned with municipal development charge policy:

1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the development charge revenues. Others, such as realtors, are directly impacted by development charge policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the DC and

the timing thereof, and municipal policy with respect to development agreements, DC credits and front-ending requirements.

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

8.2 Anticipated Impact of the Charge on Development

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

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

8.3 Implementation Requirements

8.3.1 *Introduction*

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

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

The sections which follow overview the requirements in each case.

8.3.2 Notice of Passage

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

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

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

8.3.3 By-law Pamphlet

In addition to the "notice" information, the Township must prepare a "pamphlet" explaining each development charge by-law in force, setting out:

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

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

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

8.3.4 Appeals

Sections 13-19 of the DCA, 1997 set out the requirements relative to making and processing a DC by-law appeal and OMB Hearing in response to an appeal. Any person or organization may appeal a DC by-law to the OMB by filing a notice of appeal with the Municipal clerk, setting out the objection to the by-law and the reasons supporting the objection. This must be done by the last day for appealing the by-law, which is 40 days after the by-law is passed.

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

8.3.5 Complaints

A person required to pay a development charge, or his agent, may complain to the Municipal Council imposing the charge that:

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

Sections 20-25 of the DCA, 1997 set out the requirements that exist, including the fact that a complaint may not be made later than 90 days after a DC (or any part of it) is payable. A complainant may appeal the decision of Municipal Council to the OMB.

8.3.6 Credits

Sections 38-41 of the DCA, 1997 set out a number of credit requirements, which apply where a Township agrees to allow a person to perform work in the future that relates to a service in the DC by-law.

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

8.3.7 Front-Ending Agreements

The Township and one or more landowners may enter into a front-ending agreement which provides for the costs of a project which will benefit an area in the Township to which the DC by-

law applies. Such an agreement can provide for the costs to be borne by one or more parties to the agreement who are, in turn, reimbursed in future by persons who develop land defined in the agreement.

Part III of the DCA, 1997 (Sections 44-58) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the DCA, 1989. Accordingly, the Township assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Municipal funds being available.

8.3.8 Severance and Subdivision Agreement Conditions

Section 59 of the DCA, 1997 prevents a Township from imposing directly or indirectly, a charge related to development or a requirement to construct a service related to development, by way of a condition or agreement under s.51 or s.53 of the *Planning Act*, except for:

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

It is also noted that s.s.59(4) of the DCA, 1997 requires that the municipal approval authority for a draft plan of subdivision under s.s.51(31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the development charges related to the development, at the time the land is transferred.

In this regard, if the Township in question is a commenting agency, in order to comply with subsection 59(4) of the *Development Charges Act, 1997* it would need to provide to the approval authority, information regarding the applicable municipal development charges related to the site.

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

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

APPENDIX A
BACKGROUND INFORMATION ON RESIDENTIAL AND
NON-RESIDENTIAL GROWTH FORECAST

**SCHEDULE 1
TOWNSHIP OF GUELPH/ERAMOSA
RESIDENTIAL GROWTH FORECAST SUMMARY**

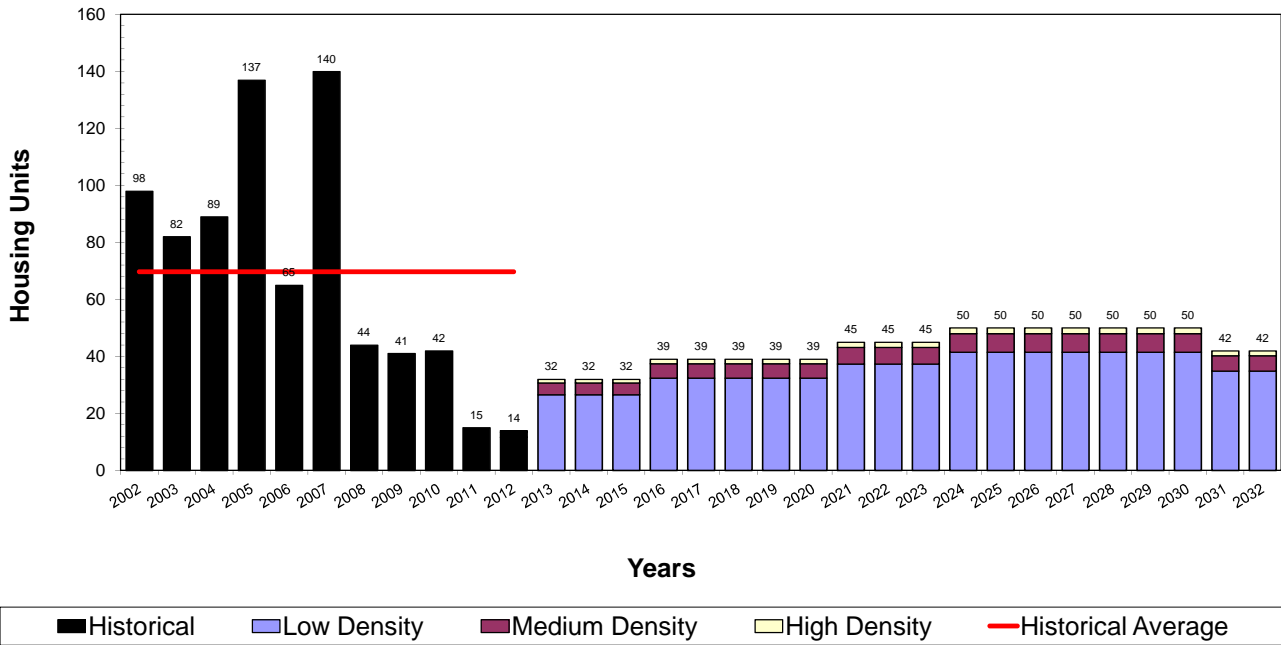
Year	Population (Excluding Census Undercount)	Population (Including Census Undercount) ¹	Housing Units					Total Households	Person Per Unit (PPU)
			Singles & Semi-Detached	Multiple Dwellings ²	Apartments ³	Other			
<i>Mid 2001</i>	11,174	11,620	3,410	135	120	40	3,705	3.02	
<i>Mid 2006</i>	12,066	12,550	3,755	135	110	50	4,050	2.98	
<i>Mid 2011</i>	12,380	12,880	3,865	205	140	5	4,215	2.94	
<i>Mid 2013</i>	12,456	12,950	3,892	207	141	5	4,244	2.94	
<i>Mid 2023</i>	13,549	14,090	4,208	256	156	5	4,625	2.93	
<i>Mid 2033</i>	14,927	15,520	4,605	319	175	5	5,104	2.92	
Mid 2001 - Mid 2006	892	930	345	0	-10	10	345		
Mid 2006 - Mid 2011	314	330	110	70	30	-45	165		
Mid 2011 - Mid 2013	76	70	27	2	1	0	29		
Mid 2013 - Mid 2023	1,093	1,140	316	50	15	0	381		
Mid 2013 - Mid 2033	2,471	2,570	714	112	34	0	860		

Source: Watson & Associates Economists Ltd., 2013. Derived from Wellington County Official Plan May 6, 1999, office consolidation, February 2011.

1. Census Undercount estimated at approximately 4%. Note: Population Including the Undercount has been rounded.
2. Includes townhomes and apartments in duplexes.
3. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

FIGURE 3-2

2013-2033 HOUSING FORECAST¹



Source: Historical housing activity (2002-2012) based on Statistics Canada building permits, Catalogue 64-001-XIB

1. Growth Forecast represents start year.

**SCHEDULE 2
TOWNSHIP OF GUELPH/ERAMOSA
ESTIMATE OF THE ANTICIPATED AMOUNT, TYPE AND LOCATION OF
DEVELOPMENT FOR WHICH DEVELOPMENT CHARGES CAN BE IMPOSED**

DEVELOPMENT LOCATION	TIMING	SINGLES & SEMI-DETACHED	MULTIPLES ¹	APARTMENTS ²	TOTAL RESIDENTIAL UNITS	GROSS POPULATION IN NEW UNITS	EXISTING UNIT POPULATION CHANGE	NET POPULATION INCREASE
Rockwood	2013 - 2023	242	50	15	307	963	(36)	927
	2013 - 2033	488	112	34	634	1,977	(80)	1,897
Rural	2013 - 2023	74			74	250	(84)	166
	2013 - 2033	226			226	761	(187)	574
Township of Guelph/Eramosa	2013 - 2023	316	50	15	381	1,213	(120)	1,093
	2013 - 2033	714	112	34	860	2,738	(267)	2,471

Source: Watson & Associates Economists Ltd., 2013

Residential distribution based on a combination of historical permit activity, available housing supply and a review of the Wellington Official Plan May 6, 1999, office consolidation February 24th, 2011

1. Includes townhomes and apartments in duplexes.

2. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**SCHEDULE 3
TOWNSHIP OF GUELPH/ERAMOSIA
CURRENT YEAR GROWTH FORECAST
MID 2011 TO MID 2013**

		POPULATION
Mid 2011 Population		12,380
Occupants of New Housing Units, Mid 2011 to Mid 2013	<i>Units (2)</i>	29
	<i>multiplied by persons per unit (3)</i>	3.28
	<i>gross population increase</i>	95
Decline in Housing Unit Occupancy, Mid 2011 to Mid 2013	<i>Units (4)</i>	4,215
	<i>multiplied by ppu decline rate (5)</i>	-0.0045
	<i>total decline in population</i>	-19
Population Estimate to Mid 2013		12,456
<i>Net Population Increase, Mid 2011 to Mid 2013</i>		76

- (1) 2011 population based on StatsCan Census unadjusted for Census Undercount.
- (2) Estimated residential units constructed, Mid 2011 to the beginning of the growth period, assuming a six month lag between construction and occupancy.
- (3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.37	92%	3.09
<i>Multiples (6)</i>	2.47	6%	0.16
<i>Apartments (7)</i>	1.69	2%	0.03
Total		100%	3.28

¹ Based on 2006 Census custom database

² Based on Building permit/completion activity

- (4) 2011 households taken from StatsCan Census.
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
- (6) Includes townhomes and apartments in duplexes.
- (7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**SCHEDULE 4
TOWNSHIP OF GUELPH/ERAMOSIA
TEN YEAR GROWTH FORECAST
MID 2013 TO MID 2023**

		POPULATION
Mid 2013 Population		12,456
Occupants of New Housing Units, Mid 2013 to Mid 2023	<i>Units (2)</i>	381
	<i>multiplied by persons per unit (3)</i>	3.18
	<i>gross population increase</i>	1,213
Decline in Housing Unit Occupancy, Mid 2013 to Mid 2023	<i>Units (4)</i>	4,244
	<i>multiplied by ppu decline rate (5)</i>	-0.0283
	<i>total decline in population</i>	-120
Population Estimate to Mid 2023		13,549
<i>Net Population Increase, Mid 2013 to Mid 2023</i>		<i>1,093</i>

(1) Mid 2013 Population based on:

2011 Population (12,380) + Mid 2011 to Mid 2013 estimated housing units to beginning of forecast period (29 x 3.28 = 95) + (4,215 x -0.0045 = -19) = 12,456

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

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

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.37	83%	2.79
<i>Multiples (6)</i>	2.47	13%	0.32
<i>Apartments (7)</i>	1.69	4%	0.07
<i>one bedroom or less</i>	1.30		
<i>two bedrooms or more</i>	1.92		
Total		100%	3.18

¹ Persons per unit based on adjusted Statistics Canada Custom 2006 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2013 households based upon 4,215 (2011 Census) + 29 (Mid 2011 to Mid 2013 unit estimate) = 4,244

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

(6) Includes townhomes and apartments in duplexes.

(7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**SCHEDULE 5
TOWNSHIP OF GUELPH/ERAMOSA
TWENTY YEAR GROWTH FORECAST
MID 2013 TO MID 2033**

		POPULATION
Mid 2013 Population		12,456
Occupants of New Housing Units, Mid 2013 to Mid 2033	<i>Units (2)</i>	860
	<i>multiplied by persons per unit (3)</i>	3.18
	<i>gross population increase</i>	2,738
Decline in Housing Unit Occupancy, Mid 2013 to Mid 2033	<i>Units (4)</i>	4,244
	<i>multiplied by ppu decline rate (5)</i>	-0.0629
	<i>total decline in population</i>	-267
Population Estimate to Mid 2033		14,927
<i>Net Population Increase, Mid 2013 to Mid 2033</i>		2,471

(1) Mid 2013 Population based on:

2011 Population (12,380) + Mid 2011 to Mid 2013 estimated housing units to beginning of forecast period (29 x 3.28 = 95) + (4,215 x -0.0045 = -19) = 12,456

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

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

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.37	83%	2.79
<i>Multiples (6)</i>	2.47	13%	0.32
<i>Apartments (7)</i>	1.69	4%	0.07
<i>one bedroom or less</i> 1.30			
<i>two bedrooms or more</i> 1.92			
Total		100%	3.18

¹ Persons per unit based on adjusted Statistics Canada Custom 2006 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2013 households based upon 4,215 (2011 Census) + 29 (Mid 2011 to Mid 2013 unit estimate) = 4,244

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

(6) Includes townhomes and apartments in duplexes.

(7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

SCHEDULE 6
GUELPH/ERAMOSIA LAND SUPPLY
LONG TERM RESIDENTIAL UNIT SUPPLY By Category (as of July 2011)

Area	Vacant & Potential Supply				TOTAL UNITS
	Registered	Draft Approved or Provisional	Applications Under Review	Vacant Designated	
ROCKWOOD	35	0	309	167	511
OUTSIDE URBAN CENTRES	75	28	0	33	136
Ariss	8	15	0	8	31
EdenMills	0	0	0	21	21
Hamilton Dr	0	8	0	0	8
Everton	0	5	0	0	5
Marden	0	0	0	2	2
Oustic	0	0	0	2	2
Barrie Hill	0	0	0	0	0
Brucedale	0	0	0	0	0
Hartfield	0	0	0	0	0
Hwy 7 Hamlet Area	0	0	0	0	0
Lake Road at 124	0	0	0	0	0
Promenade Park	0	0	0	0	0
Shadow Beech	0	0	0	0	0
Countryside	67	0	0	0	67
MUNICIPAL TOTAL	110	28	309	200	647

Source: Wellington County, Planning and Development Department, 2013

* includes vacant lots in plans of subdivision that are building out and all vacant lots of record.

SCHEDULE 7

**TOWNSHIP OF GUELPH/ERAMOSIA
HISTORICAL RESIDENTIAL BUILDING PERMITS
YEARS 2002 - 2012**

Year	RESIDENTIAL BUILDING PERMITS			
	Singles & Semi Detached	Multiples ¹	Apartments ²	Total
2002	89	9	0	98
2003	74	8	0	82
2004	77	6	6	89
2005	107	30	0	137
2006	61	1	3	65
Sub-total	408	54	9	471
Average (2002 - 2006)	82	11	2	94
% Breakdown	86.6%	11.5%	1.9%	100.0%
2007	109	31	0	140
2008	32	12	0	44
2009	14	27	0	41
2010	27	15	0	42
2011	15	0	0	15
2012	14	0	0	14
Sub-total	211	85	0	296
Average (2007 - 2011)	39	17	0	56
% Breakdown	71.3%	28.7%	0.0%	100.0%
2002 - 2012				
Total	619	139	9	767
Average	56	13	1	70
% Breakdown	80.7%	18.1%	1.2%	100.0%

Sources:

Building Permits - Statistics Canada Publication, 64-001XIB

1. Includes townhomes and apartments in duplexes.
2. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

SCHEDULE 8a

**TOWNSHIP OF GUELPH/ERAMOSIA
PERSONS PER UNIT BY AGE AND TYPE OF DWELLING
(2006 CENSUS)**

Age of Dwelling	SINGLES AND SEMI-DETACHED						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	2.053	3.356	-	3.175	3.17	
6-10	-	-	-	3.509	-	3.314	3.31	
11-15	-	-	-	3.605	-	3.708	3.70	
16-20	-	-	-	3.271	-	3.284	3.28	3.37
20-25	-	-	-	2.822	-	2.686	2.69	
25-35	-	-	-	2.947	-	2.923	2.92	
35+	-	-	1.833	2.708	3.632	2.620	2.62	
Total	-	2.000	1.837	3.038	4.170	2.960		

1. The Census PPU has been adjusted to account for the downward PPU trend which has been recently experienced in both new and older units, largely due to the aging of the population. Due to data limitations, upper tier PPU data (Wellington County) has been used for medium and high density occupancy trends.

2. Includes townhomes and apartments in duplexes.

3. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

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

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

SCHEDULE 8b

**WELLINGTON COUNTY
PERSONS PER UNIT BY AGE AND TYPE OF DWELLING
(2006 CENSUS)**

Age of Dwelling	SINGLES AND SEMI-DETACHED						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	2.600	2.109	3.265	4.768	3.179	3.15	
6-10	-	2.036	2.096	3.297	4.773	3.213	3.19	
11-15	-	2.294	2.037	3.222	4.306	3.160	3.14	
16-20	-	-	2.068	3.252	4.221	3.228	3.21	3.17
20-25	-	-	2.387	3.015	4.467	2.989	2.98	
25-35	-	1.267	2.045	2.847	3.785	2.815	2.81	
35+	-	1.551	1.957	2.796	4.079	2.676	2.67	
Total	2.435	1.828	2.024	3.003	4.257	2.918		

Age of Dwelling	MULTIPLES ²						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.714	1.841	2.507	-	2.326	2.32	
6-10	-	1.929	1.839	2.669	-	2.427	2.42	
11-15	-	1.650	2.167	3.049	-	2.739	2.73	
16-20	-	2.333	2.000	2.575	-	2.414	2.41	2.47
20-25	-	-	2.136	2.716	-	2.500	2.50	
25-35	-	1.813	2.000	2.852	-	2.627	2.62	
35+	-	1.380	1.912	2.668	2.944	2.268	2.27	
Total	1.611	1.611	1.946	2.707	3.237	2.438		

Age of Dwelling	APARTMENTS ³						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.304	1.676	-	-	1.730	1.73	
6-10	-	1.156	1.614	2.182	-	1.495	1.49	
11-15	1.182	1.400	1.711	3.526	-	1.826	1.82	
16-20	-	1.354	1.782	2.667	-	1.737	1.73	1.69
20-25	-	1.448	1.873	2.762	-	1.803	1.80	
25-35	1.281	1.358	2.032	3.000	-	1.853	1.85	
35+	1.169	1.330	1.881	2.729	4.071	1.730	1.73	
Total	1.270	1.345	1.879	2.839	5.588	1.764		

Age of Dwelling	ALL DENSITY TYPES					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.987	1.974	3.126	4.795	2.947
6-10	1.571	1.635	1.934	3.175	4.840	2.946
11-15	1.917	1.662	1.912	3.204	4.290	2.877
16-20	-	1.644	1.930	3.185	4.125	2.953
20-25	1.727	1.453	2.059	2.972	4.132	2.655
25-35	1.450	1.378	2.031	2.854	3.899	2.521
35+	1.227	1.372	1.926	2.785	3.938	2.444
Total	1.440	1.458	1.955	2.963	4.183	2.650

1. The Census PPU has been adjusted to account for the downward PPU trend which has been recently experienced in both new and older units, largely due to the aging of the population.

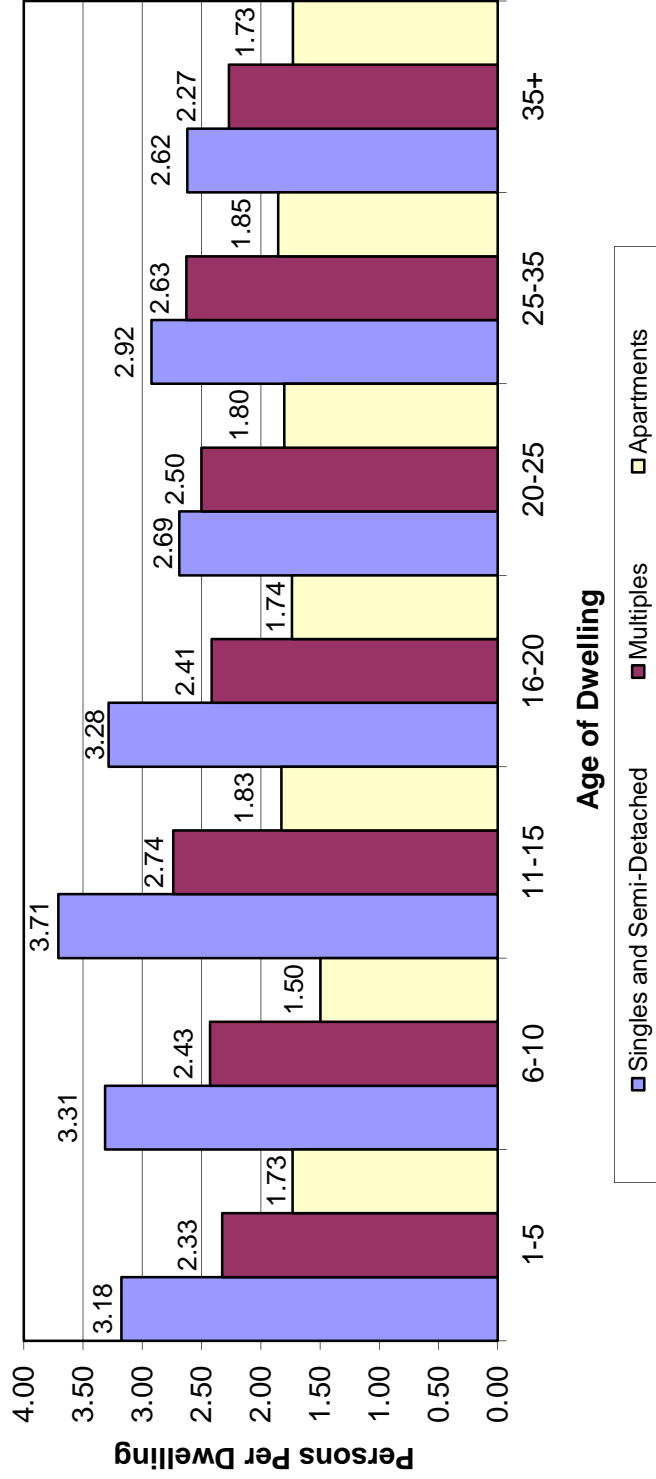
2. Includes townhomes and apartments in duplexes.

3. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Note: Does not include Statistics Canada data classified as 'Other' - Value of 635

Note: Does not include institutional population

**SCHEDULE 9
TOWNSHIP OF GUELPH/ERAMOSA
PERSONS PER UNIT BY STRUCTURAL TYPE AND AGE OF DWELLING
(2006 CENSUS)**



Multiple and Apartment PPU's are based on Wellington County.

**SCHEDULE 10a
TOWNSHIP OF GUELPH/ERAMOSA
EMPLOYMENT FORECAST, 2013 TO 2033**

Period	Population	Activity Rate					Employment							Total (Excluding NFPOW and Work at Home)		
		Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	NFPOW	Total Including NFPOW	Primary	Work at Home	Industrial	Commercial/Population Related		Institutional	NFPOW ¹
2006	12,066	0.017	0.084	0.127	0.070	0.032	0.331	0.031	0.362	210	1,010	1,535	850	385	380	4,370
2011 ²	12,380	0.017	0.063	0.124	0.069	0.031	0.304	0.053	0.357	210	780	1,535	850	385	655	4,415
Mid 2013	12,456	0.017	0.064	0.124	0.072	0.031	0.308	0.054	0.362	210	799	1,550	894	385	675	4,513
Mid 2023	13,549	0.015	0.068	0.131	0.081	0.031	0.326	0.056	0.383	210	927	1,768	1,097	420	765	5,188
Mid 2033	14,927	0.014	0.072	0.131	0.089	0.032	0.338	0.056	0.394	210	1,075	1,955	1,328	478	820	5,867
Incremental Change																
2011 ² - Mid 2013	76	-0.0001	0.0012	0.0005	0.0031	-0.0002	0.0045	0.0013	0.0057	0	19	15	44	0	20	98
Mid 2013 - Mid 2023	1,093	-0.0014	0.0043	0.0060	0.0092	0.0001	0.0183	0.0023	0.0206	0	128	218	203	35	81	675
Mid 2013 - Mid 2033	2,471	-0.0028	0.0078	0.0065	0.0172	0.0011	0.0299	0.0018	0.0317	0	276	405	435	93	146	1,353
Annual Average																
2011 ² - Mid 2013	38	-0.0001	0.0006	0.0002	0.0016	-0.0001	0.0022	0.0006	0.0029	0	10	8	22	0	10	49
Mid 2013 - Mid 2023	109	-0.00014	0.00043	0.00060	0.00092	0.00001	0.00183	0.00023	0.00206	0	13	22	20	4	9	46
Mid 2013 - Mid 2033	124	-0.00014	0.00039	0.00033	0.00086	0.00005	0.00150	0.00009	0.00159	0	14	20	22	5	7	47

Source: Watson & Associates Economists Ltd., 2013. Derived from Wellington County Official Plan May 6, 1999, office consolidation, February 2011.

1. Statistics Canada defines no fixed place of work (NFPOW) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.
2. The 2011 total employment estimate is based on Statistics Canada table 99-012-X2011032 (Usual Place of Work) and the 2011 NHS Census Profile (Work at Home). Employment by major employment sector (IC) is based on a combination of historical trend analysis and Statistic Canada Non Residential building permits data activity.

**SCHEDULE 10b
TOWNSHIP OF GUELPH/ERAMOSA**

EMPLOYMENT (EXCLUDING WORK AT HOME AND NO FIXED PLACE OF WORK) AND GROSS FLOOR AREA (GFA) FORECAST, 2013 TO 2033

Period	Population	Employment				Gross Floor Area in Square Feet (Estimated) ¹				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
2006	12,066	210	1,535	850	385	2,980				
2011²	12,380	210	1,535	850	385	2,980				
Mid 2013	12,456	210	1,550	894	385	3,039				
Mid 2023	13,549	210	1,768	1,097	420	3,496				
Mid 2033	14,927	210	1,955	1,328	478	3,972				
Incremental Change										
2011² - Mid 2013	76	0	15	44	0	59				
Mid 2013 - Mid 2023	1,093	0	218	203	35	456	261,387	111,902	24,509	397,798
Mid 2013 - Mid 2033	2,471	0	405	435	93	932	486,062	238,976	64,863	789,901
Annual Average										
2011² - Mid 2013	38	0	8	22	0	30				
Mid 2013 - Mid 2023	109	0	22	20	4	46	26,139	11,190	2,451	39,780
Mid 2013 - Mid 2033	124	0	20	22	5	47	24,303	11,949	3,243	39,495

Source: Watson & Associates Economists Ltd., 2013. Derived from Wellington County Official Plan May 6, 1999, office consolidation, February 2011.

- Square Foot Per Employee Assumptions
 - Industrial 1,200
 - Commercial/ Population Related 550
 - Institutional 700

2. The 2011 total employment estimate is based on Statistics Canada table 99-012-X2011032 (Usual Place of Work) and the 2011 NHS Census Profile (Work at Home). Employment by major employment sector (IC) is based on a combination of historical trend analysis and Statistic Canada Non Residential building permits data activity.

**SCHEDULE 10c
TOWNSHIP OF GUELPH/ERAMOSA
ESTIMATE OF THE ANTICIPATED AMOUNT, TYPE AND LOCATION OF
DEVELOPMENT FOR WHICH DEVELOPMENT CHARGES CAN BE IMPOSED**

DEVELOPMENT LOCATION	TIMING	INDUSTRIAL GFA S.F.	COMMERCIAL GFA S.F.	INSTITUTIONAL GFA S.F.	TOTAL NON-RES GFA S.F.	EMPLOYMENT ¹ INCREASE
Rockwood	2013 - 2023	26,139	27,976	3,676	57,791	77
	2013 - 2033	48,606	59,744	9,729	118,079	162
Rural	2013 - 2023	235,248	83,927	20,833	340,008	379
	2013 - 2033	437,456	179,232	55,134	671,822	770
Township of Guelph/Eramosa	2013 - 2023	261,387	111,902	24,509	397,798	456
	2013 - 2033	486,062	238,976	64,863	789,901	932

1. Employment forecast excludes work at home employment and employees with no fixed place of work.

SCHEDULE 11
TOWNSHIP OF GUELPH/ERAMOSA
NON-RESIDENTIAL CONSTRUCTION VALUE
YEARS 2002 - 2012
(000's 2012 \$)

YEAR	Industrial			Commercial			Institutional			Total						
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total				
2002	2,249	340	0	2,589	490	1,064	0	1,555	1,517	194	0	1,711	4,255	1,599	0	5,855
2003	2,607	454	0	3,061	53	5	0	59	1,256	13	0	1,269	3,916	472	0	4,388
2004	2,031	98	366	2,494	0	444	1,831	2,275	0	117	0	117	2,031	659	2,197	4,886
2005	2,773	178	0	2,951	0	0	434	434	154	539	0	693	2,926	718	434	4,078
2006	3,648	84	0	3,731	576	208	0	784	4,722	330	0	5,053	8,946	622	0	9,568
2007	1,925	45	0	1,970	2,506	581	0	3,087	0	1,313	5,691	7,004	4,431	1,939	5,691	12,062
2008	614	433	0	1,048	0	739	0	739	162	0	728	890	776	1,173	728	2,677
2009	1,411	267	0	1,678	4,555	1,021	0	5,576	1,584	0	1,925	3,508	7,549	1,288	1,925	10,762
2010	690	350	0	1,040	0	649	335	984	0	0	0	0	690	999	335	2,024
2011	786	85	0	871	5,300	210	0	5,510	37	155	0	192	6,123	450	0	6,573
2012	1,746	262	0	2,008	3,150	363	2,760	6,273	0	970	0	970	4,896	1,595	2,760	9,251
Subtotal	20,479	2,597	366	23,442	16,631	5,285	5,359	27,275	9,431	3,632	8,344	21,407	46,541	11,514	14,069	72,124
Percent of Total	87%	11%	2%	100%	61%	19%	20%	100%	44%	17%	39%	100%	65%	16%	20%	100%
Average	1,862	236	33	2,131	1,512	480	487	2,480	857	330	759	1,946	4,231	1,047	1,279	6,557
2002 - 2012 Period Total				23,442				27,275				21,407				72,124
2002 - 2012 Average				2,131				2,480				1,946				6,557
% Breakdown				32.5%				37.8%				29.7%				100.0%

SOURCE: STATISTICS CANADA PUBLICATION, 64-001-XIB
Note: Inflated to year-end 2011 (January, 2012) dollars using Reed Construction Cost Index

SCHEDULE 12
TOWNSHIP OF GUELPH/ERAMOSA
EMPLOYMENT TO POPULATION RATIO BY MAJOR EMPLOYMENT SECTOR, 2001 TO 2006

		Year		Change	Comments
		2001	2006	01-06	
Employment by industry					
1.0	Primary Industry Employment				Categories which relate to local land-based resources.
1.1	<i>All primary</i>	395	425	30	
Sub-total		395	425	30	
2.0	Industrial and Other Employment				Categories which relate primarily to industrial land supply and demand.
2.1	<i>Manufacturing</i>	400	630	230	
2.2	<i>Wholesale trade</i>	365	600	235	
2.3	<i>Construction</i>	255	340	85	
2.4	<i>Transportation, storage, communication and other utility</i>	148	260	113	
Sub-total		1,168	1,830	663	
3.0	Population Related Employment				Categories which relate primarily to population growth within the municipality.
3.1	<i>Retail trade</i>	325	330	5	
3.2	<i>Finance, insurance, real estate operator and insurance agent</i>	80	65	-15	
3.3	<i>Business service</i>	243	345	103	
3.4	<i>Accommodation, food and beverage and other service</i>	410	520	110	
Sub-total		1,058	1,260	203	
4.0	Institutional				
4.1	<i>Government Service</i>	70	45	-25	
4.2	<i>Education service, Health, Social Services</i>	465	430	-35	
Sub-total		535	475	-60	
Total Employment		3,155	3,990	835	
Population		11,174	12,066	892	
Employment to Population Ratio					
Industrial and Other Employment		0.10	0.15	0.05	
Population Related Employment		0.09	0.10	0.01	
Institutional Employment		0.05	0.04	-0.01	
Primary Industry Employment		0.04	0.04	0.00	
Total		0.28	0.33	0.05	

Source: Statistics Canada Employment by Place of Work

Note: 1996-2006 employment figures are classified by Standard Industrial Classification (SIC) Code

APPENDIX B
LEVEL OF SERVICE

**APPENDIX B - LEVEL OF SERVICE CEILING
TOWNSHIP OF GUELPH/ERAMOSA
SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997**

Service Category	Sub-Component	10 Year Average Service Standard				Quality (\$ per item)	Maximum Ceiling LOS
		Cost (per capita)	Quantity (per capita)	Quantity (per item)	Quality (\$ per item)		
Roads and Related	Roads	\$16,049.30	0.0181	km of roadways	886,702	per lane km	39,657,820
	Depots and Domes	\$215.10	1.2021	ft ² of building area	179	per ft ²	531,512
	Roads and Related Vehicles	\$187.57	0.0018	No. of vehicles and equipment	104,206	per vehicle	463,485
Fire	Fire Facilities	\$307.05	1.1630	ft ² of building area	264	per ft ²	758,721
	Fire Vehicles	\$188.14	0.0007	No. of vehicles	268,771	per vehicle	464,894
	Fire Small Equipment and Gear	\$26.47	0.0028	No. of equipment and gear	9,454	per Firefighter	65,407
Parks	Parkland Development	\$691.85	0.0106	No. of developed parkland acres	65,269	per acre	756,192
	Parkland Amenities	\$434.64	0.1934	No. of parkland amenities	2,247	per amenity	475,062
	Parkland Trails	\$7.10	0.1675	Linear Metres of Paths and Trails	42	per lin m.	7,760
	Parks Vehicles and Equipment	\$38.18	0.0012	No. of vehicles and equipment	31,817	per vehicle	41,731
Recreation	Indoor Recreation Facilities	\$576.28	3.5160	ft ² of building area	164	per ft ²	629,874

**Township of Guelph/Eramosa
Service Standard Calculation Sheet**

Service: Roads
Unit Measure: km of roadways

Quantity Measure

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Value (\$/km)
Collector Roads	218	218	218	220	220	220	220	220	222	222	\$883,800
Total	218	218	218	220	220	220	220	220	222	222	

Population	11,461	11,606	11,765	12,066	12,135	12,434	12,427	12,396	12,380	12,456
Per Capita Standard	0.0190	0.0188	0.0185	0.0182	0.0181	0.0177	0.0177	0.0177	0.0179	0.0178

	2003-2012
10 Year Average	
Quantity Standard	0.0181
Quality Standard	\$886,702
Service Standard	\$16,049

DC Amount (before deductions)	20 Year
Forecast Population	2,471
\$ per Capita	\$16,049
Eligible Amount	\$39,657,820

**Township of Guelph/Eramosa
Service Standard Calculation Sheet**

Service: Depots and Domes
Unit Measure: ft² of building area

Quantity Measure

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Bid'g Value (\$/ft²)	Value/ft² with land, site works, etc.
County Road 124 Works Garage	7,100	7,100	7,100	7,100	7,100	7,100	7,100	7,100	7,100	7,100	\$160	\$ 185
Rockmosa Shed (Drill Hall)	1,400	-	-	-	-	-	-	-	-	-	\$80	\$ 92
Marden Works Garage	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	\$160	\$ 185
Salt/Sand Storage	800	800	800	800	800	800	800	800	800	800	\$80	\$ 92
Total	15,800	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400	14,400		

Population	11,461	11,606	11,765	12,066	12,135	12,434	12,427	12,396	12,380	12,456
Per Capita Standard	1,3786	1,2407	1,2240	1,1934	1,1867	1,1581	1,1588	1,1617	1,1632	1,1561

	2003-2012
10 Year Average	
Quantity Standard	1.2021
Quality Standard	\$179
Service Standard	\$215

DC Amount (before deductions)	20 Year
Forecast Population	2,471
\$ per Capita	\$215
Eligible Amount	\$531,512

**Township of Guelph/Eramosa
Service Standard Calculation
Sheet**

Service: Roads and Related Vehicles
Unit Measure: No. of vehicles and equipment

Quantity Measure

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Value (\$/Vehicle)
2,000 gallon Water Tank	1	1	1	1	1	1	1	1	1	1	\$11,700
4 WD Loader	1	1	1	1	1	1	1	1	1	1	\$248,600
4 WD One Ton Utility Dump	1	1	1	1	1	1	1	1	1	1	\$102,400
855 JD Garden Tractor	1	1	1	-	-	-	-	-	-	-	\$62,100
Asphalt Zipper							1	1	1	1	\$116,000
Backhoe/Loader	1	1	1	1	1	1	1	1	1	1	\$145,000
GPS FeetFinder			4	4	5	5	5	5	5	5	\$3,000
Grader	1	1	1	1	1	1	1	1	1	1	\$324,500
Line Painter						1	1	1	1	1	\$6,400
Pick-up Trucks	3	3	3	4	4	4	4	4	4	4	\$34,500
S/A Combination dump/sander with Plow/Wing	1	1	1	1	1	1	1	2	2	2	\$177,900
Tandem Dump Trucks	3	3	4	4	4	4	4	4	4	4	\$200,400
Trackless MTV5 with attachments				1	1	1	1	1	1	1	\$162,500
Wood chipper	1	1	1	1	1	1	1	1	1	1	\$62,100
2008 GMC C5500 4WD Top Kick							1	1	1	1	\$94,100
Float King Trailer							1	1	1	1	\$25,500
Tower Light							1	1	1	1	\$11,600
Hydraulic Sander/Salter									1	1	\$10,300
Hot Mix Box (Transporter)									1	1	\$19,400
Total	14	14	19	20	21	23	26	27	29	29	\$0

Population	11,461	11,606	11,765	12,066	12,135	12,434	12,427	12,396	12,380	12,456
Per Capita Standard	0.00120	0.00120	0.00160	0.00170	0.00170	0.00180	0.00210	0.00220	0.00230	0.00230

	2003-2012
10 Year Average	
Quantity Standard	0.0018
Quality Standard	\$104,206
Service Standard	\$188

DC Amount (before deductions)	20 Year
Forecast Population	2,471
\$ per Capita	\$188
Eligible Amount	\$463,485

**Township of Guelph/Eramosa
Service Standard Calculation Sheet**

Service: Fire Facilities
Unit Measure: ft² of building area
Quantity Measure

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Bldg Value (\$/ft²)	Value/ft² with land, site works, etc.
Fire Station - Rockwood Main St N	14,075	14,075	14,075	14,075	14,075	14,075	14,075	14,075	14,075	14,075	\$237	\$ 264.00
Total	14,075	14,075	14,075	14,075	14,075	14,075	14,075	14,075	14,075	14,075		

Population	11,461	11,606	11,765	12,066	12,135	12,434	12,427	12,396	12,380	12,456
Per Capita Standard	1,2281	1,2127	1,1963	1,1665	1,1599	1,1320	1,1326	1,1354	1,1369	1,1300

	2003-2012
10 Year Average	
Quantity Standard	1.1630
Quality Standard	\$264
Service Standard	\$307

DC Amount (before deductions)	20 Year
Forecast Population	2,471
\$ per Capita	\$307
Eligible Amount	\$758,721

**Township of Guelph/Eramosa
Service Standard Calculation Sheet**

Service: Fire Vehicles
Unit Measure: No. of vehicles

Quantity Measure

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Value (\$/Vehicle)
Pumpers	2	2	1	1	1	1	1	1	1	1	\$650,000
Tankers	2	2	1	1	1	1	1	1	1	1	\$400,000
Equipment Van (Staff & Equipment Mover)	1	1	1	1	1	1	1	1	1	1	\$43,000
Portable Generator	1	1	1	1	1	1	1	1	1	1	\$52,500
Boat	1	1	1	1	1	1	1	-	-	-	\$7,700
Rescue	1	1	1	1	1	1	1	1	1	1	\$214,300
Tanker/Pumper	1	1	1	1	1	1	1	1	1	1	\$680,000
Off Road Utility Vehicle - Gator	1	1	1	1	1	1	1	1	1	1	\$16,400
Total	9	9	7	8	8	8	8	7	7	7	

Population	11,461	11,606	11,765	12,066	12,135	12,434	12,427	12,396	12,380	12,456
Per Capita Standard	0.00080	0.00080	0.00060	0.00070	0.00070	0.00060	0.00060	0.00060	0.00060	0.00060

	2003-2012
10 Year Average	
Quantity Standard	0.0007
Quality Standard	\$268,771
Service Standard	\$188

DC Amount (before deductions)	20 Year
Forecast Population	2,471
\$ per Capita	\$188
Eligible Amount	\$464,894

**Township of Guelph/Eramosa
Service Standard Calculation Sheet**

Service: Fire Small Equipment and Gear
Unit Measure: No. of equipment and gear

Quantity Measure

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Value (\$/item)
Equipped Firefighters	27	28	28	28	30	30	30	30	30	33	\$5,600
Washer/Dryer for Gear	-	2	2	2	2	2	2	2	2	2	\$22,700
Gear Storage System	-	1	1	1	1	1	1	1	1	1	\$16,100
Generator - Fire Hall	-	-	-	1	1	1	1	1	1	1	\$97,300
Air Compressor	-	1	1	1	1	1	1	1	1	1	\$38,000
Total	27	32	32	33	35	35	35	35	35	38	

Population	11,461	11,606	11,765	12,066	12,135	12,434	12,427	12,396	12,380	12,456
Per Capita Standard	0.00240	0.00280	0.00270	0.00270	0.00290	0.00280	0.00280	0.00280	0.00280	0.00310

	2003-2012
10 Year Average	
Quantity Standard	0.0028
Quality Standard	\$9,454
Service Standard	\$26

DC Amount (before deductions)	20 Year
Forecast Population	2,471
\$ per Capita	\$26
Eligible Amount	\$65,407

**Township of Guelph/Eramosa
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: No. of developed parkland acres
Quantity Measure

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Value (\$/Acre)
Eden Mills Park	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	12.0	\$65,400
Lloyd Dyer	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	\$65,400
Rockmosa Park	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	\$65,400
David Masson Park (Landrex)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	\$65,400
James Lynch Park (Everton)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	\$65,400
Marden Park	64.0	64.0	64.0	64.0	64.0	64.0	64.0	57.7	57.7	57.7	\$65,400
Valentino Park	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	\$65,400
Cross Creek	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	\$65,400
Max Storey	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	\$65,400
Sarah Ranson Woodlot and Trails	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	\$65,400
John Jolliffe Park	-	-	-	-	1.0	1.0	1.0	1.0	1.0	1.0	\$65,400
Ridge Road Park	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	\$65,400
Shadow Beech	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	\$65,400
Promenade Park	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	\$65,400
The Ridge	7.9	7.9	7.9	7.9	7.9	7.9	7.9	7.9	7.9	7.9	\$65,400
Parquette #1	-	-	-	-	-	-	-	0.5	0.5	0.5	\$65,400
Parquette #2	-	-	-	-	-	-	-	0.5	0.5	0.5	\$65,400
Parquette #3	-	-	-	-	-	-	-	0.5	0.5	0.5	\$65,400
Total	128.8	128.8	128.8	128.8	129.8	129.8	129.8	125.0	125.0	125.0	

Population	11,461	11,606	11,765	12,066	12,135	12,434	12,427	12,396	12,380	12,456
Per Capita Standard	0.01120	0.01110	0.01100	0.01070	0.01070	0.01040	0.01040	0.01010	0.01010	0.01000

	2003-2012
10 Year Average	
Quantity Standard	0.0106
Quality Standard	\$65,269
Service Standard	\$692

	10 Year
DC Amount (before deductions)	
Forecast Population	1,093
\$ per Capita	\$692
Eligible Amount	\$756,192

**Township of Guelph/Eramosa
Service Standard Calculation
Sheet**

Service: Parkland Amenities
Unit Measure: No. of parkland amenities
Quantity Measure

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Value (\$/item)
Eden Mills											\$0
Lighted Baseball Diamond	1	1	1	1	1	1	1	1	1	1	\$214,100
Food Booth and Equipment Shed	1	1	1	1	1	1	1	1	1	-	\$32,900
Basketball Court	1	1	1	1	1	1	1	1	1	1	\$11,900
Play Structure	1	1	1	1	1	1	1	1	1	1	\$18,800
Play Ground Equipment	1	1	1	1	1	1	1	1	1	1	\$11,800
Soccer Pitch	1	1	1	1	1	1	1	1	1	1	\$8,700
Soccer storage shed	-	1	1	1	1	1	1	1	1	1	\$4,300
Park furnishings*	1	1	1	1	1	1	1	1	1	1	\$7,000
Pre-cast building	-	-	-	-	-	-	-	-	-	1	\$21,100
Lloyd Dyer											
Lighted Baseball Diamond	1	1	1	1	1	1	1	1	1	1	\$214,100
Multi-use Pad/Outdoor Rink	1	1	1	1	1	1	1	1	1	1	\$34,300
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$26,800
Drill Hall 1600sq/ft	1	1	1	1	1	1	1	1	1	1	\$240,800
Food Booth and Washrooms 875sq/ft	1	1	1	1	1	1	1	1	1	1	\$180,000
Equipment Storage Shed	1	1	1	1	1	1	1	1	1	-	\$2,000
Small Picnic Area	1	1	1	1	-	-	-	-	-	-	\$74,900
Park perimeter fencing 8ft (lin ft)	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	1,940	\$20
Batting Cage		1	1	1	1	1	1	1	1	1	\$15,500
Pitchers warm up area	1	1	1	1	1	1	1	1	1	1	\$2,700
Fenced storage compound 12ft (lin ft)	75	75	75	75	75	75	75	75	75	75	\$28
bleachers	4	4	4	4	4	4	4	4	4	4	\$6,900
Park furnishings*	1	1	1	1	1	1	1	1	1	1	\$7,600
Rockmosa											
Triple Tennis Court asphalt	1	1	1	1	1	1	1	1	1	1	\$375,000
Flag Pole	1	1	1	1	1	1	1	1	1	1	\$1,700
Club House 700sq/ft	1	1	1	1	1	1	1	1	1	1	\$116,800
Lighted Baseball Diamond	1	1	1	1	1	1	1	1	1	1	\$214,100
Soccer Pitch	1	1	1	1	1	1	1	1	1	1	\$107,100
3/4 Soccer Pitch	1	1	1	1	1	1	1	1	1	1	\$2,000
Mini Field				2	2	2	2	2	2	2	\$80,400
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$23,600
Food Booth/Washrooms 24'x60'	1	1	1	1	1	1	1	1	1	1	\$357,100
Outdoor Shelter	1	1	1	1	1	1	1	1	1	1	\$80,400

**Township of Guelph/Eramosa
Service Standard Calculation
Sheet**

Service: Parkland Amenities
Unit Measure: No. of parkland amenities
Quantity Measure

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Value (\$/item)
Play Structure	1	1	1	1	1	1	1	1	1	1	\$75,000
Basketball Court	1	1	1	1	1	1	1	1	1	1	\$12,100
Batting Cage	-	1	1	1	1	1	1	1	1	1	\$15,500
bleachers	-	-	-	5	5	5	5	5	5	5	\$6,900
Splash Pad	-	-	-	-	-	1	1	1	1	1	\$192,900
David Masson (Landrex)											
Play Structure	1	1	1	1	1	1	1	1	1	1	\$23,000
Play Ground Equipment	1	1	1	1	1	1	1	1	1	1	\$4,700
Park furnishings*	-	-	-	-	-	-	1	1	1	1	\$5,000
Outdoor Rink	-	-	-	-	-	-	-	-	-	1	\$10,008
James Lynch (Everton)											
Play Structure	1	1	1	1	1	1	1	1	1	1	\$37,500
Basketball Court	1	1	1	1	1	1	1	1	1	1	\$13,400
Park furnishings*	1	1	1	1	1	1	1	1	1	1	\$2,000
Play Ground Equipment	1	1	1	1	1	1	1	1	1	1	\$2,000
Marden											
Outdoor Shelters (lg)	1	1	1	1	1	1	1	1	1	1	\$48,300
Outdoor Shelters (sm)	3	3	3	3	3	3	3	3	3	2	\$34,500
Washroom/Shower Building 1145sq/ft	1	1	1	1	1	1	1	1	1	1	\$283,900
Park House	1	1	1	1	1	1	1	1	1	1	\$483,300
Maintenance Workshop 2400sq/ft	1	1	1	1	1	1	1	1	1	1	\$361,200
Camp Store	1	1	1	1	1	1	-	-	-	-	\$62,100
Storage Shed (lg) Pigeon Shed	1	1	1	1	1	1	1	1	1	1	\$62,100
Storage Shed (sm)	1	1	1	1	-	-	-	-	-	-	\$37,500
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$24,900
Lighted Baseball Diamond	1	1	1	1	1	1	1	1	1	1	\$214,100
Ball Diamond	1	1	1	1	1	1	1	1	1	1	\$117,400
Beach	1	1	1	1	1	-	-	-	-	-	\$7,500
Campground 116 sites	1	1	1	1	1	-	-	-	-	-	\$37,500
lighted/irrigated Sports Field	-	-	-	-	-	-	-	1	1	1	\$450,000
Enabling garden	-	-	-	-	-	-	1	1	1	1	\$55,000
Fenced storage compound 10 ft (lin ft)	250	250	250	250	250	250	250	250	250	250	\$25
Park furnishings*	-	-	-	-	-	-	1	1	1	1	\$42,900
Gatehouse	1	1	1	1	1	1	1	1	1	1	\$24,900
Valentino											
Play Structure	1	1	1	1	1	1	1	1	1	1	\$31,700

**Township of Guelph/Eramosa
Service Standard Calculation
Sheet**

Service: Parkland Amenities
Unit Measure: No. of parkland amenities
Quantity Measure

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Value (\$/item)
Play Ground Equipment	1	1	1	1	1	1	1	1	1	1	\$4,800
Pre-cast building	-	-	-	-	1	1	1	1	1	1	\$5,900
Park furnishings*	-	-	-	1	1	1	1	1	1	1	\$4,400
Basketball Court	1	1	1	1	1	1	1	1	1	1	\$16,600
Cross Creek											
Play Structure & Equipment	1	1	1	1	1	1	1	1	1	1	\$53,000
Outdoor Ice Rink	1	1	1	1	1	1	1	1	1	1	\$9,900
Sports Field	1	1	1	1	1	1	1	1	1	1	\$2,000
Pre-cast building	-	-	-	-	1	1	1	1	1	1	\$5,400
Max Storey											
Play Structure	1	1	1	1	1	1	1	1	1	1	\$28,300
Play Field	1	1	1	1	1	1	1	1	1	1	\$2,000
Tot swing	-	-	-	-	-	1	1	1	1	1	\$5,400
Park furnishings*	1	1	1	1	1	1	1	1	1	1	\$3,600
Sarah Ranson											
Park furnishings*	1	1	1	1	1	1	1	1	1	1	\$3,600
Hampson Cres Parkland											
Play Structure	-	-	-	-	-	1	1	1	1	1	\$40,100
Park furnishings*	-	-	-	-	-	1	1	1	1	1	\$6,400
Indian Trail											
Park furnishings*	-	-	-	-	-	-	-	-	1	1	\$5,000
Total	2,331	2,334	2,334	2,341	2,341	2,343	2,345	2,346	2,347	2,343	

Population	11,461	11,606	11,765	12,066	12,135	12,434	12,427	12,396	12,380	12,456
Per Capita Standard	0.20	0.20	0.20	0.19	0.19	0.19	0.19	0.19	0.19	0.19

	2003-2012
10 Year Average	
Quantity Standard	0.1934
Quality Standard	\$2,247
Service Standard	\$435

	10 Year
DC Amount (before deductions)	
Forecast Population	1,093
\$ per Capita	\$435
Eligible Amount	\$475,062

* Park Furnishings include:benches, picnic tables, bike racks, waste containers and signage

**Township of Guelph/Eramosa
Service Standard Calculation Sheet**

Service: Parkland Trails
Unit Measure: Linear Metres of Paths and Trails

Quantity Measure

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Value (\$/ Lin. Metre)
Hwy 7/Seaton SWM Pond Trails	-	-	-	168	168	168	168	168	168	168	\$39
Max Storey SWM Pond Trail	-	-	-	420	420	420	420	420	420	420	\$39
Ridge Road Trail	-	-	-	148	148	148	148	148	148	148	\$39
Hampson SWM Pond Trail	-	-	-	-	-	335	335	335	335	335	\$39
Lloyd Dyer											
3" Deep Asphalt Roadway	1,164	1,164	1,164	1,164	1,164	1,164	1,164	1,164	1,164	1,164	\$50
Indian Trail											
Graded native material	-	-	-	-	-	-	-	-	1,000	1,000	\$10
Total	1,163.5	1,163.5	1,163.5	1,899.2	1,899.2	2,234.4	2,234.4	2,234.4	3,234.4	3,234.4	

Population	11,461	11,606	11,765	12,066	12,135	12,434	12,427	12,396	12,380	12,456
Per Capita Standard	0.10	0.10	0.10	0.16	0.16	0.18	0.18	0.18	0.26	0.26

	2003-2012
10 Year Average	
Quantity Standard	0.1675
Quality Standard	\$42
Service Standard	\$7

	10 Year
DC Amount (before deductions)	
Forecast Population	1,093
\$ per Capita	\$7
Eligible Amount	\$7,760

**Township of Guelph/Eramosa
Service Standard Calculation Sheet**

Service: Parks Vehicles and Equipment
Unit Measure: No. of vehicles and equipment

Quantity Measure

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Value (\$/vehicle)
Kubota B1750	1	1	1	1	1	1	1	-	-	-	\$38,600
Kubota F260E	1	1	1	1	1	1	1	1	1	-	\$30,000
John Deere 955	1	1	1	1	1	1	1	1	1	1	\$30,000
John Deere 855	-	-	-	1	1	1	1	1	1	1	\$34,300
John Deere 935	1	1	-	-	-	-	-	-	-	-	\$30,000
John Deere 4320	-	1	1	1	1	1	1	1	1	1	\$42,900
Toro 580D Groundsmaster	-	1	1	1	-	-	-	-	-	-	\$66,400
Toro 4000D Groundsmaster	-	-	-	-	1	1	1	1	1	1	\$55,700
Grass Hopper Mid-deck mower	1	1	1	1	1	1	1	-	-	-	\$15,000
Case IH Farm Tractor with Loader	1	1	1	1	1	1	1	1	1	1	\$35,900
2 WD Cab and Chassis #100	1	1	1	1	1	1	1	1	1	1	\$69,000
2006 Dodge 1500 Pickup	-	-	-	1	1	1	1	1	1	1	\$27,900
Full Size Pick-up Lease	1	1	1	-	-	-	-	-	-	-	\$53,600
2007 Dodge 2500 Pick-up	-	-	-	-	1	1	1	1	1	1	\$48,200
2002 Astro Van	1	1	1	1	1	1	1	1	-	-	\$19,300
Dump Trailer	1	1	1	1	1	1	1	1	1	1	\$4,800
Van eyl Landscape Trailer	1	1	1	1	1	1	1	1	-	-	\$6,600
Straight Line Trailer	1	1	1	1	1	1	1	1	1	1	\$12,400
Full Size Rental Pick-up	-	-	-	-	-	0.3	0.3	0.3	0.3	0.3	\$53,600
1988 GMC 3500	1	1	1	1	1	-	-	-	-	-	\$36,400
Jacobson Wide area mower	-	-	-	-	-	-	1	1	1	1	\$50,000
Kubota 3680	-	-	-	-	-	-	-	1	1	1	\$24,000
JDJ Trailer	-	-	-	-	-	-	-	-	1	1	\$7,000
Kubota 3680	-	-	-	-	-	-	-	-	-	1	\$24,000
Chevrolet express panel van	-	-	-	-	-	-	-	-	1	1	\$40,000
Electric utility Vehicle	-	-	-	-	-	-	-	-	1	1	\$12,000
Total	13	15	13	14	15	14	15	14	15	15	

Population	11,461	11,606	11,765	12,066	12,135	12,434	12,427	12,396	12,380	12,456
Per Capita Standard	0.00110	0.00130	0.00110	0.00120	0.00120	0.00120	0.00120	0.00120	0.00120	0.00120

10 Year Average	2003-2012
Quantity Standard	0.0012
Quality Standard	\$31,817
Service Standard	\$38

DC Amount (before deductions)	10 Year
Forecast Population	1,093
\$ per Capita	\$38
Eligible Amount	\$41,731

Township of Guelph/Eramosa

Service Standard Calculation Sheet

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

Quantity Measure

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Bid'g Value (\$/ft ²)	Value/ft ² with land, site works, etc.
Eden Mills Comm. & Senior Cnt.	5,276	5,276	5,276	5,276	5,276	5,276	5,276	5,276	5,276	5,276	\$150	\$169
Rockmosa Community Centre	12,285	12,285	12,285	12,285	12,285	12,285	12,285	12,285	12,285	12,285	\$150	\$169
Library Meeting Room	918	918	918	918	918	918	918	918	918	918	\$150	\$169
Other Facilities (storage, P.A. booths)	496	496	496	496	496	496	-	-	-	-	\$150	\$169
Marden Community Centre	2,519	2,519	2,519	2,519	2,519	2,519	2,519	2,519	2,519	2,519	\$202	\$226
Community Rec Room Firehall	803	803	803	803	803	803	803	803	803	803	\$150	\$169
Rockwood Town Hall	2,664	2,664	2,664	2,664	2,664	2,664	2,664	2,664	2,664	2,664	\$150	\$169
Rockwood (Lloyd Dyer) Drill Hall	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	\$150	\$169
Royal Distributing Athletic Performance Centre (RDAPC)	-	-	-	-	-	-	-	56,000	56,000	56,000	\$128	\$147
Total	26,361	26,361	26,361	26,361	26,361	26,361	25,865	81,865	81,865	81,865		

Population	11,461	11,606	11,765	12,066	12,135	12,434	12,427	12,396	12,380	12,456
Per Capita Standard	2.3001	2.2713	2.2406	2.1847	2.1723	2.1201	2.0814	6.6041	6.6127	6.5723

	2003-2012
10 Year Average	3.5160
Quantity Standard	\$164
Quality Standard	\$576
Service Standard	

	10 Year
DC Amount (before deductions)	1,093
Forecast Population	\$576
\$ per Capita	\$629,874
Eligible Amount	

APPENDIX C
LONG TERM CAPITAL AND OPERATING COST
EXAMINATION

APPENDIX C - LONG TERM CAPITAL AND OPERATING COST EXAMINATION

TOWNSHIP OF GUELPH/ERAMOSA ANNUAL CAPITAL AND OPERATING COST IMPACT

As a requirement of the *Development Charges Act, 1997* under subsection 10(2)(c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the development charge. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost saving attributable to economies of scale or cost sharing where applicable, and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Township's approved 2012 Financial Information Return (FIR).

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

ASSET	LIFECYCLE COST FACTORS	
	AVERAGE USEFUL LIFE	FACTOR
Water and Wastewater Services	80	0.005161
Roads	20	0.041157
Facilities	40	0.016556
Public Works Vehicles	10	0.091327
Fire Vehicles	15	0.057825
Fire Small Equipment & Gear	8	0.116510
Parkland Development	30	0.024650

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

Table C-1
TOWNSHIP OF GUELPH/ERAMOSA
OPERATING AND CAPITAL EXPENDITURE IMPACTS
FOR FUTURE CAPITAL EXPENDITURES

SERVICE	NET GROWTH RELATED EXPENDITURES	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Wastewater Services				
1.1 Treatment plants	1,959,312	10,100	0	10,100
1.2 Sewers	4,937,746	25,500	0	25,500
2. Water Services				
2.1 Distribution systems	1,849,892	9,500	0	9,500
3. Roads and Related				
3.1 Roads	0	0	0	0
3.2 Depots and Domes	531,410	8,800	0	8,800
3.3 PW Rolling Stock	284,000	25,900	0	25,900
4. Fire Protection Services				
4.1 Fire facilities	618,112	10,200	87,468	97,668
4.2 Fire vehicles	339,286	19,600	48,012	67,612
4.3 Small equipment and gear	65,400	7,600	9,255	16,855
5. Outdoor Recreation Services				
5.1 Parkland development, amenities & trails	1,060,711	26,100	71,925	98,025
5.2 Parks vehicles and equipment	37,530	3,400	2,545	5,945
6. Indoor Recreation Services				
6.1 Recreation facilities	813,922	13,500	43,447	56,947
7. Administration				
7.1 Studies	241,325	0	0	0

APPENDIX D
DEVELOPMENT CHARGE RESERVE FUND POLICY

APPENDIX D - DEVELOPMENT CHARGE RESERVE FUND POLICY

D.1 Legislative Requirements

The DCA, 1997 requires development charge collections (and associated interest) to be placed in separate reserve funds. Sections 33 through 36 of the Act provide the following regarding reserve fund establishment and use:

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

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

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

- opening balance;
- closing balance;
- description of each service and/or service category for which the reserve fund was established;
- transactions for the year (e.g. collections, draws);
- list of credits by service or service category (outstanding at beginning of the year, given in the year and outstanding at the end of the year by holder);
- amounts borrowed, purpose of the borrowing and interest accrued during previous year;

- amount and source of money used by the Township to repay municipal obligations to the fund;
- schedule identifying the value of credits recognized by the Township, the service to which it applies and the source of funding used to finance the credit; and
- for each draw, the amount spent on the project from the DC reserve fund and the amount and source of any other monies spent on the project.

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

D.2 DC Reserve Fund Application

Section 35 of the DCA states that:

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

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

Appendix D-1
SAMPLE DEVELOPMENT CHARGE RESERVE FUNDS STATEMENT
TOWNSHIP OF GUELPH/ERAMOSIA
FOR THE YEAR _____

Reserve Fund	Town Wide					Urban Area		
	Roads and Related	Fire Protection Services	Eramosa - Parks	Indoor Recreation Services	Administration	Wastewater Treatment	Wastewater - Sanitary Sewers	Water Services
Balance as of January 1								
Plus:								
Development Charge Collections								
Accrued Interest								
Repayment of Monies Borrowed from Fund and Associated Interest								
SUB-TOTAL								
Less:								
Amount Transferred to Capital (or Other) Funds {1}								
Amounts Refunded								
Amounts Loaned to Other DC Service Category								
Credits {2}								
Monies Borrowed from Fund for Other Municipal Purposes								
SUB-TOTAL								
December 31 Closing Balance								

{1}See Attachment 1 for details

{2}See Attachment 2 for details

Attachment 1

**SAMPLE DEVELOPMENT CHARGE RESERVE FUND STATEMENT
TOWNSHIP OF GUELPH/ERAMOSA
FOR THE YEAR _____**

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

Attachment 2

**DEVELOPMENT CHARGE RESERVE FUND STATEMENT
TOWNSHIP OF GUELPH/ERAMOSA
FOR THE YEAR _____**

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

APPENDIX E
LOCAL SERVICE POLICY

APPENDIX E - LOCAL SERVICE GUIDELINES

The following engineering infrastructure for the purposes of subdivision development will be paid for by the developer:

1. Roads internal or external to the development, which are impacted upon by the development.
2. Traffic Lights internal or external to the development.
3. Storm Drainage internal to the development and external to the development.
4. Watermains internal to the development (servicing of vacant lands) and external to the development (where the development requires connection to the existing distribution system).
5. Sanitary Sewers internal or external (i.e. local connection) to the development.

APPENDIX F
PROPOSED DEVELOPMENT CHARGE BY-LAW

**THE CORPORATION OF THE TOWNSHIP OF
GUELPH/ERAMOSA**

BY-LAW NUMBER ____/2013

A by-law for the imposition of development charges

WHEREAS the *Development Charges Act, 1997 c. 27* (hereinafter called “the Act”) provides that the council of a municipality may by by-law impose development charges against land for to pay for increased capital costs required because of increased need for services;

AND WHEREAS a development charges background study has been completed in accordance with the Act;

AND WHEREAS the Council of the Township of Guelph/Eramosa has given notice and held a public meeting on the 7th day of October, 2013 in accordance with the Act and the regulations thereto;

**NOW THEREFORE THE COUNCIL OF THE TOWNSHIP OF GUELPH/ERAMOSA ENACTS
AS FOLLOWS:**

1.0 DEFINITIONS

1.1 In this by-law,

- (1) “**Act**” means the *Development Charges Act, S.O. 1997, c. 27*, as amended, or any successor thereto;
- (2) “**Accessory use**” means where used to describe a use, building, or structure, that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;

- (3) “**Apartment unit**” means any residential dwelling unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor;
- (4) “**Bedroom**” means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- (5) “**Benefitting area**” means an area defined by a map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;
- (6) “**Board of education**” means a board defined in subsection 1(1) of the *Education Act*, or any successor thereto;
- (7) “**Building Code Act**” means the *Building Code Act*, R.S.O. 1990, c.B.-13, as amended, or any successor thereto;
- (8) “**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; and

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

required for the provision of services designated in this by-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a), (b), (c) and (d) that are growth-related;

(9) “**Commercial**” means any non-residential development not defined under “institutional” or “industrial”;

(10) “**Council**” means the Council of the municipality;

(11) “**Development**” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment;

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

(13) “**Dwelling unit**” means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use;

(14) “**Existing industrial building**” means a building or buildings existing on a site in the Township of Guelph/Eramosa on the day this by-law comes into effect or the first building or buildings constructed and occupied on a vacant site pursuant to site plan approval under section 41 of the *Planning Act*, R.S.O. c.P.13 (the

“*Planning Act*” subsequent to this by-law coming into effect for which full development charges were paid, and is used for or in connection with,

- (i) the production, compounding, processing, packaging, crating, bottling, packing or assembling of raw or semi-processed goods or materials in not less than seventy-five percent of the total gross floor area of the building or buildings on a site (“manufacturing”) or warehousing related to the manufacturing use carried on in the building or buildings;
 - (ii) research or development in connection with manufacturing in not less than seventy-five percent of the total gross floor area of the building or buildings on a site;
 - (iii) retail sales by a manufacturer, if the retail sales are at the site where the manufacturing is carried out, such retail sales are restricted to goods manufactured at the site, and the building or part of a building where such retail sales are carried out does not constitute greater than twenty-five percent of the total gross floor area of the building or buildings on the site; or
 - (iv) office or administrative purposes, if they are,
 - (1) carried out with respect to manufacturing or warehousing; and
 - (2) in or attached to the building or structure used for such manufacturing or warehousing;
- (15) “**Farm building**” means that part of a bona fide farm operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;
- (16) “**Grade**” means the average level of finished ground adjoining a building or structure at all exterior walls;
- (17) “**Gross floor area**” means the total floor area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from other dwelling units or other portion of a building;

In the case of a non-residential building or structure, or in the case of a mixed-use building or structure 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, except for any of the following:

- i. A room or enclosed area within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that services the building;
- ii. Loading facilities above or below grade;
- iii. A part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

- (18) “**Industrial**” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;
- (19) “**Institutional**” means lands, buildings or structures used or designed or intended for use by an organized body, society or religious groups for promoting a public or non-profit purpose and shall include, but without limiting the generality of the foregoing, places of worship, and special care facilities;
- (20) “**Local board**” has the same definition as defined in the *Development Charges Act, S.O. 1997*;
- (21) “**Local services**” means those services, facilities or things 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 in respect of the lands under Sections 41,51 or 53 of the *Planning Act R.S.O. 1990*, as amended or any successor thereto;

- (22) “**Mobile home**” means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer;
- (23) “**Multiple dwelling**” means all dwellings other than single detached dwellings, semi-detached dwellings, and apartment dwellings;
- (24) “**Municipality**” means The Corporation of the Township of Guelph/Eramosa;
- (25) “**Non-residential use**” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use and includes all commercial, industrial and institutional uses;
- (26) “**Owner**” means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;
- (27) “**Place of Worship**” means that part of a building or structure that is exempt from taxation as a place of worship under the Assessment Act, as amended or any successor thereto;
- (28) “**Regulation**” means any regulation made pursuant to the Act;
- (29) “**Residential use**” means lands, buildings or structures of any kind whatsoever used, designed or intended to be used as living accommodations for one or more individuals;
- (30) “**Semi-detached dwelling**” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but no other parts, attached or another dwelling unit where the residential units are not connected by an interior corridor;
- (31) “**Services**” (or “**service**”) means those services set out in Schedule “B” to this By-law;

- (32) “**Servicing agreement**” means an agreement between a landowner and the municipality relative to the provision of municipal services to specified lands within the municipality;
- (33) “**Single detached dwelling unit**” means a residential building consisting of one dwelling unit and not attached to another structure and includes mobile homes.

2.0 DESIGNATION OF SERVICES

2.1 The categories of services for which development charges are imposed under this by-law are as follows:

- (a) roads and related;
- (b) fire protection services;
- (c) administration (studies);
- (d) outdoor recreation services;
- (e) indoor recreation services;
- (f) water services (area-specific); and
- (g) wastewater services (area-specific).

2.2 Components of the services designated in Subsection 2.1 are described in *Schedule “A”*.

3.0 APPLICATION OF BY-LAW RULES

3.1 Development charges shall be payable in the amounts set out in this by-law where:

- a) the lands are located in the area described in Subsection 3.2; and
- b) the development of the lands requires any of the approvals set out in Subsection 3.4 (a).

Area to Which By-law Applies

3.1 Subject to Subsection 3.3, this by-law applies to all lands in the geographic area of the Township.

3.2 This by-law shall not apply to lands that are owned by and used for the purposes of:

- a) the Township of Guelph/Eramosa or a “local board” thereof;
- b) a “board of education” as defined in Section 1(1) of the *Education Act, R.S.O. 1990*;
- c) the County of Wellington or a “local board” thereof.

Approvals for Development

- a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires,
 - (i) the passing of a zoning by-law or an amendment to a zoning by-law under Section 34 of the *Planning Act, R.S.O. 1990*;
 - (ii) the approval of a minor variance under Section 45 of the *Planning Act, R.S.O. 1990*;
 - (iii) a conveyance of land to which a by-law passed under Subsection 50(7) of the *Planning Act, R.S.O. 1990*, applies;
 - (iv) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
 - (v) a consent under Section 53 of the *Planning Act*;
 - (vi) the approval of a description under Section 50 of the *Condominium Act, R.S.O. 1990*; or
 - (vii) the issuing of a permit under the *Building Code Act S.O. 1990*, in relation to a building or structure.
- b) No more than one development charge for each service designated in Subsection 2.1 shall be imposed upon any lands, buildings or structures to which this by-law applies even though two or more of the actions described in Subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- c) Despite Subsection 3.4(b), if two or more of the actions described in Subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

Exemptions

3.5 Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to:

- (a) lands, buildings or structures 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*;
- (b) the development of non-residential farm buildings constructed for bona fide farming uses;
- (c) an enlargement of the gross floor area of an existing industrial building in accordance with Section 4 of the Act; or
- (d) the issuance of a building permit in accordance with Section 2(3) of the Act.

3.6 **Exemption for Industrial Development:**

3.6.1 Notwithstanding any other provision of this by-law, there shall be an exemption from the payment of development charges for one or more enlargements of an existing industrial building on its site, whether attached or separate from the existing industrial building, up to a maximum of fifty percent of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to the *Development Charges Act* or this subsection. Development charges shall be imposed in accordance with “Schedule B” with respect to the amount of the floor area of an enlargement that results in the gross floor area of the industrial building being increase by greater then fifty percent of the gross floor area of the existing industrial building.

3.6.2 For the purpose of this section, despite any new sites created which result in an existing building being on a site separate from its enlargement or enlargements for which an exemption was granted under this section, further exemptions, if any, pertaining to the existing industrial building shall be calculated in accordance with subsection 3.6.1 on the basis of its site prior to any division.

3.7 For the purpose of section 3.7 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.

Amount of Charges

Residential

- 3.7 The development charges described in **Schedules “B” and “C”** to this by-law shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

Non-Residential Uses

- 3.7 The development charges described in **Schedules “B” and “C”** to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services according to the gross floor area of the non-residential use.

Reduction of Development Charges Where Redevelopment

- 3.9 Despite any other provision of this by-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 48 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the 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 structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under Subsection 3.6 and 3.7 and of this by-law by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and

- b) provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

Time of Payment of Development Charges

- 3.10 Development charges imposed under this section are payable upon issuance of a building permit with respect to each dwelling unit, building or structure.

4.0 PAYMENT BY SERVICES

- 4.1 Despite the payments required under Subsection 3.9, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service for which a development charge is imposed under this by-law.

5.0 INDEXING

- 5.1 Development charges imposed pursuant to this by-law shall be adjusted annually, without amendment to this by-law, commencing on January 1, 2014 and each January 1 annually thereafter, in accordance with the Statistics Canada Quarterly Construction Price Statistics.

6.0 SCHEDULES

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

Schedule "A" Components of Services Designated in Subsection 2.1

Schedule "B" Residential and Non-Residential Development Charges

7.0 DATE BY-LAW IN FORCE

- 7.1 This by-law shall come into force upon passage.

8.0 DATE BY-LAW EXPIRES

8.1 This by-law will expire as of 5 years from the date of passage, unless it is repealed at an earlier date.

9.0 REPEAL

9.1 Upon the coming into force of this by-law, By-law No. 42/2009 of the Township of Guelph/Eramosa are hereby repealed.

Read a first and second time this ____ day of _____, 2013.

MAYOR

CLERK

Read a third time and finally passed this ____ day of _____, 2013.

MAYOR

CLERK

**SCHEDULE “A”
TO BY-LAW NO. _____/2013**

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

1. Roads & Related
 - Roads
 - Depots and Domes
 - Roads & Related Vehicles

2. Fire Protection Services
 - Fire Stations
 - Fire Vehicles
 - Fire Small Equipment and Gear

3. Administration
 - Administration Studies

4. Outdoor Recreation Services
 - Parkland Development
 - Parkland Amenities
 - Park Trails
 - Park Vehicles

5. Indoor Recreation Services
 - Recreation Facilities

6. Water Services
 - Treatment
 - Supply
 - Storage
 - Pumping stations
 - Transmission

7. Wastewater Services
 - Treatment
 - Pumping Stations
 - Collection and transmission mains

SCHEDULE "B"
BY-LAW NO. 2013 - _____
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL (per ft ² of Gross Floor Area)
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	
Municipal Wide Services:					
Roads and Related	729	415	281	534	0.28
Fire Protection Services	833	475	321	611	0.44
Outdoor Recreation Services	2,899	1,652	1,118	2,125	0.13
Indoor Recreation Services	2,148	1,224	829	1,574	0.10
Administration	473	269	182	347	0.18
Total Municipal Wide Services	7,082	4,035	2,731	5,191	1.13
Area Specific (Rockwood) Services					
Wastewater Services	10,831	6,171	4,178	7,938	4.60
Water Services	2,905	1,655	1,121	2,129	1.23
Total Area Specific (Rockwood) Services	13,736	7,826	5,299	10,067	5.83
GRAND TOTAL RURAL AREA	7,082	4,035	2,731	5,191	1.13
GRAND TOTAL URBAN AREA	20,818	11,861	8,030	15,258	6.96