

**TOWNSHIP OF
GUELPH/ERAMOSA**

**2009 DEVELOPMENT CHARGE
BACKGROUND STUDY**

MAY 5, 2009



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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 then allocated between residential and non-residential benefit;
 - 6) Net costs divided by growth to provide the DC charge.
3. The growth forecast (Chapter 3) on which the municipal-wide development charge (outdoor recreation services, indoor recreation services, parking spaces, library services and administration studies) is based projects the following population, housing and non-residential floor area for the ten year (2009-2018) period. The growth forecast on which the municipal-wide development charge (roads and related services and fire protection services) is based on the following increases in population, housing units and non-residential floor area for the fourteen year buildout period (2009-2022). The growth forecast on which the wastewater services, stormwater drainage services and water services are based, projects the following increases in population, housing units and non-residential floor area for a fourteen year buildout period (2009-2022).

The 2009 Development Charge forecast provides for the following growth:

Measure	10 year 2009-2019	Buildout 2009-2022	Urban Buildout 2009-2022
(Net) Population Increase	1,135	1,416	1,307
Residential Unit Increase	440	545	441
Non-Residential Gross Floor Area Increase (ft ²)	283,200	413,900	55,990

Source: Watson & Associates Economists Ltd. Forecast 2009

4. The Township's present Bylaw 26/2004, passed June 8th, 2004, came into force upon passage and will expire on June 8, 2009. 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 will be Tuesday, May 19, 2009 with adoption of the by-law anticipated subsequently.
5. The municipal-wide development charges currently in effect are \$3,086.07 for single detached dwelling units. The urban development charges currently in effect are \$12,011.58 for single detached dwelling units providing for a total charge of \$15,097.65 in the urban area. The Township does not currently collect a municipal wide non-residential development charge for non-residential development. The urban non-residential development charges currently in effect are \$9.26 per ft² of gross floor area.

6. This report has undertaken a recalculation of the charge based on future identified needs (presented in Schedule ES-1 for municipal-wide and Schedule ES-2 for area-specific (Rockwood)) and has been provided on a municipal-wide basis for services related to roads and related services, fire protection services, outdoor recreation services, indoor recreation services, and administration studies. The corresponding single-detached unit charge for the municipal-wide services is \$5,104. The calculated non-residential development charges for municipal-wide services is \$1.36 per ft² of gross floor area. The calculated rates for urban services (water, wastewater collection and wastewater treatment) for a single-detached unit is \$13,298 and for non-residential, the calculated rate is \$9.31 per ft² of gross floor area. These rates are set before Council for their consideration.
7. The *Development Charges Act* requires a summary to be provided relative to 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 Tables 6-1 to 6-4. A summary of these costs is provided below:

Total gross expenditures planned over the next five years	\$ 23,376,403
Less:	
Benefit to existing development	\$ 7,773,240
Post planning period benefit	\$ 5,208,000
Ineligible re: Level of Service	\$ -
Mandatory 10% deduction for certain services	\$ 140,130
Grants, subsidies and other contributions	\$ 3,910,590
Net Costs to be recovered from development charges	\$ 6,344,443

Hence, \$17 million (or an annual amount of \$3.4 million) will need to be contributed from taxes and rates, or other sources.

Based on the above capital listing, the Township plans to spend \$23.4 million over the next five years of which \$6.34 million (27%) is recoverable from development charges. Of this net amount, \$5.32 million is recoverable from residential development and \$0.63 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

8. Considerations by Council – The background study represents the service needs arising from residential and non-residential growth over the forecast periods. Municipal-wide services which include Services related to roads and related, and fire protection, are calculated based on a 14 year (buildout) forecast. All other municipal-wide services,

which include outdoor recreation services, indoor recreation services and administration studies are calculated based on a 10 year forecast. Urban services which include wastewater services and water services are calculated based on a 2009-2022 “urban buildout” basis. Council will consider the findings and recommendations provided for 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 included in Appendix E. These decisions may include:

- adopting the charges and policies recommended herein;
- considering additional exemptions to the by-law;
- 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); and
- consider the timing of collection (i.e. whether some or all components shall be received at the time of building permit issuance or earlier).

**Table ES-1
SCHEDULE OF MUNICIPAL-WIDE DEVELOPMENT CHARGES**

SERVICE	RESIDENTIAL				NON-RESIDENTIAL
	Single Detached Dwelling & Semi-Detached Dwelling	Apartments- 2 Bedrooms +	Apartments - Bachelor & 1 Bedroom	Other Multiples	(per ft ² of Gross Floor Area)
Municipal Wide Services:					
Roads and Related	\$805	\$459	\$315	\$591	\$0.51
Fire Protection Services	595	339	233	437	0.36
Outdoor Recreation Services	2,563	1,461	1,003	1,880	0.21
Indoor Recreation Services	802	457	314	588	0.06
Administration	339	193	133	249	0.22
Total Municipal Wide Services	\$5,104	\$2,909	\$1,998	\$3,745	\$1.36

**Table ES-2
SCHEDULE OF ROCKWOOD AREA-SPECIFIC DEVELOPMENT CHARGES**

SERVICE	RESIDENTIAL				NON-RESIDENTIAL
	Single Detached Dwelling & Semi-Detached Dwelling	Apartments- 2 Bedrooms +	Apartments - Bachelor & 1 Bedroom	Other Multiples	(per ft ² of Gross Floor Area)
Urban Services					
Wastewater Services					
Treatment	\$3,989	\$2,401	\$1,675	\$3,004	\$2.07
Collection	5,555	3,166	2,174	4,076	4.32
Water Services	3,754	2,139	1,469	2,754	2.92
Total Urban Services	\$13,298	\$7,706	\$5,318	\$9,834	\$9.31

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) Background Study process in late 2008. Watson worked with senior staff of the Township in preparing this 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 E).

In addition, the report is designed to set out sufficient background on the legislation (Chapter 4), current Township 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 in the Township of Guelph/Eramosa Council Chambers. 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 May 5th, 2009.

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;
- finalization of the report and Council consideration of the by-law on 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/ERAMOSIA

1.	Data collection	Early – 2009
2.	Preparation of Draft Study	April, 2009
3.	Review of draft study with Staff	April, 2009
4.	Public Meeting Ad placed in newspaper(s)	April 28, 2009
5.	Presentation to Township Senior Staff and Council	April 17, 2009
6.	Background Study and proposed by-law available to public	May 5, 2009
7.	Public meeting of Council	May 19, 2009
8.	Deadline for comments and submissions from the public	To be Determined
9.	Council considers adoption of Background Study and passage of by-law	Subsequent to public meeting
10.	Newspaper notice given of by-law passage	By 20 days after passage
11.	Last day for by-law appeal	40 days after passage
12.	Township makes available pamphlet (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 8th, 2004, the Township of Guelph/Eramosa passed By-law 26/2004 under the *Development Charges Act, 1997*. The by-law came into force on upon passage and will expire on June 8, 2009. By-law 26/2004 imposes development charges on residential and non-residential uses.

Table 2-1 provides the rates currently in effect (as well as a breakdown of the charges by service).

Table 2-1
Township of Guelph/Eramosa Development Charges
2009 MUNICIPAL-WIDE DEVELOPMENT CHARGES

SERVICE	RESIDENTIAL				NON-RESIDENTIAL
	Single Detached Dwelling & Semi Detached Dwelling	Apartments- 2 Bedrooms +	Apartments - Bachelor & 1 Bedroom	Other Multiples	(per ft ² of Gross Floor Area)
Municipal Wide Services:					
Roads and Related	\$841.79	\$413.00	\$299.70	\$610.91	\$0.00
Fire Protection Services	242.34	119.01	86.04	174.96	0.00
Corporate	103.25	50.20	35.85	73.14	0.00
Parks and Recreation	1,898.68	930.69	675.45	1,378.13	0.00
Total Municipal Wide Services	\$3,086.06	\$1,512.90	\$1,097.04	\$2,237.14	\$0.00

2009 ROCKWOOD AREA-SPECIFIC DEVELOPMENT CHARGES

SERVICE	RESIDENTIAL				NON-RESIDENTIAL
	Single Detached Dwelling & Semi Detached Dwelling	Apartments- 2 Bedrooms +	Apartments - Bachelor & 1 Bedroom	Other Multiples	(per ft ² of Gross Floor Area)
Urban Services					
Wastewater Services					
Treatment	\$1,359.47	\$665.39	\$483.28	\$985.19	\$1.27
Collection	5,991.45	2,936.93	2,128.12	4,343.73	4.49
Water Services	4,660.66	2,283.01	1,654.89	3,377.18	3.50
Total Urban Services	\$12,011.58	\$5,885.33	\$4,266.29	\$8,706.10	\$9.26

2.2 Services Covered

The following are the municipal-wide services covered under By-law 26/2004:

Public Works

- Roads, Sidewalks, Streetlights
- Depots and Domes
- Rolling Stock

Fire Protection

- Fire Stations
- Fire Pumpers, Aerials, Tankers, Rescue Vehicles
- Small Equipment and Gear

Administration

- Administration Studies

Parks and Recreation

- Parkland Development
- Parks Rolling Stock
- Recreation Facilities

The following are the Rockwood area specific services covered under By-law 26/2004:

Waterworks

- Water Supply Services

Sanitary Sewers Collection

Sanitary Sewers Treatment

2.3 Timing of DC Calculation and Payment

Development charges are calculated and payable upon issuance of a building permit with respect to each dwelling unit, building or structure.

2.4 Indexing

By-law 26/2004 provides for the annual indexing of charges commencing on January 1, 2005 and each January 1 annually thereafter, in accordance with the Statistics Canada Quarterly Construction Price Statistics, without amendment to the bylaw.

2.5 Redevelopment Credit

By-law 26/2004 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 26/2004:

- (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. ANTICIPATED DEVELOPMENT IN THE TOWNSHIP OF GUELPH/ERAMOSIA

3. ANTICIPATED DEVELOPMENT IN THE TOWNSHIP OF GUELPH/ERAMOSA

3.1 Requirements of the Act

Chapter 4 provides the methodology for calculating a development charge as per the *Development Charges Act, 1997*. Figure 3-1 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 3.5 (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 the anticipated development which the Township of Guelph-Eramosa will be required to provide services for over a 10-year (mid 2009-mid 2019) and buildout (mid 2009-mid 2022) 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 reports were consulted:

- Township of Guelph/Eramosa Development Charges Background Study, 2004;
- Township of Guelph/Eramosa Consolidated Zoning By-Law 57/1999, Consolidated to March 19, 2007;
- Wellington County Official Plan, revised January 19, 2009; and
- Wellington County Population, Housing and Employment Forecast Update, 2006-2031, April 2008.

In addition to reviewing the above-mentioned documents, the following key indicators were also considered in generating the population, household and non-residential forecast:

- 1996, 2001 and 2006 Census population and housing data;
- Historical residential building permits and completions over the past 10-years;

- Proposed residential units in the development approvals process and designated vacant land area by dwelling type and location;
- Historical non-residential building permit values over the past 10-years;
- 1996, 2001 and 2006 Census employment data; and
- Vacant non-residential land area

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 growth forecast analysis are summarized in Table 3-1 and *Schedule 1*. As identified in Table 3-1 and Schedule 1, the population is anticipated to reach 13,995 by 2022 (buildout), resulting in an increase of 1,416 persons over the forecast period.¹

1. Unit Mix (Appendix A – Schedules 2 through 5)

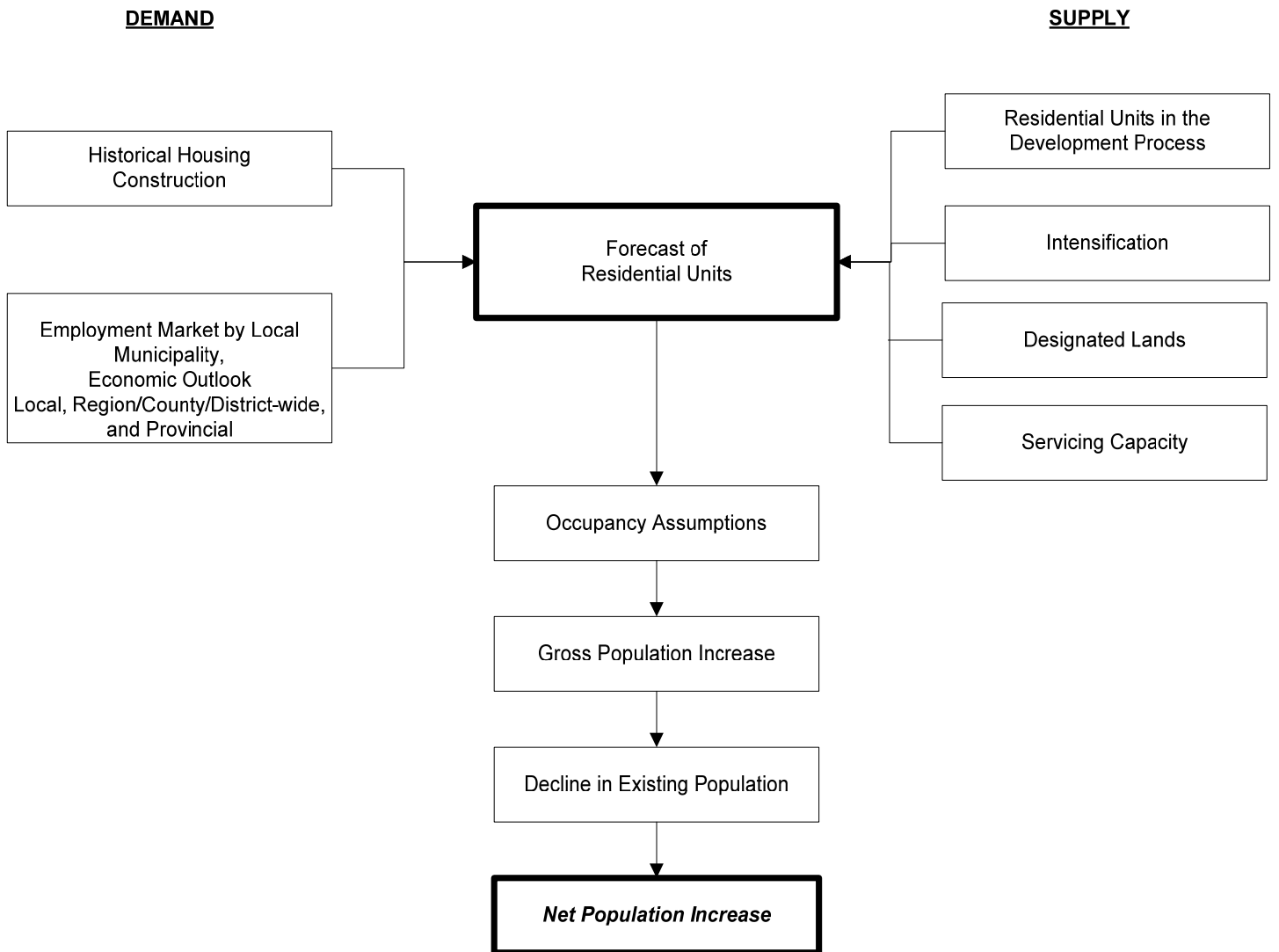
- The unit mix for the Township was derived from historical development activity (as per Schedule 7, Appendix A), as well as discussions with staff, regarding anticipated development trends for the Township.
- Based on the above, the buildout household growth forecast is based upon a unit mix of 86% low density (single family and semi-detached), 10% medium density (multiples except apartments) and 4% high density (apartments).

2. Planning Period

- Short, medium and longer-term time horizons (10-year, 20-year, and longer term or buildout) 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. Due to a supply constraint in the Township's available residential land, only a 13-year planning period was projected.

¹ The population figures used in the calculation of the 2009 Development Charge excludes the net Census undercount, which is estimated at approximately 4%.

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

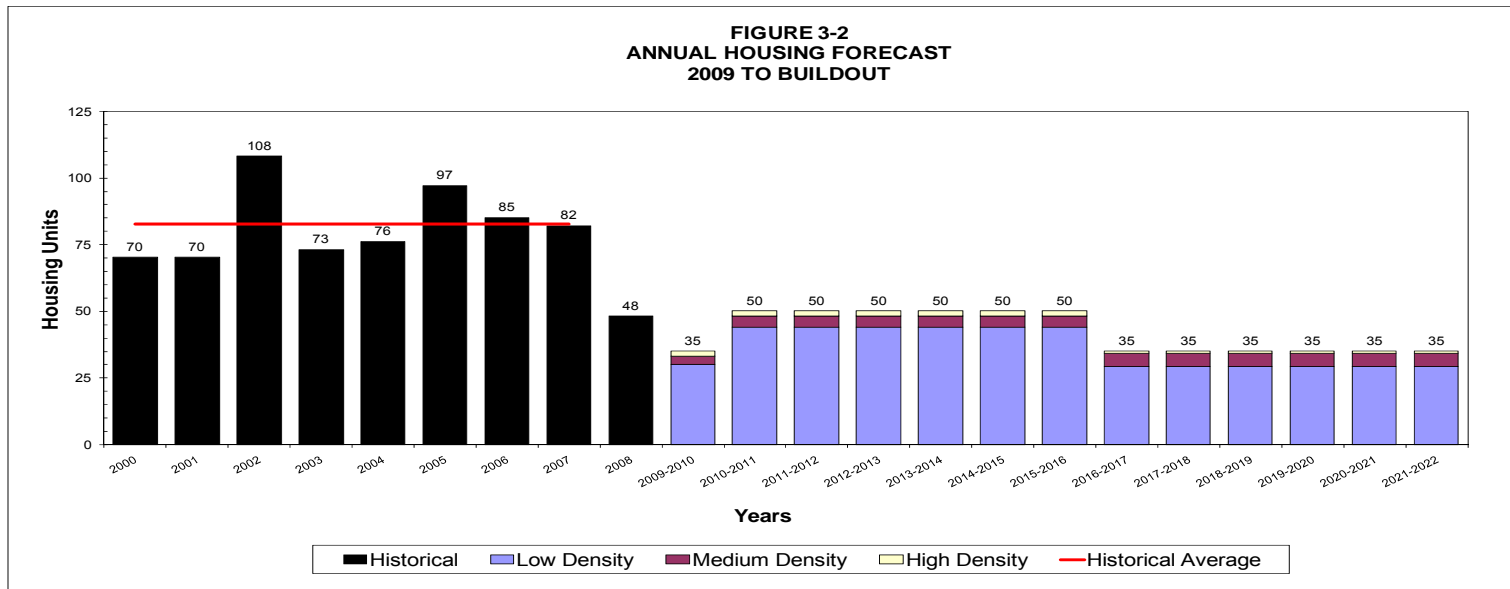


**TABLE 3-1
TOWNSHIP OF GUELPH-ERAMOSA
RESIDENTIAL GROWTH FORECAST SUMMARY**

Year	Population ^(1,2)	Population with Census Undercount	Households ⁽²⁾				Total	Persons Per Unit (PPU)
			Singles & Semi's (Low Density)	Townhomes (Medium Density)	Apartments (High Density)	Other		
<i>Mid 1996</i>	10,444	10,862	2,958	161	209	43	3,371	3.10
<i>Mid 2001</i>	11,174	11,621	3,410	135	120	50	3,715	3.01
<i>Mid 2006</i>	12,066	12,549	3,755	135	110	50	4,050	2.98
<i>Mid 2009</i>	12,579	13,082	3,960	145	110	50	4,265	2.95
<i>Mid 2014</i>	13,152	13,678	4,166	164	120	50	4,500	2.92
<i>Mid 2019</i>	13,714	14,263	4,341	187	127	50	4,705	2.91
<i>Buildout (Mid 2022)</i>	13,995	14,555	4,428	202	130	50	4,810	2.91
Mid 1996 - Mid 2001	730	759	452	-26	-89	7	344	
Mid 2001 - Mid 2006	892	928	345	0	-10	0	335	
Mid 2006 - Mid 2009	513	533	205	10	0	0	215	
Mid 2009 - Mid 2014	573	596	206	19	10	0	235	
Mid 2009 - Mid 2019	1,135	1,181	381	42	17	0	440	
Mid 2009 - Buildout (Mid 2022)	1,416	1,473	468	57	20	0	545	

Source: Watson & Associates Economists Ltd., January, 2009

1. Population forecast excludes the net Census undercount (estimated to be 4%)
2. Census population and housing figures may vary slightly due to rounding



Source: Historical housing activity (1999-2007) based on CMHC Completions data less Statistics Canada Demolitions (2002-2007). 2008 based on 2008 building permit activity and available completions data to-date.

Population in New Units (Appendix A - Schedules 1 through 6)

- The number of housing units to be constructed in Guelph-Eramosa during the short, medium and long term period is presented on Schedule 1 (an average of approximately 42 units per annum over the buildout time horizon). As well, this schedule provides graphically the forecast unit development for the 2009 to buildout period in comparison to building activity over the past 9 years.
- Population in new units are derived from Schedules 1 through 6, which incorporate historical development activity, anticipated units (see unit mix discussion), and 1996, 2001 and 2006 Census data.
- Schedule 8 summarizes the PPU for the new low, medium and high density housing units by age and type of dwelling based on a 2006 Census custom tabulation. The total calculated PPU has been slightly 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 low, medium and high density dwelling type the adjusted 20-year average PPU is¹:
 - Low-density: 3.37
 - Medium-density: 2.47
 - High-density: 1.70

3. Existing Units and Population Change (Appendix A - Schedules 1 through 5)

- Existing households for mid 2009 are based on the 2006 Census households, plus estimated residential units constructed between mid 2006 and mid 2009 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 1 through 5, by aging the existing population over the forecast period.

4. Employment (Appendix A, Schedule 10, 11, 12)

¹ Medium and high-density PPU is based on Upper Tier (Wellington County) data due to insufficient sample size for Guelph-Eramosa.

- Employment projections are 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 which include primary, industrial, commercial/population related, institutional, and work at home, are considered individually below.
- 1996, 2001 and 2006 employment data (place of work) for the Township is outlined in *Schedule 10*. The 2006 employment by sector is as follows:
 - 210 primary (5.3%);
 - 1,010 work at home employment (25.3%);
 - 1,535 industrial (38.5%);
 - 850 population related (21.3%); and
 - 385 institutional (9.6%).
- This provides a total employment figure of 3,990 based on the 2006 Census. Additional details regarding historical employment trends by sub-sector are summarized in *Schedule 12*.
- Total employment for the Township is anticipated to reach 4,579 by 2019 and 4,811 by buildout. The employment increase for the 10-year (2009-2019) period is 483 and 715 for the 2009 to buildout period.

5. Non-Residential Sq. Ft. Estimates (Gross Floor Area (GFA), Appendix A, Schedule 10)

- Square footage estimates were calculated in *Schedule 10* based on the following employee density assumptions; 1100 sq. ft. per employee for industrial, 400 sq. ft. per employee for commercial/population-related, and 700 sq. ft. per employee for institutional employment.
- The incremental Gross Floor Area (GFA) increase for the Township is approximately 283,200 sq. ft. over the 10-year (2009-2019) projection period and 413,900 sq. ft. over the 2009-buildout period. Of the 2009-buildout GFA increase, industrial construction is expected to comprise approximately 74.7%, commercial/population-related 22.6%, and institutional 2.7%.

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

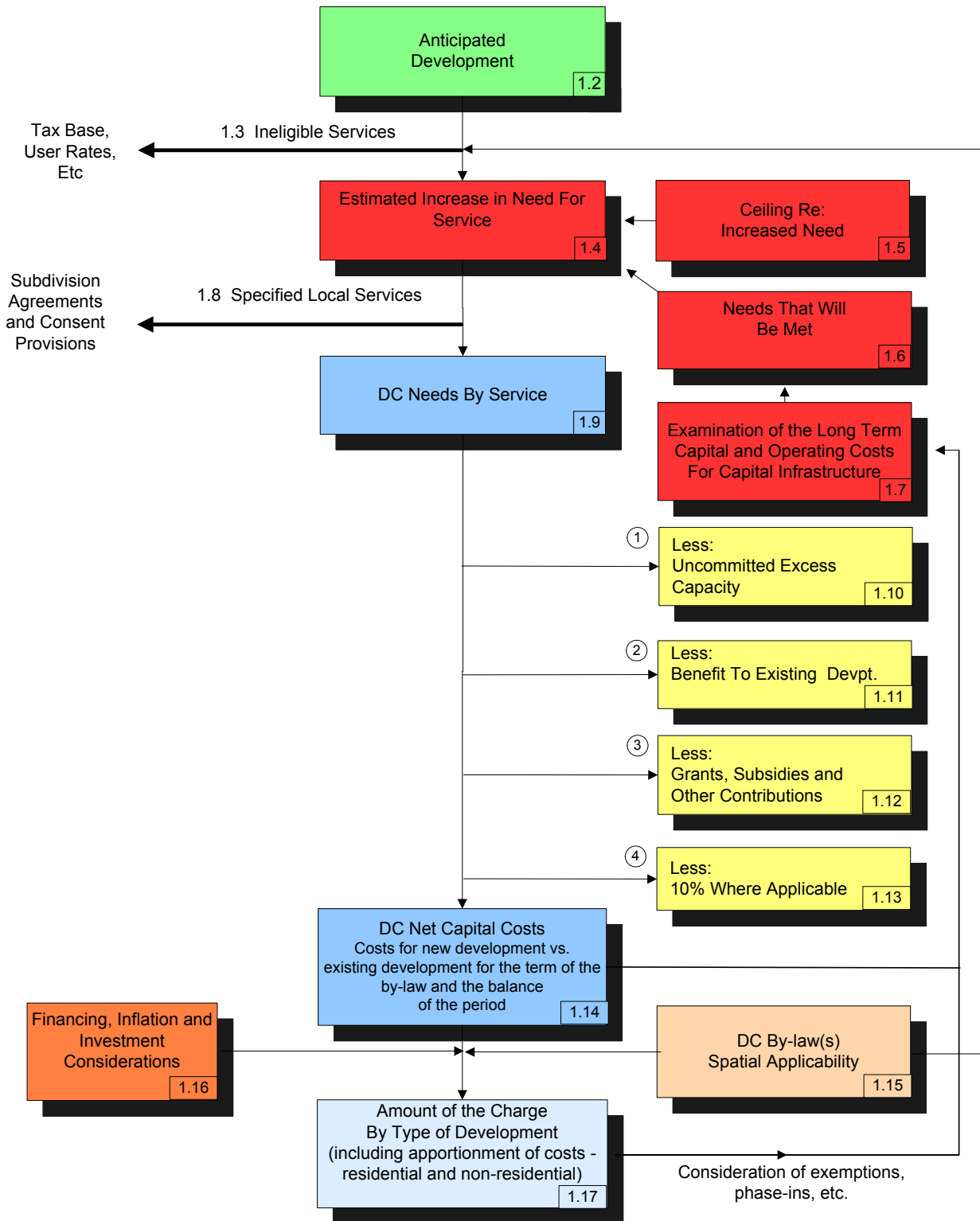
Table 4-1 lists the full range of municipal service categories which are provided within the Township.

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. In addition, 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 development charge are indicated with a “Yes.”

4.3 Local Service Policy

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.

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

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. The Township of Guelph/Eramosa uses the local service guidelines provided in Appendix C.

4.4 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 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.

4.5 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. It is understood that the Township does not have any outstanding DC credit obligations that would affect the development charge calculation.

4.6 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, Township 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 no projects have been debentured to date and to which the principal and interest costs need to be included within the capital detail sheets.

4.7 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 municipality 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, 2008 is shown below:

Service	Totals
Roads and Related	\$ (25,017.95)
Fire Protection Services	\$ 9,904.09
Outdoor Recreation Services	\$ 686,360.42
Indoor Recreation Services	\$ 5,290.18
Administration	\$ (77,566.80)
Wastewater - Collection	\$ 690,518.82
Wastewater - Treatment	\$ 616,071.69
Water Services	\$ 70,210.97
Total	\$ 1,975,771.42

4.8 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:

4.8.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 4.2 does "...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the municipality over the 10-year period immediately preceding the preparation of the background study...". O.Reg 82.98 (s.4) goes further to indicate that "...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service".

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

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

4.8.2 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 increase 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.

4.8.3 Reduction for Benefit to Existing Development

This step involves a further reduction to 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.

4.8.4 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. (i.e. 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.

4.8.5 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 that the 10% reduction does apply to include services such as parks, recreation, libraries, childcare/social services, *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 development charge 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 ten-year planning period. Each service component is evaluated on two format sheets: the average historical ten-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 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 part).

The listing of studies included in the DC is as follows:

- Development Charges Study
- Parks, Recreation and Culture Master Plan
- Growth Study

In addition to the above noted studies, the Township's Corporate development charge reserve for administration studies is in a shortfall in the amount of \$77,567 and has been included in the Development Charge calculation. The total net (after the 10% deduction) growth-related capital costs of \$203,207 have been allocated 70% residential and 30% non-residential based on the incremental growth in population to employment, for the 10-year forecast period.

5.2.2 Outdoor Recreation Services

The Township currently has 133.8 acres of parkland within its jurisdiction. This parkland consists of community parks, neighbourhood parks, and natural open space. The Township has a current level of service over the historic 10-year period (1999-2008), of approximately 11.2 acres of parkland per 1,000 residents. Including parkland amenities (e.g. ball diamonds, soccer fields, playground equipment, etc.) and park trails, the level of service provided translates into approximately \$1,082 per capita. When applied over the forecast period, this average level of service translates into a DC-eligible amount of \$1.2 million.

Based on the input by the Parks & Recreation Department, the Township is expected to construct various parkland amenities (including Lloyd Dyer Drill Hall addition and play structure, skate board park, Rockmosa soccer field lights and sports field expansion, trail construction on Charleston property and other parkland development projects , etc) having a gross cost of \$3.6 million. Of this amount, \$1.1 million will be recovered from development charges over the period. The December 31, 2008 Outdoor Recreation Development Charge Reserve Balance - to be included in existing benefit – was \$686,360.

The Township currently has a fleet of 14 vehicles (mowers, trucks, vans, trailers, etc.) which are used for maintaining parkland. Over the forecast period the Township will purchase a wide-area mower, a half ton pick-up truck, a used ice resurfacer, a small utility vehicle and a turf groomer. These capital projects have a gross capital cost estimate of \$123,000, of which \$91,000 has been applied to post period benefit, to stay within the service standards for the 10 year period.

As the predominant users of parks and recreation facilities tend to be residents of the municipality, the forecast growth-related costs have been allocated 95% to residential and 5% to non-residential. The 5% non-residential share has been attributed to recognize the service is made available to business in the community.

5.2.3 Indoor Recreation Services

The Township presently has 8 facilities totalling approximately 26,361 square feet and community centres, meeting rooms and other facility area for recreation. The approximate value of this facility space is \$4.3 million.

In terms of the service level over the last 10 years for indoor recreation services, the value of the existing assets translates into approximately \$348 per capita.

Based on the input by the Parks and Recreation Department, the Township is considering the construction of an arena towards the middle of the forecast period, with an estimated gross cost of \$9.3 million. The Township has also identified the need for an indoor soccer facility, which has a gross capital cost estimate of \$5.9 million. A grant of \$3.9 million is expected for this project. The total amount to be collected in development charges over the forecast period is \$355,050 (after 10% deduction). There is a post-period benefit of \$4.7 million and existing benefit of \$6.2 million. The Indoor Recreation development charge reserve fund at December 31, 2008 was \$5,290 and will be applied to existing benefit

The residential and non-residential cost allocation has been identified as 95% and 5% respectively. The 5% non-residential share has been attributed to recognize the service is made available to business in the community.

5.3 Service Levels and Fourteen-Year Capital Costs for Township DC Calculation

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

5.3.1 *Roads and Related*

Currently the Township provides 220 kilometres of collector roads, with arterial roads being the responsibility of the County. In the forecast period, the Township will provide sidewalks and streetlights at the south end of Rockwood on Highway 7 and on Main Street South (800 metres). The total growth-related cost of these works is \$109,450 with an allocation of 66% / 34% for residential and non-residential development, respectively.

There are currently four public works facilities used by the Township: County Road 124 Works Garage, Rockmosa Shed, Marden Works Garage and a salt/sand storage facility. The total square footage of these structures is 14,400. During the forecast period the Township is expected to add an additional 2 bays (2,000 ft²), and a provision has been applied for further roads and related facilities over the forecast period. The Roads Development Charge Reserve fund was in a deficit balance at December 31, 2008 in the amount of \$25,018, and has been applied as follows: \$2,752 to Roads, \$10,257 to Depots and Domes and \$12,009 to Vehicles as a reserve fund adjustment

The Township's Public Works Department currently has an inventory of 23 vehicles and equipment (with a useful life of seven years or more) with a replacement value of approximately \$2.2 million. Over the forecast period the Township expects to add an additional crew truck, a single axel plow/sander/dump truck, and an additional Trakless MTV6. The growth-related capital cost for these items totals \$288,000.

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 66% of the net project costs to be borne by residential growth, and 34% by non-residential growth.

5.3.2 Fire Protection Services

The Township currently has a new fire station which was constructed in 2003 replacing the Alma Street Station. The new facility has a total of 14,075 square feet which provides for both fire purposes and community meeting space. For fire facilities, the level of service provided translates into approximately \$197 per capita. The Township has debt repayment for the fire station in addition to a station expansion for secure storage purposes. These costs (principal and discounted interest) have been added to the capital listing. Also, the balance in the Fire development charge reserve fund at December 31, 2009 was \$9,900 and has been applied to existing benefit.

The Township currently has a eight fire vehicles having a total value of almost \$1.5 million. One vehicle has been added to the capital forecast, a pumper/tanker with telesquirt, with a cost of \$700,000 to be acquired in 2017. There will be an existing benefit of \$450,000 and a post period benefit of \$45,150. The development charge calculated to be collected in the forecast period for this vehicle is \$204,850.

The Township currently has 30 equipped firefighters, at a cost of \$5,200 each for bunker gear and equipment. The fire department has other equipment in it's inventory, including defibrillators, air compressors, extraction equipment, thermal imaging camera, etc. The inventory provides for a service level standard of \$21.66 per capita, or approximately \$30,675 over the forecast period.

It is anticipated that the Township will maintain its firefighter population ratio over the forecast period by adding a further six firefighters, resulting in an additional \$30,600 expenditure.

The residential/non-residential capital cost allocation for fire services are based on land area. On this basis, 67% of the costs are allocated to residential benefit and the remaining 33% to non-residential benefit.

5.4 Urban Services (Build-out) DC Calculation

This section evaluates the development-related capital requirements for urban area development charges for water and wastewater services over the thirty year forecast period.

5.4.1 *Wastewater Services - Treatment*

The Township is presently serviced for treatment of sanitary sewage by the City of Guelph facilities, and has an area-specific development charge for Rockwood. The present agreement will provide for growth in Rockwood upwards to 4,000 persons (based upon existing flows). There are no immediate capital payments to be made to the City for this residual capacity. However, it is anticipated that when the existing capacity is attained, the City will impose their development charge for sewage treatment service for any future needs in excess of this allotment. As 94% of the forecast growth would require payment to the City, the cost has been apportioned over all growth, and hence the charge is 94% of the City of Guelph's development charge for this service. The calculation of the percentage is presented on the table below:

# Units in Urban Buildout			
Unit Type	P.P.U.	# of Units	Weighted
Single and Semi-Detached	3.37	364	364
Other Multiples	2.47	57	42
Apartments	1.62	20	10
		441	416
Estimated Unused Capacity (units)			25
Non-Growth Related Portion			6.0%
Recoverable Portion			94.0%

The rate calculation is provided on the table below. The development charge to be recovered per unit in Guelph/Eramosa is 94% of the Guelph wastewater treatment DC per their by-law (2009) 18729. The development charge revenue was then calculated by taking the 94% of the Guelph rate and multiplying it by the units to urban buildout. The wastewater treatment development charge reserve had a balance at December 31, 2008 of \$616,072, which was deducted from the DC revenue to urban buildout.

The result was the DC rate after the reserve adjustment and is shown on the table below:

Residential - Unit Type	Guelph Wastewater Treatment DC By-law Number (2009)-18729	DC to be recovered per unit in Guelph / Eramosa @ 94.0%	Units to Urban Buildout	DC Revenue to Urban Buildout	Less DC Reserve \$616,072	DC Revenue after Reserve	DC Rate after Reserve Adjustment
Single & Semi-Detached	\$5,713	\$5,370	364	\$1,954,680	\$502,543	\$1,452,137	\$3,989
Apartments - 2 Bedroom & Larger	\$3,438	\$3,232	10	\$32,320	\$8,309	\$24,011	\$2,401
Apartments - Bachelor & 1 Bedroom	\$2,398	\$2,254	10	\$22,540	\$5,795	\$16,745	\$1,675
Other Multiples	\$4,302	\$4,044	57	\$230,508	\$59,263	\$171,245	\$3,004
		Total	441	\$2,240,048	\$575,910	\$1,664,138	
Non-Residential -Type							
Commercial/Institutional	\$2.97	\$2.79	55,990	\$156,212	\$40,162	\$116,050	\$2.07
Industrial	\$2.71	\$2.55					
		Total DC Revenue		\$2,396,260	\$616,072	\$1,780,188	

5.4.2 Wastewater Services - Collection

The sanitary sewer system needs have been addressed for Rockwood, and the forecast of the timing of the works are commensurate with the development expected to occur, as shown on the Wastewater Collection capital listing. The total capital projects total approximately \$3.3 million. The Wastewater collection reserve fund had a balance of \$690,500 at December 31, 2009 and has been applied to existing benefit. The office and operational space, half ton pick-up and van are applied 50% / 50% to the water and wastewater development charge calculation.

The residential and non-residential capital cost allocations are consistent with the water distribution calculation of 91% residential and 9% non-residential.

5.4.3 Water Services – Supply and Distribution:

The Village of Rockwood is serviced by a (former) provincial water system installed in 1978/79. The system includes a water tower, two wells, pumping stations, a pre-treatment plant and distribution system. An area-specific development charge has been in place to recover the cost of the water system from those being serviced by the water system.

Future works required to provide additional capacity include development of new wells and pumping stations for the Bernardi and Seaton lands, a new water distribution main, and an elevated reservoir. The office and operational space, half ton pick-up and van are applied 50% / 50% to the water and wastewater development charge calculation. The total gross cost of these works will be approximately \$1.8 million.

The Water collection reserve fund had a balance of \$70,200 at December 31, 2009 and has been applied to existing benefit on the Bernardi Well capacity enhancement. There is also a development charge credit applied, related to Seaton, in the amount of \$522,000. The total potential development charge to be collected in the forecast period is approximately \$1.7 million.

The allocation between residential and non-residential growth is calculated based on the ratio of population in Rockwood (1,307) and employees (137), resulting in 91% of the costs to be borne by residential development and 9% to be borne by non-residential development.

6. DEVELOPMENT CHARGE CALCULATION

6. DEVELOPMENT CHARGE CALCULATION

Table 6-1 calculates the proposed area specific development charges to be imposed for services over an urban buildout (14 year) forecast horizon for wastewater collection and water supply and distribution. Also shown at the bottom of Table 6-1 is the wastewater treatment development charge which was calculated based on 94% of Guelph's development charge and does not relate directly to the residential eligible costs ÷ the Township's unit forecast and corresponding ppu's.

Table 6-2 provides for services constructed to facilitate development over a 14-year period and includes Roads and Related Services and Fire Protection Services. 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. Those services include Outdoor and Indoor Recreation and Administration (studies)

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 6-1 through 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 five-year life of the by-law.

TABLE 6-1
Township of Guelph/Eramosa
DEVELOPMENT CHARGE CALCULATION
Area Specific Services (Rockwood)
Urban Build Out - 2009-2022

SERVICE	2009 \$ DC Eligible Cost		2009 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
	\$	\$	\$	\$
1. <u>Wastewater Services</u>				
1.1 Collection	2,309,708	242,073	5,555	4.32
2. <u>Water Services</u>				
2.1 Supply and Distribution	1,560,885	163,591	3,754	2.92
TOTAL	\$3,870,593	\$405,664	\$9,309	7.24
DC ELIGIBLE CAPITAL COST	\$3,870,593	\$405,664		
Urban Buildout Gross Population / GFA Growth (ft ² .)	1,400	55,990		
Cost Per Capita / Non-Residential GFA (ft ² .)	\$2,764.71	\$7.25		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached	3.37	\$9,309		
Apartments 2 Bedroom +	1.92	\$5,305		
Apartments Bach. & 1 Bdrm	1.32	\$3,644		
Other Multiples	2.47	\$6,830		
<u>Wastewater Services - Treatment</u> *				
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached	3.37	\$3,989		
Apartments 2 Bedroom +	1.92	\$2,401		
Apartments Bach. & 1 Bdrm	1.32	\$1,675		
Other Multiples	2.47	\$3,004		
<u>Non-Residential - per ft²</u>		\$2.07		

* Residential eligible cost is based on % of Guelph's Development Charge and does not relate directly to the residential eligible costs ÷ the Township's unit forecast and corresponding ppu's.

TABLE 6-2
Township of Guelph/Eramosa
DEVELOPMENT CHARGE CALCULATION
Municipal-wide Services
2009-2022

SERVICE	2009 \$ DC Eligible Cost		2009 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
	\$	\$	\$	\$
3. <u>Roads and Related</u>				
3.1 Roads	72,730	36,722	140	0.09
3.2 Depots and Domes	154,333	77,924	297	0.19
3.3 PW Rolling Stock	191,380	96,629	368	0.23
	418,443	211,275	805	0.51
4. <u>Fire Protection Services</u>				
4.1 Fire Facilities	152,387	75,506	293	0.18
4.2 Fire Vehicles	136,978	67,872	263	0.16
4.3 Small Equipment and Gear	20,461	10,139	39	0.02
	309,827	153,517	595	0.36
TOTAL	\$728,269	\$364,792	\$1,400	\$0.87
DC ELIGIBLE CAPITAL COST	\$728,269	\$364,792		
Buildout Gross Population / GFA Growth (ft².)	1,751	413,900		
Cost Per Capita / Non-Residential GFA (ft².)	\$416.00	\$0.88		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached	3.37	\$1,401		
Apartments 2 Bedroom +	1.92	\$798		
Apartments Bach. & 1 Bdrm	1.32	\$548		
Other Multiples	2.47	\$1,028		

TABLE 6-3
Township of Guelph/Eramosa
DEVELOPMENT CHARGE CALCULATION
Municipal-wide Services
2009-2019

SERVICE	2009 \$ DC Eligible Cost		2009 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
	\$	\$	\$	\$
5. <u>Outdoor Recreation Services</u>				
5.1 Parkland Development, Amenities & Trails	1,050,154	55,271	2,498	0.20
5.2 Parks vehicles and equipment	27,360	1,440	65	0.01
	1,077,514	56,711	2,563	0.21
6. <u>Indoor Recreation Services</u>				
6.1 Recreation Facilities	337,298	17,753	802	0.06
7. <u>Administration</u>				
7.1 Studies	142,550	60,657	339	0.22
TOTAL	\$1,557,361	\$135,121	\$3,704	\$0.49
DC ELIGIBLE CAPITAL COST	\$1,557,361	\$135,121		
10 Year Gross Population / GFA Growth (ft ² .)	1,415	283,200		
Cost Per Capita / Non-Residential GFA (ft ² .)	\$1,100.23	\$0.48		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached	3.37	\$3,705		
Apartments 2 Bedroom +	1.92	\$2,111		
Apartments Bach. & 1 Bdrm	1.32	\$1,450		
Other Multiples	2.47	\$2,718		

TABLE 6-4
Township of Guelph/Eramosa
DEVELOPMENT CHARGE CALCULATION
TOTAL ALL SERVICES

	2009 \$ DC Eligible Cost		2009 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
	\$	\$	\$	\$
Urban-wide Services Buildout				
Water & Wastewater Collection	3,870,593	405,664	\$9,309	7.24
Wastewater Treatment			\$3,989	\$2.07
Municipal-wide Services Buildout	728,269	364,792	\$1,400	\$0.87
Municipal-wide Services 10 Year	1,557,361	135,121	\$3,704	\$0.49
TOTAL	6,156,223	905,577	\$18,402	\$10.67

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						
		TAX BASE OR OTHER NON-DC SOURCE		LEGISLATED REDUCTION	POST DC PERIOD BENEFIT	DC RESERVE FUND		
		OTHER DEDUCTIONS	BENEFIT TO EXISTING			OTHER FUNDING	RESIDENTIAL	NON-RESIDENTIAL
1. Wastewater Services 1.1 Collection	3,284,600	0	732,819	0	0	0	2,309,708	242,073
2. Water Services 2.1 Supply and Distribution	1,836,987	0	112,511	0	0	0	1,560,885	163,591
3. Roads and Related 3.1 Roads 3.2 Depots and Domes 3.3 PW Rolling Stock	70,752 142,257 288,009	0 0 0	17,000 0 0	0 0 0	0 0 0	0 0 0	35,718 94,529 7,980	18,034 47,728 4,029
4. Fire Protection Services 4.1 Fire Facilities 4.2 Fire Vehicles 4.3 Small Equipment and Gear	214,831 0 30,600	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	66,868 0 20,461	33,132 0 10,139
5. Outdoor Recreation Services 5.1 Parkland Development, Amenities & Trails 5.2 Parks vehicles and equipment	2,050,000 100,000	0 0	700,000 0	0 0	86,000 3,200	490,000 68,000	735,300 27,360	38,700 1,440
6. Indoor Recreation Services 6.1 Recreation Facilities	15,166,000	0	6,210,910	3,910,590	39,450	4,650,000	337,298	17,753
7. Administration 7.1 Studies	192,367	0	0	0	11,480	0	126,892	53,994
TOTAL EXPENDITURES & REVENUES	\$23,376,403	\$0	\$7,773,240	\$3,910,590	\$140,130	\$5,208,000	\$5,322,998	\$630,614

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;
- 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 use an area-specific development charge (Rockwood) for water, wastewater collection and wastewater treatment, and
- that a uniform municipal-wide development charge be calculated for all other municipal 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 to industrial, commercial and institutional uses based on the gross floor area constructed.

- 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 an employment vs. population ten year growth ratio (70% / 30% respectively);

 - for Outdoor Recreation and Indoor Recreation, a 5% non-residential attribution has been made to recognize use by the non-residential sector;

 - for Roads and Related, a 66% residential and 34% non-residential attribution has been made based on a population vs. employment growth ratio over the fourteen year forecast period;

 - for Fire services, an 67% residential / 33% non-residential allocation has been made based on the land coverage within the Township (14 year forecast);

 - for Water Supply and Distribution and Wastewater Collection, a 9% non-residential attribution has been made based on has been made based on population vs. employment growth ratio within the Township (urban buildout forecast);

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));
 - buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (s.3);
 - residential development that results in only 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

- places of worship, churchyards and cemeteries exempt from taxation under the *Assessment Act*;
- the development of non-residential farm buildings constructed for bona fide farm uses;
- a hospital under the *Public Hospitals Act*;

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 charge for all services be collected at the time of issuance of the first building permit, subject to early or late payment agreements entered into by the Township and an owner under section 27 of the DCA, 1997.

7.3.7 Indexing

Indexing of the development charges shall be implemented on a mandatory basis annually commencing on January 1, 2010, in accordance with the Statistics Canada Quarterly, Construction Price Statistics for the most recent year over year period. This indexing date is consistent with that of the County of Wellington.

7.3.8 The Applicable Areas

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

- Rockwood – area-specific charge for water and wastewater services in addition to Township-wide development charge
- Remaining area of the Township - the full residential and non-residential charge will be imposed on all other lands within the Township.

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 eight separate reserve funds: Public Works, Fire Services, Parks, Recreation, Corporate Services, Wastewater Treatment, Wastewater Collection and Water Services. It is recommended that this breakdown be implemented in conjunction with the new by-law. Appendix F outlines the reserve fund policies that the Township is required to follow as per the DC Act.

7.4.2 *By-law In-force Date*

A by-law under 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 May 5, 2009, subject to further annual review during the capital budget process”;

“Approve the Development Charges Background Study dated May 5, 2009, as amended (if applicable)”;

“THAT By-law 26/2004 [the Township’s previous Development Charges by-law] be repealed”; and

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

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

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 involvement 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, the Council must determine whether a further meeting (under this section) is necessary (i.e. if the by-law which is proposed for adoption has been changed in any respect, the 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 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 basement, 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 following sections overview 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 not 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;
- 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 municipality 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 requirements relative to making and processing of 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 with the municipal clerk a notice of appeal, 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 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 municipality 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 municipality 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 municipality 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 municipality from imposing directly or indirectly, a charge related to development or a requirement to construct a service related to development, by way of a condition or agreement under s.51 or s.53 of the *Planning Act*, except for:

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

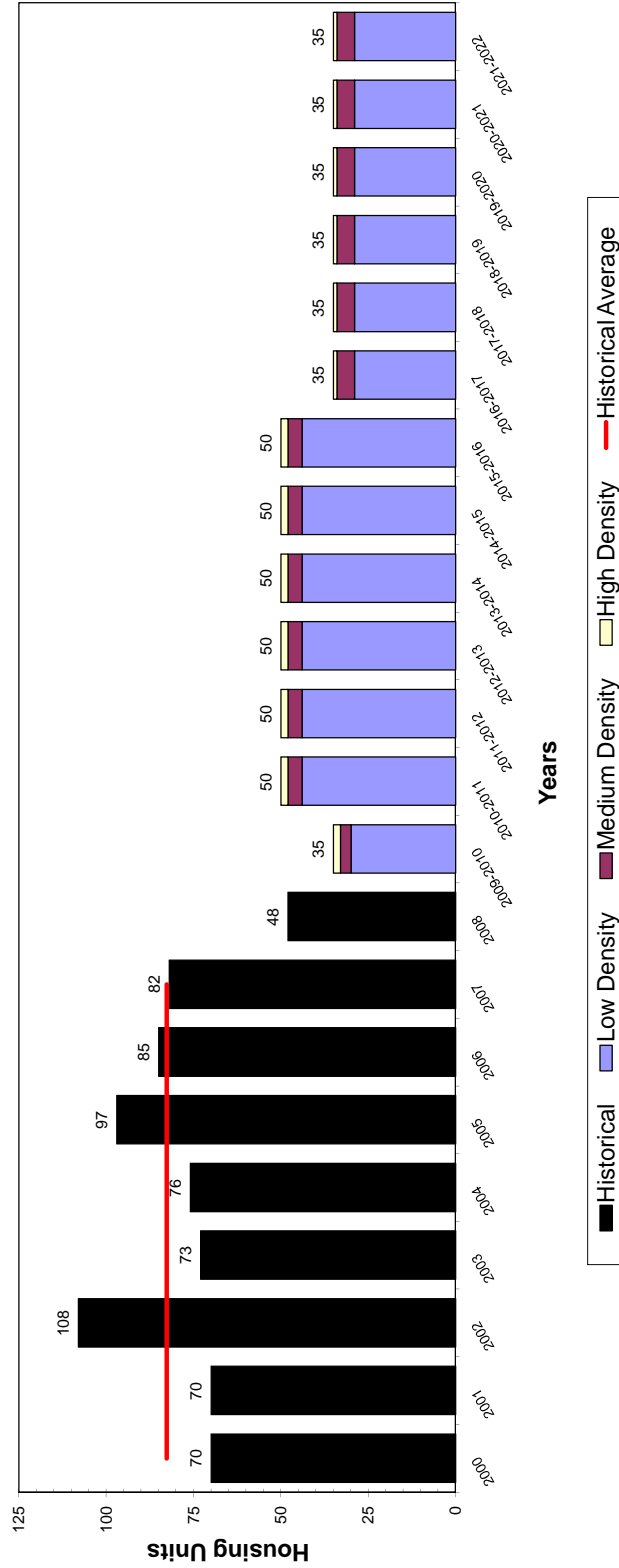
**SCHEDULE 1
TOWNSHIP OF GUELPH-ERAMOSA
RESIDENTIAL GROWTH FORECAST SUMMARY**

Year	Population ^(1,2)	Population with		Households ⁽²⁾				Persons Per Unit (PPU)	
		Census Undercount	Other	Singles & Semi's (Low Density)	Townhomes (Medium Density)	Apartments (High Density)	Other	Total	
Mid 1996	10,444	10,862		2,958	161	209	43	3,371	3.10
Mid 2001	11,174	11,821		3,410	135	120	50	3,715	3.01
Mid 2006	12,066	12,549		3,755	135	110	50	4,050	2.98
Mid 2009	12,579	13,082		3,960	145	110	50	4,265	2.95
Mid 2014	13,152	13,678		4,166	164	120	50	4,500	2.92
Mid 2019	13,714	14,263		4,341	187	127	50	4,705	2.91
Buildout (Mid 2022)	13,995	14,555		4,428	202	130	50	4,810	2.91
Mid 1996 - Mid 2001	730	759		452	-26	-89	7	344	
Mid 2001 - Mid 2006	892	928		345	0	-10	0	335	
Mid 2006 - Mid 2009	513	533		205	10	0	0	215	
Mid 2009 - Mid 2014	573	596		206	19	10	0	235	
Mid 2009 - Mid 2019	1,135	1,181		381	42	17	0	440	
Mid 2009 - Buildout (Mid 2022)	1,416	1,473		468	57	20	0	545	

Source: Watson & Associates Economists Ltd., January, 2009

1. Population forecast excludes the net Census undercount (estimated to be 4%)
2. Census population and housing figures may vary slightly due to rounding

**FIGURE A-1
ANNUAL HOUSING FORECAST
2009 TO BUILDOUT**



Source: Historical housing activity (2000-2007) based on CMHC Completions data less Statistics Canada Demolitions (2002-2007). 2008 housing estimate based on 2008 building permit activity and available completion data to-date.

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 & SEMIS (LOW DENSITY)	TOWNHOMES (MEDIUM DENSITY)	APARTMENTS (HIGH DENSITY)	TOTAL RESIDENTIAL UNITS	POPULATION IN NEW UNITS	EXISTING UNIT POPULATION CHANGE	NET POPULATION INCREASE	INDUSTRIAL GFA S.F.	COMMERCIAL GFA S.F.	INSTITUTIONAL GFA S.F.	TOTAL NON-RES GFA S.F.	EMPLOYMENT INCREASE
Rockwood	2009-2019	301	42	17	360	1,146	-36	1,110	20,460	16,500	1,890	38,850	91
	2009-Buildout	364	57	20	441	1,400	-93	1,307	30,910	23,400	1,690	55,990	137
Rural	2009-2019	80	0	0	80	289	-244	25	184,140	49,500	10,710	244,350	392
	2009-Buildout	104	0	0	104	350	-241	109	278,190	70,200	9,520	357,910	578
Township of Guelph-Eramosa	2009-2019	381	42	17	440	1,415	-280	1,135	204,600	66,000	12,600	283,200	483
	2009-Buildout	468	57	20	545	1,751	-335	1,416	309,100	93,600	11,200	413,900	715

Source: Watson & Associates Economists Ltd., January, 2009

SCHEDULE 3
TOWNSHIP OF GUELPH-ERAMOSIA
CURRENT YEAR GROWTH FORECAST
MID 2006 TO MID 2009

		POPULATION
Mid 2006 Population		12,066
Occupants of New Housing Units, Mid 2006 to Mid 2009	<i>Units (2)</i>	215
	<i>multiplied by persons per unit (3)</i>	3.13
	<i>gross population increase</i>	673
		673
Decline in Housing Unit Occupancy, Mid 2006 to Mid 2009	<i>Units (4)</i>	4,050
	<i>multiplied by ppu decline rate (5)</i>	-0.0395
	<i>total decline in population</i>	-160
		-160
Population Estimate to Mid 2009		12,579
<i>Net Population Increase, Mid 2006 to Mid 2009</i>		513

- (1) 2006 population based on StatsCan Census unadjusted for Census Undercount.
- (2) Estimated residential units constructed, Mid 2006 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>Single family & semi-detached</i>	3.17	95%	3.02
<i>Multiples except apartments</i>	2.32	5%	0.11
<i>Apartments</i>	1.73	0%	0.00
Total		100%	3.13

¹ Based on 2006 Census custom database

² Based on Building permit activity

- (4) 2006 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.

SCHEDULE 4
TOWNSHIP OF GUELPH-ERAMOSIA
TEN YEAR GROWTH FORECAST
MID 2009 TO MID 2019

		POPULATION
Mid 2009 Population		12,579
Occupants of New Housing Units, Mid 2009 to Mid 2019	<i>Units (2)</i>	440
	<i>multiplied by persons per unit (3)</i>	3.22
	<i>gross population increase</i>	1,416
		1,416
Decline in Housing Unit Occupancy, Mid 2009 to Mid 2019	<i>Units (4)</i>	4,265
	<i>multiplied by ppu decline rate (5)</i>	-0.0657
	<i>total decline in population</i>	-280
		-280
Population Estimate to Mid 2019		13,714
<i>Net Population Increase, Mid 2009 to Mid 2019</i>		1,135

(1) Mid 2009 Population based on:

2006 Population (12,066) + Mid 2006 to Mid 2009 estimated housing units to beginning of forecast period (215 x 3.13 = 673) + (4,050 x -0.0395 = -160) = 12,579

(2) Based upon forecast building permits 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>Single family & semi-detached</i>	3.37	87%	2.92
<i>Multiples except apartments</i>	2.47	10%	0.24
<i>Apartments</i>	1.70	4%	0.07
<i>one bedroom or less</i>	1.32		
<i>two bedrooms or more</i>	1.92		
Total		100%	3.22

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 2009 households based upon 4,050 (2006 Census) + 215 (Mid 2006 to Mid 2009 unit estimate) = 4,265

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

SCHEDULE 5
TOWNSHIP OF GUELPH-ERAMOSIA
TEN YEAR GROWTH FORECAST
MID 2009 TO BUILDOUT

		POPULATION
Mid 2009 Population		12,579
Occupants of New Housing Units, Mid 2009 to Buildout	<i>Units (2)</i>	545
	<i>multiplied by persons per unit (3)</i>	3.21
	<i>gross population increase</i>	1,751
		1,751
Decline in Housing Unit Occupancy, Mid 2009 to Buildout	<i>Units (4)</i>	4,265
	<i>multiplied by ppu. decline rate (5)</i>	-0.0784
	<i>total decline in population</i>	-335
		-335
Population Estimate to Buildout		13,995
<i>Net Population Increase, Mid 2009 to Buildout</i>		1,416

(1) Mid 2009 Population based on:

2006 Population (12,066) + Mid 2006 to Mid 2009 estimated housing units to beginning of forecast period (215 x 3.13 = 673) + (4,050 x -0.0395 = -160) = 12,579

(2) Based upon forecast building permits, 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>Single family & semi-detached</i>	3.37	86%	2.89
<i>Multiples except apartments</i>	2.47	10%	0.26
<i>Apartments</i>	1.70	4%	0.06
<i>one bedroom or less</i>	1.32		
<i>two bedrooms or more</i>	1.92		
Total		100%	3.21

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 2009 households based upon 4,050 (2006 Census) + 215 (Mid 2006 to Mid 2009 unit estimate) = 4,265

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

SCHEDULE 6a
SUMMARY OF UNITS IN THE DEVELOPMENT PROCESS
TOWNSHIP OF GUELPH-ERAMOSA
ROCKWOOD

Stage of Development	Housing Density Type			
	Low	Medium	High	Total
Registered Not Built	64	33	32	129
<i>% Breakdown</i>	<i>50%</i>	<i>26%</i>	<i>25%</i>	<i>100%</i>
Draft Plans Approved	0	0	0	0
<i>% Breakdown</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>
Application Under Review	50	0	0	50
<i>% Breakdown</i>	<i>0.0%</i>	<i>0.0%</i>	<i>0.0%</i>	<i>0.0%</i>
Vacant lands designated for Residential	261	69	32	362
<i>% Breakdown</i>	<i>72.1%</i>	<i>19.1%</i>	<i>8.8%</i>	<i>100.0%</i>
Total	375	102	64	541
<i>% Breakdown</i>	<i>69.3%</i>	<i>18.9%</i>	<i>11.8%</i>	<i>100.0%</i>

Source: County of Wellington Planning & Development Department, updated January 2008
Registered Not Built adjusted to reflect building permit activity Jan-Dec 2008 (pro-rated)

SCHEDULE 6b
SUMMARY OF UNITS IN THE DEVELOPMENT PROCESS
TOWNSHIP OF GUELPH-ERAMOSA
RURAL

Stage of Development	Housing Density Type			
	Low	Medium	High	Total
Registered Not Built	76	0	0	76
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>
Draft Plans Approved	0	0	0	0
<i>% Breakdown</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>
Application Under Review	28	0	0	28
<i>% Breakdown</i>	<i>100%</i>	<i>0.0%</i>	<i>0.0%</i>	<i>100%</i>
Vacant lands designated for Residential	68	0	0	68
<i>% Breakdown</i>	<i>100%</i>	<i>0.0%</i>	<i>0.0%</i>	<i>100.0%</i>
Total	172	0	0	172
<i>% Breakdown</i>	<i>100%</i>	<i>0.0%</i>	<i>0.0%</i>	<i>100.0%</i>

Source: County of Wellington Planning & Development Department, updated January 2008
Registered Not Built adjusted to reflect building permit activity Jan-Dec 2008 (pro-rated)

SCHEDULE 7a

TOWNSHIP OF GUELPH-ERAMOSA
HISTORICAL RESIDENTIAL BUILDING PERMITS
YEARS 1998 - 2007

Year	RESIDENTIAL BUILDING PERMITS				Total
	Low Density (Singles & Semis)	Medium Density (Townhouses)	High Density (Apartments)		
1998	68	0	1		69
1999	105	0	0		105
2000	58	12	0		70
2001	40	32	0		72
2002	89	9	0		98
Sub-total	360	53	1		414
Average (1998 - 2002)	72	11	0		83
% Breakdown	87.0%	12.8%	0.2%		100.0%
2003	74	8	0		82
2004	77	6	18		101
2005	107	30	0		137
2006	61	1	3		65
2007	109	31	0		140
Sub-total	428	76	21		525
Average (2003 - 2007)	86	15	4		105
% Breakdown	81.5%	14.5%	4.0%		100.0%
1998 - 2007 Total	788	129	22		939
Average	79	13	2		94
% Breakdown	83.9%	13.8%	2.3%		100.0%

Sources:
Building Permits- Statistics Canada Publication, 64-001X1B

SCHEDULE 7b

TOWNSHIP OF GUELPH-ERAMOSA
HISTORICAL RESIDENTIAL COMPLETIONS
YEARS 2000 - 2007

Year	RESIDENTIAL BUILDING COMPLETIONS				Total
	Low Density (Singles & Semis)	Medium Density (Townhouses)	High Density (Apartments)		
2000	70	0	0		70
2001	46	24	0		70
2002	79	29	0		108
Sub-total	195	53	0		248
Average (2000 - 2002)	65	18	0		83
% Breakdown	78.6%	21.4%	0.0%		100.0%
2003	70	4	0		74
2004	76	4	0		80
2005	71	30	0		101
2006	91	0	0		91
2007	85	5	0		90
Sub-total	393	43	0		436
Average (2003 - 2007)	79	9	0		87
% Breakdown	90.1%	9.9%	0.0%		100.0%
2000 - 2007 Total	588	96	0		684
Average	74	12	0		86
% Breakdown	86.0%	14.0%	0.0%		100.0%

Sources:
Completions- CMHC
Note: Data for 1998 and 1999 unavailable

SCHEDULE 7c

TOWNSHIP OF GUELPH-ERAMOSA
 HISTORICAL RESIDENTIAL DEMOLITION PERMITS
 YEARS 2002 - 2007

Year	RESIDENTIAL DEMOLITION PERMITS				Total
	Low Density (Singles & Semis)	Medium Density (Townhouses)	High Density (Apartments)		
2002	0	0	0		0
2003	1	0	0		1
2004	4	0	0		4
2005	4	0	0		4
2006	6	0	0		6
2007	8	0	0		8
2008	8	0	0		8
Sub-total	23	0	0		23
Average (2002 - 2007)	4	0	0		4
% Breakdown	100.0%	0.0%	0.0%		100.0%

Sources:
 Demolition Permits- Statistics Canada Publication

SCHEDULE 8a

TOWNSHIP OF GUELPH-ERAMOSA
PERSONS PER UNIT BY AGE AND TYPE OF DWELLING
(2006 CENSUS)

Age of Dwelling	LOW DENSITY - Single and Semi-Detached						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	0.000	0.000	2.053	3.356	0.000	3.175	3.17	
6-10	0.000	0.000	0.000	3.509	0.000	3.314	3.31	
11-15	0.000	0.000	0.000	3.605	0.000	3.708	3.70	
16-20	0.000	0.000	0.000	3.271	0.000	3.284	3.28	3.37
20-25	0.000	0.000	0.000	2.822	0.000	2.686	2.69	
25-35	0.000	0.000	0.000	2.947	0.000	2.923	2.92	
35+	0.000	0.000	1.833	2.708	3.632	2.620	2.62	
Total	0.000	2.000	1.837	3.038	4.170	2.960		

Age of Dwelling	MEDIUM DENSITY - Rows and Apartment in Duplex					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	0.000	0.000	0.000	0.000	0.000	2.316
6-10	0.000	0.000	0.000	0.000	0.000	0.000
11-15	0.000	0.000	0.000	0.000	0.000	0.000
16-20	0.000	0.000	0.000	0.000	0.000	0.000
20-25	0.000	0.000	0.000	0.000	0.000	0.000
25-35	0.000	0.000	0.000	0.000	0.000	0.000
35+	0.000	0.000	0.000	0.000	0.000	0.000
Total	0.000	0.000	2.091	3.154	0.000	2.680

Age of Dwelling	HIGH DENSITY - Apartments < > 5 Storeys					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	0.000	0.000	0.000	0.000	0.000	0.000
6-10	0.000	0.000	0.000	0.000	0.000	0.000
11-15	0.000	0.000	0.000	0.000	0.000	0.000
16-20	0.000	0.000	0.000	0.000	0.000	0.000
20-25	0.000	0.000	0.000	0.000	0.000	0.000
25-35	0.000	0.000	0.000	0.000	0.000	0.000
35+	0.000	0.000	0.000	0.000	0.000	1.933
Total	0.000	0.000	0.000	0.000	0.000	2.130

Age of Dwelling	ALL DENSITY TYPES					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	0.000	0.000	2.143	3.188	0.000	3.030
6-10	0.000	0.000	0.000	3.509	0.000	3.278
11-15	0.000	0.000	0.000	3.634	0.000	3.556
16-20	0.000	0.000	0.000	3.306	0.000	3.269
20-25	0.000	0.000	0.000	2.822	0.000	2.686
25-35	0.000	0.000	0.000	2.982	0.000	2.955
35+	0.000	0.000	1.830	2.720	3.632	2.591
Total	0.000	1.619	1.892	3.042	4.164	2.928

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

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	LOW DENSITY - Single and Semi-Detached						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	0.000	2.600	2.109	3.265	4.768	3.179	3.15	
6-10	0.000	2.036	2.096	3.297	4.773	3.213	3.19	
11-15	0.000	2.294	2.037	3.222	4.306	3.160	3.14	
16-20	0.000	0.000	2.068	3.252	4.221	3.228	3.21	3.17
20-25	0.000	0.000	2.387	3.015	4.467	2.989	2.98	
25-35	0.000	1.267	2.045	2.847	3.785	2.815	2.81	
35+	0.000	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	MEDIUM DENSITY - Rows and Apartment in Duplex						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	0.000	1.714	1.841	2.507	0.000	2.326	2.32	
6-10	0.000	1.929	1.839	2.669	0.000	2.427	2.42	
11-15	0.000	1.650	2.167	3.049	0.000	2.739	2.73	
16-20	0.000	2.333	2.000	2.575	0.000	2.414	2.41	2.47
20-25	0.000	0.000	2.136	2.716	0.000	2.500	2.50	
25-35	0.000	1.813	2.000	2.852	0.000	2.627	2.62	
35+	0.000	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		

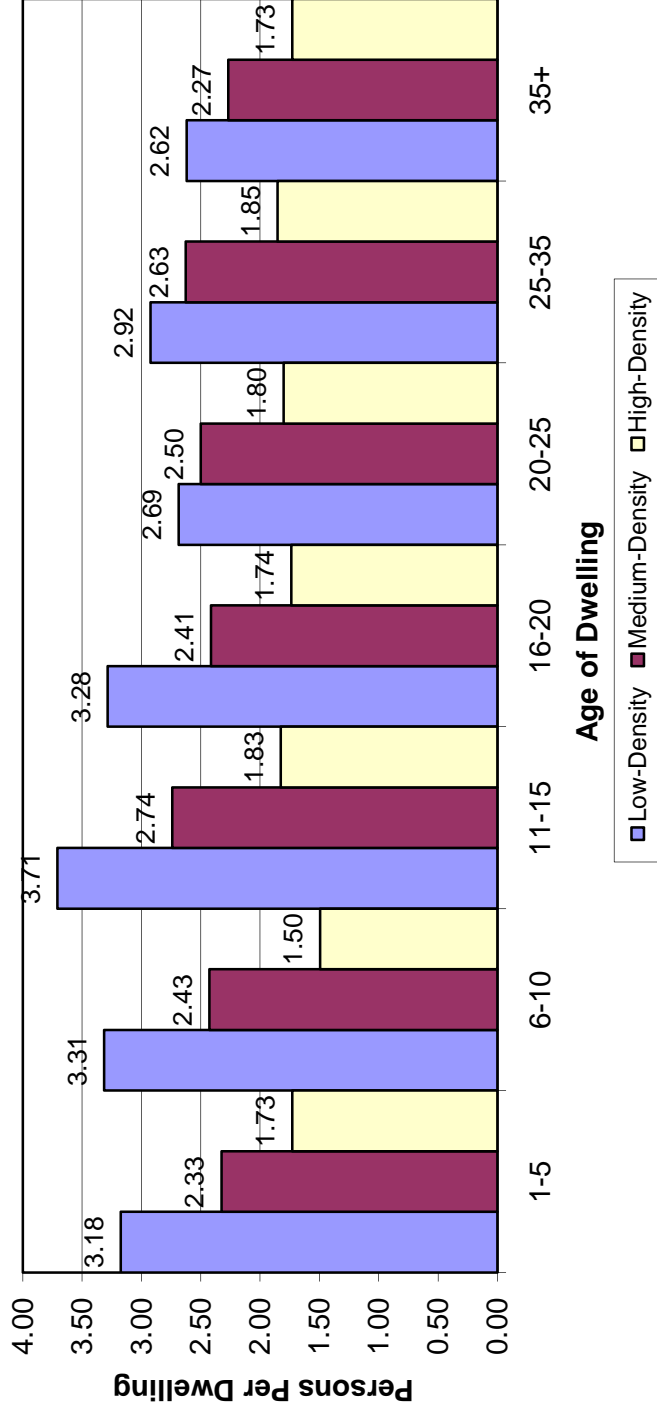
Age of Dwelling	HIGH DENSITY - Apartments < 5 Storeys						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	0.000	1.304	1.676	0.000	0.000	1.730	1.73	
6-10	0.000	1.156	1.614	2.182	0.000	1.495	1.50	
11-15	1.182	1.400	1.711	3.526	0.000	1.826	1.83	
16-20	0.000	1.354	1.782	2.667	0.000	1.737	1.74	1.70
20-25	0.000	1.448	1.873	2.762	0.000	1.803	1.80	
25-35	1.281	1.358	2.032	3.000	0.000	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						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	0.000	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	0.000	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		

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

Note: Does not include institutional population

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



Medium- and High-Density PPU are based on WELLINGTON COUNTY

**SCHEDULE 10
EMPLOYMENT AND GROSS FLOOR AREA (GFA) FORECAST, 2009 TO BUILDOUT (MID 2029)
TOWNSHIP OF GUELPH-ERAMOSA**

Period	Population			Activity Rate			Employment				Square Feet (Estimated)*					
	Primary	Work at Home	Industrial	Population Related	Institutional	Total	Primary	Work at Home	Industrial	Population Related	Institutional	Total	Industrial	Commercial	Institutional	Total
1996	10,444	0.021	0.075	0.127	0.077	0.336	215	785	1,325	805	380	3,510				
2001	11,174	0.016	0.078	0.089	0.080	0.282	175	875	990	670	445	3,155				
2006	12,066	0.017	0.084	0.127	0.070	0.331	210	1,010	1,535	850	385	3,990				
Mid 2009	12,579	0.017	0.084	0.125	0.069	0.326	211	1,053	1,569	874	389	4,096	1,725,900	349,600	272,300	2,347,800
Mid 2014	13,152	0.017	0.084	0.128	0.073	0.331	221	1,101	1,687	957	393	4,359	1,855,700	382,800	275,100	2,513,600
Mid 2019	13,714	0.017	0.084	0.128	0.076	0.334	230	1,148	1,755	1,039	407	4,579	1,930,500	415,600	284,900	2,631,000
Buildout (Mid 2022)	13,995	0.017	0.087	0.132	0.079	0.344	235	1,213	1,850	1,108	405	4,811	2,035,000	443,200	283,500	2,761,700
Incremental Change																
1996 - 2001	730	-0.005	0.003	-0.038	-0.017	0.003	-40	90	-335	-135	65	-355				
2001 - 2006	892	0.002	0.005	0.039	0.010	0.046	35	135	545	180	-60	835				
2006 - Mid 2009	513	-0.0006	0.0000	-0.0025	-0.0010	-0.0051	1	43	34	24	4	106				
Mid 2009 - Mid 2014	573	0.0000	0.0000	0.0036	0.0033	0.0058	10	48	118	83	4	263	129,800	33,200	2,800	165,800
Mid 2009 - Mid 2019	1,135	0.0000	0.0000	0.0033	0.0063	0.0083	19	95	186	165	18	483	204,600	66,000	12,600	283,200
Mid 2009 - Buildout (Mid 2022)	1,416	0.0000	0.0030	0.0075	0.0097	0.0182	24	160	281	234	16	715	309,100	93,600	11,200	413,900
Annual Average																
1996 - 2001	146	-0.0098	0.0063	-0.0765	-0.0342	0.0069	-8	18	-67	-27	13	-71				
2001 - 2006	178	0.0035	0.0108	0.0772	0.0210	0.0367	7	27	109	36	-12	167				
2006 - Mid 2009	201	0.0002	0.0008	0.0052	0.0014	0.0062	5	25	83	29	-8	134				
Mid 2009 - Mid 2014	115	0.0000	0.0000	0.0071	0.0066	0.0117	2	10	24	17	1	53	25,960	6,640	560	33,160
Mid 2009 - Mid 2019	114	0.0000	0.0000	0.0033	0.0063	0.0083	2	10	19	17	2	48	20,460	6,600	1,260	28,320
Mid 2009 - Buildout (Mid 2022)	71	0.0000	0.0015	0.0038	0.0049	0.0091	1	8	14	12	1	36	15,455	4,680	560	20,695

Source: Watson & Associates Economists Ltd., January, 2009

1. Square Foot Per Employee Assumptions

- Industrial 1100
- Commercial 400
- Institutional 700

SCHEDULE 12
EMPLOYMENT TO POPULATION RATIO BY MAJOR EMPLOYMENT SECTOR, 1996, 2001 AND 2006
TOWNSHIP OF GUELPH-ERAMOSIA

		Year			Change		Comments
		1996	2001	2006	96-01	01-06	
Employment by industry							
1.0	Primary Industry Employment						Categories which relate to local land-based resources.
1.1	All primary	505	395	425	-110	30	
Sub-total		505	395	425	-110	30	
2.0	Industrial and Other Employment						Categories which relate primarily to industrial land supply and demand.
2.1	Manufacturing	650	400	630	-250	230	
2.2	Wholesale trade	320	365	600	45	235	
2.3	Construction	310	255	340	-55	85	
2.4	Transportation, storage, communication and other utility	200	148	260	-53	113	
Sub-total		1,480	1,168	1,830	-313	663	
3.0	Population Related Employment						Categories which relate primarily to population growth within the municipality.
3.1	Retail trade	380	325	330	-55	5	
3.2	Finance, insurance, real estate operator and insurance agent	95	80	65	-15	-15	
3.3	Business service	160	243	345	83	103	
3.4	Accommodation, food and beverage and other service	450	410	520	-40	110	
Sub-total		1,085	1,058	1,260	-28	203	
4.0	Institutional						
4.1	Government Service	110	70	45	-40	-25	
4.2	Education service, Health, Social Services	330	465	430	135	-35	
Sub-total		440	535	475	95	-60	
Total Employment		3,510	3,155	3,990	-355	835	
Population		10,444	11,174	12,066	730	892	
Employment to Population Ratio							
	Industrial and Other Employment	0.14	0.10	0.15	-0.04	0.05	
	Population Related Employment	0.10	0.09	0.10	-0.01	0.01	
	Institutional Employment	0.04	0.05	0.04	0.01	-0.01	
	Primary Industry Employment	0.05	0.04	0.04	-0.01	0.00	
Total		0.34	0.28	0.33	-0.05	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				
		Cost (per capita)	Quantity (per capita)		Quality (per capita)	
Roads and Related	Roads	\$15,577.00	0.0189	km of roadways	824,180	per lane km
	Facilities	\$164.88	1.3069	ft ² of building area	126	per ft ²
	Rolling Stock	\$153.87	0.0014	No. of vehicles and equipment	109,907	per vehicle
Fire	Facilities	\$197.45	0.8776	ft ² of building area	225	per ft ²
	Vehicles	\$144.67	0.0007	No. of vehicles	206,671	per vehicle
	Firefighter Equipment & Gear	\$21.66	0.0028	No. of equipment and gear	7,736	per Firefighter
Parks	Parkland Development	\$680.65	0.0112	No. of developed parkland acres	60,772	per acre
	Amenities	\$398.39	0.1991	No. of parkland amenities	2,001	per amenity
	Trails	\$3.16	0.1212	Linear Metres of Paths and Trails	26	per lin m.
	Vehicles	\$28.24	0.0010	No. of vehicles and equipment	28,240	per vehicle
Recreation	Facilities	\$347.61	2.1576	ft ² of building area	161	per ft ²

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

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

Quantity Measure

Description	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009 Value (\$/Vehicle)
2,000 gallon Water Tank	1	1	1	1	1	1	1	1	1	1	\$10,900
4 WD Loader				1	1	1	1	1	1	1	\$232,000
4 WD One Ton Utility Dump				1	1	1	1	1	1	1	\$95,600
855 JD Garden Tractor	1	1	1	1	1	1	1	-	-	-	\$58,000
Asphalt Zipper										1	\$108,277
Backhoe/Loader	1	1	1	1	1	1	1	1	1	1	\$135,300
GPS FeetFinder							4	4	5	5	\$2,800
Grader	1	1	1	1	1	1	1	1	1	1	\$302,900
Line Painter										1	\$6,000
Pick-up Trucks	3	3	3	3	3	3	3	4	4	4	\$32,200
S/A Combination dump/sander with Plow/Wing	2	2	2	2	1	1	1	1	1	1	\$166,000
Tandem Dump Trucks	3	3	3	3	3	3	4	4	4	4	\$187,000
Trackless MTV5								1	1	1	\$151,700
Wood chipper	1	1	1	1	1	1	1	1	1	1	\$58,000
Total	13	13	13	14	14	14	19	20	21	23	

Population	10,844	11,046	11,174	11,262	11,453	11,593	11,770	12,066	12,282	12,484
Per Capita Standard	0.0012	0.0012	0.0012	0.0012	0.0012	0.0012	0.0016	0.0017	0.0017	0.0018

10 Year Average	1999-2008
Quantity Standard	0.0014
Quality Standard	109,907
Service Standard	\$ 153.87

DC Amount (before deductions)	Buildout
Forecast Population	1,416
\$ per Capita	\$ 153.87
Eligible Amount	\$ 217,895

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

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

Quantity Measure

Description	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009 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	\$61,000
Lloyd Dyer	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	\$61,000
Rockmosa Park	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	\$61,000
David Masson Park (Landrex)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	\$61,000
James Lynch Park (Everton)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	\$61,000
Marden Park	68.0	68.0	68.0	68.0	68.0	68.0	68.0	68.0	68.0	68.0	\$61,000
Valentino Park	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	\$61,000
Cross Creek	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	\$61,000
Max Storey					2.0	2.0	2.0	2.0	2.0	2.0	\$61,000
Sarah Ranson Woodlot and Trails			6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	\$61,000
Hampson Cres Parkland			0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	\$61,000
Ridge Road Park	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	\$61,000
Shadow Beech	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	\$61,000
Promenade Park			7.9	7.9	7.9	7.9	7.9	7.9	7.9	7.9	\$61,000
The Ridge											\$61,000
Total	116.5	116.5	130.8	130.8	132.8	132.8	132.8	132.8	133.8	133.8	

Population	10,844	11,046	11,174	11,262	11,453	11,593	11,770	12,066	12,282	12,484
Per Capita Standard	0.0107	0.0105	0.0117	0.0116	0.0116	0.0115	0.0113	0.0110	0.0109	0.0107

	1999-2008
Quantity Standard	0.0112
Quality Standard	60,772
Service Standard	\$ 680.65

DC Amount (before deductions)	10 Year
Forecast Population	1,135
\$ per Capita	\$ 680.65
Eligible Amount	\$ 772,604

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

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

Quantity Measure

Description	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009 Value (\$/item)
Eden Mills											
Lighted Baseball Diamond	1	1	1	1	1	1	1	1	1	1	\$199,800
Food Booth and Equipment Shed	1	1	1	1	1	1	1	1	1	1	\$30,700
Basketball Court	1	1	1	1	1	1	1	1	1	1	\$11,100
Play Structure	1	1	1	1	1	1	1	1	1	1	\$17,500
Play Ground Equipment	1	1	1	1	1	1	1	1	1	1	\$11,000
Soccer Pitch					1	1	1	1	1	1	\$8,100
Soccer storage shed						1	1	1	1	1	\$4,000
Park furnishings*	1	1	1	1	1	1	1	1	1	1	\$6,500
Lloyd Dyer											
Lighted Baseball Diamond	1	1	1	1	1	1	1	1	1	1	\$199,800
Multi-use Pad/Outdoor Rink	1	1	1	1	1	1	1	1	1	1	\$32,000
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$25,000
Drill Hall 1600sq/ft	1	1	1	1	1	1	1	1	1	1	\$224,720
Food Booth and Washrooms 875sq/ft	1	1	1	1	1	1	1	1	1	1	\$100,100
Equipment Storage Shed	1	1	1	1	1	1	1	1	1	1	\$1,900
Small Picnic Area	1	1	1	1	1	1	1	1	1	1	\$69,900
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	\$19
Batting Cage						1	1	1	1	1	14,500
Pitchers warm up area	1	1	1	1	1	1	1	1	1	1	\$2,500
Fenced storage compound 12ft (lin ft)	75	75	75	75	75	75	75	75	75	75	\$26
bleachers	4	4	4	4	4	4	4	4	4	4	\$6,471
Park furnishings*	1	1	1	1	1	1	1	1	1	1	\$7,100

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

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

Quantity Measure

Description	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009 Value (\$/item)
Rockmosa											
Triple Tennis Court asphalt	1	1	1	1	1	1	1	1	1	1	\$350,000
Flag Pole	1	1	1	1	1	1	1	1	1	1	\$1,600
Club House 700sq/ft	1	1	1	1	1	1	1	1	1	1	\$109,020
Lighted Baseball Diamond	1	1	1	1	1	1	1	1	1	1	\$199,800
Soccer Pitch	1	1	1	1	1	1	1	1	1	1	\$100,000
3/4 Soccer Pitch	1	1	1	1	1	1	1	1	1	1	\$1,900
Mini Field								2	2	2	\$75,000
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$22,000
Food Booth/Washrooms 24'x60'	1	1	1	1	1	1	1	1	1	1	\$333,288
Outdoor Shelter					1	1	1	1	1	1	\$75,000
Play Structure					1	1	1	1	1	1	\$32,500
Basketball Court	1	1	1	1	1	1	1	1	1	1	\$11,300
Batting Cage						1	1	1	1	1	14,500
bleachers								5	5	5	\$6,471
Splash Pad										1	\$180,000
David Masson (Landrex)											
Play Structure	1	1	1	1	1	1	1	1	1	1	\$21,500
Play Ground Equipment	1	1	1	1	1	1	1	1	1	1	\$4,400
James Lynch (Everton)											
Play Structure	-	1	1	1	1	1	1	1	1	1	\$35,000
Basketball Court	1	1	1	1	1	1	1	1	1	1	\$12,500
Park furnishings*	1	1	1	1	1	1	1	1	1	1	\$1,900
Play Ground Equipment	1	1	1	1	1	1	1	1	1	1	\$1,900

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

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

Quantity Measure

Description	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009 Value (\$/item)
Marden											
Outdoor Shelters (lg)	1	1	1	1	1	1	1	1	1	1	\$45,100
Outdoor Shelters (sm)	3	3	3	3	3	3	3	3	3	3	\$32,200
Washroom/Shower Building 1145sq/ft	1	1	1	1	1	1	1	1	1	1	\$265,010
Park House	1	1	1	1	1	1	1	1	1	1	\$451,100
Maintenance Workshop 2400sq/ft	1	1	1	1	1	1	1	1	1	1	\$337,080
Camp Store	1	1	1	1	1	1	1	1	1	1	\$58,000
Storage Shed (lg)	1	1	1	1	1	1	1	1	1	1	\$58,000
Storage Shed (sm)	1	1	1	1	1	1	1	1	1	1	\$35,000
Playground Equipment	1	1	1	1	1	1	1	1	1	1	\$23,200
Lighted Baseball Diamond	1	1	1	1	1	1	1	1	1	1	\$199,800
Ball Diamond	1	1	1	1	1	1	1	1	1	1	\$109,600
Beach	1	1	1	1	1	1	1	1	1	1	\$7,000
Campground 116 sites	1	1	1	1	1	1	1	1	1	1	35,000
Fenced storage compound 10 ft (lin ft)		250	250	250	250	250	250	250	250	250	\$23
Park furnishings*											\$40,000
Gatehouse	1	1	1	1	1	1	1	1	1	1	\$23,200
Valentino											
Play Structure			1	1	1	1	1	1	1	1	\$29,600
Play Ground Equipment			1	1	1	1	1	1	1	1	\$4,500
Pre-cast building								1	1	1	\$5,500
Park furnishings*								1	1	1	\$4,100
Basketball Court					1	1	1	1	1	1	\$15,500
Cross Creek											
Play Structure & Equipment	1	1	1	1	1	1	1	1	1	1	\$49,500
Outdoor Ice Rink	1	1	1	1	1	1	1	1	1	1	\$9,200
Sports Field	1	1	1	1	1	1	1	1	1	1	\$1,900
Pre-cast building									1	1	\$5,000
Max Storey											
Play Structure					1	1	1	1	1	1	\$26,400
Play Field					1	1	1	1	1	1	\$1,900
Tot swing											\$5,000
Park furnishings*					1	1	1	1	1	1	\$3,400

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

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

Quantity Measure

Description	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009 Value (\$/item)
Sarah Ranson											
Park furnishings*			1	1	1	1	1	1	1	1	\$3,400
Hampson Cres Parkland											
Play Structure										1	\$37,410
Total	2,070	2,321	2,324	2,324	2,331	2,334	2,334	2,341	2,342	2,343	

Population	10,844	11,046	11,174	11,262	11,453	11,593	11,770	12,066	12,282	12,484
Per Capita Standard	0.1909	0.2101	0.2080	0.2064	0.2035	0.2013	0.1983	0.1940	0.1907	0.1877

10 Year Average	1999-2008
Quantity Standard	0.1991
Quality Standard	2.001
Service Standard	\$ 398.39

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

DC Amount (before deductions)	10 Year
Forecast Population	1,135
\$ per Capita	\$ 398.39
Eligible Amount	\$ 452,212

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

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

Quantity Measure

Description	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009 Value (\$/Vehicle)
Kubota B1750	1	1	1	1	1	1	1	1	1	1	\$36,000
Kubota F2560E	1	1	1	1	1	1	1	1	1	1	\$28,000
John Deere 955	1	1	1	1	1	1	1	1	1	1	\$28,000
John Deere 855	1	1	1	1	1	1	1	1	1	1	\$32,000
John Deere 935	1	1	1	1	1	1	1	1	1	1	\$28,000
John Deere 4320							1	1	1	1	\$40,000
Toro 580D Groundsmaster							1	1	1	1	\$62,000
Toro 4000D Groundsmaster									1	1	\$52,000
Grass Hopper Mid-deck mower			1	1	1	1	1	1	1	1	\$14,000
Case IH Farm Tractor with Loader	1	1	1	1	1	1	1	1	1	1	\$33,500
2 WD Cab and Chassis					1	1	1	1	1	1	\$64,400
2006 Dodge 1500 Pickup								1	1	1	\$26,000
Full Size Pick-up Lease											\$50,000
2007 Dodge 2500 Pick-up									1	1	\$45,000
2002 Astro Van			1	1	1	1	1	1	1	1	\$18,000
Dump Trailer	1	1	1	1	1	1	1	1	1	1	\$4,500
Van eyl Landscape Trailer											\$6,200
Straight Line Trailer		1	1	1	1	1	1	1	1	1	\$11,600
Full Size Rental Pick-up										0.3	\$50,000
1988 GMC 3500			1	1	1	1	1	1	1	1	\$34,000
Total	6	8	10	10	13	15	13	14	15	14	

Population	10,844	11,046	11,174	11,262	11,453	11,593	11,770	12,066	12,282	12,484
Per Capita Standard	0.0006	0.0007	0.0009	0.0009	0.0011	0.0013	0.0011	0.0012	0.0012	0.0011

	1999-2008
Quantity Standard	0.0010
Quality Standard	28,240
Service Standard	\$ 28.24

	10 Year
DC Amount (before deductions)	1,135
Forecast Population	\$ 28.24
Eligible Amount	\$ 32,055

APPENDIX C
LOCAL SERVICE POLICY

APPENDIX C - 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 D
LONG TERM CAPITAL AND OPERATING COST
EXAMINATION

APPENDIX D - LONG TERM CAPITAL AND OPERATING COST EXAMINATION

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. square foot of building space, per vehicle, etc.). This was undertaken through a review of the Township's 2007 Operating Budget.

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	Average Useful Life (years)	Factor
Fire Equipment and Gear	8	0.11651
Vehicles	10	0.09133
Fire Vehicles	15	0.05783
Roads	20	0.04116
Parkland Development	30	0.02465
Facilities	40	0.01656
Water and Wastewater	80	0.00516

Table D-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 D-1
TOWNSHIP OF GUELPH/ERAMOSIA
OPERATING AND CAPITAL EXPENDITURE IMPACTS
FOR FUTURE CAPITAL EXPENDITURES

SERVICE	TOTAL GROSS EXPENDITURES	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Wastewater Services				
1.1 Collection	2,551,781	13,200	57,837	71,037
1.2 Treatment	2,396,260	12,400	28,010	40,410
2. Water Services				
2.1 Supply and Distribution	1,724,476	8,900	50,773	59,673
3. Roads and Related				
3.1 Roads	109,452	4,500	33,706	38,206
3.2 Depots and Domes	232,257	3,800	71,524	75,324
3.3 PW Rolling Stock	288,009	26,300	88,692	114,992
4. Fire Protection Services				
4.1 Fire Facilities	227,893	3,800	26,590	30,390
4.2 Fire Vehicles	204,850	11,800	23,901	35,701
4.3 Small Equipment and Gear	30,600	3,600	3,570	7,170
5. Outdoor Recreation Services				
5.1 Parkland Development, Amenities & Trails	1,228,250	30,300	37,334	67,634
5.2 Parks vehicles and equipment	32,000	2,900	973	3,873
6. Indoor Recreation Services				
6.1 Recreation Facilities	394,500	6,500	10,892	17,392
7. Administration				
7.1 Studies	217,167	-	-	0



APPENDIX E
PROPOSED DEVELOPMENT CHARGE BY-LAW

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

BY-LAW NUMBER ____/2009

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 19th day of April, 2004 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;
- (c) administration (studies);
- (d) outdoor recreation;
- (e) indoor recreation;
- (f) water works – supply and distribution(area-specific);
- (g) wastewater - treatment (area-specific); and
- (h) wastewater – collection (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

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

3.3 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, 2010 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 – municipal-wide

Schedule "C" Residential and Non-Residential Development Charges – Rockwood only

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. 26/2004 of the Township of Guelph/Eramosa are hereby repealed.

Read a first and second time this ____ day of _____, 2009.

MAYOR

CLERK

Read a third time and finally passed this ____ day of _____, 2004.

MAYOR

CLERK

**SCHEDULE “A”
TO BY-LAW NO. _____/2009**

DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

1. Public Works
 - Roads, Sidewalks, Streetlights
 - Depots and Domes
 - Rolling Stock

2. Fire Protection
 - Fire Stations
 - Fire Pumpers, Aerials, Tankers, Rescue Vehicles
 - Small Equipment and Gear

3. Administration
 - Administration Studies

4. Parks and Recreation
 - Parkland Development
 - Parks Rolling Stock
 - Recreation Facilities

6. Water – Supply and Distribution (area specific)

7. Wastewater - Collection (area-specific)

8. Wastewater – Treatment (area specific)

SCHEDULE "B"
TO BY-LAW NO. _____/2009

SCHEDULE OF MUNICIPAL-WIDE DEVELOPMENT CHARGE

SERVICE	RESIDENTIAL				NON-RESIDENTIAL
	Single Detached Dwelling & Semi-Detached Dwelling	Apartments- 2 Bedrooms +	Apartments - Bachelor & 1 Bedroom	Other Multiples	(per ft ² of Gross Floor Area)
Municipal Wide Services:					
Roads and Related	\$805	\$459	\$315	\$591	\$0.51
Fire Protection Services	595	339	233	437	0.36
Outdoor Recreation Services	2,563	1,461	1,003	1,880	0.21
Indoor Recreation Services	802	457	314	588	0.06
Administration	339	193	133	249	0.22
Total Municipal Wide Services	\$5,104	\$2,909	\$1,998	\$3,745	\$1.36

SCHEDULE "C"
TO BY-LAW NO. _____/2009
SCHEDULE OF AREA-SPECIFIC DEVELOPMENT CHARGE

SERVICE	RESIDENTIAL				NON-RESIDENTIAL
	Single Detached Dwelling & Semi-Detached Dwelling	Apartments- 2 Bedrooms +	Apartments - Bachelor & 1 Bedroom	Other Multiples	(per ft ² of Gross Floor Area)
Urban Services					
Wastewater Services					
Treatment	\$3,989	\$2,401	\$1,675	\$3,004	\$2.07
Collection	5,555	3,166	2,174	4,076	4.32
Water Services	3,754	2,139	1,469	2,754	2.92
Total Urban Services	\$13,298	\$7,706	\$5,318	\$9,834	\$9.31

APPENDIX F
DEVELOPMENT CHARGE RESERVE FUND POLICY

APPENDIX F - DEVELOPMENT CHARGE RESERVE FUND POLICY

F.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 municipality 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 municipality 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 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);
- DC reserve funds may not be consolidated with other municipal reserve funds for investment purposes (s.37).

Annually, the Treasurer of the municipality 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 municipality to repay municipal obligations to the fund;
- schedule identifying the value of credits recognized by the municipality, 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 F-1 sets out the format for which annual reporting to Council should be provided.

F.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 F-1
Development Charge Reserve Fund
Township of Guelph/Eramosa
as at December 31, 200X**

	Roads and Related	Fire Protection Services	Outdoor Recreation Services	Indoor Recreation Services	Administration	Wastewater Collection	Wastewater Treatment	Water	Total
Balance as of January 1,									-
Plus:									
Development Charge Proceeds									-
Other									-
Accrued Interest Allocation									-
Sub-Total	-	-	-	-	-			-	-
Less:									
Amounts Transferred to Operating Fund									-
Amounts Transferred to Capital Fund									-
Sub-Total			-	-	-			-	-
Closing Balance as of December 31,	-	-	-	-	-			-	-

Attachment 1

SAMPLE DEVELOPMENT CHARGE RESERVE FUND STATEMENT

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

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

