

TOWN OF NIAGARA-ON-THE-LAKE

TOWN-WIDE DEVELOPMENT CHARGE & AREA-SPECIFIC DEVELOPMENT CHARGE POLICY FOR SANITARY SEWER SERVICE IN THE ST. DAVIDS COMMUNITY BACKGROUND STUDY

OCTOBER 11, 2013



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 Planning for growth

CONTENTS

		<u>Page</u>
EXECUTIVE SUMMARY		(i)
1. INTRODUCTION		
1.1	Purpose of this Document	1-1
1.2	Summary of the Process	1-1
2. CURRENT TOWN OF NIAGARA-ON-THE-LAKE POLICY		
2.1	Schedule of Charges	2-1
2.2	Services Covered	2-2
2.3	Timing of DC Calculation and Payment	2-2
2.4	Indexing	2-2
2.5	Redevelopment Credit	2-2
2.6	Exemptions	2-3
3. ANTICIPATED DEVELOPMENT IN THE TOWN OF NIAGARA-ON-THE-LAKE		
3.1	Requirements of the Act	3-1
3.2	Basis of Population, Household and Non-Residential Gross Floor Area Forecast	3-1
3.3	Summary of Growth Forecast	3-2
4. THE APPROACH TO CALCULATION OF THE CHARGE		
4.1	Introduction	4-1
4.2	Services Potentially Involved	4-1
4.3	Increase in the Need for Service	4-1
4.4	Local Service Policy	4-5
4.5	Capital Forecast	4-5
4.6	Treatment of Credits	4-5
4.7	Eligible Debt and Committed Excess Capacity	4-6
4.8	Existing Reserve Funds	4-6
4.9	Deductions	4-7
4.9.1	Reduction Required by Level of Service Ceiling	4-8
4.9.2	Reduction for Uncommitted Excess Capacity	4-8
4.9.3	Reduction for Benefit to Existing Development	4-9
4.9.4	Reduction for Anticipated Grants, Subsidies and Other Contributions	4-9
4.9.5	The 10% Reduction	4-9
5. DEVELOPMENT CHARGE ELIGIBLE COST ANALYSIS BY SERVICE		
5.1	Introduction	5-1
5.2	Service Levels and 10-Year Capital Costs for Municipal DC Calculation	5-1
5.2.1	Operations	5-1
5.2.2	Fire Services	5-4
5.2.3	Administration	5-7
5.2.4	Library Services	5-10
5.2.5	Indoor Recreation Services	5-13
5.2.6	Parkland and Equipment	5-15

CONTENTS

	<u>Page</u>
5.3 Service Levels and Buildout Capital Costs for Niagara-on-the-Lake's DC Calculation	5-29
5.3.1 Roads and Related Services	5-29
5.3.2 Water Services	5-32
5.3.3 Wastewater Services	5-32
5.3.4 Stormwater Management	5-36
6. DEVELOPMENT CHARGE CALCULATION	6-1
7. AREA-SPECIFIC DEVELOPMENT CHARGES IN THE ST. DAVIDS COMMUNITY FOR SANITARY SEWERAGE SERVICE	
7.1 Introduction	7-1
7.1.1 Current Town Policy	7-3
7.2 Calculation of The St. Davids Area-specific Development Charge	7-4
7.2.1 Anticipated Development in St. Davids	7-4
7.2.2 Anticipated Rate of Development in St. Davids	7-5
7.3 Capital Costs	7-5
7.3.1 Gross Capital Costs	7-5
7.3.2 Costs Attributable to Growth	7-6
7.3.3 St. Davids Reserve Fund Balance	7-6
7.3.4 Residential/Non-residential Allocation	7-7
7.4 Calculation of the Charge	7-7
7.4.1 Cashflow Calculation	7-7
7.4.2 Development Charge Schedule	7-9
7.4.3 Other	7-9
8. DEVELOPMENT CHARGE POLICY RECOMMENDATIONS AND DEVELOPMENT CHARGE BY-LAW RULES	
8.1 Introduction	8-1
8.2 Development Charge By-Law Structure	8-1
8.3 Development Chare By-Law Rules	8-2
8.3.1 Payment in any Particular Case	8-2
8.3.2 Determination of the Amount of the Charge	8-2
8.3.3 Application to Redevelopment of Land (Demolition and Conversion)	8-3
8.3.4 Exemptions (full or partial)	8-7
8.3.5 Phasing in	8-4
8.3.6 Timing of Collection	8-4
8.3.7 Indexing	8-5
8.3.8 The Applicable Areas	8-5
8.4 Other Development Charge By-Law Provisions	8-5
8.4.1 Categories of Services for Reserve Fund and Credit Purposes	8-5
8.4.2 By-law In-force Date	8-5
8.4.3 Minimum Interest Rate Paid on Refunds and Charges for Inter-Reserve Fund Borrowing	8-5
8.5 Other Recommendations	8-6

9. BY-LAW IMPLEMENTATION

9.1	Public Consultation Process	9-1
	9.1.1 Introduction	9-1
	9.1.2 Public Meeting of Council	9-1
	9.1.3 Other Consultation Activity	9-1
9.2	Anticipated Impact of the Charge on Development	9-2
9.3	Implementation Requirements	9-2
	9.3.1 Introduction	9-2
	9.3.2 Notice of Passage	9-3
	9.3.3 By-law Pamphlet	9-3
	9.3.4 Appeals	9-4
	9.3.5 Complaints	9-4
	9.3.6 Credits	9-4
	9.3.7 Front-Ending Agreements	9-4
	9.3.8 Severance and Subdivision Agreement Conditions	9-5

CONTENTS

Page

APPENDICES

A	BACKGROUND INFORMATION ON RESIDENTIAL AND NON-RESIDENTIAL GROWTH FORECAST	A-1
B	LEVEL OF SERVICE	B-1
C	LONG TERM CAPITAL AND OPERATING COST EXAMINATION	C-1
D	DEVELOPMENT CHARGE RESERVE FUND POLICY	D-1
E	LOCAL SERVICE POLICY	E-1
F	PROPOSED TOWN-WIDE DEVELOPMENT CHARGE BY-LAW	F-1
G	PROPOSED AREA-SPECIFIC DEVELOPMENT CHARGES IN THE ST. DAVIDS COMMUNITY FOR SANITARY SEWERAGE SERVICE BY-LAW	G-1
H	EXCERPTS FROM "DEVELOPMENT CHARGES POLICY REVIEW UPDATE TO THE ENGINEERING NEEDS STUDY", PREPARED BY AECOM, SEPTEMBER 2013	H-1

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

1. The report provided herein represents the Development Charge Background Study for the Town of Niagara-on-the-Lake 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 Town;
 - Chapter 3 – Summary of the residential and non-residential growth forecasts for the Town;
 - 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– Area-specific development charges for sanitary sewerage in the St. Davids Community;
 - Chapter 8 – Development charge policy recommendations and rules; and
 - Chapter 9 – 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; and
 - 6) Net costs divided by growth to provide the DC charge.

3. The growth forecast (Chapter 3) on which the Town-wide development charge is based, projects the following population, housing and non-residential floor area for the ten year (2014 - 2023), and build-out period.

Measure	10 Year 2014-2023	Roads 2014- Build Out	Water, Wastewater, Storm 2014-Urban Build Out
(Net) Population Increase	2,948	10,754	10,584
Residential Unit Increase	1,420	4,825	4,757
Non-Residential Gross Floor Area Increase (ft ²)	962,200	2,249,800	2,212,212

Source: Watson & Associates Economists Ltd. Forecast 2013

4. On December 1, 2008, the Town of Niagara-on-the-Lake passed By-law Number 4265-08 under the *Development Charges Act, 1997*. The by-law came into effect on January 1, 2009 and imposes development charges on residential and non-residential uses. By-law Number 4265-08 will expire on January 1, 2014. The Town is undertaking a development charge public process and anticipates passing a new by-law in advance of the expiry date. The mandatory public meeting has been set for October 28, 2013 with adoption of the by-law anticipated for November 18, 2013.
5. The development charges currently in effect are \$9,225 for single detached dwelling units for full services, non-residential charges are \$4.90 per square foot. This report has undertaken a recalculation of the charge based on future identified needs (presented in Schedule ES-1 for Residential and Non-residential) and has been provided on a Municipal-wide basis for all services. The corresponding single-detached unit charge is \$9,779 and the non-residential charge (calculated on the same services and on the same basis) is \$6.45 per square foot of building area. These rates are submitted to Council for its consideration.

This report has also undertaken a recalculation of the area-specific development charge for sanitary sewerage in the Community of St. Davids. The present by-law for this area is \$3,855 per single-detached unit and was passed January 1, 2009. The calculated single-detached unit charge is \$1,530 and the non-residential charge is \$0.85 per square foot of building area (i.e. total St. Davids calculated charge of \$11,016 per unit and \$7.07 per sq.ft. respectively). These rates are also submitted to Council for its consideration.

TABLE ES-1
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	2 Bedroom and Larger Apartments & 1-2 Bedroom Multiple Family Dwellings	Apartments - Bachelor and 1 Bedroom	All Other Dwelling Unit Types	(per ft ² of Gross Floor Area)
A. Municipal Wide Services:					
Roads, Sidewalks, Streetlights & Related	4,748	3,004	1,975	3,419	3.75
Fire Facilities & Vehicles	1,038	657	432	747	0.99
Parks & Recreation	1,416	896	589	1,020	0.10
Library Facilities & Materials	578	366	240	416	0.04
Development Related Studies	182	115	76	131	0.17
Total Municipal Wide Services	7,962	5,038	3,312	5,733	5.05
B. Additional Charge Urban Area (Water Service)					
Water Distribution	363	230	151	261	0.28
C. Additional Charge Urban Area (Sanitary Sewerage & Stormwater)					
Stormwater Servicing	1,161	735	483	836	0.89
Sanitary Sewerage (all urban areas except St. Davids)	293	185	122	211	0.23
Sub-total	1,454	920	605	1,047	1.12
TOTAL DEVELOPMENT CHARGE					
RURAL AREA (no sewer/water) (A)	7,962	5,038	3,312	5,733	5.05
RURAL AREA (no sewer) (A+B)	8,325	5,268	3,463	5,994	5.33
URBAN AREA (A+B+C)	9,779	6,188	4,068	7,041	6.45
D. St. Davids Urban Area					
Same as denoted above:					
Municipal Wide Services	7,962	5,038	3,312	5,733	5.05
Water Distribution	363	230	151	261	0.28
Stormwater Servicing	1,161	735	483	836	0.89
Sanitary Sewerage (calculated under separate by-law)	1,530	969	637	1,105	0.85
TOTAL ST. DAVIDS AREA	11,016	6,972	4,583	7,935	7.07

6. The *Development Charges Act* requires a summary to be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-5. A summary of these costs is provided below, note that the table does not include water and wastewater services. This servicing will be constructed as development within the area wishes to proceed.

Total gross expenditures planned over the next five years	\$ 5,999,512
Less:	
Benefit to existing development	\$ 646,250
Post planning period benefit	\$ -
Ineligible re: Level of Service	\$ -
Mandatory 10% deduction for certain services	\$ 217,675
Grants, subsidies and other contributions	\$ -
Net Costs to be recovered from development charges	\$ 5,135,587

The Town plans to spend \$6.0 million over the next five years of which \$5.14 million (86%) is recoverable from development charges. Of this net amount, \$3.62 million is recoverable from residential development and \$1.51 million from non-residential development. The residual \$863,925 that is not recoverable from recoverable from development charges (or an annual amount of \$172,800) will need to be contributed from taxes and rates, or other sources. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

7. Considerations by Council – The background study represents the service needs arising from residential and non-residential growth over the forecast periods (build-out for roads, stormwater, water and wastewater and 10 years for all other services). However, 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-laws which is appended in Appendices F and G. These decisions may include:
- adopting the charges and policies recommended herein;
 - consider additional exemptions to the by-law; and
 - consider 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).

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 Town of Niagara-on-the-Lake.

The Town retained Watson & Associates Economists Ltd. (Watson), to undertake the development charges (DC) study process in 2013. Watson worked with staff of the Town 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 Town's Development Charge Background Study, as summarized in Chapter 4. It also addresses the requirement for "rules" (contained in Chapter 7) and the proposed by-law to be made available as part of the approval process (included as Appendix F).

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

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

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

1.2 Summary of the Process

The Public Meeting required under section 12 of the *Development Charges Act, 1997*, has been scheduled for October 28, 2013. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the Town's development charges.

In accordance with the legislation, the background study and proposed DC by-law will be available for public review on October 11, 2013.

The process to be followed in finalizing the report and recommendations includes:

- consideration of responses received prior to, at or immediately following the Public Meeting; and
- finalization of the report and Council consideration of the by-laws 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 TOWN OF NIAGARA-ON-THE-LAKE**

1. Data collection	March, 2013– May, 2013
2. Background Study preparation	June, 2013– August, 2013
3. Public Meeting Ad placed in newspaper(s)	October 3, 2013
4. Background study and proposed by-law available to public	October 11, 2013
5. Public meeting of Council	October 28, 2013
6. Council considers adoption of background study and passage of by-law	November 18, 2013
7. Newspaper notice given of by-law passage	By 20 days after passage
8. Last day for by-law appeal	40 days after passage
9. Town makes available pamphlet (where by-law not appealed)	By 60 days after in force date

2. CURRENT TOWN OF NIAGARA-ON-THE-LAKE POLICY

2. CURRENT TOWN OF NIAGARA-ON-THE-LAKE POLICY

2.1 Schedule of Charges

On December 1, 2008, the Town of Niagara-on-the-Lake passed By-law Number 4265-08 under the *Development Charges Act, 1997*. The by-law came into effect on January 1, 2009. It 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
Town of Niagara-on-the-Lake Development Charges
Effective January 1, 2013

Service	Residential				Non-Residential (per ft ² .)
	Single & Semi Detached	Apartments with >= 2 Bedrooms & 2 BR Townhome	Apartments with < 2 Bedrooms	Other	
Roads, Sidewalks, Streetlights & Related	3,244	2,206	1,443	2,539	2.23
Fire Facilities & Vehicles	677	461	301	530	0.49
Parks and Recreation	1,876	1,276	835	1,468	0.11
Library Facilities & Materials	498	339	222	390	0.04
Development Related Studies	470	319	210	368	0.34
Stormwater Servicing	1,456	990	648	1,139	0.99
Sanitary Sewerage	386	263	172	303	0.26
Water Distribution	619	421	277	485	0.43
Total - Urban Area	9,225	6,275	4,108	7,221	4.90
Total - Rural Area (no water & sewer)	6,764	4,601	3,011	5,294	3.22
Total - Rural Area (including water)	7,383	5,022	3,288	5,779	3.65

The development charges set out above came into effect on January 1, 2013 and apply to all lands within the Town of Niagara-on-the-Lake.

By-law 4266-08, also passed on December 1, 2008, and effective on January 1, 2009 is an area-specific DC by-law solely addressing the sanitary sewerage charges for the St. Davids community. St. Davids sanitary sewerage charges are currently:

- \$12,694 per single and semi detached dwelling;
- \$8,632 per two bedroom and larger apartment and two bedroom townhome;
- \$5,651 per bachelor and one bedroom apartment dwelling;
- \$9,936; per other dwelling unit and
- \$6.80 per sq.ft. of non-residential development.

2.2 Services Covered

The following are the services covered under By-law 4265-08:

Municipal-wide Services

- Roads, Sidewalks and Streetlights and Related;
- Fire Protection Services;
- Major Indoor Recreation Services;
- Parkland Development and Equipment Services;
- Library Service; and
- Development-related Studies

Urban Services

- Sanitary Sewerage Services; and
- Stormwater Servicing.

Water Service Area

- Water Distribution

Nothing in this by-law affects the connection charges for connection to the municipally-constructed works Epp Drain Diversion, Concession 3 water main, and Queenston Road Sanitary Sewer (s. 2(6)).

2.3 Timing of DC Calculation and Payment

Development charges are calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted under the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies. Where development charges apply to land in relation to which a building permit is required the building permit shall not be issued until the development charge has been paid in full.

2.4 Indexing

By-law 4265-08 provides for the mandatory annual indexing of charges on January 1st of each year, without amendment to the by-law, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistics."

2.5 Redevelopment Allowance

A redevelopment allowance shall be allowed where, as a result of development, a building or structure existing on the land within five years from the date the demolition permit has been issued.

An allowance can, in no case, exceed the amount of the development charge that would otherwise be payable.

2.6 Exemptions

The following exemptions are provided under By-law 4265-08:

- a) Statutory exemptions:
- a board of education;
 - any Town or local board thereof;
 - the enlargement of an existing dwelling unit;
 - the creation of additional dwelling units, as prescribed, subject to the restrictions in s.2 of O.Reg. 82/98; and
 - enlargement of existing industrial building up to a maximum of 50% of its gross floor area before the enlargement.
- b) Non-Statutory exemptions:
- The development of a non-residential farm building used for bona fide agricultural purposes;
 - a place of worship and land used in connection therewith, and a churchyard, cemetery and burial ground exempt from taxation under Section 3 of the *Assessment Act*;
 - 50% of the development charge for non-profit special care or retirement homes in a building containing more than ten units; and
 - Development to the extent of one dwelling unit on a vacant lot of record existing as of November 18, 1991, except where created via testamentary devise.

3. ANTICIPATED DEVELOPMENT IN THE TOWN OF NIAGARA-ON-THE-LAKE

3. ANTICIPATED DEVELOPMENT IN THE TOWN OF NIAGARA-ON-THE-LAKE

3.1 Requirement of the Act

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

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Town of Niagara-on-the-Lake will be required to provide services, over a ten-year (mid 2013 – mid 2023), and longer term (mid 2013 – buildout) time horizon.

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

In compiling the growth forecast projections, a number of documents were consulted to help assess annual development activity over the forecast period, including:

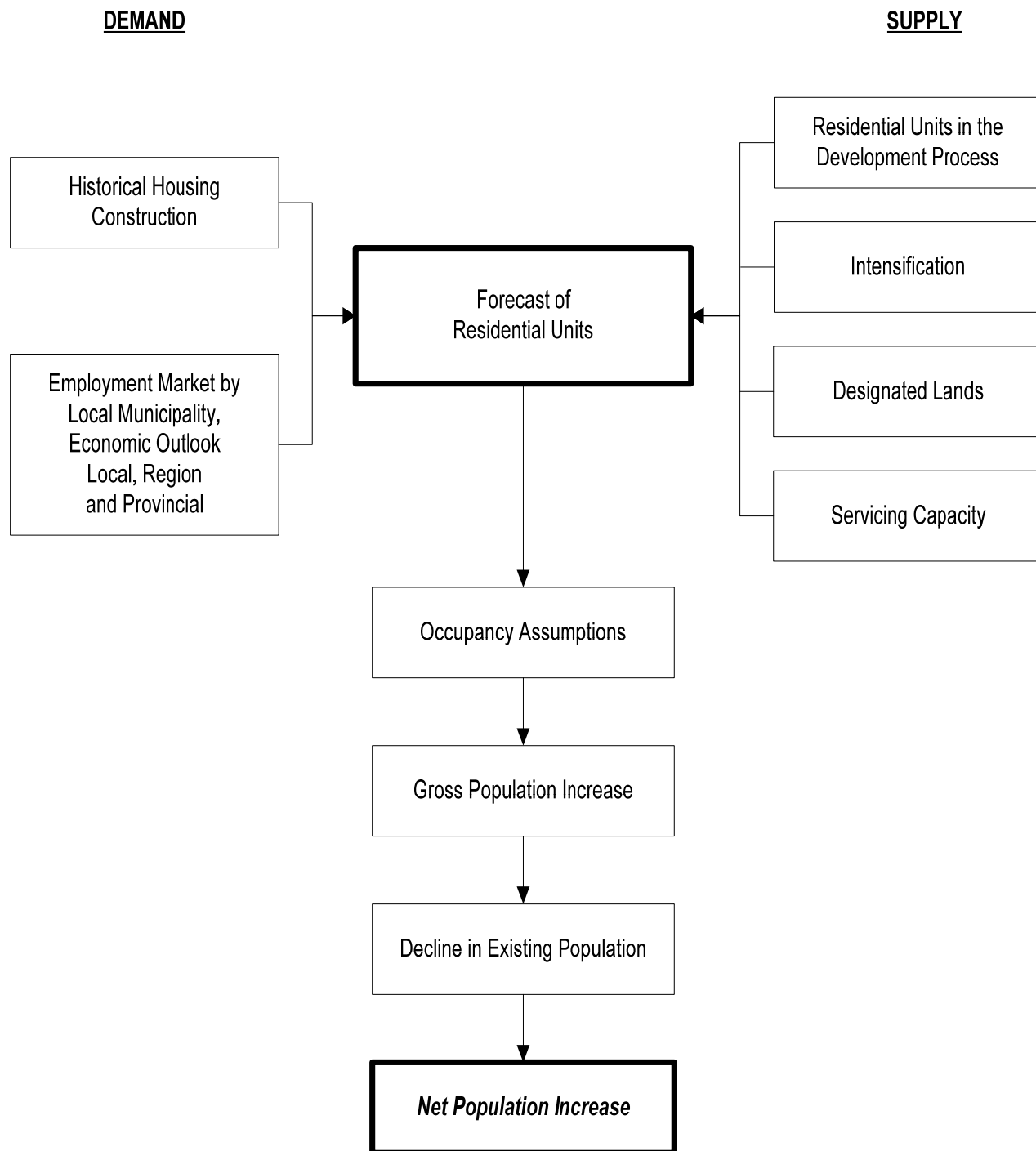
- **The Town of Niagara-on-the-Lake Development Charge Study. Watson & Associates Economists Ltd., October, 2008** - This study was prepared pursuant to the requirements of the *Development Charges Act, 1997*, and accordingly, recommends development charge policies for the Town of Niagara-on-the-Lake. This study provides a detailed population and employment forecast for the Town of Niagara-on-the-Lake; and
- **Niagara Region Growth Management Strategy (GMS), Phase 3 and 4 Report – Option D. Dillon Consulting (in association with Associated Engineering, Clara Consulting, EDP Consulting, Watson & Associates Economists Ltd.), December, 2008** - This report is a comprehensive, long-range document outlining the allocation of population, household and employment growth by local municipality under the Preferred Growth Option.

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 Town and describes the basis for the forecast. The results of the growth forecast analysis are summarized in Table 3-1 and Schedule 1 in Appendix A.

As identified in Table 3-1 and Schedule 1, the population is anticipated to reach 19,464 by 2023, and 27,247 by buildout, resulting in an increase of 2,948, and 10,731 persons respectively over the ten-year, and longer term forecast period. In terms of housing growth, Niagara-on-the-Lake is anticipated to grow by approximately 1,420 dwelling units over the ten-year period, and 4,871 dwelling units over the longer time horizon.

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

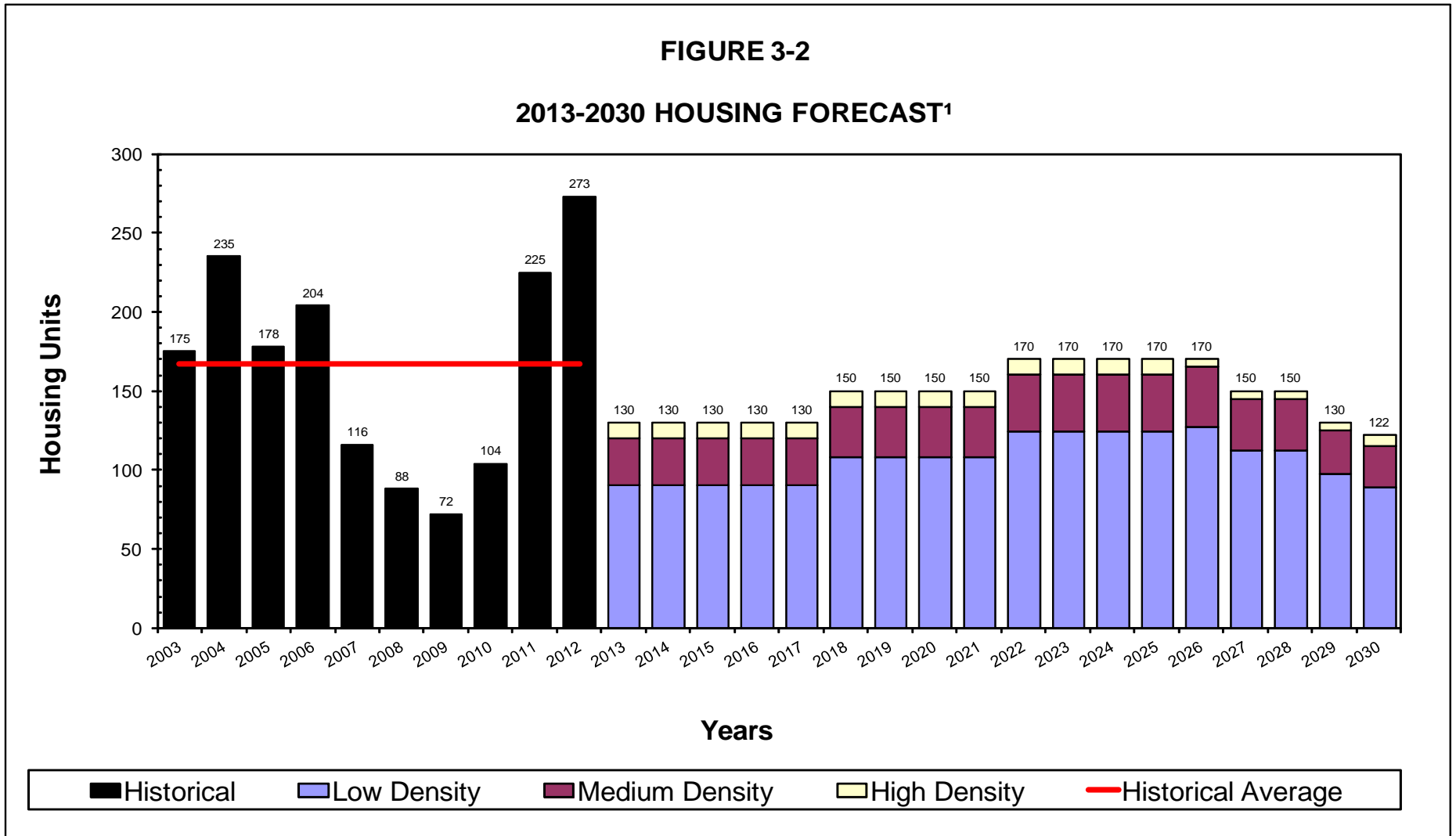


**TABLE 3-1
TOWN OF NIAGARA ON THE LAKE
RESIDENTIAL GROWTH FORECAST SUMMARY**

Year	Population (Excluding Census Undercount)	Population (Including Census Undercount) ¹	Housing Units					Person Per Unit (PPU)
			Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	
<i>Mid 1996</i>	13,238	13,770	4,445	100	80	65	4,690	2.82
<i>Mid 2001</i>	13,839	14,390	4,625	160	130	45	4,960	2.79
<i>Mid 2006</i>	14,587	15,170	4,935	280	105	125	5,445	2.68
<i>Mid 2011</i>	15,400	16,020	5,225	415	155	125	5,920	2.60
<i>Mid 2013</i>	16,516	17,180	5,440	520	333	125	6,418	2.57
<i>Mid 2023</i>	19,464	20,240	6,446	834	433	125	7,838	2.48
<i>Buildout</i>	27,247	28,340	8,743	1,771	606	125	11,245	2.42
Mid 1996 - Mid 2001	601	620	180	60	50	-20	270	
Mid 2001 - Mid 2006	748	780	310	120	-25	80	485	
Mid 2006 - Mid 2011	813	850	290	135	50	0	475	
Mid 2011 - Mid 2013	1,116	1,160	215	105	178	0	498	
Mid 2013 - Mid 2023	2,948	3,060	1,006	314	100	0	1,420	
Mid 2013 - Buildout	10,731	11,160	3,303	1,251	273	0	4,827	

Source: Watson & Associates Economists Ltd., August, 2013. Short term forecast is derived from Niagara Region Growth Management Strategy, Phase 3 and 4 Report, Option D. December 2008. Longer forecast based on Town's Housing Inventory.

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



Source: Historical housing activity (2003-2012) based on Statistics Canada building permits, Catalogue 64-001-XIB

1. Growth Forecast represents start year.

1. Unit Mix (Appendix A – Schedules 3, 4 and Schedule 5)

- The unit mix for the Town, outlined in *Schedules 3, 4 and 5*, was derived from historical development activity (as per *Schedule 6, Appendix A*), Niagara Region's GMS, previous Town of Niagara-on-the-Lake Development Charge Studies, as well as discussions with staff, regarding anticipated development trends for the Town.
- Based on the above indicators, the long-term household growth forecast is comprised of a unit mix of 68% low density (single family and semi-detached), 26% medium density (multiples except apartments), and 6% high density (apartments).

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

- *Schedule 2* summarizes the anticipated amount, type and location of development for Niagara-on-the-Lake by urban and rural area, while *Schedule 6* summarize the potential housing supply for unbuilt units in plans of subdivision and potential developable parcels.
- Housing growth over the long-term forecast period has been allocated largely to the urban area with the exception of an estimated two units per year to the rural area.
- In accordance with available supply and anticipated demand, housing growth in the urban growth area has been allocated to the following areas:

○ Old Town	18%
○ Virgil	16%
○ Queenston	1%
○ St. Davids	41%
○ Glendale	25%

3. Planning Period

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

4. Population in New Units (Appendix A - Schedules 2, 4, and 5)

- The number of housing units to be constructed in Niagara-on-the-Lake during the short and long term period is presented on Figure 3-2 (an average of

approximately 147 total housing units per annum over the 2013-2031 time horizon).

- Population in new units are derived from *Schedules 4, and 5*, which incorporates historical development activity, anticipated units (see unit mix discussion), and average persons per unit by dwelling type for new units.
- *Schedules 8a and 8b* summarize the PPU for the new housing units by age and type of dwelling based on a 2006 custom census data. The total calculated 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. The adjusted 20-year average PPU for low-density units is 2.81.
- With respect to medium and high density units, due to the lack of complete information at the Town level, adjusted information from Niagara Region was used based on the ratio of the low-density PPU between the Town and the Region. The PPU adjusted for the downward PPU trend for new medium and high-density units is:
 - Medium-density 2.03
 - High-density 1.57

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

- Existing households for mid 2013 are based on the 2011 Census households, plus estimated residential units constructed between mid 2011 and year-end 2012 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 *Schedule 3*, by aging the existing population over the forecast period. The forecast population decline in existing households over the long term forecast period is approximately 1,496).

6. Employment (Appendix A, Schedules 10, 11, and 12)

- Employment projections are largely based on the activity rate method, which is defined as the number of jobs in a Town divided by the number of residents. Key employment sectors include primary, industrial, commercial/ population related, institutional, and work at home, which are considered individually below.
- 1996, 2001 and 2006 employment data (place of work) for the Town is outlined in *Schedule 10*. The 2006 employment based is comprised of the following sectors:
 - 705 primary (7%);
 - 1,490 work at home employment (15%);
 - 2,448 industrial (24%);

- 4,063 commercial/population related (41%); and
- 1,290 institutional (13%).
- This provides a total employment figure of 9,995 based on the 2006 Census, excluding employees with no fixed place of work (NFPOW).¹
- *Schedule 10* summarizes the employment forecast. Total employment for the Town is anticipated to reach approximately 12,892 by mid-2023 which represents an employment increase of 2,347 (or 2,087, excluding work at home employees) for the 10-year period
- *Schedule 10* summarizes the buildout employment forecast. This is derived on the Region's Growth Management Strategy forecast, plus an estimate beyond 2031 based on the Town's available employment land. The total employment for the Town is anticipated to reach approximately 15,632 by buildout. This represents an employment increase of 5,087 (or 4,303, excluding work at home employees).

7. 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:
 - 1,300 sq. ft. per employee for industrial;
 - 500 sq. ft. per employee for commercial/population related; and
 - 700 sq. ft. per employee for institutional employment.
- The incremental Gross Floor Area (GFA) increase is anticipated to be 819,700 sq.ft. over the 10-year forecast period, and 2,249,800 sq.ft. to buildout.
- In terms of percentage growth, the buildout incremental GFA forecast by sector is broken down as follows:
 - Industrial 20%
 - Commercial/Population Related 59%
 - Institutional 21%.

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

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 Town.

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

4.3 Increase in the Need for Service

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

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

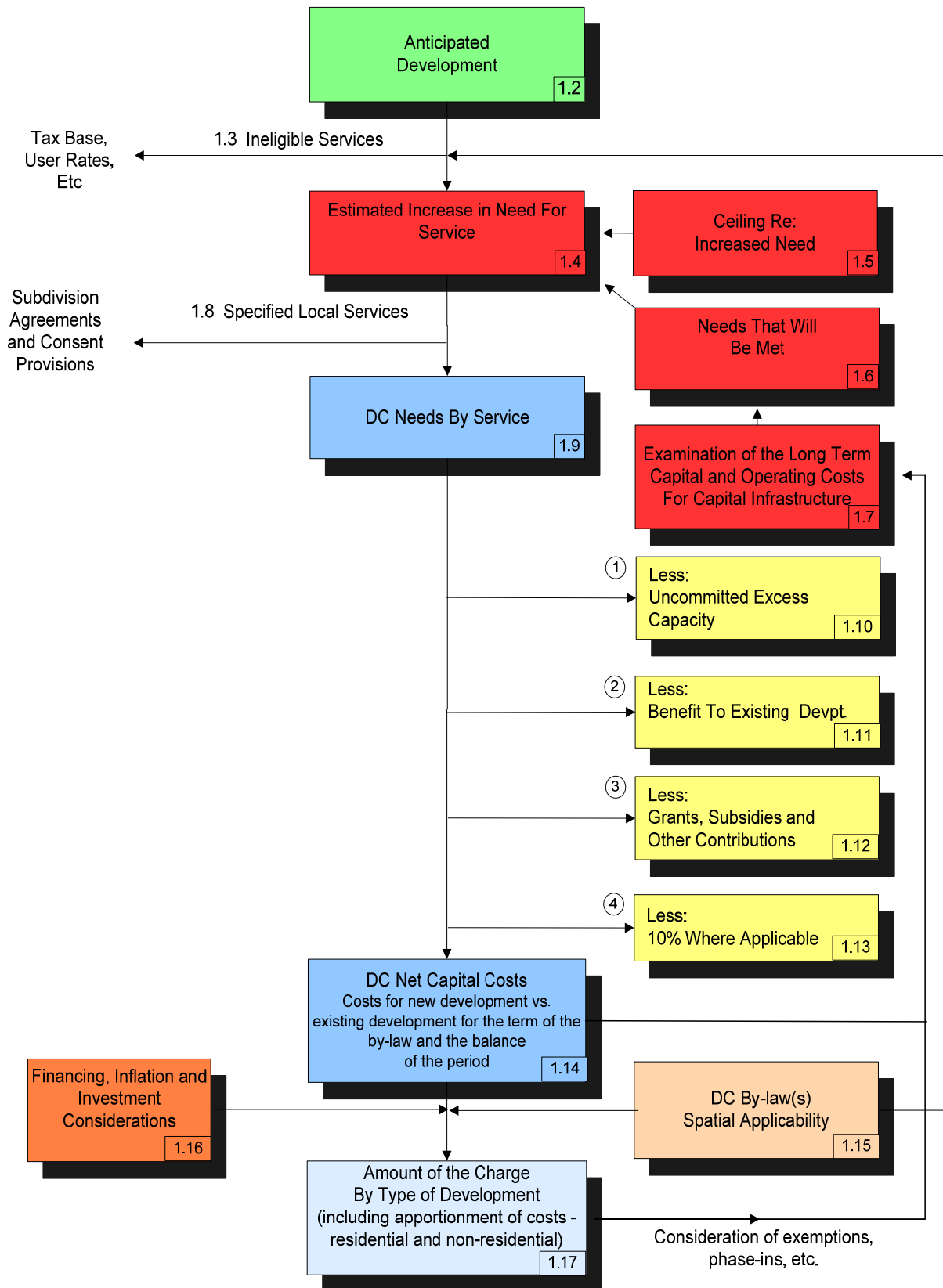


TABLE 4-1
CATEGORIES OF MUNICIPAL SERVICES
TO BE ADDRESSED AS PART OF THE CALCULATION

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 0-100
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. Stormwater Drainage and Control Services	Yes Yes Yes	3.1 Main channels and drainage trunks 3.2 Channel connections 3.3 Retention/detention ponds	0-100 0 0
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 Yes 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 Municipal-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	Yes Yes	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. Wastewater Services	Region Yes Yes 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	Region Yes Yes	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	No	14.1 Homes for the aged space	90
15. Child Care	No	15.1 Day care space	90
16. Health	No	16.1 Health department space	90
17. Social Housing	No	17.1 Social Housing space	90
10. Provincial Offences Act (POA)	No	18.1 POA space	90
19. Social Services	No	19.1 Social service space	90
20. Ambulance	No No	20.1 Ambulance station space 20.2 Vehicles ¹	90 90
21. Hospital Provision	Ineligible	21.1 Hospital capital contributions	
22. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	22.1 Office space 22.2 Office furniture 22.3 Computer equipment	0 0 0
23. Other Services	Yes Yes	23.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ² and facilities, including the DC background study cost 23.2 Interest on money borrowed to pay for growth-related capital	0-100 0-100

¹with a 7+ year life time

²same percentage as service component to which it pertains

Eligibility for Inclusion in the DC Calculation	Description
Yes	Municipality provides the service - service has been included in the DC Calculation
No	Municipality provides the service - service has not been included in the DC Calculation
n/a	Municipality does not provide the service
Ineligible	Service is ineligible for inclusion in the DC calculation

4.4 Local Service Policy

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

4.5 Capital Forecast

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

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

The capital costs include:

- a) costs to acquire land or an interest therein (including a leasehold interest);
- b) costs to improve land;
- c) costs to acquire, lease, construct or improve buildings and structures;
- d) costs to acquire, lease or improve facilities including rolling stock (with 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 Town’s approved and proposed capital budgets and master servicing/needs studies.

4.6 Treatment of Credits

Section 8 para. 5 of O.Reg. 82/98 indicates that a development charge background study must set out, “The estimated value of credits that are being carried forward relating to the service.” s.s.17 para. 4 of the same Regulation indicates that, “...The value of the credit cannot be

recovered from future development charges,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future development charges. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. Outstanding DC credit obligations that would affect the development charge calculation have been included in the calculations.

4.7 Eligible Debt and Committed Excess Capacity

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

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

4.8 Existing Reserve Funds

Section 35 of the DCA states that:

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

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

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

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

required but have not yet been undertaken, as a way of directing the funds to the benefit of the development which contributed them (rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).

The Town's Development Charge Reserve Fund Balance by service at June 30, 2013 is shown below:

Service	December 31, 2012	2013 Jan - June Transactions	Balance June 30, 2013
Roads, Sidewalks, Streetlights & Related	\$1,647,247	(\$1,423,703)	\$223,544
Fire facilities & vehicles	\$58,668	(\$282,328)	(\$223,660)
Parks & Recreation	\$522,437	\$0	\$522,437
Library Facilities & Materials	\$150,740	(\$137,403)	\$13,337
Development Related Studies	\$113,716	(\$5,837)	\$107,879
Stormwater Servicing	\$725,391	(\$246,768)	\$478,623
Sanitary Sewerage	\$37,937	(\$34,000)	\$3,937
Water Distribution	(\$622,222)	\$0	(\$622,222)
Total	\$2,633,913	(\$2,130,039)	\$503,874

4.9 Deductions

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

- The level of service ceiling;
- Uncommitted excess capacity;
- Benefit to existing development;
- Anticipated grants, subsidies and other contributions; and
- 10% reduction for certain services.

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

4.9.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 4.2 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 Town over the 10-year period immediately preceding the preparation of the background study...” O.Reg 82.98 (s.4) goes further to indicate that “...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

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

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

4.9.2 Reduction for Uncommitted Excess Capacity

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

“Excess capacity” is undefined, but in this case must be able to meet some or all of the increase in need for service, in order to potentially represent a deduction. The deduction of 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.

4.9.3 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.

4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies and other contributions made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. (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.

4.9.5 The 10% Reduction

Paragraph 8 of s.s.(1) of the DCA requires that, “the capital costs must be reduced by 10 percent.” This paragraph does not apply to water supply services, waste water services, storm water drainage and control services, services related to a highway, and fire protection services.

The primary services that the 10% reduction does apply to includes services such as parks, recreation, and libraries.

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 *Operations*

The Town operates their Road Maintenance service out of a number of facilities. The facilities provide approximately 18,030 square feet of building area, providing for a per capita average level of service of 1.12 square feet per capita or \$138 per capita. This level of service provides the Town with a maximum DC-eligible amount for recovery over the 10 year forecast period of \$407,226. In addition, the Roads Department has 28 pieces heavy equipment and vehicles with a total cost of about \$2.8 million. This inventory provides for a per capita standard of \$187. Over the forecast period, the DC-eligible amount for vehicles and equipment is approximately \$549,886.

A total net growth cost of \$957,112 has been included in the development charge for operation services.

Based on the growth forecast the Town has identified the need to expand their facility space, for a cost of \$800,000, of which \$80,000 has been designated existing development benefit in order to make provision for a possible minor overall locational and functional service level benefit to

the Town. In addition, two new motor vehicles totalling \$230,000 have been identified for the forecast period. The total growth capital cost included in the development charge is \$950,000.

A 59% residential benefit and 41% non-residential benefit was applied for roads and related costs, based on a rate of population to employment.

5.2.2 Fire Services

Niagara-on-the-Lake currently operates its fire services from 40,800 sq.ft of facility space, providing for a per capita average level of service of 2.60 sq. ft. per capita or \$671 per capita. This level of service provides the Town with a maximum DC-eligible amount for recovery over the forecast period of \$1,976,752.

Outstanding debt remaining on the Glendale and Virgil Firehall expansions has been identified, for a total capital cost of \$1.1 million. In addition, three new emergency generators have been identified having a capital cost of \$180,000 in total, of which \$20,000 has been recognized as having an existing benefit as one of the generators would be located at the Town Offices.

The fire department has a current inventory of 16 vehicles. The total DC eligible amount calculated for fire vehicles over the forecast period is approximately \$1,103,604, based on a standard of \$374 per capita.

The need for an additional aerial and tanker vehicle has been identified, having a capital cost of \$1.0 million, of which \$287,500 has been recognized as having an existing benefit in order to make provision for a possible overall service level benefit to the Town as a whole in terms of improved response time and service.

The Fire Development Charge Reserve Fund had a positive balance at December 31, 2012, however, the balance was adjusted due to 2013 DC Commitments. The net unfunded projects amounts to \$223,660 and is being included for the DC calculation.

After the allocation of the reserve balance, the net growth capital cost included in the development charge is \$2,283,224.

These costs are shared between residential and non-residential based on a development land area, resulting in 59% being allocated to residential development and 41% being allocated to non-residential development.

5.2.3 Administration

The DCA permits the inclusion of studies undertaken to facilitate completion of the Town's capital works program. The Town 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 includes the following:

- Development Charges Studies;
- Official Plan Review;
- Secondary Plan-Virgil;
- St. Davids Commercial Core Study; and
- Comprehensive Zoning By-law Study.

The cost of these studies is \$825,000, with \$260,000 allocated to existing benefit in order to address the benefits the Official Plan and Zoning By-law Studies would have on the existing development. The existing reserve amount of \$107,879, has also been included to the Capital Program as an existing benefit.

The net growth-related capital cost, after the mandatory 10% deduction and the application of the existing reserve balance, is \$400,621 and has been included in the development charge. This cost has been allocated 59% residential and 41% non-residential based on the incremental growth in population to employment, for the 10-year forecast period.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Town of Niagara-on-the-Lake
 Service: Administration Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share	Non-Residential Share
	2014-2023										59%	41%
1	St. Davids Commercial Core	2014-2023	150,000	0	150,000	0		150,000	15,000	135,000	79,044	55,956
2	Official Plan Policy Development and Update	2014-2023	200,000	0	200,000	100,000		100,000	10,000	90,000	52,696	37,304
3	Implementing Zoning Bylaw and Other Tools	2016	200,000	0	200,000	160,000		40,000	4,000	36,000	21,078	14,922
4	Secondary Plan-Virgil	2016	125,000	0	125,000	0		125,000	12,500	112,500	65,870	46,630
5	Development Charges Background Study	2018	75,000	0	75,000	0		75,000	7,500	67,500	39,522	27,978
6	Development Charges Background Study	2023	75,000	0	75,000	0		75,000	7,500	67,500	39,522	27,978
	Less :2013 June 30 Net DC Reserve Fund					107,879		(107,879)		(107,879)	(63,164)	(44,714)
	Total		825,000	0	825,000	367,879	0	457,121	56,500	400,621	234,569	166,053

5.2.4 Library Services

The Municipal Library is approximately 10,000 sq.ft. in size. Over the past ten years, the average level of service was 0.68 sq.ft. of space per capita or an investment of \$181 per capita. Based on this service standard, the Town would be eligible to collect approximately \$534,113 from DC's for library facility space.

The library provides a collection of materials that result in the average level of service for that past ten years as 4.79 books per capita or an investment of \$117 per capita. Based on this standard, the Town is eligible to collect approximately another \$344,342. In total a net growth cost of \$878,455 has been included in the development charge for library services.

Three library services projects have been identified for inclusion in the DC, new community book vending machines, new library collection items and a provision for new library facilities. The total capital cost of these projects is \$885,250. The net growth-related capital cost, after the mandatory 10% deduction and the application of the existing reserve balance is \$783,388, and has been included in the development charge.

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

5.2.5 Indoor Recreation Services

The Town operates multiple indoor recreation facilities providing a total of 91,392 sq.ft of space. The average historic level of service for the previous ten years has been approximately 4.90 sq.ft. of space per capita or an investment of \$1,315 per capital. Based on this service standard, the Town would be eligible to collect approximately \$3,875,379 from DC's for facility space.

Recreation services are to share space (20%) with operations in the expansion to the operations facility. \$200,000 is the amount allocated to recreation services, of that \$180,000 is attributable to growth. In addition, the Town has a provision of \$1.2 million for new recreation facility space. The net growth capital cost after the mandatory 10% deduction and the application of the existing reserve balance, is \$719,563 and has been included in the development charge.

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

5.2.6 Parkland Development and Equipment

The Town currently has 110.3 acres of parkland within its jurisdiction. This parkland consists of neighbourhood, community and district parks. The Town has sustained the current level of service over the historic 10-year period (2004-2013), with an average of 7.0 acres of parkland per 1,000 population. Including parkland, and parkland amenities (e.g. ball diamonds, playground equipment, soccer fields, etc.), the level of service provided is approximately \$666 per capita. When applied over the forecast period, this average level of service translates into a DC-eligible amount of \$1,962,041.

Based on the projected growth over the 10-year forecast period, the Town has identified \$1,250,000 in future growth capital costs for parkland development. The net growth capital cost after the mandatory 10% deduction and a nominal benefit to existing development deduction is \$1,078,875.

The Town presently has twenty-four (24) vehicles relating to Outdoor Recreation (includes two ice resurfacers) which provides a level of service of \$76 per capita or a DC-eligible amount of \$224,500. The Town has identified the need for three new vehicles amounting to \$150,000 within the 10 year forecast period. The net growth capital cost after the mandatory 10% deduction and a nominal benefit to existing development deduction is \$121,500.

The total net growth related costs for outdoor recreation services is \$1,200,375.

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

5.3 Service Levels and Build-out Capital Costs for Niagara-on-the-Lake's DC Calculation

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

5.3.1 Road Services

Provided in Appendix H is the detailed review of the road services undertaken by AECOM. Further details can be found in "Development Charges Policy Review Update to the Engineering Needs Study", AECOM, September, 2013. In total \$42.2 million in capital works have been identified. Adjustments to recognize portions of the works that will benefit existing development within the Town and portions of the works that are the direct responsibility of the development community have been made resulting in a net recoverable amount of \$26.3 million, after application of the existing reserve balance, to be recovered by development charges over the buildout forecast period.

The allocation between residential and non-residential development is 71%/29% based on the share of the Town-wide population as a percentage of the Town-wide population and employment.

The following is a summary of the net recoverable costs based on the AECOM Engineering assessment:

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Town of Niagara-on-the-Lake
 Service: Roads

Prj .No	Increased Service Needs Attributable to Anticipated Development 2014-Buildout	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non-Residential Share 29%
Road System & Streetlighting DC Works											
(as per AECOM report, Sept., 2013)											
1	Old Town	2014-B.O.	1,519,051	0		1,519,051	0		1,519,051	1,084,936	434,115
2	Virgil	2014-B.O.	6,607,130	0		6,607,130	0		6,607,130	4,718,940	1,888,190
3	St.David's	2014-B.O.	5,700,890	0		5,700,890	0		5,700,890	4,071,686	1,629,204
4	Glendale	2014-B.O.	9,091,428	0		9,091,428	0		9,091,428	6,493,273	2,598,155
5	Rural	2014-B.O.	2,485,915	0		2,485,915	0		2,485,915	1,775,488	710,427
6	Bike Lanes & Multi Use Trails	2014-B.O.	1,131,506	0		1,131,506	0		1,131,506	808,143	323,363
7	Less :2013 June 30 Net DC Reserve Fund balance						223,544		(223,544)	(159,660)	(63,885)
	Total		26,535,920	0	0	26,535,920	223,544	0	26,312,376	18,792,807	7,519,569

5.3.2 Stormwater Services

AECOM Engineering undertook an assessment of the needs for stormwater management within the serviced areas of the Town. Appendix H provides the detailed assessment and allocation of works between existing benefit and growth. Further details can be found in “Development Charges Policy Review Update to the Engineering Needs Study”, AECOM, September, 2013. In total \$9.5 million in capital works have been identified. Adjustments to recognize portions of the works that will benefit existing development within the Town and portions of the works that are the direct responsibility of the development community have been made resulting in a net recoverable amount of \$7.3 million. In addition to the works identified by AECOM, there are three front-ending agreements in the amount of \$166,948 which require future Town DCs. After application of the existing reserve balance, the amount to be recovered by development charges over the buildout forecast period is \$7.0 million.

The allocation between residential and non-residential development is 71%/29% based on the share of the urban population as a percentage of the urban population and employment.

The following is a summary of the net recoverable costs based on the AECOM Engineering assessment and the DC Credit recoveries:

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Town of Niagara-on-the-Lake

Service: Stormwater

Prj.No	Increased Service Needs Attributable to Anticipated Development 2014-Urban Build Out	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Total		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Residential Share 71%	Non-Residential Share 29%	
	Storm Sewer System DC Works										
	(as per AECOM report, Sept., 2013)										
1	Old Town	2014-B.O.	267,990	0		267,990	0		267,990	191,609	76,381
2	Virgil	2014-B.O.	4,245,070	0		4,245,070	0		4,245,070	3,035,160	1,209,910
3	Queenston	2014-B.O.	131,584	0		131,584	0		131,584	94,081	37,503
4	Glendale	2014-B.O.	2,625,225	0		2,625,225	0		2,625,225	1,876,996	748,229
	DC Credit Recovery										
5	Shaw's Lane (by-law 3174-97)	2014	27,369	0		27,369	0		27,369	19,568	7,801
6	Tanbark/Courtland Valley Subdivision (By-law 4247-08)	2014	31,889	0		31,889	0		31,889	22,800	9,089
7	Settlement at St. Davids (By-law 4494-11)	2014	107,690	0		107,690	0		107,690	76,997	30,693
8	Less :2013 June 30 Net DC Reserve Fund balance			0		0	478,623		(478,623)	(342,208)	(136,415)
	Total		7,436,817	0	0	7,436,817	478,623	0	6,958,194	4,975,002	1,983,192

5.3.3 Water and Wastewater Services

Provided in Appendix H is the detailed review of the water and wastewater services undertaken by AECOM. Further details can be found in “Development Charges Policy Review Update to the Engineering Needs Study”, AECOM, September, 2013. In total \$4.5 million in capital works have been identified (i.e. \$2.2 million for water and \$2.3 million for wastewater). Adjustments to recognize portions of the works that will benefit existing development within the Town and portions of the works that are the direct responsibility of the development community have been made resulting in a net recoverable amount of \$3.3 million (i.e. \$1.6 million for water and \$1.7 million for wastewater). In addition to the works identified by AECOM, there is a sewer reimburse/disconnect program in the amount of \$98,000, of which \$34,000 require future Town DCs.

After application of the existing water DC reserve balance deficit, the amount to be recovered by development charges over the buildout forecast period is \$2.2 million for water services and \$1.8 million for wastewater.

The allocation between residential and non-residential development is 71%/29% based on the share of the urban population as a percentage of the urban population and employment.

The following is a summary of the net recoverable costs based on the AECOM Engineering assessment and all other adjustments:

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Town of Niagara-on-the-Lake
 Service: Wastewater - Sewers

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Total	
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Residential Share	Non-Residential Share
	2014-Urban Build Out								71%	29%
	Sanitary Sewer System DC Works									
	(as per AECOM report, Sept., 2013)									
1	Old Town	2014-B.O.	176,400	0		176,400	0	176,400	126,123	50,277
2	Virgil	2014-B.O.	1,548,038	0		1,548,038	0	1,548,038	1,106,823	441,215
3	Reimburse/Disconnect Program		98,000	0		98,000	64,000	34,000	24,309	9,691
4	Less :2013 June 30 Net DC Reserve Fund balance			0		0	3,937	(3,937)	(2,815)	(1,122)
	Total		1,822,438	0	0	1,822,438	67,937	0	1,754,501	1,254,441

6. DEVELOPMENT CHARGE CALCULATION

6. DEVELOPMENT CHARGE CALCULATION

Table 6-1 calculates the proposed uniform development charges to be imposed for infrastructure services based upon an urban build-out (stormwater, water and wastewater¹) horizon. Table 6-2 calculates the proposed uniform development charge to be imposed on anticipated development in the Town for municipal-wide road services based upon a buildout horizon. Table 6-3 calculates the proposed uniform development charge to be imposed on anticipated development in the Town for municipal-wide services over a 10-year planning horizon.

The calculation for residential development is generated on a per capita basis, and is based upon four forms of housing types (Single and Semi-detached, Apartments 2+ bedrooms and Multiples with 1-2 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 (commercial, industrial 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 to 6-3.

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

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

¹ Chapter 7 calculates the sanitary sewerage development charge for the community of St. Davids which is under a separate by-law.

TABLE 6-1
TOWN OF NIAGARA-ON-THE-LAKE
DEVELOPMENT CHARGE CALCULATION
Water, Sewer, and Stormwater Services
2014-Urban Build Out

SERVICE	2014 \$ DC Eligible Cost		2014 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
	\$	\$	\$	\$
1. <u>Stormwater Servicing</u>				
1.1 Channels, drainage and ponds	4,975,002	1,983,192	1,161	0.89
	4,975,002	1,983,192	1,161	0.89
2. <u>Sanitary Sewerage</u>				
2.1 Sewers	1,254,441	500,060	293	0.23
	1,254,441	500,060	293	0.23
3. <u>Water Distribution</u>				
3.1 Distribution systems	1,555,329	620,003	363	0.28
	1,555,329	620,003	363	0.28
TOTAL	\$7,784,772	\$3,103,254	\$1,817	1.40
DC ELIGIBLE CAPITAL COST	\$7,784,772	\$3,103,254		
Build out Gross Population / GFA Growth (ft ² .)	12,059	2,212,212		
Cost Per Capita / Non-Residential GFA (ft ² .)	\$645.56	\$1.40		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling	2.81	\$1,816		
Apartments - 2 Bedrooms +	1.78	\$1,149		
Apartments - Bachelor and 1 Bedroom	1.17	\$755		
Other Multiples	2.03	\$1,308		

TABLE 6-2
TOWN OF NIAGARA-ON-THE-LAKE
DEVELOPMENT CHARGE CALCULATION
Municipal-wide Services
2014-Buildout

SERVICE	2014 \$ DC Eligible Cost		2014 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
4. <u>Roads, Sidewalks, Streetlights & Related</u>	\$	\$	\$	\$
4.1 Roads	18,792,807	7,519,569	4,316	3.34
TOTAL	\$18,792,807	\$7,519,569	\$4,316	\$3.34
DC ELIGIBLE CAPITAL COST	\$18,792,807	\$7,519,569		
Build out Gross Population / GFA Growth (ft ² .)	12,250	2,249,800		
Cost Per Capita / Non-Residential GFA (ft ² .)	\$1,534.11	\$3.34		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling	2.81	\$4,316		
Apartments - 2 Bedrooms +	1.78	\$2,731		
Apartments - Bachelor and 1 Bedroom	1.17	\$1,795		
Other Multiples	2.03	\$3,108		

TABLE 6-3
TOWN OF NIAGARA-ON-THE-LAKE
DEVELOPMENT CHARGE CALCULATION
Municipal-wide Services
2014-2023

SERVICE	2014 \$ DC Eligible Cost		2014 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
	\$	\$	\$	\$
<u>5. Roads Related</u>				
5.1 Public Works facilities & vehicles	556,237	393,763	432	0.41
	556,237	393,763	432	0.41
<u>6. Fire</u>				
5.1 Fire facilities & vehicles	1,336,856	946,368	1,038	0.99
	1,336,856	946,368	1,038	0.99
<u>7. Outdoor Recreation Services</u>				
7.1 Parkland development	1,140,356	60,019	885	0.06
	1,140,356	60,019	885	0.06
<u>8. Indoor Recreation Services</u>				
8.1 Recreation facilities	683,585	35,978	531	0.04
	683,585	35,978	531	0.04
<u>9. Library Facilities & Materials</u>				
9.1 Library facilities	333,450	17,550	259	0.02
9.2 Library materials	410,769	21,619	319	0.02
	744,219	39,169	578	0.04
<u>10. Development Related Studies</u>				
10.1 Studies	234,569	166,053	182	0.17
TOTAL	\$4,695,821	\$1,641,350	\$3,646	\$1.71
DC ELIGIBLE CAPITAL COST	\$4,695,821	\$1,641,350		
10 Year Gross Population / GFA Growth (ft ² .)	3,623	962,200		
Cost Per Capita / Non-Residential GFA (ft ² .)	\$1,295.94	\$1.71		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling	2.81	\$3,646		
Apartments - 2 Bedrooms +	1.78	\$2,307		
Apartments - Bachelor and 1 Bedroom	1.17	\$1,516		
Other Multiples	2.03	\$2,625		

TABLE 6-4
TOWN OF NIAGARA-ON-THE-LAKE
DEVELOPMENT CHARGE CALCULATION
TOTAL ALL SERVICES

	2014 \$ DC Eligible Cost		2014 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft ²
	\$	\$	\$	\$
Urban-wide Services Build out (all urban areas except St. Davids)	\$7,784,772	\$3,103,254	\$1,817	\$1.40
Roads Services Build out	18,792,807	7,519,569	4,316	3.34
Municipal-wide Services 10 Year	4,695,821	1,641,350	3,646	1.71
TOTAL	31,273,400	12,264,174	9,779	6.45

**Table 6-5
TOWN OF NIAGARA-ON-THE-LAKE
GROSS EXPENDITURE AND SOURCES OF REVENUE SUMMARY
FOR COSTS TO BE INCURRED OVER THE LIFE OF THE BY-LAW**

SERVICE	TOTAL GROSS COST	SOURCES OF FINANCING						
		TAX BASE OR OTHER NON-DC SOURCE				POST DC PERIOD BENEFIT	DC RESERVE FUND	
		OTHER DEDUCTIONS	BENEFIT TO EXISTING	OTHER FUNDING	LEGISLATED REDUCTION		RESIDENTIAL	NON-RESIDENTIAL
1. Roads, Sidewalks, Streetlights & Related 1.1 Depots and Domes	1,030,000	0	80,000	0	0	0	556,237	393,763
2. Fire Services 2.1 Fire Facilities & Vehicles	2,329,564	0	270,000	0	0	0	1,205,900	853,664
3. Outdoor Recreation Services 3.1 Parkland development and Equipment	1,400,000	0	66,250	0	133,375	0	1,140,356	60,019
4. Indoor Recreation Services 4.4 Recreation facilities	200,000	0	20,000	0	18,000	0	153,900	8,100
5. Library Facilities & Materials 5.1 Library facilities	90,000	0	0	0	9,000	0	76,950	4,050
5.2 Library materials	208,000	0	0	0	20,800	0	177,840	9,360
6. Development Related Studies 6.1 Studies	575,000	0	210,000	0	36,500	0	192,341	136,159
TOTAL EXPENDITURES & REVENUES	\$5,999,512	\$0	\$646,250	\$0	\$217,675	\$0	\$3,622,889	\$1,512,698

Note: This summary does not include water and wastewater services. This servicing will be constructed as development within the area wishes to proceed.

7. AREA-SPECIFIC DEVELOPMENT CHARGES IN THE ST. DAVIDS COMMUNITY FOR SANITARY SEWERAGE SERVICE

7. AREA-SPECIFIC DEVELOPMENT CHARGES IN THE ST. DAVIDS COMMUNITY FOR SANITARY SEWERAGE SERVICE

7.1 Introduction

Chapter 7 is confined to the area-specific sanitary sewerage requirements in the St. Davids community. Work commenced in 1997 on an assessment of the need for sanitary sewerage servicing in the St. Davids community, based on a significant number of malfunctioning septic systems. The project proceeded through the EA process and in 2001 was allocated \$2.9 million in funding from each of the Federal and Provincial governments, as it was the highest public health and safety concern for the Town. On July 25, 2005, a by-law (3956-05) was passed authorizing a local improvement charge under the Municipal Act for a sanitary sewer main in the Village of St. Davids. The sanitary sewer system consists of sanitary gravity sewers, two sewage pumping stations, low pressure sewers and force mains. Sections 2-4 of By-law 3956-05 detail the \$9.2 million cost of the sanitary sewer project in St. Davids as summarized in Table 7-1.

**TABLE 7-1
ST. DAVIDS SANITARY SEWER PROJECT FUNDING BREAKDOWN**

St. Davids Property Owners Share		
Lateral Connection Charge	\$ 480,000.00	
Frontage Charge	<u>710,190.02</u>	
Sub-total		\$1,190,190.02
Heavy Users Share (incl. laterals)		\$ 236,904.08
Log Cabin Trailers (incl. laterals)		78,561.00
Future Development		1,483,373.58
City of Niagara Falls Property Owners Share		340,425.00
MTO Contribution		37,886.08
Consolidated Sanitary Sewer <u>Reserve</u>		<u>8,283.38</u>
Sub-total		2,185,433.12
Town of Niagara-on-the Lake (incl. service connections)		\$3,375,623.14
Provincial Contribution		\$2,929,283.24
Federal Contribution		<u>2,928,990.33</u>
Sub-total		5,858,273.57
TOTAL FUNDING		\$9,233,896.71 Project cost

Source: Town By-law 3956-05 sections 2-4.

7.1.2 Current Town Policy

On September 22, 2003 the Town of Niagara-on-the-Lake passed By-law 3763-03 under the Development Charges Act, 1997 to fund the debt related to the above-referenced “Future Development” cost shares. This DC by-law came into effect January 1, 2004 and was updated in 2008 with By-law 4266-08, which now expires January 1, 2014 and imposes development charges on residential and non-residential uses. The rates in effect for the first and the current period are as follows:

TABLE 7-2
ST. DAVIDS AREA SPECIFIC DEVELOPMENT CHARGE SCHEDULE

Use	Effective January 1, 2004	Effective January 1, 2009 ¹	Effective January 1, 2013 ¹
Residential (per dwelling unit)			
• Single/Semi Detached	\$3,712	\$3,862	\$3,855
• Apartments with two or more bedrooms	2,327	2,625	2,620
• 1-2 bedroom multiple family dwelling units			
• Apartments with less than two bedrooms	1,644	1,718	1,715
• Other dwellings	3,177	3,024	3,018
Non-residential (per sq.ft. of GFA)	\$2.06	\$2.15	\$2.15

¹ The manner in which the charge is indexed is discretionary. While the by-law refers to the Statistics Canada Quarterly, the Town decided in 2003 to use a lower index of 2.5%/year as per Town Report CS-05-059.

By-law No. 4266-08 imposes a sanitary sewerage charge on the “Urban Area,”. s.s.2(3)(d) of the by-law indicates that the “urban area charge” is applicable to development located within that part of the Town where municipal sanitary sewerage and water services are available or are expected to be made available, during the term of the by-law. As a result of the sanitary sewerage charge imposed separately under this By-law, the St. Davids Community is exempt from the sanitary sewerage component of the Town-wide charge, but is subject to all other components of the development charge, as they are set out in the Town-wide DC Background Study and By-law.

7.2 CALCULATION OF THE ST. DAVIDS AREA-SPECIFIC DEVELOPMENT CHARGE

7.2.1 *Anticipated Development in St. Davids*

As indicated in the Table 7-3, St. Davids has demonstrated subdivision potential for the addition of approximately 380 new housing units:

**TABLE 7-3
ST. DAVIDS LONG TERM HOUSING EXPECTATION**

	# Units Available	Population Estimate
Approved Subdivisions		
Annata Severance	2	5
Apricot Glen Ph. 2	4	10
Apricot Glen Ph 1	8	20
Cannery Park Ph 1	235	595
Courtland Valley	6	15
Fiorucci Estates	25	63
Ivanchuk & Fedorkow	2	5
Melrose Dr. Severance	3	8
Pantelic & Mantis	1	3
Pinecraft Estates	57	144
St. Davids Estates	62	157
Tanbark Trails	32	81
The Settlement	25	63
Vineyard Crk. Estates	15	38
Woodruff Severances	1	3
Total	478	1,209

Source: Town of Niagara-on-the-Lake Planning Department, July 2013.

This is equivalent to 435 single detached equivalents (SDE), calculated as follows:

	Total Units	SDE Equivalents
Singles & Semis (2.81 ppu)	324	324
Multiples (2.03 ppu)	154	111
Total	478	435

112.6 additional acres of vacant residential land is available for development in St. Davids with no development application submitted at this time. These lands have long term potential for housing development, generally beyond the development time frame of the subdivision lands accounted for above.

7.2.2 Anticipated Rate of Development in St. Davids

St. Davids has averaged approximately 32 housing units per year in terms of building permit activity since 2004 (some of which are prepaid units), as follows:

Year	Units
2004	6
2005	9
2006	13
2007	10
2008	28
2009	36
2010	28
2011	61
2012	82
2013 (to end of May)	34
Total	307
Average	32 (i.e. approx 9.5 yrs)

Although there are serviced lots awaiting development in St. Davids, actual growth in terms of units developed is not expected to significantly differ from these historical trends in the short term. It is prudent for the Town to fully finance the cost of the debenture which runs to 2025, via development expected to occur by that time.

Accordingly, Column 5 of Table 7-5 bases the DC calculation on the number of single detached equivalent housing units that can be expected to be developed in the Village of St. Davids

7.3 Capital Costs

7.3.1 Gross Capital Costs

The total capital costs for the St. Davids Sanitary Sewer Project was listed in Table 7-1. (\$9.2 million).

7.3.2 Costs Attributable to Growth

The sharing of the capital cost of the project between existing users, by type, and potential new development, was based on a “single family unit equivalent” calculation for sewage flows. The results were calculated as per by-law 3956-05. The capital cost attributable to Future Development which is to be accounted for, was originally \$1,483,374 as per By-law 3956-05; however at the time of issue of the debenture, only \$1,351,617 was required.

A 20-year OSIFA debenture was issued with an annual interest rate of 2.38% (semi annual payment) commencing on September 1, 2005, with a maturity date of September 2, 2025. As of September 2013 the Town has made \$540,647 in debenture principal payments and the currently outstanding principal balance is \$810,970 (\$1,351,617-\$540,647).

The servicing cost contribution for existing development is in the form of a frontage charge, plus a lateral charge. Since existing lots of record in the community are subject to these charges, development on them is exempt from the St. Davids area-specific sanitary sewerage development charge, which is the subject of this Chapter. As part of this arrangement, the first lot in any new subdivision is exempt from this area-specific charge, because of the minimum frontage charge paid on the property. New severances are subject to the area-specific development charge.

7.3.3 St. Davids Reserve Fund Balance

The 2013 reserve fund shows a surplus in the St. Davids DC Reserve Fund of approximately \$175,000, after making the 2013 debenture payments. The cash flow of the reserve fund to September 2013 is as follows:

**TABLE 7-4
ST. DAVIDS SANITARY SEWER
RESERVE FUND BALANCE**

Year	Year End Balance
Prepayment	\$99,498
2004	\$118,058
2005	\$125,666
2006	\$78,551
2007	\$3,041

Year	Year End Balance
2008	(\$27,112)
2009	(\$38,457)
2010	(\$64,965)
2011	\$82,376
2012	\$262,945
2013	\$175,093

7.3.3 Residential/Non-residential Allocation

No provision has been made in the cost recovery calculation, for the possibility of additional commercial/industrial development, as none is currently anticipated. Should such development occur, in the form of an addition, a new structure or redevelopment involving a net increase in floor area, a development charge would be imposed. The amount of the charge based on the conversion of a single detached unit charge to commercial/industrial floor area, is calculated as 1/1800th of the single detached unit charge, per square foot of gross floor area. This conversion assumes that there is generally parity between residential and industrial/commercial sewerage requirements per square foot of floor area and the average new single detached unit is approximately 1,800 square feet in size. It is noted that this conversion factor is less appropriate in the case of land-extensive commercial/industrial operations such as wineries.

7.4 Calculation of the Charge

7.4.1 Cashflow Calculation

Table 7-5 documents the calculation of the development charge on a “cash flow” basis, which considers the impact of financing costs and estimates of the indexed charge, reserve fund interest earnings, as well as any expenditure inflation, on the calculation of the development charge. The spreadsheet in Table 7-5 calculates the 2013 development charge per single detached unit (equivalent), which when indexed at 2.5%/year, is sufficient to fund the capital expenditures (debt charges), leaving the reserve fund in a nil balance position as of 2025 and retirement of the debenture.

TABLE 7-5
ST. DAVIDS COMMUNITY CASHFLOW CALCULATION OF THE RESIDENTIAL DEVELOPMENT CHARGE
REQUIREMENTS FOR SANITARY SEWER PURPOSES (000's \$ unless otherwise indicated)

1 Year Beginning:	2 DC Reserve Fund Opening Balance	3 Development- Related Expenditures (Nominal)	4 Debenture Charges ¹	5 Single Detached Equivalents (Building Permits)			6 \$ 1,530 per sdu inflated at 2.5% starting in 2014	7 Anticipated Revenue	8 Annual Surplus (Deficit)	9 3.0% / 4.0% RF Interest Earnings (Cost)	10 DC Reserve Fund Closing Balance
				Gross Units	Less Prepaid Lots	Net Units					
		(811)									
2014	175		86.3	40	5	35	1,529.88	54	142	4	147
2015	147		84.7	40	5	35	1,568.12	55	117	4	120
2016	120		83.2	40	5	35	1,607.33	56	93	3	96
2017	96		81.4	35	-	35	1,647.51	58	72	2	75
2018	75		80.0	35	-	35	1,688.70	59	54	2	55
2019	55		78.3	35	-	35	1,730.92	61	37	1	39
2020	39		76.7	35	-	35	1,774.19	62	24	1	25
2021	25		75.2	35	-	35	1,818.54	64	13	0	14
2022	14		73.6	35	-	35	1,864.01	65	5	0	5
2023	5		72.0	35	-	35	1,910.61	67	0	0	0
2024	0		70.4	35	-	35	1,958.37	69	(1)	(0)	(1)
2025	(1)		68.8	35	-	35	2,007.33	70	-	-	-
		-	930	435	15	420 ²		739		17	

Numbers may not add due to rounding

The additional assumptions underlying the calculation are of fundamental importance to the determination of the charge and include:

- 2013 debenture principal balance of \$810,970;
- reserve fund interest earnings of 3%/year and interim deficit funding at 4%/year;
- 435 single-detached unit equivalents benefiting area capacity (net of approx. 15 existing lots of record) to be developed at an average rate of 40 total units per year over the next 3 years (2014-2016) and 35 units per year thereafter. It is assumed that the 15 prepaid lots will be gradually developed in the next three years;

7.4.2 Development Charge Schedule

The resultant calculation is a 2014 charge per single-detached unit of \$1,530. This results in the following 2014 development charge schedule, which is also shown as Schedule B to the by-law.

Development Type (per unit)	Per Unit DC	Average ppu	ppu %
Single and semi-detached	\$1,530	2.81	100.00
Apartments 2 bedrooms and larger	969	1.78	63.35
Apartments bachelor and 1 bedroom	637	1.17	41.64
Other multiples	1,105	2.03	72.24
Non-residential ¹ (floor area per sq.ft.)	\$0.85	n/a	.05555

The calculated charges are lower than the existing development charge of \$3,855 per single detached unit. This can be attributed to the reduced size of the debenture requirement and the favourable interest rate acquired by the Town (in comparison with the assumptions made in 2003), partially offset by now equating the DC cost recovery period to the length of the debenture amortization period.

7.4.3 Other

Units applying for building permits in 2014 and subsequently, will be required to pay these charges, plus indexing, in accordance with the provisions of the by-law.

Consistent with overall Town policy and standard municipal practice, individual subdividers are expected to provide their own local sanitary sewerage service requirements in addition to the above referenced works, over and above development charge payments, pursuant to development agreements and in accordance with the Town's local service policy.

¹ Industrial, commercial and institutional development.

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

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

8.1 Introduction

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

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

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

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

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

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

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

8.2 Development Charge By-law Structure

It is recommended that:

- the Town continue using a uniform municipal-wide development charge calculation for all municipal services except water, wastewater, and stormwater services (where applicable); and

- a sanitary sewerage charge under a separate development charge by-law applicable to St. Davids Community.

8.3 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:

8.3.1 *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.

8.3.2 *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.
- 2) Costs are allocated to residential uses (as opposed to non-residential uses) based upon a number of conventions, as may be suited to each municipal circumstance, e.g.

- For operations services (domes depots and public works vehicles), fire services and administration studies, the costs have been based on 10 year employment vs. population growth ratio (59% residential / 41% non-residential);
- For library, outdoor recreation and indoor recreation services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
- For stormwater, water and wastewater services, based on urban buildout employment vs. population growth ratio (71% residential / 29% non-residential); and
- For roads and related based on buildout employment vs. population growth ratio (71% residential / 29% non-residential);

8.3.3 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 five years prior to the issuance of a building permit. If a development or redevelopment involves the demolition of and replacement of a residential building or structure, a credit shall be allowed equivalent to the number of dwelling units demolished multiplied by the applicable residential development charge in place at the time the development charge is payable. If a development or redevelopment involves the demolition of and replacement of a non-residential building or structure, a credit shall be allowed equivalent to the gross floor area demolished multiplied by the applicable non-residential development charge in place at the time the development charge is payable. In no case, can the credit exceed the amount of development charges that would otherwise be payable.

8.3.4 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 Town, local board or Board of Education (s.3); and
- 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

The following were provided in the prior by-law and are recommended to continue for this by-law update:

- The development of a non-residential farm building used for bona fide agricultural purposes;
- a place of worship and land used in connection therewith, and a churchyard, cemetery and burial ground exempt from taxation under Section 3 of the Assessment Act;
- 50% of the development charge for non-profit special care or retirement homes in a building containing more than ten units; and
- Development to the extent of one dwelling unit on a vacant lot of record existing as of November 18, 1991, except where created via testamentary devise.

8.3.5 Phasing in

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

8.3.6 Timing of Collection

The development charge is to be collected at the time of issuance of the first building permit, subject to early or late payment agreements entered into by the Town and an owner under s.27 of the DCA, 1997.

8.3.7 Indexing

Indexing of the development charges shall be adjusted annually commencing January 1, 2015, and each year thereafter, in accordance with the Statistics Canada Quarterly, Construction Price Statistics for the most current period of the prior year.

8.3.8 The Applicable Areas

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

- Water, Sanitary Sewerage, and Stormwater charges will be imposed within the specific area of the Town.
- Remaining Services – the residential and non-residential charge will be imposed on all lands within the Town.
- The sanitary sewerage charge imposed separately under the St. Davids Community is exempt from the sanitary sewerage component of the Town-wide charge, but is subject to all other components of the development charge.

8.4 Other Development Charge By-law Provisions

It is recommended that:

8.4.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that nine separate reserve funds be established: Roads, Sidewalks and Lights; Fire Services; Parks and Recreation; Libraries; Development Related Studies; Water, Wastewater, Stormwater Management; and St. Davids Area-Specific Sewer (under separate by-law).

8.4.2 By-law In-force Date

By-laws under DCA, 1997 comes into force on 12:01am on January 1, 2014.

8.4.3 Minimum Interest Rate Paid on Refunds and Charges 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)

8.5 Other Recommendations

It is recommended that Council:

“Approve the Development Charges Background Study dated October 11, 2013, as amended (if applicable);”

“Approve the capital project listing set out in Chapters 5 and 7 of the Development Charges Background Study dated October 11, 2013, subject to further annual review during the capital budget process”;

“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”;

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

“Approve the Development Charge By-laws as set out in Appendix F and G.”

9. BY-LAW IMPLEMENTATION

9. BY-LAW IMPLEMENTATION

9.1 Public Consultation Process

9.1.1 *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.

9.1.2 *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 proposed 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).

9.1.3 *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.

9.2 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.

9.3 Implementation Requirements

9.3.1 Introduction

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

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

The sections which follow, overview requirements in each case:

9.3.2 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; and
- s.s.10(5) lists the eight items which the notice must cover.

9.3.3 By-law Pamphlet

In addition to the "notice" information, the Town 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 Town must give one copy of the most recent pamphlet without charge, to any person who requests one.

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

9.3.5 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.

9.3.6 Credits

Sections 38-41 of the DCA, 1997 set out a number of credit requirements, which apply where a Town agrees to allow a person to perform work in the future that relates to a service in the 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 Town agrees to expand the credit to other services for which a development charge is payable.

9.3.7 Front-Ending Agreements

The Town and one or more landowners may enter into a front-ending agreement which provides for the costs of a project which will benefit an area in the Town to which the 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 Town assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Municipal funds being available.

9.3.8 Severance and Subdivision Agreement Conditions

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

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

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

In this regard, if the Town 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 Town is an approval authority for the purposes of section 51 of the *Planning Act*, it would be responsible to ensure that it collects information from all entities which can impose a 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
TOWN OF NIAGARA ON THE LAKE
RESIDENTIAL GROWTH FORECAST SUMMARY**

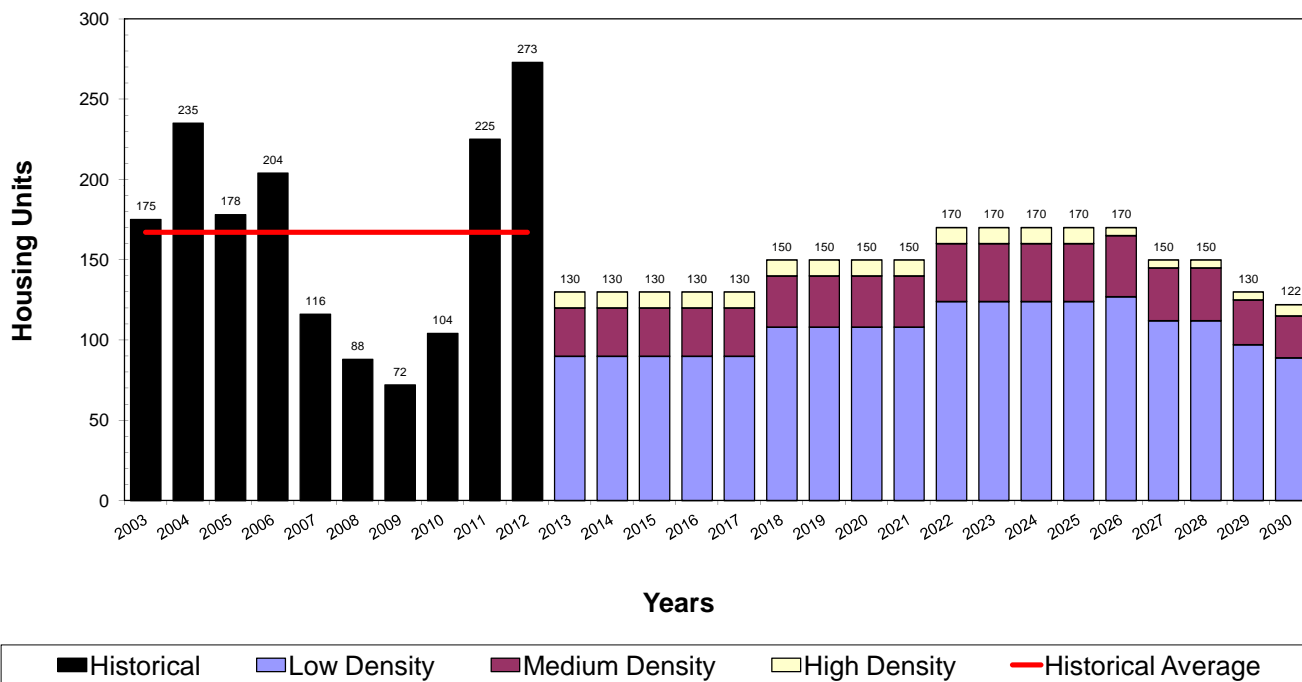
Year	Population (Excluding Census Undercount)	Population (Including Census Undercount) ¹	Housing Units					Total Households	Person Per Unit (PPU)
			Singles & Semi Detached	Multiple Dwellings ²	Apartments ³	Other			
<i>Mid 1996</i>	13,238	13,770	4,445	100	80	65	4,690	2.82	
<i>Mid 2001</i>	13,839	14,390	4,625	160	130	45	4,960	2.79	
<i>Mid 2006</i>	14,587	15,170	4,935	280	105	125	5,445	2.68	
<i>Mid 2011</i>	15,400	16,020	5,225	415	155	125	5,920	2.60	
<i>Mid 2013</i>	16,516	17,180	5,440	520	333	125	6,418	2.57	
<i>Mid 2023</i>	19,464	20,240	6,446	834	433	125	7,838	2.48	
<i>Buildout</i>	27,247	28,340	8,743	1,771	606	125	11,245	2.42	
Mid 1996 - Mid 2001	601	620	180	60	50	-20	270		
Mid 2001 - Mid 2006	748	780	310	120	-25	80	485		
Mid 2006 - Mid 2011	813	850	290	135	50	0	475		
Mid 2011 - Mid 2013	1,116	1,160	215	105	178	0	498		
Mid 2013 - Mid 2023	2,948	3,060	1,006	314	100	0	1,420		
Mid 2013 - Buildout	10,731	11,160	3,303	1,251	273	0	4,827		

Source: Watson & Associates Economists Ltd., August, 2013. Short term forecast is derived from Niagara Region Growth Management Strategy, Phase 3 and 4 Report, Option D. December 2008. Longer forecast based on Town's Housing Inventory.

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

FIGURE ES-1

2013-2030 HOUSING FORECAST¹



Source: Historical housing activity (2003-2012) based on Statistics Canada building permits, Catalogue 64-001-XIB

**SCHEDULE 2
TOWN OF NIAGARA ON THE LAKE
ESTIMATE OF THE ANTICIPATED AMOUNT, TYPE AND LOCATION OF
DEVELOPMENT FOR WHICH DEVELOPMENT CHARGES CAN BE IMPOSED**

DEVELOPMENT LOCATION	TIMING	SINGLES & SEMI- DETACHED	MULTIPLES ¹	APARTMENTS ²	TOTAL RESIDENTIAL UNITS	GROSS POPULATION IN NEW UNITS	EXISTING UNIT POPULATION CHANGE	NET POPULATION INCREASE	TOTAL NON-RES GFA S.F.
Urban	2013 - 2023	986	314	100	1,400	3,567	(666)	2,901	951,461
	2013 - Buildout	3,233	1,251	273	4,757	12,059	(1,475)	10,584	2,212,212
Rural	2013 - 2023	20	-	-	20	56	(10)	46	10,739
	2013 - Buildout	68			68	191	(21)	170	37,588
Town of Niagara On The Lake	2013 - 2023	1,006	314	100	1,420	3,623	(675)	2,948	962,200
	2013 - Buildout	3,301	1,251	273	4,825	12,250	(1,496)	10,754	2,249,800

Source: Watson & Associates Economists Ltd., August, 2013

1. Includes townhomes and apartments in duplexes.

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

**SCHEDULE 3
TOWN OF NIAGARA ON THE LAKE
CURRENT YEAR GROWTH FORECAST
MID 2011 TO MID 2013**

		POPULATION
Mid 2011 Population		15,400
Occupants of New Housing Units, Mid 2011 to Mid 2013	<i>Units (2)</i>	498
	<i>multiplied by persons per unit (3)</i>	2.20
	<i>gross population increase</i>	1,098
Decline in Housing Unit Occupancy, Mid 2011 to Mid 2013	<i>Units (4)</i>	5,920
	<i>multiplied by ppu decline rate (5)</i>	0.0030
	<i>total decline in population</i>	18
Population Estimate to Mid 2013		16,516
<i>Net Population Increase, Mid 2011 to Mid 2013</i>		1,116

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

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.81	43%	1.21
<i>Multiples (6)</i>	2.03	21%	0.43
<i>Apartments (7)</i>	1.57	36%	0.56
Total		100%	2.20

¹ Based on 2006 Census custom database

² Based on Building permit/completion activity

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

**SCHEDULE 4
TOWN OF NIAGARA ON THE LAKE
TEN YEAR GROWTH FORECAST
MID 2013 TO MID 2023**

		POPULATION	
Mid 2013 Population		16,516	
Occupants of New Housing Units, Mid 2013 to Mid 2023	<i>Units (2)</i>	1,420	
	<i>multiplied by persons per unit (3)</i>	2.55	
	<i>gross population increase</i>	3,624	3,624
Decline in Housing Unit Occupancy, Mid 2013 to Mid 2023	<i>Units (4)</i>	6,418	
	<i>multiplied by ppu decline rate (5)</i>	-0.1052	
	<i>total decline in population</i>	-675	-675
Population Estimate to Mid 2023		19,464	
<i>Net Population Increase, Mid 2013 to Mid 2023</i>		2,948	

(1) Mid 2013 Population based on:

2011 Population (15,400) + Mid 2011 to Mid 2013 estimated housing units to beginning of forecast period (498 x 2.2 = 1,098) + (5,920 x 0.003 = 18) = 16,516

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

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

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.81	71%	1.99
<i>Multiples (6)</i>	2.03	22%	0.45
<i>Apartments (7)</i>	1.57	7%	0.11
<i>one bedroom or less</i>	1.17		
<i>two bedrooms or more</i>	1.78		
Total		100%	2.55

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

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

(4) Mid 2013 households based upon 5,920 (2011 Census) + 498 (Mid 2011 to Mid 2013 unit estimate) = 6,418

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

(6) Includes townhomes and apartments in duplexes.

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

**SCHEDULE 5
TOWN OF NIAGARA ON THE LAKE
BUILDOUT GROWTH FORECAST
MID 2013 TO BUILDOUT**

		POPULATION
Mid 2013 Population		16,516
Occupants of New Housing Units, Mid 2013 to Buildout	<i>Units (2)</i>	4,825
	<i>multiplied by persons per unit (3)</i>	2.53
	<i>gross population increase</i>	12,227
Decline in Housing Unit Occupancy, Mid 2013 to Buildout	<i>Units (4)</i>	6,418
	<i>multiplied by ppu. decline rate (5)</i>	-0.2331
	<i>total decline in population</i>	-1,496
Population Estimate to Buildout		27,247
<i>Net Population Increase, Mid 2013 to Buildout</i>		<i>10,731</i>

(1) Mid 2013 Population based on:

2011 Population (15,400) + Mid 2011 to Mid 2013 estimated housing units to beginning of forecast period (498 x 2.2 = 1,098) + (5,920 x 0.003 = 18) = 16,516

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

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

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.81	68%	1.91
<i>Multiples (6)</i>	2.03	26%	0.53
<i>Apartments (7)</i>	1.57	6%	0.09
<i>one bedroom or less</i>	1.17		
<i>two bedrooms or more</i>	1.78		
Total		100%	2.53

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

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

(4) Mid 2013 households based upon 5,920 (2011 Census) + 498 (Mid 2011 to Mid 2013 unit estimate) = 6,418

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

(6) Includes townhomes and apartments in duplexes.

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

**SCHEDULE 6
TOWN OF NIAGARA ON THE LAKE
SUMMARY OF UNITS IN THE DEVELOPMENT PROCESS**

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ¹	Apartments ²	Total
<u>Potential Developable Parcels</u>³				
Old Town	135	96	0	231
Virgil	664	12	0	676
Queenston	29	0	0	29
St. Davids	1,452	0	0	1,452
Glendale	136	0	0	136
Sub-total	2,416	108	0	2,524
<i>% Breakdown</i>	<i>96%</i>	<i>4%</i>	<i>0%</i>	<i>100%</i>
<u>Plans of Subdivision</u>				
Old Town	114	272	241	627
Virgil	51	29	22	102
Queenston	0	0	0	0
St. Davids	324	154	0	478
Glendale	328	688	10	1,026
Outside Urban	2	0	0	2
Sub-total	819	1,143	273	2,235
<i>% Breakdown</i>	<i>37%</i>	<i>51%</i>	<i>12%</i>	<i>100%</i>
<u>Total Units</u>				
Old Town	249	368	241	858
Virgil	715	41	22	778
Queenston	29	0	0	29
St. Davids	1,776	154	0	1,930
Glendale	464	688	10	1,162
Outside Urban	2	0	0	2
Total	3,235	1,251	273	4,759
<i>% Breakdown</i>	<i>68%</i>	<i>26%</i>	<i>6%</i>	<i>100%</i>

Source : Town of Niagara-on-the-Lake Planning Department. As of July, 2013.

1. Includes townhomes and apartments in duplexes.

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

SCHEDULE 7a

TOWN OF NIAGARA ON THE LAKE
HISTORICAL RESIDENTIAL BUILDING PERMITS
YEARS 2006 - 2012

Year	RESIDENTIAL BUILDING PERMITS			
	Singles & Semi Detached	Multiples ¹	Apartments ²	Total
2003	142	17	16	175
2004	166	37	32	235
2005	132	41	5	178
2006	165	17	22	204
2007	89	27	0	116
Sub-total	694	139	75	908
Average (2003 - 2007)	139	28	15	182
% Breakdown	76.4%	15.3%	8.3%	100.0%
2008	70	18	0	88
2009	61	11	0	72
2010	90	14	0	104
2011	96	51	78	225
2012	119	54	100	273
Sub-total	436	148	178	762
Average (2008 - 2012)	87	30	36	152
% Breakdown	57.2%	19.4%	23.4%	100.0%
2003 - 2012				
Total	1,130	287	253	1,670
Average	113	29	25	167
% Breakdown	67.7%	17.2%	15.1%	100.0%

Sources:

Building Permits - Statistics Canada Publication, 64-001XIB

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

SCHEDULE 7b

TOWN OF NIAGARA ON THE LAKE
HISTORICAL RESIDENTIAL COMPLETIONS
YEARS 2003 - 2012

Year	RESIDENTIAL BUILDING COMPLETIONS			
	Singles & Semi Detached	Multiples ¹	Apartments ²	Total
2003	97	46	0	143
2004	105	24	0	129
2005	156	34	0	190
2006	171	48	0	219
2007	130	53	0	183
Sub-total	659	205	0	864
Average (2003 - 2007)	132	41	0	173
% Breakdown	76.3%	23.7%	0.0%	100.0%
2008	116	10	22	148
2009	88	33	0	121
2010	63	6	0	69
2011	64	27	0	91
2012	80	12	0	92
Sub-total	411	88	22	521
Average (2008 - 2012)	82	18	4	104
% Breakdown	78.9%	16.9%	4.2%	100.0%
2003 - 2012				
Total	1,070	293	22	1,385
Average	107	29	2	139
% Breakdown	77.3%	21.2%	1.6%	100.0%

Sources:

Completions - CMHC

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

SCHEDULE 8a

**TOWN OF NIAGARA ON THE LAKE
PERSONS PER UNIT BY AGE AND TYPE OF DWELLING
(2006 CENSUS)**

Age of Dwelling	SINGLES AND SEMI-DETACHED						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	2,538	2,882	-	2,869	2.84	
6-10	-	-	1,850	2,935	-	2,729	2.70	
11-15	-	-	-	2,722	-	2,962	2.94	
16-20	-	-	-	2,891	-	2,794	2.78	2.81
20-25	-	-	-	2,955	-	2,745	2.74	
25-35	-	-	1,636	2,678	-	2,580	2.57	
35+	-	1,750	1,896	2,632	3,882	2,462	2.46	
Total	-	1,720	1,948	2,744	4,297	2,612		

Age of Dwelling	MULTIPLES ²						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	-	-	1,588	1.57	
6-10	-	-	1,727	-	-	1,739	1.72	
11-15	-	-	-	-	-	-	-	
16-20	-	-	-	-	-	-	-	1.65
20-25	-	-	-	-	-	-	-	
25-35	-	-	-	-	-	-	-	
35+	-	-	-	-	-	-	-	
Total	-	-	1,643	1,833	-	1,804		

Age of Dwelling	APARTMENTS ³						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	-	-	-	-	
6-10	-	-	-	-	-	-	-	
11-15	-	-	-	-	-	-	-	
16-20	-	-	-	-	-	-	-	n/a
20-25	-	-	-	-	-	-	-	
25-35	-	-	-	-	-	-	-	
35+	-	-	-	-	-	-	-	
Total	-	1,125	-	-	-	1,083		

Age of Dwelling	ALL DENSITY TYPES					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	2,286	2,817	-	2,701
6-10	-	-	1,758	2,829	-	2,436
11-15	-	-	-	2,722	-	2,774
16-20	-	-	-	2,831	-	2,726
20-25	-	-	1,364	2,870	-	2,627
25-35	-	-	2,000	2,650	-	2,544
35+	-	1,600	1,849	2,635	3,882	2,447
Total	-	1,478	1,876	2,715	4,297	2,536

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

2. Includes townhomes and apartments in duplexes.

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

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

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

SCHEDULE 8b

**NIAGARA REGION
PERSONS PER UNIT BY AGE AND TYPE OF DWELLING
(2006 CENSUS)**

Age of Dwelling	SINGLES AND SEMI-DETACHED						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	2.200	2.158	3.125	4.714	3.023	2.99	
6-10	-	2.278	2.137	3.201	4.075	3.075	3.04	
11-15	-	1.571	1.905	3.155	4.741	3.107	3.08	
16-20	-	1.654	1.825	3.173	4.491	3.120	3.10	3.05
20-25	-	1.727	1.935	3.047	4.043	2.973	2.96	
25-35	1.667	1.902	2.156	2.800	3.760	2.776	2.77	
35+	1.875	1.577	1.910	2.636	3.862	2.489	2.49	
Total	2.045	1.653	1.949	2.808	4.063	2.688		

Age of Dwelling	MULTIPLES ²						Adjusted PPU ¹	20 Year Average	Targeted PPU for Town of NOTL ⁴
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total			
1-5	-	1.485	1.850	2.426	-	2.068	2.05		
6-10	-	1.571	1.769	2.583	-	2.162	2.14		
11-15	-	1.571	1.832	2.931	-	2.483	2.47		
16-20	-	1.294	1.604	2.474	-	2.150	2.14	2.20	2.03
20-25	-	1.769	2.280	2.806	-	2.621	2.61		
25-35	-	1.241	2.099	2.509	3.692	2.383	2.38		
35+	1.000	1.280	2.067	2.759	2.935	2.243	2.24		
Total	1.235	1.351	1.944	2.660	3.313	2.281			

Age of Dwelling	APARTMENTS ³						Adjusted PPU ¹	20 Year Average	Targeted PPU for Town of NOTL ⁴
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total			
1-5	-	1.333	1.854	-	-	1.889	1.89		
6-10	1.429	1.238	1.794	2.684	-	1.652	1.65		
11-15	1.538	1.257	1.824	2.649	-	1.643	1.64		
16-20	1.176	1.220	1.780	2.545	-	1.645	1.65	1.71	1.57
20-25	1.212	1.240	2.029	2.585	-	1.655	1.65		
25-35	1.516	1.211	1.812	2.981	-	1.672	1.67		
35+	1.372	1.291	1.802	2.544	3.212	1.689	1.69		
Total	1.401	1.260	1.823	2.634	3.182	1.677			

Age of Dwelling	ALL DENSITY TYPES					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.635	2.028	3.044	4.593	2.806
6-10	1.471	1.495	1.957	3.126	4.197	2.787
11-15	2.588	1.310	1.852	3.097	4.726	2.674
16-20	1.217	1.280	1.762	3.083	4.420	2.716
20-25	1.237	1.286	2.040	2.999	3.961	2.536
25-35	1.544	1.279	1.948	2.778	3.724	2.513
35+	1.427	1.363	1.895	2.639	3.759	2.349
Total	1.493	1.345	1.907	2.792	3.981	2.479

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

2. Includes townhomes and apartments in duplexes.

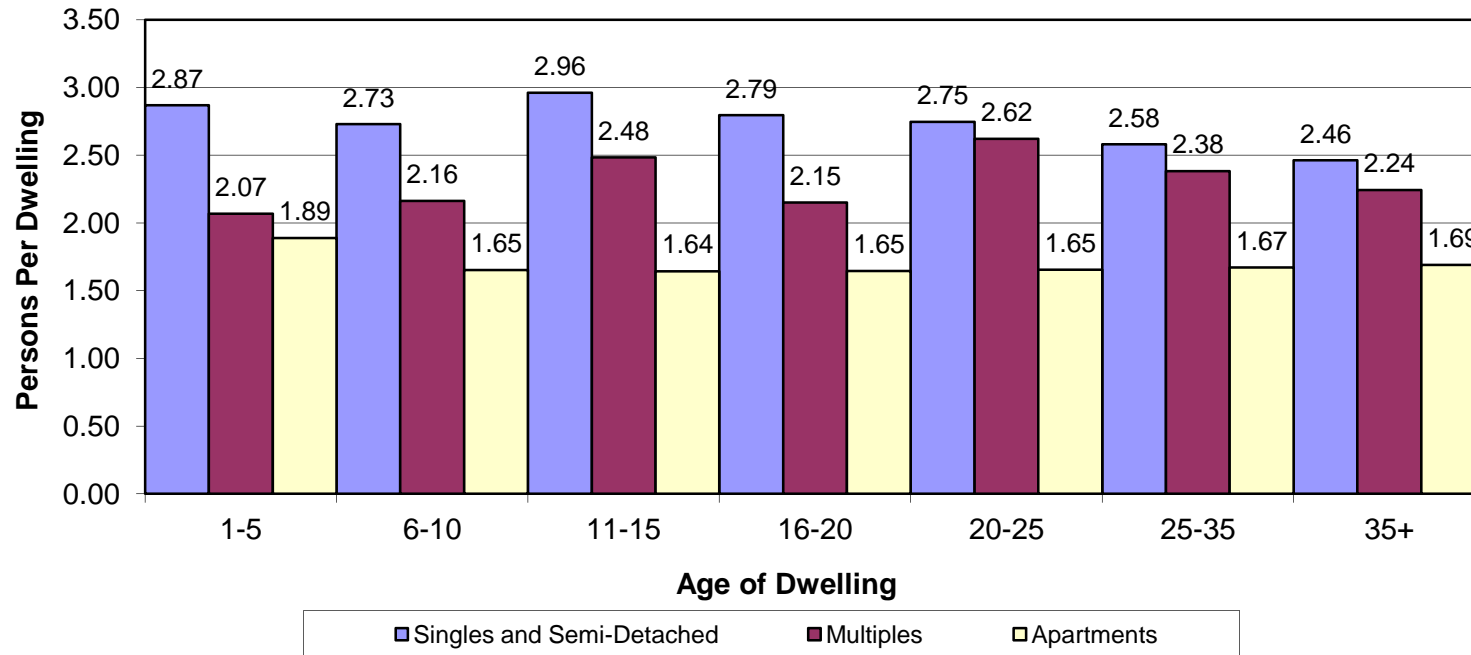
3. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

4. Adjusted based on ratio of low-density between Town of Niagara-on-the-lake and Region of Niagara.

Note: Does not include Statistics Canada data classified as 'Other' - Value of 125

Note: Does not include institutional population

**SCHEDULE 9
TOWN OF NIAGARA ON THE LAKE
PERSONS PER UNIT BY STRUCTURAL TYPE AND AGE OF DWELLING
(2006 CENSUS)**



Multiple and Apartment PPU's are based on Niagara Region.

**SCHEDULE 10
TOWN OF NIAGARA ON THE LAKE
EMPLOYMENT AND GROSS FLOOR AREA (GFA) FORECAST, 2013 TO BUILDOUT**

Period	Population	Activity Rate						Employment						Gross Floor Area in Square Feet (Estimated) ¹			
		Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total ²	Industrial	Commercial/Population Related	Institutional	Total
1996	13,238	0.056	0.095	0.093	0.201	0.073	0.518	740	1,260	1,235	2,655	965	6,855				
2001	13,839	0.059	0.107	0.132	0.288	0.085	0.671	820	1,480	1,833	3,983	1,175	9,290				
2006	14,587	0.048	0.102	0.168	0.279	0.088	0.685	705	1,490	2,448	4,063	1,290	9,995				
Mid 2013	16,516	0.046	0.097	0.149	0.264	0.083	0.638	755	1,596	2,466	4,357	1,371	10,545				
Mid 2023	19,464	0.062	0.095	0.134	0.291	0.080	0.662	1,210	1,856	2,600	5,660	1,566	12,892				
Buildout	27,247	0.051	0.087	0.103	0.257	0.075	0.574	1,386	2,380	2,816	7,010	2,040	15,632				
Incremental Change																	
1996 - 2001	601	0.003	0.012	0.039	0.087	0.012	0.153	80	220	598	1,328	210	2,435				
2001 - 2006	748	-0.011	-0.005	0.035	-0.009	0.004	0.014	-115	10	615	80	115	705				
Mid 2013 - Mid 2023	2,948	0.0165	-0.0013	-0.0157	0.0270	-0.0025	0.0239	455	260	134	1,303	195	2,347	174,200	651,500	136,500	962,200
Mid 2013 - Buildout	10,731	0.0052	-0.0093	-0.0460	-0.0066	-0.0081	-0.0648	631	784	350	2,653	669	5,087	455,000	1,326,500	468,300	2,249,800
Annual Average																	
1996 - 2001	120	0.00067	0.00235	0.00782	0.01744	0.00240	0.03069	16	44	120	266	42	487				
2001 - 2006	150	-0.00218	-0.00096	0.00707	-0.00185	0.00071	0.00278	-23	2	123	16	23	141				
Mid 2013 - Mid 2023	295	0.00165	-0.00013	-0.00157	0.00270	-0.00025	0.00239	46	26	13	130	20	235	17,420	65,150	13,650	96,220
Mid 2013 - Buildout	307	0.00015	-0.00026	-0.00131	-0.00019	-0.00023	-0.00185	18	22	10	76	19	145	13,000	37,900	13,380	64,280

Source: Watson & Associates Economists Ltd., August, 2013. Short term forecast is derived from Niagara Region Growth Management Strategy, Phase 3 and 4 Report, Option D. December 2008. Longer forecast based on Town's Housing Inventory.

1. Square Foot Per Employee Assumptions

Industrial	1,300
Commercial/ Population Related	500
Institutional	700

**SCHEDULE 11
TOWN OF NIAGARA ON THE LAKE
NON-RESIDENTIAL CONSTRUCTION VALUE
YEARS 2002 - 2011
(000's 2012 \$)**

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2002	1,351	4,492	329	6,171	23,456	1,100	0	24,556	18,398	99	2,628	21,125	43,205	5,690	2,957	51,852
2003	4,756	4,895	0	9,651	4,701	1,968	0	6,670	0	1,289	382	1,671	9,457	8,152	382	17,991
2004	1,711	2,278	0	3,989	466	1,918	0	2,385	1,586	331	366	2,283	3,764	4,527	366	8,657
2005	3,120	529	2,597	6,246	16,103	3,150	399	19,652	0	117	2,110	2,228	19,223	3,796	5,106	28,126
2006	17,625	959	4,001	22,585	4,673	3,312	1,358	9,342	339	255	0	594	22,637	4,526	5,358	32,521
2007	6,919	1,527	13,385	21,831	2,791	2,426	821	6,038	88	124	0	211	9,797	4,077	14,206	28,080
2008	2,843	548	0	3,391	627	2,163	0	2,790	5,145	68	0	5,213	8,615	2,779	0	11,394
2009	856	558	312	1,726	0	1,095	1,457	2,551	14	156	6,243	6,412	870	1,808	8,011	10,689
2010	2,474	851	0	3,325	318	855	6,196	7,370	14,175	685	0	14,860	16,968	2,391	6,196	25,555
2011	1,468	711	927	3,106	1,210	684	350	2,244	66	1,268	0	1,334	2,744	2,663	1,277	6,684
Subtotal	43,123	17,347	21,550	82,020	54,346	18,672	10,580	83,597	39,812	4,390	11,729	55,931	137,280	40,409	43,859	221,549
Percent of Total	53%	21%	26%	100%	65%	22%	13%	100%	71%	8%	21%	100%	62%	18%	20%	100%
Average	4,312	1,735	2,155	8,202	5,435	1,867	1,058	8,360	3,981	439	1,173	5,593	13,728	4,041	4,386	22,155
% Breakdown				37.0%				37.7%				25.2%				100.0%

SOURCE: STATISTICS CANADA PUBLICATION, 64-001-XIB

Note: Inflated to year-end 2011 (January, 2012) dollars using Reed Construction Cost Index

SCHEDULE 12
TOWN OF NIAGARA ON THE LAKE
EMPLOYMENT TO POPULATION RATIO BY MAJOR EMPLOYMENT SECTOR, 1996 TO 2006

		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	1,400	1,360	1,180	-40	-180	
Sub-total		1,400	1,360	1,180	-40	-180	
2.0	Industrial and Other Employment						Categories which relate primarily to industrial land supply and demand.
2.1	Manufacturing	675	800	990	125	190	
2.2	Wholesale trade	180	275	480	95	205	
2.3	Construction	210	310	325	100	15	
2.4	Transportation, storage, communication and other utility	350	753	850	403	98	
Sub-total		1,415	2,138	2,645	723	508	
3.0	Population Related Employment						Categories which relate primarily to population growth within the municipality.
3.1	Retail trade	805	1,055	980	250	-75	
3.2	Finance, insurance, real estate operator and insurance agent	155	150	280	-5	130	
3.3	Business service	280	578	590	298	13	
3.4	Accommodation, food and beverage and other service	1,790	2,775	2,940	985	165	
Sub-total		3,030	4,558	4,790	1,528	233	
4.0	Institutional						
4.1	Government Service	230	250	355	20	105	
4.2	Education service, Health, Social Services	780	985	1,025	205	40	
Sub-total		1,010	1,235	1,380	225	145	
Total Employment		6,855	9,290	9,995	2,435	705	
Population		13,238	13,839	14,587	601	748	
Employment to Population Ratio							
Industrial and Other Employment		0.11	0.15	0.18	0.05	0.03	
Population Related Employment		0.23	0.33	0.33	0.10	0.00	
Institutional Employment		0.08	0.09	0.09	0.01	0.01	
Primary Industry Employment		0.11	0.10	0.08	-0.01	-0.02	
Total		0.52	0.67	0.69	0.15	0.01	

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

**Town of Niagara-on-the-Lake
Service Standard Calculation Sheet**

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

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2013 Value (\$/Vehicle)
Excavator	1	1	1	1	1	1	1	1	1	1	\$265,000
Backhoe Loader	2	2	2	2	2	2	2	2	2	2	\$115,000
Tandem Truck w/Plow	2	2	2	2	2	2	2	2	2	2	\$190,000
5ton Truck w/Plow	5	5	5	5	5	5	5	5	5	5	\$190,000
1ton Truck	3	3	3	3	3	2	2	2	2	2	\$45,000
Utility Van	1	1	1	1	1	1	1	1	1	1	\$50,000
Pick-up Trucks	4	4	4	4	4	5	5	5	5	5	\$25,000
Van	4	4	4	4	5	5	5	4	3	3	\$25,000
Grader	1	1	1	1	1	1	1	1	1	1	\$265,000
Tractors w/mower	2	2	2	2	2	2	2	2	2	2	\$40,000
Front End Loader	1	1	1	1	1						\$53,300
1ton 4 Wheel Drive w/ Plow	1	1	1	1	1	1	1	1	1	1	\$45,000
Trackless Snow Plow w/ Attachments	1	1	1	1	1	2	2	2	2	2	\$110,000
Car	1	1	1								\$26,700
Misc.	1	1	1	1	1						\$10,000
Small Pickup							1	1	1	1	\$25,000
Total	30	30	30	30	30	29	30	29	28	28	

Population	14,227	14,431	14,587	14,770	14,873	15,221	15,266	15,400	15,843	16,252
Per Capita Standard	0.0021	0.0021	0.0021	0.0020	0.0020	0.0019	0.0020	0.0019	0.0018	0.0017

10 Year Average	2004-2013
Quantity Standard	0.0020
Quality Standard	\$93,260
Service Standard	\$187

DC Amount (before deductions)	10 Year
Forecast Population	2,948
\$ per Capita	\$187
Eligible Amount	\$549,886

**Town of Niagara-on-the-Lake
Service Standard Calculation Sheet**

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

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2013 Value (\$/Acre)
Memorial Park	13.5	13.5	13.5	13.5	13.5	13.5	13.5	13.5	13.5	13.5	\$ 205,800
Queens Royal Park	5.4	5.4	5.4	5.4	5.4	5.4	5.4	5.4	5.4	5.4	\$100,000
Simcoe Park	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	\$220,000
Rye Heritage Park	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	\$78,300
Newark Park	24.4	24.4	24.4	24.4	24.4	24.4	24.4	24.4	24.4	24.4	\$50,000
Garrison Village Green	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	\$115,200
Centennial and Sports Park ¹	22.7	22.7	22.7	22.7	22.7	22.7	22.7	22.7	22.7	22.7	\$97,300
St. Davids Lions Club Park	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	\$50,000
William Nassau Park	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	\$70,000
Homestead Park	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	\$150,000
Chautauqua Park	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	\$50,000
Ryerson Park	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	\$50,000
Lowry Park, St. Davids	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	\$50,000
Nelson Park	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	\$129,500
Villages Park	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	\$50,000
Niagara on the Green Parkette	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$50,000
Anderson Park Lane ²	8.0	8.0	8.0	8.0	8.0	8.0	8.0	14.0	14.0	14.0	\$50,000
Niagara on the Green Phase 2	-	-	-	2.4	2.4	2.4	2.4	2.4	2.4	2.4	\$83,300
Total	101.9	101.9	101.9	104.3	104.3	104.3	104.3	110.3	110.3	110.3	

Population	14,227	14,431	14,587	14,770	14,873	15,221	15,266	15,400	15,843	16,252
Per Capita Standard	0.0072	0.0071	0.0070	0.0071	0.0070	0.0069	0.0068	0.0072	0.0070	0.0068

10 Year Average	2004-2013
Quantity Standard	0.0070
Quality Standard	\$95,074
Service Standard	\$666

Notes:

- 1 Land area is net of the arena (assuming 33% coverage) and is counted on recreation facilities.
- 2 Land area is net of the NOTL Community Centre (assuming 33% coverage) starting in 2011 and is counted on recreation facilities.

DC Amount (before deductions)	10 Year
Forecast Population	2,948
\$ per Capita	\$666
Eligible Amount	\$1,962,041

**Town of Niagara-on-the-Lake
Service Standard Calculation Sheet**

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

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2013 Bld'g Value (\$/ft²)	Value/ft² with land, site works, etc.
Niagara-on-the-Lake Community Centre	4,128	4,128	4,128	4,128	4,128	4,128	4,128	4,128	-	-	\$ 240	\$ 268
Court House (Community Hall portion)	3,748	3,748	3,748	3,748	3,748	3,748	3,748	3,748	3,748	3,748	\$ 240	\$ 268
Arena	51,890	51,890	51,890	51,890	51,890	51,890	51,890	51,890	51,890	51,890	\$ 240	\$ 268
Queenston Community Centre	1,944	1,944	1,944	1,944	1,944	1,944	1,944	1,944	1,944	1,944	\$ 240	\$ 268
St. Davids Pool	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	\$ 240	\$ 268
Niagara Pool	3,210	3,210	3,210	3,210	3,210	3,210	3,210	3,210	3,210	3,210	\$ 240	\$ 268
NEW Niagara-on-the-Lake Community Centre								29,200	29,200	29,200	\$ 240	\$ 268
Total	66,320	66,320	66,320	66,320	66,320	66,320	66,320	66,320	95,520	91,392		

Population	14,227	14,431	14,587	14,770	14,873	15,221	15,266	15,400	15,843	16,252
Per Capita Standard	4.6616	4.5957	4.5465	4.4902	4.4591	4.3571	4.3443	6.2026	5.7686	5.6234

10 Year Average	2004-2013
Quantity Standard	4.9049
Quality Standard	\$268
Service Standard	\$1,315

DC Amount (before deductions)	10 Year
Forecast Population	2,948
\$ per Capita	\$1,315
Eligible Amount	\$3,875,379

**Town of Niagara-on-the-Lake
Service Standard Calculation Sheet**

Service: Library Collection Materials
 Contact :
 Unit Measure: No. of library collection items

Quantity Measure

Description	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2013 Value (\$/item)
Books	41,736	41,962	42,188	44,290	44,490	44,593	44,635	44,719	44,826	45,103	\$30
Periodicals	53	47	42	55	57	57	57	58	61	62	\$50
Videos	1,701	1,705	1,709	1,539	1,488	1,243	1,197	1,103	56	-	\$30
Microfilm	428	428	428	445	446	452	468	475	483	504	\$28
CD-ROMS	52	64	77	74	72	70	62	40	-	-	\$80
DVD	605	798	990	1,153	1,332	1,689	1,935	2,519	2,809	3,218	\$31
Audio Books/Tapes & CDs	599	636	672	803	837	915	947	983	1,044	1,125	\$45
CD - Sound Recordings	595	643	690	834	863	883	943	987	1,043	1,075	\$19
On-Line Resources	2	2	2	6	6	7	12	16	20	22	\$300
Ebooks						21,067	34,670	51,649	63,437	70,594	\$12
Downloadable Audio Books & Videos						1	1	1	1	1	\$4,866
Downloadable Music									1	1	\$3,268
Total	45,769	46,284	46,798	49,199	49,591	70,977	84,927	102,550	113,781	121,705	

Population	14,227	14,431	14,587	14,770	14,873	15,221	15,266	15,400	15,843	16,252
Per Capita Standard	3.22	3.21	3.21	3.33	3.33	4.66	5.56	6.66	7.18	7.49

10 Year Average	2004-2013
Quantity Standard	4.7854
Quality Standard	\$24
Service Standard	\$117

DC Amount (before deductions)	10 Year
Forecast Population	2,948
\$ per Capita	\$117
Eligible Amount	\$344,342

Notes

APPENDIX C
LONG TERM CAPITAL AND OPERATING COST
EXAMINATION

APPENDIX C - LONG TERM CAPITAL AND OPERATING COST EXAMINATION

TOWN OF NIAGARA-ON-THE-LAKE ANNUAL CAPITAL AND OPERATING COST IMPACT

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

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

ASSET	LIFECYCLE COST FACTORS	
	AVERAGE USEFUL	FACTOR
Water and Wastewater Services	80	0.00516
Roads and Related	20	0.04116
Facilities	40	0.01656
Vehicles - Public Works and Parks	10	0.09133
Vehicles - Fire and Transit	15	0.05783
Equipment	10	0.09133
Municipal Parking Spaces	25	0.03122
Parkland Development	30	0.02465
Library Materials	10	0.09133

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

Table C-1
TOWN OF NIAGARA-ON-THE-LAKE
OPERATING AND CAPITAL EXPENDITURE IMPACTS
FOR FUTURE CAPITAL EXPENDITURES

SERVICE	NET GROWTH RELATED EXPENDITURES	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Stormwater Servicing				
1.1 Channels, drainage and ponds	6,873,092	35,500	485,009	520,509
2. Sanitary Sewerage				
2.1 Sewers	1,712,099	8,800	2,252,160	2,260,960
3. Water Distribution				
3.1 Distribution systems	2,478,192	12,800	2,872,271	2,885,071
4. Roads, Sidewalks, Streetlights & Related				
4.1 Roads	18,744,723	771,500	1,618,752	2,390,252
4.4 Depots and Domes	950,000	15,700	82,040	97,740
5. Fire Services				
5.1 Fire Facilities & Vehicles	2,300,194	38,100	1,103,055	1,141,155
6. Outdoor Recreation Services				
6.1 Parkland development and Equipment	1,307,250	32,200	127,178	159,378
7. Indoor Recreation Services				
7.1 Recreation facilities	2,159,563	35,800	450,319	486,119
8. Library Facilities & Materials				
8.1 Library facilities	356,850	5,900	66,357	72,257
8.2 Library materials	432,388	39,500	80,403	119,903
9. Development Related Studies				
9.2 Studies	432,121	0	0	0

APPENDIX D
DEVELOPMENT CHARGE RESERVE FUND POLICY

APPENDIX D - DEVELOPMENT CHARGE RESERVE FUND POLICY

D.1 Legislative Requirements

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

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

Annually, the Treasurer of the Town is required to provide Council with a financial statement related to the 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 Town to repay municipal obligations to the fund;
- schedule identifying the value of credits recognized by the Town, the service to which it applies and the source of funding used to finance the credit; and
- for each draw, the amount spent on the project from the DC reserve fund and the amount and source of any other monies spent on the project.

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

D.2 DC Reserve Fund Application

Section 35 of the DCA states that:

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

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

Appendix D-1
SAMPLE DEVELOPMENT CHARGE RESERVE FUNDS STATEMENT
TOWN OF NIAGARA-ON-THE-LAKE
FOR THE YEAR _____

Reserve Fund	Town Wide					Urban Area			
	Roads, Sidewalks, Streetlights & Related	Fire Facilities & Vehicles	Parks & Recreation	Library Facilities & Materials	Development Related Studies	Stormwater Servicing	Sanitary Sewerage	Water Distribution	St. Davids Sanitary Sewerage
Balance as of January 1									
Plus:									
Development Charge Collections									
Accrued Interest									
Repayment of Monies Borrowed from Fund and Associated Interest									
SUB-TOTAL									
Less:									
Amount Transferred to Capital (or Other) Funds {1}									
Amounts Refunded									
Amounts Loaned to Other DC Service Category									
Credits {2}									
Monies Borrowed from Fund for Other Municipal Purposes									
SUB-TOTAL									
December 31 Closing Balance									

{1}See Attachment 1 for details

{2}See Attachment 2 for details

Attachment 1**SAMPLE DEVELOPMENT CHARGE RESERVE FUND STATEMENT
TOWN OF NIAGARA-ON-THE-LAKE
FOR THE YEAR _____**

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

Attachment 2**DEVELOPMENT CHARGE RESERVE FUND STATEMENT
TOWN OF NIAGARA-ON-THE-LAKE
FOR THE YEAR _____**

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

APPENDIX E
LOCAL SERVICE POLICY

APPENDIX E - LOCAL SERVICE POLICY

GENERAL POLICY GUIDELINES ON DEVELOPMENT CHARGE AND LOCAL SERVICE FUNDING FOR ROAD-RELATED, STORM WATER MANAGEMENT, WATER AND SANITARY SEWER WORKS

1. Parkland

- 1.1 The developer is responsible for grading and sodding of parkland.

2. Sanitary Sewer System

- 2.1 Oversizing in excess of what would have been required to service the Developer's properties and existing developed lands is not considered a local service. The minimum sewer size to be provided by landowners as internals and connectors is 200 mm diameter with a minimum velocity of 0.67 m/s.

3. Storm Sewer System

- 3.1 Stormwater flow from new developments will be restricted to pre-development rates for the 2 through 100 year return storm. Common stormwater management facilities will be encouraged.
- 3.2 Proposed storm sewers must be sized to convey the peak runoff from the 5-year return storm. The minimum sewer size shall be 300 mm diameter.
- 3.3 Oversizing in excess of what would have been required to service the Developer's properties and existing developed lands is not considered a local service.

4. Water Distribution System

- 4.1 The minimum watermain size shall be 150 mm diameter. Oversizing in excess of what would have been required to service the Developer's properties and existing developed lands is not considered a local service.
- 4.2 The Town shall require that the water system is "looped" to minimize water quality problems.

5. Road Systems

- 5.1 The minimum road standard is local urban which is required as a local service. Standard residential, local urban roads shall have a 20 metre road allowance with an 8.5 metre asphalt road platform, curb and gutter, sidewalks on one side of the street and street lighting.
- 5.2 Collector roads are considered oversized and are included in the development charge calculation. However, developers with frontage on a collector road are responsible for 50% of the construction cost along that frontage.



APPENDIX F
PROPOSED DEVELOPMENT CHARGE BY-LAW

**THE CORPORATION OF
THE TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. ____-13**

**A BY-LAW WITH RESPECT TO DEVELOPMENT
CHARGES (Residential and Non-Residential)**

WHEREAS Section 2(1) of the *Development Charges Act, 1997*, c.27 (hereinafter called the Act) enables the council of a municipality by by-law to impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies and the development requires one of the actions set out in subsection 2(2) of the Act;

AND WHEREAS the Council of the Corporation of the Town of Niagara-on-the-Lake, at its meeting of November 18, 2013, approved a report dated October 11, 2013, entitled "Niagara-on-the-Lake Development Charges Background Study", prepared by Watson & Associates Economists Ltd.;

AND WHEREAS the Council has given Notice in accordance with Section 12 of the *Development Charges Act, 1997* of its development charges proposal and held a public meeting on October 28, 2013;

AND WHEREAS the Council has heard all persons who applied to be heard in objection to, or in support of, the development charges proposal at its public meeting and provided a subsequent period for written communications to be made;

AND WHEREAS the Council in adopting the said report on November 18, 2013 directed that development charges be imposed on land under development or redevelopment within the geographical limits of the municipality as hereinafter provided.

NOW THEREFORE BE IT ENACTED AS A BY-LAW OF THE CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE, AS FOLLOWS:

1. In this by-law,

DEFINITIONS

(1) "Act" means the *Development Charges Act, 1997*, C.27;

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- (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 and floor area, and exclusively devoted to a principal use, building or structure;
- (3) "agricultural use" means use or intended use for bona fide farming purposes:
- (a) including (but not limited to):
 - (i) cultivation of crops, whether on open land or in greenhouses, including (but not limited to) fruit, vegetables, herbs, grains, field crops, sod, trees, shrubs, flowers, and ornamental plants;
 - (ii) raising of animals, including (but not limited to) cattle, horses, pigs, poultry, livestock, fish;
 - (iii) agricultural animal husbandry, dairying, equestrian activities, horticulture, fallowing, pasturing, and market gardening; and
 - (iv) services related to the boarding or breeding of household pets.
 - (b) but excluding:
 - (i) retail sales activities; including but not limited to restaurants, banquet facilities, hospitality facilities and gift shops;
 - (ii) services related to grooming of household pets;
- (4) "apartment unit" means any residential dwelling unit within a building containing more than two dwelling units where the principal means of access to the residential units is from an interior corridor;
- (5) "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;
- (6) "benefiting area" is as defined in the Act;
- (7) "board of education" is as defined in subsection 1(1) of the *Education Act*;
- (8) "Building Code Act" means the *Building Code Act*, S.O. 1992, c.23, as amended;
- (9) "capital cost" is as defined in the Act;
- (10) "council" means the Council of the municipality;

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- (11) "credits" are defined as per sections 8 and 9 of this by-law;
- (12) "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 notwithstanding the foregoing, development does not include temporary structures, including but not limited to, seasonal hoop structures, seasonal fabric structures, tents, produce sales stands or temporary sales offices not used for the purposes of habitation;
- (13) "development charge" is as defined in the Act;
- (14) "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 access to culinary and/or sanitary facilities;
- (15) "farm building" means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;
- (16) "front-ending agreement" is as defined in the Act;
- (17) "grade" means the average level of finished ground adjoining a building or structure at all exterior walls;
- (18) "gross floor area" means the total 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 another dwelling unit 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:

- 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 service the building;

- loading facilities above or below grade; and
 - a part of the building or structure below grade that is used for the parking of motor vehicles or for storage;
- (19) "level of service" means the prescribed level of service referenced in calculating the Schedule "B" charges;
- (20) "local board" is as defined in the Act;
- (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 or are to be installed or paid for by the owner as a condition of approval under Section 51 of the *Planning Act*;
- (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, tent trailer or seasonal mobile home;
- (23) "municipality" means The Corporation of the Town of Niagara-on-the-Lake;
- (24) "non-profit" means any organizations that are incorporated under the Ministry of Community and Social Services and hold a Letter of Patent from the Ministry.
- (25) "non-residential use" means land, buildings or structures or portion thereof used for other than residential use, but includes short stay rental use;
- (26) "official plan" means the Official Plan of the Town of Niagara-on-the-Lake and any amendments thereto;
- (27) "other multiple family dwellings" means all dwellings, including mobile homes, other than single-family dwellings, semi-detached dwellings and apartment units.
- (28) "place of worship" means any building or part thereof that is owned by a church or religious organization that is exempt from taxation as a place of worship pursuant to the Assessment Act, R.S.O. 1990, c. A.31, as amended;
- (29) "Planning Act" means the *Planning Act*, as amended;
- (30) "rate" means the Bank of Canada rate on the day the by-law comes into force updated on the first business day of every January, April, July and October;

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- (31) "regulation" means any regulation made pursuant to the Act;
- (32) "residential use" means land or buildings or structures or portion thereof of any kind whatsoever used, designed or intended to be used as living accommodations for one or more individuals;
- (33) "rural areas" means those areas within the municipality not defined as urban areas;
- (34) "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 to another dwelling unit where the residential units are not connected by an interior corridor;
- (35) "services in lieu" means those services specified in an agreement made under Section 38 of the Act;
- (36) "servicing agreement" means an agreement between a landowner and the municipality relative to the provision of services to specified lands within the municipality;
- (37) "short stay rental use" means use or intended use for human habitation on a temporary basis for profit (such as a hotel, motel, guest cabin, and boarding, lodging and rooming house);
- (38) "single detached dwelling unit" means a residential building consisting of one dwelling unit and not attached to another structure;
- (39) "subsidized housing units" means any residential use declared by resolution of Council to be subsidized housing;
- (40) "urban areas" means those areas within the municipality where municipal sanitary sewerage and water services are available or are expected to be made available during the term of the by-law, excluding the St. Davids community only in the case of the sanitary sewerage service, as it is addressed under a separate development charge by-law.

SCHEDULE OF DEVELOPMENT CHARGES

2. (1) Subject to the provisions of this by-law, development charges against land shall be calculated and collected in accordance with the base rates set out in Schedules "B" which relate to the services set out in Schedule "A".

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- (2) This by-law does not provide for the phasing in of the schedule of base rates in Schedule "B".
 - (3) The development charge with respect to the use of any land, buildings or structures shall be calculated as follows:
 - (a) in the case of residential development, or the residential portion of a mixed-use development, based upon the number and type of dwelling units. This By-law establishes the following categories of residential development:
 - (i) single-detached or semi-detached dwelling units,
 - (ii) two bedroom and larger apartments or one-two bedroom, non-apartment multiple dwelling units,
 - (iii) bachelor or one bedroom apartment units, and
 - (iv) all other dwelling unit types.
 - (b) in the case of non-residential development, based on the gross floor area of buildings or structures to be constructed;
 - (c) the water distribution charge is applicable to development located within the area to which services are available or expected to be made available during the term of the by-law;
 - (d) the urban area charge is applicable to development located within that part of the Town where municipal sanitary sewerage and water services are available or are expected to be made available during the term of the by-law.
 - (4) Council hereby determines that the development of land, buildings or structures for residential or non-residential uses have required or will require the provision, enlargement, expansion or improvement of the services referenced in Schedule "A".
 - (5) Notwithstanding the provision of subsection (1), the development of a building is exempt from that portion of the development charges calculated for any particular service, if it is located outside of the boundaries applicable to such service.
 - (6) Nothing in this By-law affects the connection charges for connection to the following municipally-constructed works:

- (i) Epp Drain Diversion,
- (ii) Concession 3 water main, and
- (iii) Queenston Road Sanitary Sewer.

APPLICABLE LANDS

3. (1) Subject to subsections (2), (3), (4), (5) and (6), this by-law applies to all lands in the municipality, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*.
- (2) This by-law shall not apply to land that is owned by and used for the purposes of:
- (a) a board of education as defined in Subsection 1(1) of the *Education Act*;
 - (b) any municipality or local board thereof;
 - (c) the development of a non-residential farm building used for bona fide agricultural purposes;
 - (d) that portion of a place of worship which is used exclusively as a place of worship for religious services and any reception and meeting areas used in connection with, or integral to, the worship space, including hallways, attached meeting rooms and lobbies and excluding, but not limited to, areas such as office, storage buildings, kitchen, classrooms, fellowship hall and library;.
- (3) This by-law shall not apply to:
- (a) the enlargement of the gross floor area of an existing industrial building, if the gross floor area is enlarged by 50 percent or less and assuming that no previous expansions have taken place since 1991;
 - (b) for the purpose of subsection (a) the terms “gross floor area” and “existing industrial building” shall have the same meaning as those terms have in O. Reg. 82/98 made under the Act;
 - (c) Notwithstanding subsection (a), if the gross floor area is enlarged by more than 50 percent, development charges shall be calculated and collected in accordance with Schedule B in the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.

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- (4) No development charge shall be levied for development to the extent of one dwelling unit on a vacant lot of record existing as of November 18, 1991 except a lot created by means of testamentary devise.
 - (5) This by-law shall not apply to that category of exempt development described in subsection 2(3) of the *Development Charges Act, 1997*, and Section 2 of O. Reg. 82/98.
 - (6) 50% of the development charges otherwise applicable shall be levied against non-profit special care or non-profit retirement homes in a building containing more than ten dwelling units.
 - (7) Where a conflict exists between the provision of the new By-law and any other signed pre-existing agreement between the Town and the owner, with respect to land to be charged under this By-law, the provisions of such agreement prevail to the extent of the conflict.
 - (8) This by-law is not applicable to development for which a complete application for building permit has been submitted and the development charge has been paid, prior to the in force date of this by-law.
4. (1) Subject to subsection (2), development charges shall apply to, and shall be calculated and collected in accordance with the provisions of this by-law on land to be developed for residential and non-residential use, where,
- (a) development of the area to which the by-law relates, creates the need for increased capital costs required because of increased needs for servicing thereto, and
 - (b) the development requires,
 - (i) the passing of a zoning by-law or of an amendment thereto under Section 34 of the *Planning Act*;
 - (ii) the approval of a minor variance under Section 45 of the *Planning Act*;
 - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* 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*; or
 - (vii) the issuing of a permit under the *Building Code Act*, 1992, in relation to a building or structure.
- (2) Subsection (1) shall not apply in respect of:
- (a) 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*;
 - (b) local services to be installed or paid for by the owner as a condition of approval under section 53 of the *Planning Act*;

EXISTING AGREEMENTS

5. An agreement with respect to charges related to development registered prior to passage of this by-law remains in effect after enactment of this by-law.

LOCAL SERVICE INSTALLATION

6. Nothing in this by-law prevents Council from requiring, as a condition of an agreement under section 41, 51 or 53 of the *Planning Act*, that the owner, at his or her own expense, shall install such local services within the plan of subdivision and otherwise, as Council may require, or that the owner pay for local connections to water mains, sanitary sewers and/or storm drainage facilities installed at the owner's expense.

MULTIPLE CHARGES

7. (1) Where two or more of the actions described in Section 4(1) are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.
- (2) Notwithstanding subsection (1), more than one development charge may apply to the same area where there is no duplication in the servicing costs being recovered.

CREDITS

8. (1) Council shall give a development charge credit to a person allowed by Council to perform work that relates to a service in Schedule A and addressed in the project listing forming part of the Background Study.

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- (2) The amount of such credit is the reasonable cost of doing the work, as agreed by the municipality and the person given the credit, prior to the issuance of the first building permit related thereto, provided that such cost does not involve an increase in the average level of service in the Town 2004-2013 and the credit is only in relation to the service to which the work relates.
 - (3) In the case of the demolition of all or part of a residential or non-residential building or structure:
 - (a) a development charge credit shall be allowed, provided that a building permit has been issued for the development or redevelopment within five years from the date the demolition permit has been issued;
 - (b) if a development or redevelopment involves the demolition of, and replacement of, a building or structure, or the conversion from one principal use to another, a credit shall be allowed 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. The credit can, in no case, exceed the amount of the development charge that would otherwise be 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 credit can, in no case, exceed the amount of the development charge that would otherwise be payable.

FRONT-ENDING AGREEMENTS

9.
 - (1) The Town may enter into a front-ending agreement with respect to work done after the agreement is entered into, related to the provision of services for which there will be an increased need as a result of development, benefiting a defined area, to which the land and service(s) the Town's development charge by-law applies.
 - (2) Such agreement may provide for persons developing land within the defined area to reimburse some part of the costs of the work.

- (3) A person is entitled to be given a credit towards a development charge for the amount of his non-reimbursable share of the costs of work under a front-ending agreement.

TIMING OF CALCULATION AND PAYMENT

10. (1) Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted by the Act or this by-law, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies, or in a manner or at a time otherwise lawfully agreed upon.
- (2) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- (3) Notwithstanding subsections (1) and (2), an owner may enter into an agreement with the municipality to provide for the payment in full of a development charge before building permit issuance or later than the issuing of a building permit and any such agreement may be registered on title.

BY-LAW REGISTRATION

11. A certified copy of this by-law or agreement thereunder may be registered on title to any land to which this by-law applies.

RESERVE FUND(S)

12. (1) Monies received from payment of development charges plus interest earned thereon, shall be maintained in separate reserve funds for each category of service to which the development charge relates, and may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act.
- (2) Where the Town borrows money from one of these reserve funds, it shall repay the amount used, plus interest, at a rate no less than the prescribed minimum interest rate.
- (3) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.

- (4) Where any unpaid development charges are collected as taxes under subsection (3), the monies so collected shall be credited to the development charge reserve fund or funds referred to in subsection (1).
- (5) The Treasurer of the Municipality shall, in each year on or before May 1, commencing in 2015 for the 2014 year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 43 of the Act and Sections 12 and 13 of O. Reg. 82/98.

BY-LAW AMENDMENT OR REPEAL

13. (1) Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Municipal Board or by resolution of the Municipal Council, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) In the case of a repeal by the Ontario Municipal Board, the municipality shall refund any development charge paid under the by-law.
- (3) In the case of a development charge by-law amendment by the Ontario Municipal Board, the municipality shall refund the difference between any development charge paid under the by-law and the development charge that would have been payable under the by-law as amended.
- (4) Such refunds are to be made within thirty days after the repeal or amendment.
- (5) The municipality shall pay interest on an amount it refunds at a rate not less than the prescribed minimum interest rate from the time the amount was paid to it, to the time it is refunded.

DEVELOPMENT CHARGE SCHEDULE INDEXING

14. The development charges referred to in Schedule "B" shall be adjusted annually, without amendment to this by-law, commencing in January, 2015, and annually thereafter in each January while this by-law is in force, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, Construction Price Statistics, Catalogue Number 62-007.

BY-LAW ADMINISTRATION

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

SCHEDULES TO THE BY-LAW

16. The following schedules to this by-law form an integral part of this by-law:

Schedule "A" - Designated Municipal Services

Schedule "B" - Schedule of Development Charges

EXISTING BY-LAWS REPEALED

17. The Town's current development charge by-law which includes By-law 4265-08 is repealed as of the date on which this by-law comes into force.

DATE BY-LAW EFFECTIVE

18. This by-law shall come into force on January 1, 2014.
19. Each of the clauses of the by-law is separate and independent, and in the event that any clause of this by-law is found, for any reason, to be invalid, the remainder of the by-law shall continue in full force and effect and the by-law shall be read as if such invalid clause was not contained therein.

SHORT TITLE

20. This by-law may be cited as the Town-wide Development Charge By-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 18th DAY OF NOVEMBER, 2013.

LORD MAYOR

TOWN CLERK

SCHEDULE A
TOWN OF NIAGARA-ON-THE-LAKE
DESIGNATED MUNICIPAL SERVICES

1. Municipal-wide Services
 - 1.1 Development-related Studies
 - 1.2 Roads, Sidewalks and Streetlights and Related
 - 1.3 Fire Facilities and Vehicles
 - 1.4 Major Indoor Recreation Facilities and Parkland Development and Equipment
 - 1.5 Library Facilities and Materials

2. Urban Services
 - 2.1 Sanitary Sewerage
 - 2.2 Stormwater Servicing

3. Water Service Area
 - 3.1 Water Distribution

**SCHEDULE B
to By-law Number XX-2013**

passed the 18th day of November, 2013

Schedule of Development Charges

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	2 Bedroom and Larger Apartments & 1-2 Bedroom Multiple Family Dwellings	Apartments - Bachelor and 1 Bedroom	All Other Dwelling Unit Types	(per ft ² of Gross Floor Area)
A. Municipal Wide Services:					
Roads, Sidewalks, Streetlights & Related	4,748	3,004	1,975	3,419	3.75
Fire facilities & vehicles	1,038	657	432	747	0.99
Parks & Recreation	1,416	896	589	1,020	0.10
Library Facilities & Materials	578	366	240	416	0.04
Development Related Studies	182	115	76	131	0.17
Total Municipal Wide Services	7,962	5,038	3,312	5,733	5.05
B. Additional Charge Urban Area (Water Service)					
Water Distribution	363	230	151	261	0.28
C. Additional Charge Urban Area (Sanitary Sewerage & Stormwater)					
Stormwater Servicing	1,161	735	483	836	0.89
Sanitary Sewerage (all urban areas except St. Davids)	293	185	122	211	0.23
Sub-total	1,454	920	605	1,047	1.12
TOTAL DEVELOPMENT CHARGE					
RURAL AREA (no sewer/water) (A)	7,962	5,038	3,312	5,733	5.05
RURAL AREA (no sewer) (A+B)	8,325	5,268	3,463	5,994	5.33
URBAN AREA (A+B+C)	9,779	6,188	4,068	7,041	6.45

Sanitary Servicing charge not applicable to the St.Davids community, which is subject to the "Rural Area (A + B)" charge plus the stormwater servicing charge under this By-law plus a sanitary sewerage charge under a separate development charge by-law applicable to St. Davids Community.

APPENDIX G
PROPOSED AREA-SPECIFIC DEVELOPMENT CHARGES IN
THE ST. DAVIDS COMMUNITY FOR SANITARY SEWERAGE
SERVICE BY-LAW

**THE CORPORATION OF
THE TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. ____-13**

**A BY-LAW WITH RESPECT TO AREA-SPECIFIC
DEVELOPMENT CHARGES IN THE ST. DAVIDS
COMMUNITY FOR SANITARY SEWERAGE
SERVICE**

WHEREAS section 2(1) of the *Development Charges Act, 1997, c.27* (hereinafter called the Act) enables the council of a municipality by by-law to impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies and the development requires one of the actions set out in subsection 2(2) of the Act;

AND WHEREAS the Council of the Corporation of the Town of Niagara-on-the-Lake, at its meeting of *November 18th, 2013* approved a report dated *October 11th, 2013*, entitled "Development Charge Background Study re Area-specific Development Charge Policy for Sanitary Sewer Service in the St. Davids Community of the Town of Niagara-on-the-Lake," prepared by Watson and Associates Economists Ltd.;

AND WHEREAS the Council has given Notice in accordance with Section 12 of the *Development Charges Act, 1997* of its development charges proposal and held a public meeting on *October 28th, 2013*;

AND WHEREAS the Council has heard all persons who applied to be heard in objection to, or in support of, the development charges proposal at its public meeting and provided a subsequent period for written communications to be made;

AND WHEREAS the Council in adopting the said report on *November 18th, 2013*, directed that development charges for sanitary sewerage service be imposed on land under development or redevelopment within the geographical limits of the urban area of the community of St. Davids, as hereinafter provided.

NOW THEREFORE BE IT ENACTED AS A BY-LAW OF THE CORPORATION OF THE TOWN OF NIAGARA-ON-THE-LAKE, AS FOLLOWS:

1. In this by-law,

DEFINITIONS

- (1) "Act" means the *Development Charges Act, 1997, C.27*;
- (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 and floor area, and exclusively devoted to a principal use, building or structure;
- (3) "agricultural use" means use or intended use for bona fide farming purposes:
- (a) including (but not limited to):
- (i) cultivation of crops, whether on open land or in greenhouses, including (but not limited to) fruit, vegetables, herbs, grains, field crops, sod, trees, shrubs, flowers, and ornamental plants;
 - (ii) raising of animals, including (but not limited to) cattle, horses, pigs, poultry, livestock, fish;
 - (iii) agricultural animal husbandry, dairying, equestrian activities, horticulture, fallowing, pasturing, and market gardening; and
 - (iv) services related to the boarding or breeding of household pets.
- (b) but excluding:
- (i) retail sales activities; including but not limited to restaurants, banquet facilities, hospitality facilities and gift shops;
 - (ii) services related to grooming of household pets;
- (4) "apartment unit" means any residential dwelling unit within a building containing more than two dwelling units where the principal means of access to the residential units is from an interior corridor;
- (5) "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;
- (6) "benefiting area" is as defined in the Act;
- (7) "board of education" is as defined in subsection 1(1) of the *Education Act*,

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- (8) "Building Code Act" means the *Building Code Act*, S.O. 1992, c.23, as amended;
 - (9) "capital cost" is as defined in the Act;
 - (10) "council" means the Council of the municipality;
 - (11) "credits" are defined as per Sections 8 and 9 of this by-law;
 - (12) "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; development does not include temporary structures, including but not limited to, seasonal hoop structures, seasonal fabric structures, tents, produce sales stands or temporary sales offices not used for the purposes of habitation;
 - (13) "development charge" is as defined in the Act;
 - (14) "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 access to culinary and/or sanitary facilities;
 - (15) "farm building" means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;
 - (16) "front-ending agreement" is as defined in the Act;
 - (17) "grade" means the average level of finished ground adjoining a building or structure at all exterior walls;
 - (18) "gross floor area" means the total 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 another dwelling unit 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:

- 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 service the building;
 - loading facilities above or below grade; and
 - a part of the building or structure below grade that is used for the parking of motor vehicles or for storage;
- (19) "local board" is as defined in the Act;
- (20) "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 or are to be installed or paid for by the owner as a condition of approval under Sections 51 or 53 of the *Planning Act*;
- (21) "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, tent trailer or seasonal mobile home;
- (22) "municipality" means The Corporation of the Town of Niagara-on-the-Lake;
- (23) "non profit" means any organizations that are incorporated under the Ministry of Community and Social Services and hold a Letter of Patent from the Ministry.
- (24) "non-residential use" means land, buildings or structures or portion thereof used for other than a residential use, but includes short stay rental use;
- (25) "official plan" means the Official Plan of the Town of Niagara-on-the-Lake and any amendments thereto;
- (26) "other multiple family dwellings" means all dwellings, including mobile homes, other than single-family dwellings, semi-detached dwellings and apartment units.
- (27) "place of worship" means any building or part thereof that is owned by a church or religious organization that is exempt from taxation as a place of worship pursuant to the Assessment Act, R.S.O. 1990, c. A.31, as amended;
- (28) "Planning Act" means the *Planning Act*, as amended;
- (29) "rate" means the Bank of Canada rate on the day the by-law comes into force updated on the first business day of every January, April, July and October;

- (30) "regulation" means any regulation made pursuant to the Act;
- (31) "residential use" means land or buildings or structures or portion thereof of any kind whatsoever used, designed or intended to be used as living accommodations for one or more individuals;
- (32) "rural areas" means those areas within the municipality not defined as urban areas;
- (33) "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 to another dwelling unit where the residential units are not connected by an interior corridor;
- (34) "services in lieu" means those services specified in an agreement made under Section 38 of the Act;
- (35) "servicing agreement" means an agreement between a landowner and the municipality relative to the provision of services to specified lands within the municipality;
- (36) "short stay rental use" means use or intended use for human habitation on a temporary basis for profit (such as a hotel, motel, guest cabin, and boarding, lodging and rooming house);
- (37) "single detached dwelling unit" means a residential building consisting of one dwelling unit and not attached to another structure;
- (38) "subsidized housing units" means any residential use declared by resolution of Council to be subsidized housing;
- (39) "urban area" means that part of the St. Davids community where municipal sanitary sewerage service is available or is expected to be made available during the term of the by-law;

SCHEDULE OF DEVELOPMENT CHARGES

2. (1) Subject to the provisions of this by-law, development charges against the land in Schedule C shall be calculated and collected in accordance with the base rates set out in Schedule "B", which relate to the service set out in Schedule "A".
- (2) This by-law does not provide for the phasing in of the schedule of base rates in Schedule "B".

- (3) The development charge with respect to the use of any land, buildings or structures shall be calculated as follows:
- (a) in the case of residential development, or the residential portion of a mixed-use development, based upon the number and type of dwelling units. This By-law establishes the following categories of residential development:
 - (i) single-detached and semi-detached dwelling units,
 - (ii) two bedroom and larger apartments and one-two bedroom non-apartment multiple dwelling units,
 - (iii) bachelor or one bedroom apartment units, and
 - (iv) all other dwelling unit types.
 - (b) in the case of non-residential development, based on the gross floor area of buildings or structures to be constructed;
 - (c) the urban area charge is applicable to development located within the St. Davids community as set out in Schedule "C", where municipal sanitary sewerage service is available or is expected to be made available during the term of the by-law.
 - (d) The policies and provisions of this by-law apply only to the lands designated in Schedule "C" and should not be taken as indicative of the policies or provisions which the Town might apply generally or to other areas of the Town.
- (4) Council hereby determines that the development of land, buildings or structures for residential or non-residential uses have required or will require the provision, enlargement, expansion or improvement of the service referenced in Schedule "A".

APPLICABLE LANDS

3. (1) Subject to subsections (2), (3), (4), (5) and (6), this by-law applies to all lands in Schedule C, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*.
- (2) This by-law shall not apply to land that is owned by and used for the purposes of:
- (a) a board of education as defined in Subsection 1(1) of the *Education Act*;
 - (b) any municipality or local board thereof;

- (c) the development of a non-residential farm building used for bona fide agricultural purposes;
 - (d) that portion of a place of worship which is used exclusively as a place of worship for religious services and any reception and meeting areas used in connection with, or integral to, the worship space, including hallways, attached meeting rooms and lobbies and excluding, but not limited to, areas such as office, storage buildings, kitchen, classrooms, fellowship hall and library;
- (3) This by-law shall not apply to:
- (a) the enlargement of the gross floor area of an existing industrial building, if the gross floor area is enlarged by 50 percent or less and assuming that no previous expansions have taken place since 1991;
 - (b) for the purpose of subsection (a) the terms “gross floor area” and “existing industrial building” shall have the same meaning as those terms have in O.Reg. 82/98 made under the Act;
 - (c) Notwithstanding subsection (a), if the gross floor area is enlarged by more than 50 percent, development charges shall be calculated and collected in accordance with Schedule B in the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.
- (4) No development charge shall be levied for:
- (a) one single detached unit per property which is subject to the Town’s sanitary sewerage frontage charge for lots of record existing as of May 12, 2003 or where the frontage charge has been prepaid;
 - (b) the replacement of a demolished building with a building containing the same or fewer dwelling units;
 - (c) the first dwelling unit in any plan of subdivision created subsequent to May 12, 2003.
- (5) This by-law shall not apply to that category of exempt development described in subsection 2(3) of the *Development Charges Act, 1997*, and Section 2 of O.Reg. 82/98.
- (6) 50% of the development charges otherwise applicable shall be levied against non-profit special care or non-profit retirement homes in a building containing more than ten dwelling units.

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- (7) Where a conflict exists between the provision of this By-law and any other signed pre-existing agreement between the Town and the owner, with respect to land to be charged under this By-law, the provisions of such agreement prevail to the extent of the conflict.
4. (1) Subject to subsection (2), development charges shall apply to, and shall be calculated and collected in accordance with, the provisions of this by-law on land to be developed for residential and non-residential use, where the development requires,
- (i) the passing of a zoning by-law or of an amendment thereto under Section 34 of the *Planning Act*;
 - (ii) the approval of a minor variance under Section 45 of the *Planning Act*;
 - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* 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*; or
 - (vii) the issuing of a permit under the *Building Code Act*, 1992, in relation to a building or structure.

- (2) Subsection (1) shall not apply in respect of:
- (a) 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*;
 - (b) local services to be installed or paid for by the owner as a condition of approval under section 53 of the *Planning Act*;
- (3) It is hereby declared by Council that all development of land within the area to which this By-law applies, will increase the need for services.

EXISTING AGREEMENTS

5. An agreement with respect to charges related to development registered prior to passage of this by-law remains in effect after enactment of this by-law.

LOCAL SERVICE INSTALLATION

6. Nothing in this by-law prevents Council from requiring, as a condition of an agreement under section 41, 51 or 53 of the *Planning Act*, that the owner, at his or her own expense, shall install such local services within the plan of subdivision and otherwise, as Council may require, or that the owner pay for local connections to water mains, sanitary sewers and/or storm drainage facilities installed at the owner's expense.

MULTIPLE CHARGES

7. (1) Where two or more of the actions described in Section 4(1) are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.
- (2) Notwithstanding subsection (1), more than one development charge may apply to the same area where there is no duplication in the servicing costs being recovered.

CREDITS

8. (1) Council shall give a development charge credit to a person allowed by Council to perform work that relates to the service in Schedule A and addressed in the project costing on which the Background Study is based.

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- (2) The amount of such credit is the reasonable cost of doing the work, as agreed by the municipality and the person given the credit, prior to the issuance of the first building permit related thereto, provided that such cost does not involve an increase in the average level of service in the Town and the credit is only in relation to the service to which the work relates.
 - (3) In the case of the demolition of all or part of a residential or non-residential building or structure:
 - (a) a development charge credit shall be allowed, provided that a building permit has been issued for the development or redevelopment within five years from the date the demolition permit has been issued;
 - (b) if a development or redevelopment involves the demolition of and replacement of a building or structure, or the conversion from one principal use to another, a credit shall be allowed 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. The credit can, in no case, exceed the amount of the development charge that would otherwise be 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 credit can, in no case, exceed the amount of the development charge that would otherwise be payable.

FRONT-ENDING AGREEMENTS

9.
 - (1) The Town may enter into a front-ending agreement with respect to work done after the agreement is entered into, related to the provision of services for which there will be an increased need as a result of development, benefiting a defined area, to which the land and service(s) the Town's development charge by-law applies.
 - (2) Such agreement may provide for persons developing land within the defined area to reimburse some part of the costs of the work.
 - (3) A person is entitled to be given a credit towards a development charge for the amount of his non-reimbursable share of the costs of work under a front-ending agreement.

TIMING OF CALCULATION AND PAYMENT

10. (1) Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted by the Act or this by-law, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies, or in a manner or at a time otherwise lawfully agreed upon.
- (2) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- (3) Notwithstanding subsections (1) and (2), an owner may enter into an agreement with the municipality to provide for the payment in full of a development charge before building permit issuance or later than the issuing of a building permit and any such agreement may be registered on title.

BY-LAW REGISTRATION

11. A certified copy of this by-law or agreement thereunder may be registered on title to any land to which this by-law applies.

RESERVE FUND(S)

12. (1) Monies received from payment of development charges plus interest earned thereon, shall be maintained in a separate reserve fund for the one category of service to which the development charge relates, and may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act.
- (2) Where the Town borrows money from this reserve fund, it shall repay the amount used, plus interest, at a rate no less than the prescribed minimum interest rate.
- (3) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.
- (4) Where any unpaid development charges are collected as taxes under subsection (3), the monies so collected shall be credited to the development charge reserve fund referred to in subsection (1).
- (5) The Treasurer of the Municipality shall, in each year on or before May 1, commencing in 2015 for the 2014 year, furnish to Council a statement in respect of the reserve fund established hereunder for the prior year, containing the

information set out in Section 43 of the Act and Sections 12 and 13 of O.Reg. 82/98.

BY-LAW AMENDMENT OR REPEAL

13. (1) Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Municipal Board or by resolution of the Municipal Council, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) In the case of a repeal by the Ontario Municipal Board, the municipality shall refund any development charge paid under the by-law.
- (3) In the case of a development charge by-law amendment by the Ontario Municipal Board, the municipality shall refund the difference between any development charge paid under the by-law and the development charge that would have been payable under the by-law as amended.
- (4) Such refunds are to be made within thirty days after the repeal or amendment.
- (5) The municipality shall pay interest on an amount it refunds at a rate not less than the prescribed minimum interest rate from the time the amount was paid to it, to the time it is refunded.

DEVELOPMENT CHARGE SCHEDULE INDEXING

14. The development charges referred to in Schedule "B" shall be adjusted annually, without amendment to this by-law, commencing in January, 2015, and annually thereafter in each January while this by-law is in force, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, Construction Price Statistics, Catalogue Number 62-007 or 2.5% per year, whichever is less.

BY-LAW ADMINISTRATION

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

SCHEDULES TO THE BY-LAW

16. The following schedules to this by-law form an integral part of this by-law:

Schedule "A" – Designated Municipal Service

Schedule "B" – St. Davids Community Area-specific Development Charge for the Sanitary Sewerage Service

Schedule "C" – St. Davids Community Lands Which are Subject to an Area-Specific Sanitary Sewerage Development Charge.

DATE BY-LAW EFFECTIVE

17. This by-law shall come into force and effect on January 1, 2014.
18. Each of the clauses of the by-law is separate and independent, and in the event that any clause of this by-law is found, for any reason, to be invalid, the remainder of the by-law shall continue in full force and effect and the by-law shall be read as if such invalid clause was not contained therein.

SHORT TITLE

19. This by-law may be cited as the St. Davids Area-Specific Sanitary Sewerage Development Charge By-law.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS 18th DAY OF NOVEMBER, 2013

LORD MAYOR

TOWN CLERK

SCHEDULE A
TOWN OF NIAGARA-ON-THE-LAKE (ST. DAVIDS COMMUNITY)
DESIGNATED MUNICIPAL SERVICE

1. Urban Service

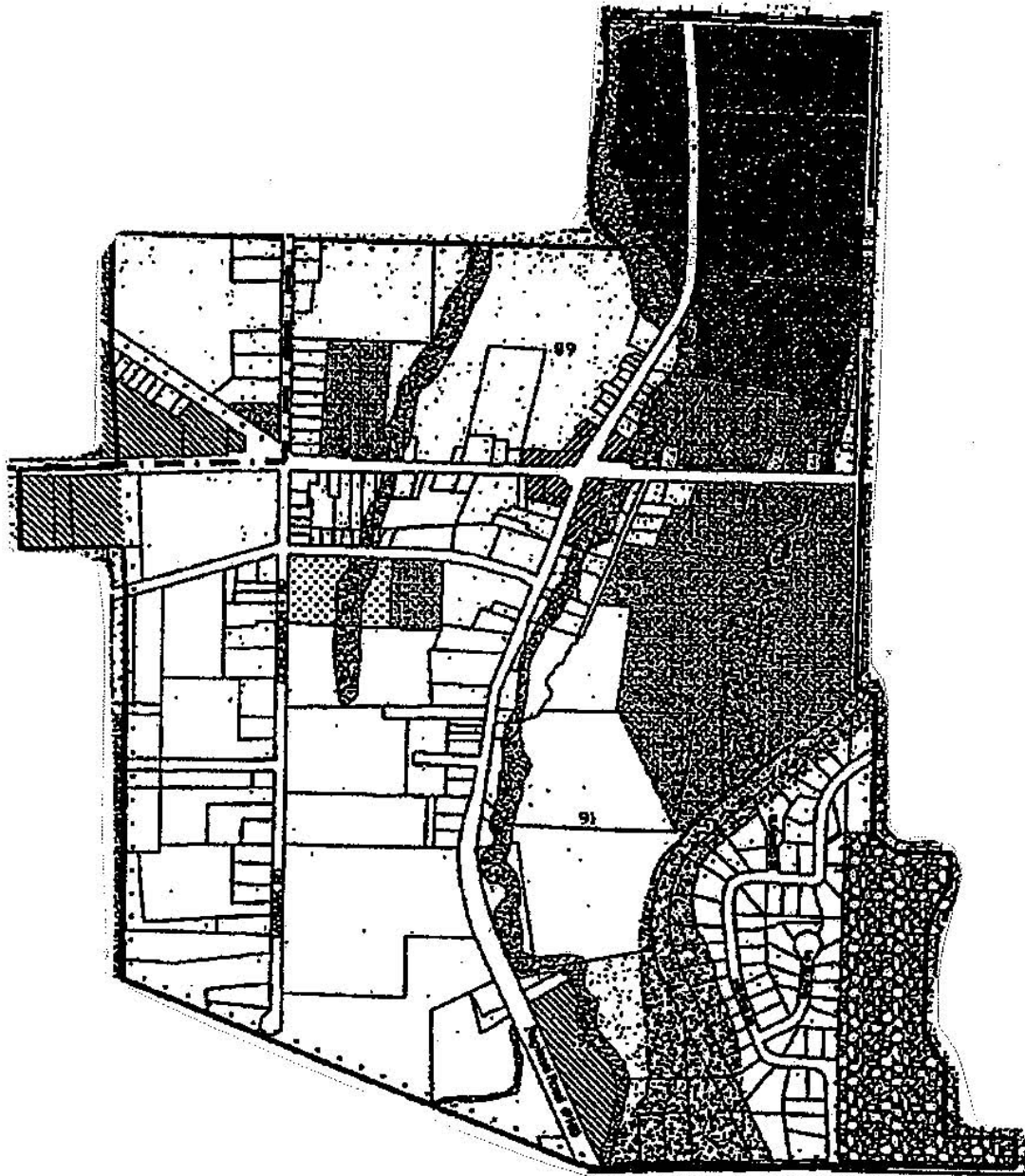
1.1 Sanitary Sewerage

SCHEDULE B
ST. DAVIDS COMMUNITY AREA-SPECIFIC DEVELOPMENT CHARGE
FOR THE SANITARY SEWERAGE SERVICE

Uses of Land, Buildings or Structures	RESIDENTIAL DEVELOPMENT CHARGE (PER DWELLING UNIT)				NON- RESIDENTIAL DEVELOPMENT CHARGE Per Sq.ft. of Gross Floor Area (GFA)
	Single Detached and Semi- Detached Dwellings	2 Bedroom and Larger Apt. and 1-2 Bedroom Multiple Family Dwelling Units	Bachelor and One Bedroom Apt. Dwellings	All Other Dwelling Unit Types	
Service					
Sanitary Sewerage Service	\$1,530	\$969	\$637	\$1,105	\$0.85

SCHEDULE C

**ST. DAVIDS COMMUNITY LANDS WHICH ARE SUBJECT TO AN
AREA-SPECIFIC SANITARY SEWERAGE DEVELOPMENT CHARGE**



APPENDIX H
EXCERPTS FROM “DEVELOPMENT CHARGES POLICY
REVIEW UPDATE TO THE ENGINEERING NEEDS
STUDY”, PREPARED BY AECOM, SEPTEMBER 2013

Table 6.1 – Old Town Sanitary Sewage System Development Charges Works

Street	Manhole		Length (m)	Existing Size (mm)	Required Size for Urban Build Out (mm)	Unit Cost (\$/m)	Estimated Total Cost (\$)	Based on Flow Contribution			
	From	To						Town (%)	DC (%)	Town (\$)	Development Charges (\$)
Johnson Street - From 90m east of Mississauga Street to Mississauga Street	-	N1188	90	-	200	\$ 700	\$ 63,000	0%	100%	\$ -	\$ 63,000
I/I Reduction Program							\$ 315,000	64%	36%	\$ 201,600	\$ 113,400
Total Old Town							\$ 378,000			\$ 201,600	\$ 176,400

Notes: - Does not include Developers costs provided under Front Ending Agreements, Subdividers Agreements, Site Plans Etc.
 - See Section 5 for cost estimate assumptions

Table 6.2 – Old Town Storm Sewer System Development Charges Works

Location	Trunk Storm Sewers			Total Estimated Cost	Cost Sharing Detail			Summary of Development Related Costs		
	Length (m)	Required Diameter (mm)	Unit Cost (\$/m)		Town Share (%)	Direct Developer Share (%)	DC Share (%)	Total Costs Town	Total Costs Direct Developer	Development Charges
Flynn Street from ONL13 to Green St.	150	525	\$ 840	\$ 126,000	45%	0%	55%	\$ 56,700	\$ -	\$ 69,300
Green Street from Flynn to the Trunk Sewer on Green St.(1200mm)	200	675	\$ 1,080	\$ 216,000	75%	0%	25%	\$ 162,000	\$ -	\$ 54,000
Anne St.- Boatworks to Victoria St. sewer	150	600	\$ 920	\$ 138,000	62%	0%	38%	\$ 85,560	\$ -	\$ 52,440
Anne St. - ONL05 to Simcoe St sewer	150	525	\$ 840	\$ 126,000	75%	0%	25%	\$ 94,500	\$ -	\$ 31,500
Simcoe St. at Johnson St. (Peace Acres Subdivision) to One Mile Creek outlet	75	375	\$ 810	\$ 60,750	0%	0%	100%	\$ -	\$ -	\$ 60,750
Total Old Town				\$ 666,750				\$ 398,760	\$ -	\$ 267,990

Notes: - Does not include Developers costs provided under Front Ending Agreements, Subdividers Agreements, Site Plans Etc.
 - See Section 5 for cost estimate assumptions

Table 6.3 – Old Town Water System Development Charges Works

Location	Existing Diameter (mm)	Recommended Diameter (mm)	Length (m)	Unit Cost (\$/m)	Estimated Cost	Town Share (%)	Direct Developer (%)	DC Share (%)	Total Costs Town	Total Cost Direct Developer	Development Charges
Palatine Place - looping near ONL 02		150	200	\$ 580	\$ 116,000	10%	90%	0%	\$ 11,600	\$ 104,400	\$ -
Total Old Town					\$ 116,000				\$ 11,600	\$ 104,400	\$ -

Notes: - Does not include Developers costs provided under Front Ending Agreements, Subdividers Agreements, Site Plans Etc.
 - See Section 5 for cost estimate assumptions

Table 6.4 – Old Town Road System Development Charges Works

Road	Section		Length (km)	Required Pavement Width (m)	Unit Cost per km	Total Estimated Cost	Town Share %	DC Share %	Town	Development Charges
John Street	Mississauga Street	to King Street	0.75	8.0	\$ 1,278,030	\$ 958,530	65%	35%	\$ 623,045	\$ 335,486
Anne Sreet	Mississauga Street	to King Street	0.75	8.0	\$ 1,278,030	\$ 958,530	61%	39%	\$ 584,703	\$ 373,827
Anne Sreet	Butler Street	to Mississauga Street	0.15	8.0	\$ 1,278,030	\$ 191,710	61%	39%	\$ 116,943	\$ 74,767
Cottage Street	Rye Street	to King Street	0.10	8.0	\$ 1,278,030	\$ 127,810	61%	39%	\$ 77,964	\$ 49,846
King Street	Mary Street	to John Street	0.20	8.0	\$ 1,278,030	\$ 255,610	83%	17%	\$ 212,156	\$ 43,454
King Street	Anne Street	to Terminus (south end)	0.66	8.0	\$ 1,278,030	\$ 843,500	83%	17%	\$ 700,105	\$ 143,395
Flynn Street	Rye Street	to Charlotte Street	0.41	8.0	\$ 1,278,030	\$ 524,000	71%	29%	\$ 372,040	\$ 151,960
Green Street	Flynn Street	to Niagara Street	0.38	8.0	\$ 1,278,030	\$ 485,660	43%	57%	\$ 208,834	\$ 276,826
Total Old Town						\$ 4,345,350			\$ 2,895,790	\$ 1,449,560

Notes: - Does not include Developers costs provided under Front Ending Agreements, Subdividers Agreements, Site Plans Etc.
 - See Section 5 for cost estimate assumptions

Table 7.1 – Virgil Sanitary Sewer System Development Charges Works

Street	Manhole		Length (m)	Existing Size (mm)	Required Size for Urban Build Out (mm)	Unit Cost (\$/m)	Estimated Total Cost (\$)	Based on Flow Contribution					
	From	To						Town (%)	Direct Developer (%)	DC (%)	Town (\$)	Direct Developer (\$)	Development Charges (\$)
Concession 6 Rd from 150m south of Line 2 (outlet of Area B) to Line 1			1100	-	300	\$ 610	\$ 671,000	0%	0%	100%	\$ -	\$ -	\$ 671,000
Line 1 Rd. from Concession 6 Rd. to Homestead Dr.			535	-	300	\$ 610	\$ 326,350	0%	0%	100%	\$ -	\$ -	\$ 326,350
Line 1- Homestead Dr. to Henry St.	MH 1168	MH 1057	200	300	375	\$ 670	\$ 134,000	10%	0%	90%	\$ 13,400	\$ -	\$ 120,600
Line 2 - from 125m east of Line 2 to Concession 6	MH 1097	New	125	-	200	\$ 530	\$ 66,250	0%	0%	100%	\$ -	\$ -	\$ 66,250
Internal Sewer - ONL 19 Oversizing			575	-	300	\$ 610	\$ 350,750	0%	45%	55%	\$ -	\$ 157,838	\$ 192,913
I/I Reduction Program							\$ 397,500	57%	0%	43%	\$ 226,575	\$ -	\$ 170,925
Total Virgil							\$ 1,945,850				\$ 239,975	\$ 157,838	\$ 1,548,038

Notes: - Does not include Developers costs provided under Front Ending Agreements, Subdividers Agreements, Site Plans Etc.
 - See Section 5 for cost estimate assumptions
 1 - On a road identified for reconstruction

Table 7.2 – Virgil Storm Sewer System Development Charges Works

Location	Required Extended Detention Wet Ponds Volume/Area (m3/m2)	Trunk Storm Sewers			Total Estimated Cost	Cost Sharing Detail			Summary of Development Related Costs		
		Length (m)	Required Diameter (mm)	Unit Cost (\$/m)		Town Share (%)	Direct Developer Share (%)	DC Share (%)	Total Costs Town	Total Costs Direct Developer	Development Charges
<i>ONL 19</i>											
Internal Sewer (to Pond)		70	900	\$ 1,510	\$ 105,700	0%	78%	22%	\$ -	\$ 82,410	\$ 23,290
Internal Sewer (to Pond)		210	1,050	\$ 1,340	\$ 281,400	0%	83%	17%	\$ -	\$ 233,406	\$ 47,994
Internal Sewer (to Pond)		100	1,200	\$ 1,560	\$ 156,000	0%	67%	33%	\$ -	\$ 104,757	\$ 51,243
Internal Sewer (to Pond)		250	1,350	\$ 2,510	\$ 627,500	0%	1%	99%	\$ -	\$ 8,426	\$ 619,074
Internal Sewer (to Pond)		40	1,350	\$ 2,510	\$ 100,400	0%	0%	100%	\$ -	\$ -	\$ 100,400
From Existing Underground Storage to Internal Sewer		260	600	\$ 920	\$ 239,200	0%	70%	30%	\$ -	\$ 167,208	\$ 71,992
Pond	11,000			\$ 40	\$ 440,000	0%	9%	91%	\$ -	\$ 38,621	\$ 401,379
Pond Land	6160			\$ 150	\$ 924,000	0%	9%	91%	\$ -	\$ 81,103	\$ 842,897
Outlet from Pond to Bright's Drain		350	1,200	\$ 1,560	\$ 546,000	0%	0%	100%	\$ -	\$ -	\$ 546,000
<i>ONL 21/Bradfield Estates/Line 2 @Bordeaux</i>											
North Trunk		200	600	\$ 920	\$ 184,000	0%	50%	50%	\$ -	\$ 92,000	\$ 92,000
North Trunk		150	825	\$ 1,310	\$ 196,500	0%	40%	60%	\$ -	\$ 78,600	\$ 117,900
North Trunk to Pond Inlet		300	1,050	\$ 1,340	\$ 402,000	0%	30%	70%	\$ -	\$ 118,692	\$ 283,308
South Trunk to Pond Inlet		200	825	\$ 1,310	\$ 262,000	0%	48%	52%	\$ -	\$ 124,907	\$ 137,093
Pond	5,100			\$ 40	\$ 204,000	0%	0%	100%	\$ -	\$ -	\$ 204,000
Pond Land	3600			\$ 150	\$ 540,000	0%	0%	100%	\$ -	\$ -	\$ 540,000
Line 1- Homestead to 225 m East of Con. 6 ¹		225	375	\$ 740	\$ 166,500	0%	0%	100%	\$ -	\$ -	\$ 166,500
Total Virgil					\$ 5,375,200				\$ -	\$ 1,130,130	\$ 4,245,070

Notes: - Does not include Developers costs provided under Front Ending Agreements, Subdividers Agreements, Site Plans Etc.
 - See Section 5 for cost estimate assumptions
 1 - On a road identified for reconstruction

Table 7.3 – Virgil Water Distribution System Development Charges Works

Location	Existing Diameter (mm)	Recommended Diameter (mm)	Length (m)	Unit Cost (\$/m)	Estimated Cost	Town Share (%)	Direct Developer (%)	DC Share (%)	Total Costs Town	Total Cost Direct Developer	Development Charges
Upgrade of existing Homestead Drive main	150	200	410	\$ 650	\$ 266,500	10%	0%	90%	\$ 26,650	\$ -	\$ 239,850
Concession 6 - Line 1 Rd to Niagara Stone Rd ¹	150	250	1,481	\$ 650	\$ 962,650	10%	0%	90%	\$ 96,265	\$ -	\$ 866,385
ONL 19 - internal watermain	-	200	518	\$ 570	\$ 295,260	0%	60%	40%	\$ -	\$ 177,156	\$ 118,104
Total Virgil Area					\$1,524,410				\$ 122,915	\$ 177,156	\$ 1,224,339

Notes: - Does not include Developers costs provided under Front Ending Agreements, Subdividers Agreements, Site Plans Etc.

- See Section 5 for cost estimate assumptions

1 - On a road identified for reconstruction

Table 7.4 – Virgil Road System Development Charges Works

Road	Section		Length (km)	Required Pavement Width (m)	Unit Cost per km	Total Estimated Cost	Town Share %	DC Share %	Town	Development Charges
Concession 6 ¹	Line 1	to Line 2	0.82	9.0	\$ 2,341,040	\$ 1,919,660	21%	79%	\$ 403,129	\$ 1,516,531
Concession 6 ^{1,2}	Line 2	to Niagara Stone Road (RR 55)	0.60	9.0	\$ 2,341,040	\$ 1,404,630	18%	82%	\$ 252,833	\$ 1,151,797
Line 1	Concession 6 Road	to Homestead Drive	0.53	9.0	\$ 1,491,040	\$ 790,260	38%	62%	\$ 300,299	\$ 489,961
Line 1 ¹	Homestead Drive	to Four Mile Creek Road (RR100)	0.98	9.0	\$ 2,341,040	\$ 2,294,220	38%	62%	\$ 871,804	\$ 1,422,416
Line 2 ¹	Concession 6 Road	to Niagara Stone Road (RR 55)	0.68	9.0	\$ 2,341,040	\$ 1,591,910	15%	85%	\$ 238,787	\$ 1,353,124
Four Mile Creek	East-West Line	to Niagara Stone Road	1.40	7.5	\$ 925,470	\$ 1,295,660	62%	38%	\$ 803,309	\$ 492,351
Total Virgil						\$ 9,296,340			\$ 2,870,160	\$ 6,426,180

Notes: - Does not include Developers costs provided under Front Ending Agreements, Subdividers Agreements, Site Plans Etc.
 - See Section 5 for cost estimate assumptions

1- 525mm diameter storm sewer included in unit cost; sewer cost excludes road restoration cost.

2- The intersection of Niagara Stone Road and Concession 6 is being reconstructed by the Region; the length of road identified in this table does not include Niagara Region's project.

Table 8.1 – Queenston Sanitary Sewer System Development Charges Works

Street	Manhole		Length (m)	Existing Size (mm)	Required Size for Urban Build Out (mm)	Unit Cost (\$/m)	Estimated Total Cost (\$)	Based on Flow Contribution			
	From	To						Town (%)	DC (%)	Town (\$)	Development Charges (\$)
None							\$ -			\$ -	\$ -
Total Queenston Area							\$ -			\$ -	\$ -

Notes: - Does not include Developers costs provided under Front Ending Agreements, Subdividers Agreements, Site Plans Etc.
 - See Section 5 for cost estimate assumptions

Table 8.2 – Queenston Storm Sewer System Development Charges Works

Location	Required Extended Detention Wet Ponds Volume/Area (m3/m2)	Trunk Storm Sewers			Total Estimated Cost	Cost Sharing Detail			Summary of Development Related Costs		
		Length (m)	Required Diameter (mm)	Unit Cost (\$/m)		Town Share (%)	Direct Developer Share (%)	DC Share (%)	Total Costs Town	Total Costs Direct Developer	Development Charges
Queenston St. from Highlander St to 85m S of Walnut St		90	900	\$ 1,590	\$ 143,100	95%	0%	5%	\$ 135,945	\$ -	\$ 7,155
Queenston St. from 85m S of Walnut St to Walnut St ¹		85	1,050	\$ 1,340	\$ 113,900	95%	0%	5%	\$ 108,205	\$ -	\$ 5,695
Queenston St. from Walnut St to Outlet ¹		90	1,050	\$ 1,340	\$ 120,600	95%	0%	5%	\$ 114,570	\$ -	\$ 6,030
Queenston St - ONL 30/ONL 26/ONL 27 to NRP		240	375	\$ 810	\$ 194,400	76%	0%	24%	\$ 147,744	\$ -	\$ 46,656
Queenston St - ONL 30/ONL 26/ONL 27 to NRP		120	450	\$ 860	\$ 103,200	76%	0%	24%	\$ 78,432	\$ -	\$ 24,768
Queenston St - from NRP to outlet		172	600	\$ 1,000	\$ 172,000	76%	0%	24%	\$ 130,720	\$ -	\$ 41,280
Total Queenston Area					\$ 847,200				\$ 715,616	\$ -	\$ 131,584

Notes: - Does not include Developers costs provided under Front Ending Agreements, Subdividers Agreements, Site Plans Etc.
 - See Section 5 for cost estimate assumptions
 1- Project planned for construction in 2013

Table 8.3 – Queenston Water Distribution System Development Charges Works

Location	Existing Diameter (mm)	Recommended Diameter (mm)	Length (m)	Unit Cost (\$/m)	Estimated Cost	Town Share (%)	Direct Developer (%)	DC Share (%)	Total Costs Town	Total Cost Direct Developer	Development Charges
None											
Total Queenston Area					\$ -				\$ -	\$ -	\$ -

Notes: - Does not include Developers costs provided under Front Ending Agreements, Subdividers Agreements, Site Plans Etc.
 - See Section 5 for cost estimate assumptions

Table 8.4 – Queenston Road System Development Charges Works

Road	Section	Length (km)	Required Pavement Width (m)	Unit Cost per km	Total Estimated Cost	Town Share %	DC Share %	Town	Development Charges
None									
Total Queenston					\$ -			\$ -	\$ -

Notes: - Does not include Developers costs provided under Front Ending Agreements, Subdividers Agreements, Site Plans Etc.
 - See Section 5 for cost estimate assumptions

Table 9.1 – St. David’s Sanitary Sewer System Development Charges Works

Street	Manhole		Length (m)	Existing Size (mm)	Required Size for Urban Build Out (mm)	Unit Cost (\$/m)	Estimated Total Cost (\$)	Based on Flow Contribution			
	From	To						Town (%)	DC (%)	Town (\$)	Development Charges (\$)
Provided Under Area Specific Development Charges											
Total St. David's Area							\$ -			\$ -	\$ -

Notes: - Does not include Developers costs provided under Front Ending Agreements, Subdividers Agreements, Site Plans Etc.
 - See Section 5 for cost estimate assumptions

Table 9.2 – St. David’s Storm Sewer System Development Charges Works

Location	Required Extended Detention Wet Ponds Volume/Area (m3/m2)	Trunk Storm Sewers			Total Estimated Cost	Cost Sharing Detail			Summary of Development Related Costs		
		Length (m)	Required Diameter (mm)	Unit Cost (\$/m)		Town Share (%)	Direct Developer Share (%)	DC Share (%)	Total Costs Town	Total Costs Direct Developer	Development Charges
None											
Total St. David's					\$ -				\$ -	\$ -	\$ -

Notes: - Does not include Developers costs provided under Front Ending Agreements, Subdividers Agreements, Site Plans Etc.
 - See Section 5 for cost estimate assumptions

Table 9.3 – St. David’s Water Distribution System Development Charges Works

Location	Existing Diameter (mm)	Recommended Diameter (mm)	Length (m)	Unit Cost (\$/m)	Estimated Cost	Town Share (%)	Direct Developer (%)	DC Share (%)	Total Costs Town	Total Cost Direct Developer	Development Charges
None											
Total St. David’s Area					\$ -				\$ -	\$ -	\$ -

Notes: - Does not include Developers costs provided under Front Ending Agreements, Subdividers Agreements, Site Plans Etc.
 - See Section 5 for cost estimate assumptions

Table 9.4 – St. David's Road System Development Charges Works

Road	Section		Length (km)	Required Pavement Width (m)	Unit Cost per km	Total Estimated Cost	Town Share %	Direct Developer (%)	DC Share %	Town	Direct Developer	Development Charges
Tanbark Rd. ²	South Terminus	to Firehall Property	0.74	8.0	\$1,278,030	\$ 945,750	12%	0%	88%	\$ 113,490	\$ -	\$ 832,260
Tanbark Rd. ^{1,2}	Firehall Property	to York Road	0.31	8.0	\$2,128,030	\$ 659,690	12%	0%	88%	\$ 79,163	\$ -	\$ 580,527
Tanbark Rd. ¹	York Road	to Northern Urban Boundary	0.43	8.0	\$2,128,030	\$ 915,060	26%	0%	74%	\$ 237,916	\$ -	\$ 677,144
Queenston Rd. ²	York Road	to Entrance to Vineyard Creek	0.21	8.0	\$1,278,030	\$ 268,390	24%	0%	76%	\$ 64,414	\$ -	\$ 203,976
Queenston Rd. ^{1,2}	Entrance to Vineyard Creek	to Western Urban Boundary	0.20	8.0	\$2,128,030	\$ 425,610	24%	0%	76%	\$ 102,146	\$ -	\$ 323,464
Warner Road ¹	Western Urban Boundary	to Tanbark Road	0.90	8.0	\$2,128,030	\$ 1,915,230	26%	0%	74%	\$ 497,960	\$ -	\$ 1,417,270
Johanna Drive ¹	West of Four Mile Creek	to Four Mile Creek	0.11	8.0	\$2,128,030	\$ 234,090	12%	0%	88%	\$ 28,091	\$ -	\$ 205,999
Line 9 Road	Concession 3	to Four Mile Creek Road	0.32	8.0	\$1,278,030	\$ 408,970	10%	40%	50%	\$ 40,897	\$ 163,588	\$ 204,485
Concession 3 Rd	Line 9	to York Road	0.80	8.0	\$1,278,030	\$ 1,022,430	10%	40%	50%	\$ 102,243	\$ 408,972	\$ 511,215
Paxton Lane ³	York Road	to south limit	0.40	8.0	\$3,078,030	\$ 1,231,220	10%	40%	50%	\$ 123,122	\$ 492,488	\$ 615,610
Total St. David's						\$ 8,026,440				\$ 1,389,441	\$ 1,065,048	\$ 5,571,951

Notes: - Does not include Developers costs provided under Front Ending Agreements, Subdividers Agreements, Site Plans Etc.

- See Section 5 for cost estimate assumptions

1- Project planned for construction in 2013

2 - 525mm diameter storm sewer included in unit cost; sewer cost excludes road restoration cost

3 – Land required for road widening (included in unit cost)

Table 10.1 – Glendale Sanitary Sewer System Development Charges Works

Road	Section	Length (km)	Required Pavement Width (m)	Unit Cost per km	Total Estimated Cost	Town Share %	DC Share %	Town	Development Charges
None									
Total Glendale					\$ -			\$ -	\$ -

Notes: - Does not include Developers costs provided under Front Ending Agreements, Subdividers Agreements, Site Plans Etc.
 - See Section 5 for cost estimate assumptions

Table 10.2 – Glendale Storm Sewer System Development Charges Works

Location	Required Extended Detention Wet Ponds Volume/Area (m3/m2)	Trunk Storm Sewers			Total Estimated Cost	Cost Sharing Detail			Summary of Development Related Costs		
		Length (m)	Required Diameter (mm)	Unit Cost (\$/m)		Town Share (%)	Direct Developer Share (%)	DC Share (%)	Total Costs Town	Total Costs Direct Developer	Development Charges
Creek Channel Works on Eight Mile Creek		500		\$ 40	\$ 20,000	0%	0%	100%	\$ -	\$ -	\$ 20,000
<i>Glendale Industrial Area</i>											
Street 'A' Storm Sewer - York Rd to Westwood Ct		300	1,200	\$ 1,560	\$ 468,000	0%	0%	100%	\$ -	\$ -	\$ 468,000
Street 'A' Storm Sewer - North of Westwood Court		120	1,350	\$ 2,510	\$ 301,200	0%	0%	100%	\$ -	\$ -	\$ 301,200
Street 'A' Storm Sewer - to Munciiipal SWM Pond		330	1,500	\$ 2,850	\$ 940,500	0%	0%	100%	\$ -	\$ -	\$ 940,500
Municipal SWM Pond	4,500			\$ 40	\$ 180,000	0%	0%	100%	\$ -	\$ -	\$ 180,000
Municipal SWM Pond Land	3000			\$ 150	\$ 450,000	0%	0%	100%	\$ -	\$ -	\$ 450,000
Concession 7 Ditch		325	450	\$ 860	\$ 279,500	5%	0%	95%	\$ 13,975	\$ -	\$ 265,525
Total Glendale					\$ 2,639,200				\$ 13,975	\$ -	\$ 2,625,225

Notes: - Does not include Developers costs provided under Front Ending Agreements, Subdividers Agreements, Site Plans Etc.
 - See Section 5 for cost estimate assumptions

Table 10.3 – Glendale Water Distribution System Development Charges Works

Location	Existing Diameter (mm)	Recommended Diameter (mm)	Length (m)	Unit Cost (\$/m)	Estimated Cost	Town Share (%)	Direct Developer (%)	DC Share (%)	Total Costs Town	Total Cost Direct Developer	Development Charges
Queenston Rd from Airport Rd to 400 m west of Airport Rd ¹	150	250	400	\$ 650	\$ 260,000	10%	0%	90%	\$ 26,000	\$ -	\$ 234,000
Watermain through ONL 40	-	300	330	\$ 810	\$ 267,300	50%	50%	0%	\$ 133,650	\$ 133,650	\$ -
Looping of main from ONL 40 to existing main on York Rd	-	300	130	\$ 810	\$ 105,300	10%	0%	90%	\$ 10,530	\$ -	\$ 94,770
Total Glendale Area					\$ 632,600				\$ 170,180	\$ 133,650	\$ 328,770

Notes: - Does not include Developers costs provided under Front Ending Agreements, Subdividers Agreements, Site Plans Etc.
 - See Section 5 for cost estimate assumptions

1- On a road identified for reconstruction

Table 10.4 – Glendale Road System Development Charges Works

Road	Section		Length (km)	Required Pavement Width (m)	Unit Cost per km	Total Estimated Cost	Town Share %	DC Share %	Town	Development Charges
Queenston Rd ¹	Eight Mile Creek	to Townline Rd	1.30	8.0	\$ 2,128,030	\$ 2,766,440	59%	41%	\$ 1,632,200	\$ 1,134,240
Glendale Industrial Area - New Access Road (Street 'A') ²	York Road	to Muncipal SWM Pond	0.65	8.0	\$ 5,517,410	\$ 3,586,320	0%	100%	\$ -	\$ 3,586,320
Concession 7	York Road	to Queenston Road	0.90	8.0	\$ 1,278,030	\$ 1,150,230	10%	90%	\$ 115,023	\$ 1,035,207
Queenston Rd	Urban Boundary/ Concession 7	to Townline	2.90	8.0	\$ 1,278,030	\$ 3,706,290	10%	90%	\$ 370,629	\$ 3,335,661
Total Glendale						\$11,209,280			\$ 2,117,852	\$ 9,091,428

Notes: - Does not include Developers costs provided under Front Ending Agreements, Subdividers Agreements, Site Plans Etc.

- See Section 5 for cost estimate assumptions

1 - 525mm diameter storm sewer included in unit cost; sewer cost excludes road restoration cost

2 - Land required for road widening

Table 11.1 – Rural Area Roads Development Charges Works

Road	Section	Length (km)	Required Pavement Width (m)	Unit Cost per km	Total Estimated Cost	Town Share %	DC Share %	Town	Development Charges
Line 3	Four Mile Creek Road (RR100) to Concession 4 Rd	0.50	7.5	\$ 925,470	\$ 462,740	68%	32%	\$ 314,663	\$ 148,077
Line 1	Town Line to Concession 6 Rd	2.10	7.5	\$ 925,470	\$ 1,943,490	36%	64%	\$ 699,656	\$ 1,243,834
Townline Rd	East-West Line to Carlton	3.16	7.5	\$ 925,470	\$ 2,924,490	75%	25%	\$ 2,193,368	\$ 731,123
Concession 4	Line 3 to Line 2	0.80	7.5	\$ 925,470	\$ 740,380	72%	28%	\$ 533,074	\$ 207,306
Queenston Rd	Coon Road to Eight Mile Creek	0.41	7.5	\$ 925,470	\$ 379,450	59%	41%	\$ 223,876	\$ 155,575
Total Rural					\$ 6,450,550			\$ 3,964,636	\$ 2,485,914

Notes: - Does not include Developers costs provided under Front Ending Agreements, Subdividers Agreements, Site Plans Etc.
 - See Section 5 for cost estimate assumptions

Table 11.3 – Bike Lanes and Trails

Bike Lanes									
Road	Type	Length (km)	Road Ownership	Lane Cost/km	Construction Cost	Town Share (%)	DC Share (%)	Town Cost	DC Cost
Queenston Rd	Committed	6.81	Town	\$ 235,040	\$ 1,600,316	61%	39%	\$ 976,193	\$ 624,123
Mississauga Rd	Committed	0.47	Town	\$ 235,040	\$ 110,367	61%	39%	\$ 67,324	\$ 43,043
Line 3	Proposed	3.64	Town/Region	\$ 235,040	\$ 427,671	61%	39%	\$ 260,879	\$ 166,792
Four Mile Creek Rd	Proposed	1.41	Town	\$ 235,040	\$ 331,100	61%	39%	\$ 201,971	\$ 129,129
Total:								\$ 1,506,366	\$ 963,087

Multi-use Trails									
Road	Type	Length (km)	Road Ownership	Lane Cost/km	Construction Cost	Town Share (%)	DC Share (%)	Town Cost	DC Cost
North of Taylor Rd	Committed	3.52	Region	\$ 90,500	\$ 318,717	61%	39%	\$ 194,418	\$ 124,300
Niagara Stone Rd	Proposed	0.70	Town	\$ 90,500	\$ 63,350	61%	39%	\$ 38,644	\$ 24,707
Glendale Ave - Homer Rd to Niagara-on-the Green Blvd.	Proposed	0.55	Region	\$ 90,500	\$ 49,775	61%	39%	\$ 30,363	\$ 19,412
Total:								\$ 263,424	\$ 168,419

- Notes: - Construction costs split 50/50 between Town and Region
 - Bike Lanes are 1.5m wide on both collector and local roads
 - Trails are 2.4m wide
 - Costs include 30% engineering/contingency

Table 11.4 – Street Lighting

Street/Parcel	Section			Length (m)	No. Req'd	Type	Total Cost	Town Share	DC Share	Town Cost	DC Cost
Old Town											
John Street	Mississauga Street	to	King Street	750	13	Standard	\$ 45,500	65%	35%	\$ 29,580	\$ 15,920
Anne Sreet	Mississauga Street	to	King Street	750	13	Decorative	\$ 19,500	61%	39%	\$ 11,900	\$ 7,600
Anne Sreet	Wellington Street	to	Nelson Street	150	3	Standard	\$ 10,500	61%	39%	\$ 6,410	\$ 4,090
Niven Road	Village Road	to	Niagara Stone Road (Hwy 55)	700	12	Standard	\$ 42,000	72%	28%	\$ 30,240	\$ 11,760
Cottage Street	Rye Street	to	King Street	100	2	Standard	\$ 7,000	61%	39%	\$ 4,270	\$ 2,730
King Street	Mary Street	to	John Street	200	3	Standard	\$ 10,500	83%	17%	\$ 8,720	\$ 1,780
King Street	Anne Street	to	Terminus (south end)	660	11	Standard	\$ 38,500	83%	17%	\$ 31,960	\$ 6,540
Flynn Street	Rye Street	to	Charlotte Street	410	7	Standard	\$ 24,500	71%	29%	\$ 17,400	\$ 7,100
Green Street	Flynn Street	to	Niagara Street	380	6	Standard	\$ 21,000	43%	57%	\$ 9,030	\$ 11,970
Totals:										\$ 149,510	\$ 69,490
Virgil											
Concession 4	Line 1	to	Line 2	850	14	Standard	\$ 49,000	17%	83%	\$ 8,330	\$ 40,670
Line 1	Niagara Stone Road (Hwy 55)	to	Concession 4 Road	500	8	Standard	\$ 28,000	54%	46%	\$ 15,120	\$ 12,880
Concession 6	Line 1	to	Line 2	820	14	Standard	\$ 49,000	21%	79%	\$ 10,290	\$ 38,710
Concession 6	Line 2	to	Niagara Stone Road (RR 55)	700	12	Standard	\$ 42,000	18%	82%	\$ 7,560	\$ 34,440
Line 1	Concession 6 Rd	to	Homestead Drive	530	9	Standard	\$ 31,500	38%	62%	\$ 11,970	\$ 19,530
Line 1	Homestead Drive	to	Four Mile Creek Road (RR100)	980	16	Standard	\$ 56,000	38%	62%	\$ 21,280	\$ 34,720
Totals:										\$ 74,550	\$ 180,950
St. David's											
Tanbark Rd.	York Road	to	Northern Urban Boundary	430	7	Standard	\$ 24,500	26%	74%	\$ 6,370	\$ 18,130
Queenston Rd.	York Road	to	Entrance to Vineyard Creek	210	4	Standard	\$ 14,000	24%	76%	\$ 3,360	\$ 10,640
Queenston Rd.	Entrance to Vineyard Creek	to	Western Urban Boundary	200	3	Standard	\$ 10,500	24%	76%	\$ 2,520	\$ 7,980
Warner Road	Western Urban Boundary	to	Four Mile Creek	770	13	Standard	\$ 45,500	26%	74%	\$ 11,830	\$ 33,670
Johanna Drive	West of Four Mile Creek	to	Four Mile Creek	110	2	Standard	\$ 7,000	12%	88%	\$ 840	\$ 6,160
Totals:										\$ 32,060	\$ 128,940

Notes: Standard Light Fixture: \$1,300
Decorative Light Fixture: \$3,100