

STAFF REPORT: Financial and Information Services

REPORT TO: Council
MEETING DATE: September 28, 2009
REPORT NO.: FIS.09.53
SUBJECT: Camperdown Development Charges By-law
PREPARED BY: Darcy Chapman, Capital Accountant

A. Recommendations

THAT Council receive Staff Report FIS.09.53 -- Camperdown Development Charges By-law for information purposes.

B. Background**Initiation of Project**

The servicing of the Camperdown Service Area started in 2003 with the onset of the Town completing agreements and Minutes of Settlement (MOS) with the Camperdown Development Group (Development Group). The MOS set out the project infrastructure along with the front ending of the construction costs by the Development Group. Upon completion of the MOS the Town undertook completing the Town Wide Development Charges background Study in 2004 and incorporated the Camperdown Service Area study in to that process.

Project Timing

Engineering commenced in 2004 with works let for tender in 2006. The original Development Charges By-law was passed in April 2005 and included some \$9.2 million worth of Water and Sanitary works to service the area. The works included construction of sanitary services from the easterly side of Thornbury to Peaks Road to provide gravity and low pressure force main along with Sewage Pumping Stations to service the area. Works were also completed on Camperdown Road to provide sanitary lines and water mains. The construction of a 2600 m³ reservoir was also completed.

Setting Development Charges

The 2005 Study and By-law established a Camperdown Area Specific Development Charge of \$1,793 for water and \$3,525 for sanitary sewer based on the total estimated works. The original agreements with the Development Group established that the Town would set preliminary development charge rates based on engineering estimates and then upon completion of the project the actual would be utilized to recalculate the rate.

In the fall of 2007 staff undertook to update the Camperdown Development Charge Background Study as the majority of works had been completed and all tenders had been finalized to a minimum 90% factor, with only maintenance periods remaining. The revised Camperdown Development Charge Background Study and by-law was passed

in May of 2008. The 2008 Camperdown Area Specific Development Charge was established based on actual costs to date and was set at \$2,118 for water and \$5,757 for sanitary sewer works.

While completing of the draft Camperdown Cost Recovery By-laws in 2009 for establishing capital charges to local residents, staff underwent a review of unit yields in the area to establish master roll number lists for sending out information packages and billing information. At that time it was determined that unit yields contained in the May 2008 Development Charge Study were incorrect.

Staff has since undergone a complete review of the units contained within the area along with utilizing GIS mapping to substantiate the finalization of benefitting, future benefitting and growth related units.

A revised Camperdown Area Specific Development Charge Background Study was completed in July 2009 to revise unit yields and increased costs for final construction of the project. The newly calculated Development Charge rates are \$2,171 for water and \$6,546 for sanitary sewer works.

C. The Blue Mountains' Strategic Plan

Providing a strong, well managed municipal government, and addressing the Town's municipal infrastructure needs.

D. Environmental Impacts

N/A

E. Budget Impact

The proposed By-Law will increase to cost per unit by \$53 within the water DC and \$789 within the sewer DC charge. The main reason for this relates to additional costs incurred for engineering, legal and miscellaneous for the sanitary sewer project as well as a complete unit yield count reducing the total affected units by some 66 in the sewer and 42 in the water component.

The chart below illustrates the changes in each of the background studies and the relating affect on the development charge.

Water			
	2005 Study	2008 Study	2009 Study
Growth Units	979	1043	1068
Existing Units	<u>828</u>	<u>777</u>	<u>710</u>
Total Units	1807	1820	1778
Total Capital Cost	\$ 3,069,565	\$ 3,232,360	\$ 3,236,728
DC Charge	\$ 1,793	\$ 2,118	\$ 2,171

Sewer	2005 Study	2008 Study	2009 Study
Growth Units	1031	1001	1003
Existing Units	<u>868</u>	<u>577</u>	<u>509</u>
Total Units	1899	1578	1512
Total Capital Cost	\$ 6,135,097	\$ 8,913,296	\$ 9,726,679
DC Charge	\$ 3,525	\$ 5,757	\$ 6,546

F. Attached

1. July 2009 Camperdown Development Charges Background Study and By-law

Respectfully submitted,

Darcy Chapman, Capital Accountant

For more information, please contact:

Darcy Chapman, Capital Accountant
dchapman@thebluemountains.ca
519-599-3131 Ext 274

CAMPERDOWN SERVICE AREA DEVELOPMENT CHARGES BACKGROUND STUDY

Town of The Blue Mountains

HEMSON Consulting Ltd.

July 2009

EXECUTIVE SUMMARY

The following summarizes the findings of the development charges study.

- This study calculates area-specific development charges for the Camperdown Service Area in the Town of the Blue Mountains, for the provision of the waterworks and wastewater systems, in compliance with the provisions of the *Development Charges Act, 1997* and its related regulation (Ontario Regulation 82/98).
- This study considers one area-specific service area in the Town of The Blue Mountains; Camperdown. This study proposes to repeal By-law 2008-61 by removing the existing charges that relate to the provision of waterworks and wastewater services in Camperdown and to replace them with the charges calculated in this study.
- Area-specific development charges are calculated for the provision of waterworks and wastewater services in the Camperdown Service Area. The area-specific approach more closely aligns costs and benefits for services where benefits are more localized and can be identified.
- The growth forecast for the Camperdown Service Area projects an increase of 1,003 serviced wastewater units and 1,068 serviced water units over the build-out planning period.
- The capital program for the provision of water services in Camperdown is based on the Water Reservoir and Servicing Contract 4918-2 and a portion of the Camperdown Road Works Contract 101160, relating to water servicing. The invoice details of the Water Reservoir and Servicing Contract, and the Camperdown Road Works Contract are included in Appendix A. The net growth-related capital program for waterworks services in Camperdown is \$2.3 million. This amount is carried forward to the development charge calculation.
- The capital program for the provision of wastewater services in Camperdown is based on the Wastewater Servicing Contract 4918-1A and a portion of the Camperdown Road Works Contract 101160. The invoice details of the

Wastewater Servicing Contract and the Camperdown Road Works Contract are included in Appendix A. The net growth-related capital program for waterworks services in Camperdown is \$6.6 million. This amount is carried forward to the development charge calculation.

- Based on the revised growth forecast and capital program contained in this study, the proposed area specific development charge rate for the Camperdown Service Area for residential development are:

	Calculated Charge per Equivalent Unit	Current DC Charge per Equivalent Unit
Camperdown Waterworks	\$2,171	\$2,363
Camperdown Wastewater	\$6,546	\$6,425

- It is recommended that the Town of the Blue Mountains should repeal the existing development charge By-law 2008-61 and implement a new Camperdown area-specific by-law with the newly calculated rates to fully recover the updated costs of the Camperdown waterworks and wastewater.
- The following two maps represent the geographic boundaries of the Camperdown Service Area for water and wastewater servicing.

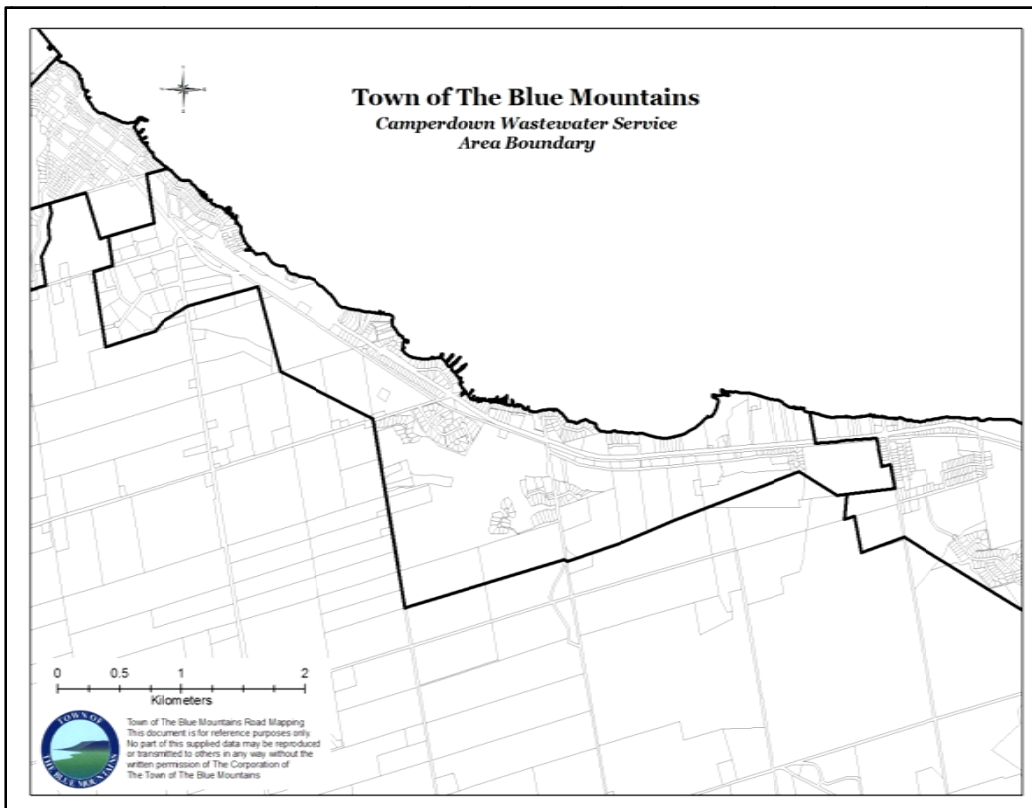
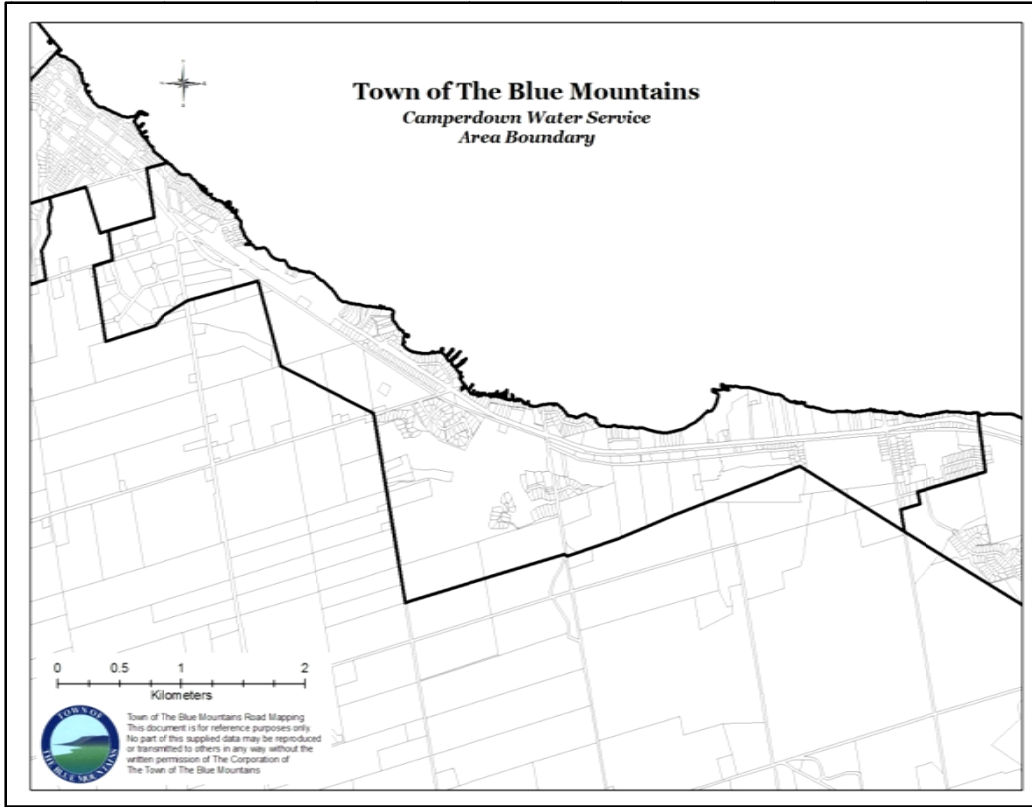


TABLE OF CONTENTS

	<u>Page</u>
EXECUTIVE SUMMARY	i
I INTRODUCTION AND BACKGROUND	1
II REVISED GROWTH FORECAST	2
III REVISED CAMPERDOWN GROWTH-RELATED CAPITAL FORECAST	4
A. Camperdown Water-related Infrastructure Costs	4
B. Camperdown Wastewater-related Infrastructure Costs	9
IV REVISED DEVELOPMENT CHARGES ARE CALCULATED IN ACCORDANCE WITH THE DCA	12
A. Calculated Water Development Charges	12
B. Calculated Sewer Development Charges	13
C. Operating Cost Impacts	13
D. Current vs. Calculated Rates	14
APPENDIX A CAMPERDOWN CONSTRUCTION COSTS	
APPENDIX B PROPOSED CAMPERDOWN BY-LAW	

I INTRODUCTION AND BACKGROUND

In June 2008, the Council of the Town of The Blue Mountains passed an area specific development charges by-law, By-law 2008-61, for the recovery of net growth-related capital costs for waterworks and wastewater services in the Camperdown area of the Town. The by-law was based on a Development Charges Background Study completed for the Town in May 2008 by Hemson Consulting Ltd. Within the 2008 Study, growth related-capital costs were identified for the Camperdown Service Area. Since the passage of By-law 2008-61, the Town of The Blue Mountains has received updated construction costs for the Camperdown reservoir, booster pumping station, trunk waterworks, and also increased costs for wastewater trunks and pumping stations.

The Town of The Blue Mountains retained Hemson Consulting Ltd. to complete a Development Charges Background Study to recover the revised growth-related capital costs associated with the provision of waterworks and wastewater services in the Camperdown Service Area.

The main objective of the study is to calculate area-specific development charge rates for the Camperdown waterworks and wastewater systems, within the Town of The Blue Mountains, in compliance with the provisions of the *Development Charges Act, 1997 (DCA)* and its regulation (Ontario Regulation 82/98). Following the completion of the background study and the legislated public consultation, Council may pass a new area-specific development charges by-law to enact the calculated development charge rates.

Section II outlines the revised growth forecast on which the development charges are based. Section III summarizes the future growth-related capital costs associated with the Camperdown water and wastewater supply system. Section IV details the proposed new development charge rates for the Camperdown Service Area.

It is noted that none of the other Town's development charges rates (Town-wide or area-specific) are proposed to be changed as part of this study.

II REVISED GROWTH FORECAST

A residential growth forecast for the Camperdown Service Area was prepared by the planning department of the Town of The Blue Mountains. As Table 1 illustrates, a total of 1,068 new units are anticipated to require waterworks servicing and 1,003 for wastewater servicing within the Camperdown Service Area from the present until the build-out of the designated area.

It should be noted that development charge related units brought forward to the calculations are equivalent units. The non-residential growth was calculated based on 10 per cent of the residential growth and 90 units were identified as existing during a property count. The equivalent unit yields are seen in Table 1.

Table 1
Camperdown Growth Forecast

	Sewer	Water
Residential Units		
Existing Fronting	158	617
Existing Not Fronting	269	11
Growth	<u>941</u>	<u>1,006</u>
Sub-Total Residential Units	1,368	1,634
Non-Residential Equivalent Units		
Existing Fronting	0	82
Existing Not Fronting	82	0
Growth	<u>62</u>	<u>62</u>
Sub-Total Non-Residential Equivalent Units	144	95
Equivalent Units		
Existing Fronting	158	699
Existing Not Fronting	351	11
Growth	<u>1,003</u>	<u>1,068</u>
Total Equivalent Units	1,512	1,778
Development Charge Related Units	1,003	1,068

There have been 509 existing units identified that will receive benefit from the wastewater servicing and 710 existing units that will receive benefit from water servicing. As these units are existing, a development charge calculation can not be levied against them. These 509 and 710 units to receive wastewater and water servicing, respectively, have been deemed as “benefit to existing” and their proportionate share, levied as a capital charge, has been netted out of the development charge calculation. The Town will use other mechanisms, such as a charge under s. 391 of *The Municipal Act* to recover the share of the costs associated with the existing units.

III REVISED CAMPERDOWN GROWTH-RELATED CAPITAL FORECAST

Since the passage of By-law No. 2008-61, which recovers capital costs for waterworks and wastewater systems in the Camperdown service area, the Town of The Blue Mountains has received revised costs and planning information, specific to these works. The revised information was significant enough to warrant a review of the current by-law, and thus the main objective of this study is to calculate area-specific development charges for the Camperdown service area in compliance with the provisions of the *Development Charges Act, 1997* and its related regulation (*Ontario Regulation 82/98*), and to provide the Town with a Development Charges Background Study and associated by-law.

This section will examine the two components of this particular area-specific charge. Part A will describe the revised growth-related waterworks infrastructure costs, while Part B will detail the revised growth-related wastewater infrastructure costs.

A. CAMPERDOWN WATER-RELATED INFRASTRUCTURE COSTS

The main component relating to the cost of the water distribution and storage is the construction of a reservoir, including a water booster pumping station, in the Camperdown service area. Works relating to the Camperdown water reservoir are anticipated to cost \$3.23 million, of which 80 percent, \$2.58 million, of those costs relate to the construction of the project. The remaining 20 percent, \$655,000, includes studies, land acquisition, engineering, contingencies, administrative, legal and miscellaneous fees. The Camperdown water-related infrastructure costs are summarized in Table 2 below.

Table 2
Water-related Camperdown Reservoir Costs

Studies	\$46,100
Land Acquisition	\$34,175
Administrative, Legal and Other	\$132,979
Engineering Fees	\$436,779
Construction Costs	\$2,581,695
Contingencies	<u>\$5,500</u>
Sub-Total	\$3,236,728

In addition to the costs associated with the water reservoir, there are costs relating to the Camperdown Road Project that are related to water infrastructure costs. The engineering fees for the road project, have been broken down into construction categories and thus can be attributed to either road and storm sewers, waterworks or wastewater. The allocation of costs associated with the Camperdown Road Project are displayed in Table 3 of which \$614,179 are waterworks-related costs.

The water-related costs associated with the Camperdown Road Project will add an additional \$614,179 to the development charge calculation. This amount represents the watermain and electrical portion of the construction, and also provides for contingencies and engineering fees to March 2009.

Under the provisions of the *Development Charges Act*, a municipality may recover the cost of a Development Charges Background Study. An additional \$5,000 is added to the development charge calculation for the Background Study.

As part of the study process, the Town of the Blue Mountains performed a thorough count of each property in the Camperdown service area. This exercise revealed that there are 710 existing units that will connect to the waterworks system and thus, are deemed as “benefit to the existing share”. The 710 existing units represent 40 per cent of the total units identified in the land survey relating to waterworks servicing. The benefit to existing share is approximately \$1.54 million and the Town will use other mechanisms, such as s. 391 of *The Municipal Act*, to recover these costs against the benefiting land owners.

TABLE 3

**TOWN OF THE BLUE MOUNTAINS
ENGINEERING FEE COST DISTRIBUTION
CAMPERDOWN ROAD PROJECT**

Construction Category	Allocation of Costs				Total
	Roads & Storm Sewers	Sewer	Water		
Road Works	\$ 770,346	\$ -	\$ -	\$ -	770,346
Storm Sewers	\$ 313,426	\$ -	\$ -	\$ -	313,426
Storm Sewers for Development	\$ 85,546	\$ -	\$ -	\$ -	85,546
Main Sanitary Trunk	\$ -	\$ 115,110	\$ -	\$ -	115,110
Residential Sewer Connections	\$ -	\$ 768	\$ -	\$ -	768
Local Street Extensions	\$ 28,107	\$ -	\$ -	\$ -	28,107
Watermain	\$ -	\$ -	\$ 385,183	\$ -	385,183
Electrical	\$ -	\$ -	\$ 50,742	\$ -	50,742
Provisional Items	\$ -	\$ -	\$ -	\$ -	-
Subtotal	\$ 1,197,424	\$ 115,878	\$ 435,925	\$ -	1,749,227
Contingencies	\$ 272,684	\$ 26,388	\$ 99,271	\$ -	398,343
Engineering Fees to Mar 2008	\$ 237,554	\$ 20,996	\$ 78,983	\$ -	337,533
Total	\$ 1,707,661	\$ 163,262	\$ 614,179	\$ -	2,485,103

Notes:

- 1) In the 2005 Development Charge Background Study, storm sewer costs are included in roads recovery.

The total estimated cost for waterworks distribution and storage in the Camperdown area amounts to \$3.86 million and is shown on Table 4. The portion that has been identified as “benefit to existing”, the \$1.54 million, has been removed from the development charges calculation and thus the total net development charges recoverable portion becomes \$2.32 million.

TABLE 4

TOWN OF THE BLUE MOUNTAINS
 WATER GROWTH-RELATED CAPITAL PROGRAM
 CAMPERDOWN WASTEWATER SERVICING 2009 TO BUILD-OUT

	Year	Studies	Land Acquisition	Admin Legal CoFA, Adv. Misc.	Engineering	Construction	Contingencies (Additional to Finish)	Sub-Total	Benefit to Existing & Local Service	TOTAL COST ESTIMATE
Camperdown Water Distribution & Storage*										
Water Mains										
Camperdown Road related water works	2009	\$ -	\$ -	\$ -	78,983 \$	535,196 \$	- \$	614,179 \$	(245,257) \$	368,922
Camperdown Reservoir Including water booster pumping station	2009	\$ 46,100	\$ 34,175	\$ 132,979	\$ 436,779	\$ 2,581,695	\$ 5,000	\$ 3,236,728	\$ (1,292,507)	\$ 1,944,221
Development Charge Amendment Study	2009	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ 5,000
Total Camperdown Water Distribution & Storage*								\$ 3,855,907	\$ (1,537,764)	\$ 2,318,143

* All these works to be recovered by a Camperdown Area Specific Development Charges By-law which will be levied in addition to the Town-wide by-law.

1) Equivalent Units

	Water		Sewer	
	Units	Benefit to Existing Share	Units	Benefit to Existing Share
Existing Fronting Units	699	40%	158	34%
Existing Non Fronting Units	11		351	
Growth	<u>1,068</u>		<u>1,003</u>	
Total	1,778		1,512	

B. CAMPERDOWN WASTEWATER-RELATED INFRASTRUCTURE COSTS

The costs associated with wastewater in the Camperdown service area are comprised of three components; pumping stations and trunks, Camperdown Road related sewer works and the cost of the Development Charges Background Study.

The total anticipated project costs for the pumping stations and trunks is \$9.73 million. The construction and works associated with the pumping stations and trunks comprise over 98 percent of the total cost brought forward to the development charge calculation. The Camperdown wastewater-related infrastructure costs are summarized in Table 5 below.

Table 5
Camperdown Pumping Stations
and Trunk Costs

Studies	\$0
Land Acquisition	\$0
Administrative, Legal and Other	\$288,307
Engineering Fees	\$811,596
Construction Costs	\$7,451,776
Contingencies	<u>\$1,175,000</u>
Sub-Total	\$9,726,679

Further details of the construction cost can be found in Appendix A.

As shown previously on Table 3, a portion of the cost of the Camperdown Road Project is attributed to the wastewater development charge. The cost is comprised of the main wastewater trunk and residential sewer connections, in addition to contingencies and engineering fees. The cost from the Camperdown Road Project adds \$163,262 to the total cost estimate.

Under the provisions of the *Development Charges Act*, a municipality may recover the cost of a Development Charges Background Study. An additional \$5,000 is added to the development charge calculation for the Background Study.

509 existing units have been identified by the Town to connect to the wastewater system and their proportionate share of the works, 34 per cent, has been netted out of the development charges calculation. The benefit to existing share is approximately \$3.33 million and the Town will use other mechanisms, such as s. 391 of *The Municipal Act*, to recover these costs against the benefiting land owners.

As summarized on Table 6, the total cost of the Camperdown wastewater servicing is \$9.89 million, of which \$6.57 million has been identified as growth-related and recoverable by development charges.

The next section of the report provides the calculations of the proposed Camperdown water and wastewater area-specific development charges.

TABLE 6

TOWN OF THE BLUE MOUNTAINS
 WATER GROWTH-RELATED CAPITAL PROGRAM
 CAMPERDOWN WASTEWATER SERVICING 2009 TO BUILD-OUT

	Year	Studies	Land Acquisition	Admin Legal CoFA, Adv. Misc.	Engineering	Construction	Contingencies (Additional to Finish)	Sub-Total	Benefit to Existing & Local Service	TOTAL COST ESTIMATE
Camperdown Sewage Collection*										
Sewer Works										
Camperdown Road related sewer works	2009	\$ -	\$ -	\$ -	20,996	142,267	\$ -	163,262	\$ (54,961)	108,301
Pumping Stations and Trunks	2009	\$ -	\$ -	288,307	811,596	7,451,776	1,175,000	9,726,679	(3,274,391)	6,452,288
Delphi PS, Lakeshore PS and Sewer Trunks										
Development Charge Amendment Study	2009	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	5,000	\$ -	5,000
Total Camperdown Sewage Collection*								\$ 9,894,941	\$ (3,329,352)	\$ 6,565,589

* All these works to be recovered by a Camperdown Area Specific Development Charges By-law which will be levied in addition to the Town-wide by-law.

1) Equivalent Units

	Water		Sewer	
	Units	Benefit to Existing Share	Units	Benefit to Existing Share
Existing Fronting Units	699	40%	158	34%
Existing Non Fronting Units	11		351	
Growth	<u>1,068</u>		<u>1,003</u>	
Total	1,778		1,512	

IV REVISED DEVELOPMENT CHARGES ARE CALCULATED IN ACCORDANCE WITH THE *DCA*

The proposed Camperdown waterworks and wastewater development charges reflect the updated capital program the Town has received since the 2008 Development Charges Background Study.

A. CALCULATED WATER DEVELOPMENT CHARGES

The calculation of development charges rates is derived by dividing the total net capital program by the number of new units forecast over the study period. The development charge incorporates “equivalent” non-residential units as described in Section II of this report.

One thousand and forty-three units were identified for this study that required waterworks servicing in the Camperdown area. As previously mentioned, there are 710 existing units that have been deemed as benefit to existing, and their shares has been netted out of the development charges calculation.

As Table 7 details, the net growth-related capital program amount of \$2.32 million is divided by 1,068 units, which leads to a charge of \$2,171 per equivalent unit.

Table 7
Calculated Waterworks Charge
per Equivalent Unit

Total growth-related net capital costs	\$2,318,143
Development charge related units	1,068
Calculated charge per equivalent unit	\$2,170.55

B. CALCULATED WASTEWATER DEVELOPMENT CHARGES

The development charge calculation for wastewater services in the Camperdown area is done in a similar method to the calculation of the waterworks charge. The development charge is calculated by dividing the total net capital program by the number of new units forecast over the study period. The development charge incorporates “equivalent” non-residential units as described in Section II of this report.

One thousand and one units were identified for this study that required wastewater servicing in the Camperdown area. As previously mentioned, there are 509 units that already receive wastewater servicing and those units are not included in the development charges calculation.

As seen below in Table 8, the net growth-related capital program amount of \$6.57 million is divided by 1,003 units, which leads to a charge of \$6,546 per unit.

Table 8
Calculated Wastewater Charge
per Equivalent Unit

Total growth-related net capital costs	\$6,565,589
Development charge related units	1,003
Calculated charge per equivalent unit	\$6,545.95

C. OPERATING COST IMPACTS

The DCA requires that a background study estimates the future tax supported operating cost implications of the growth-related capital program contained in the study. The entire capital program contained in this background study relates to the Camperdown water and wastewater supply system. The funds required for operating the water and wastewater system are obtained through the utility rates, a user fee system. Since the Camperdown water and wastewater system is part of a full cost recovery water and wastewater rate system, any additional operating costs as a result of the capital program will be included in the water and wastewater rates. No additional operating costs associated with the capital costs are anticipated to be borne by the property tax base.

D. CURRENT VS. CALCULATED RATES

The Camperdown waterworks and wastewater capital program in the 2008 Development Charges Background Study contained the same projects, however as construction progressed, incoming tenders increased the projects costs, resulting in the revised calculated development charges.

Table 9 displays a comparison of the current area-specific development charges for the Camperdown service area to the newly calculation rates.

Table 9
Current vs. Calculated
Development Charges

	Current DC Rate per Equivalent Unit	Calculated DC Rate per Equivalent Unit	Difference	
			\$	%
Waterworks	\$2,363	\$2,171	-\$192	-8.1%
Wastewater	\$6,424	\$6,546	\$122	1.9%

It should be noted that development in Camperdown will continue to be subject to the Town's Town-wide development charges by-law, By-law No. 2005-27, that include components for water supply and sewage treatment costs not recovered under these area-specific charges. This By-law is currently being updated by the Town and it is anticipated that a new By-law will be passed in late summer or the fall of 2009.

APPENDIX A

*CAMPERDOWN
CONSTRUCTION COSTS*

Date	Invoice Details	Camperdown Road Works Contract 101160	Water Reservoir & Servicing Contract 4918-2	Wastewater Servicing Contract 4918-1A
2005				
Sep-12	Pre Execution Costs - Waterworks (MacViro)		\$ 294,186.00	\$ 114,724.00
Nov-10	Camperdown Costs incurred from 2000 to 2004	\$ 467,570.00		
Nov-25	Contract 101160 PPC #1	\$ 442,777.00		
Dec-16	Contract 101160 PPC #2	\$ 722,626.00		
2006				
Jan-12	Contract 4918-1A PPC #1			\$ 613,600.00
Mar-13	Contract 4918-2 PPC's #1, #2, #3, #4		\$ 545,240.00	
Apr-11	2005 Engineering, Adv., Survey, Admin., Legal, Misc. & Other	\$ 119,875.00		
Apr-11	Contract 101160 PPC #3	\$ 99,959.00		
Apr-11	Contract 4918-2 PPC #5		\$ 162,900.00	
May-23	Contract 4918-2 PPC #6		\$ 81,000.00	
May-23	Contract 4918-1A PPC #2			\$ 838,396.00
Jul-04	Contract 4918-1A PPC #3			\$ 1,418,243.00
Jul-19	2005 Engineering, Adv., Survey, Admin., Legal, Misc. & Other		\$ 148,511.00	\$ 215,505.00
Jul-19	Contract 101160 PPC #4	\$ 129,132.00		
Jul-19	Contract 4918-1A PPC #4			\$ 1,162,790.00
Jul-19	Contract 4918-2 PPC #7		\$ 81,000.00	
Jul-19	Contract 4918-2 PPC #8		\$ 65,025.00	
Aug-25	Contract 101160 PPC #5	\$ 161,675.00		
Aug-25	Contract 4918-1A PPC #5			\$ 852,005.00
Sep-07	Contract 4918-2 PPC #9		\$ 477,144.00	
Sep-07	Contract 4918-2 PPC #10		\$ 142,297.00	
Oct-03	Contract 4918-1A PPC #6			\$ 481,075.00
Oct-03	Contract 4918-2 PPC #11		\$ 264,175.00	
Nov-10	Contract 101160 PPC #6	\$ 263,745.00		
Nov-10	Contract 4918-2 PPC #12		\$ 300,450.00	
Dec-11	Contract 4918-1A PPC #7			\$ 537,452.00
Dec-11	Contract 4918-1A PPC #8			\$ 10,368.00
Dec-11	Contract 4918-2 PPC #13		\$ 78,194.00	
Dec-20	Contract 4918-1A PPC #9			\$ 176,896.00
Dec-31	Contract 4918-1A PPC #10			\$ 696,301.21
Dec-31	Contract 4918-2 PPC #14		\$ 276,716.81	
2007				
Feb-16	Contract 4918-1A PPC #11			\$ 202,937.80
Apr-01	2006 Engineering, Adv., Survey, Admin., Legal, Misc. & Other	\$ 143,279.88	\$ 195,863.35	\$ 433,033.27
Jun-27	Contract 4918-1A PPC #12			\$ 294,684.46
Jul-31	Contract 101160 PPC #7	\$ 35,348.26		
Aug-24	Contract 4918-2 PPC #15		\$ 47,553.00	
Oct-31	Contract 4918-1A PPC #13			\$ 4,452.55
Dec-21	Contract 4918-2 PPC #16		\$ 60,000.00	
Dec-31	2007 Engineering, Adv., Survey, Admin., Legal, Misc. & Other	\$ 18,785.46	\$ 3,534.82	\$ 76,910.44
Dec-31	Adjustment - C.D. Road Costs - Change Orders 2-5	-\$ 124,301.50		
Dec-31	Adjustment - C.D. Road Costs - Pro Rated Engineering	-\$ 17,514.34		
2008				
Mar-31	2008 Engineering, Adv., Survey, Admin., Legal, Misc. & Other	\$ 1,550.32	\$ 1,070.51	\$ 5,922.59
Nov-27	Contract 4918-1A PPC Holdback Release			\$ 162,575.00
Dec-31	2008 Engineering Fees	\$ 19,941.77	\$ 6,867.78	\$ 94,844.00
Dec-31	2008 Administration, Legal, Miscellaneous & Other			\$ 48,149.54
2009				
Mar-31	Ainley Engineering Fees	\$ 655.00		
May-28	2009 Legal Fees			\$ 110,015.50
Mar-19	Genivar Engineering Fees			\$ 798.50
TOTAL PROJECT COSTS TO DATE		\$ 2,485,103.85	\$ 3,231,728.27	\$ 8,551,678.86
<u>ESTIMATED COSTS TO COMPLETE PROJECT</u>				
Consulting, Construction, Engineering, Legal, Administration, Claims, Contingencies and Miscellaneous		\$ -	\$ 5,000.00	\$ 1,175,000.00
TOTAL ANTICIPATED PROJECT COSTS		\$ 2,485,103.85	\$ 3,236,728.27	\$ 9,726,678.86

APPENDIX B

*PROPOSED
CAMPERDOWN BY-LAW*

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

By-law No. 2009 - XX

Being a By-law to establish area-specific development charges for the Town of The Blue Mountains, Service Area 2 Camperdown

WHEREAS Subsection 2(1) of the *Development Charges Act, 1997* provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area to which the by-law applies;

AND WHEREAS Council has before it a report entitled "Camperdown Service Area Development Charges Background Study, Town of The Blue Mountains", dated July 2009, prepared by Hemson Consulting Ltd. (the "Study");

AND WHEREAS Council gave notice to the public and held a public meeting pursuant to Section 12 of the Act on XXXX XX, 2009, prior to which the Study and the proposed area-specific development charges by-law were made available to the public and Council heard comments and representations from all persons who applied to be heard (the "Public Meeting");

AND WHEREAS following the Public Meeting, Council afforded the public an additional period of time for the submission of further written representations;

AND WHEREAS Council has further considered the Study and the By-law in light of the further written representations received;

AND WHEREAS Council has provided notice of intent to enact the proposed area-specific development charges by-law;

AND WHEREAS by Resolution has adopted by Council on XXXX XX, 2008, Council has indicated that it intends to ensure that the increase in the need for services attributable to the anticipated development will be met and further that Council has approved the Capital Programs contained in the Study;

AND WHEREAS by Resolution adopted by Council on XXXX XX, 2009, Council has expressed its intention that excess capacity identified in the Study shall be paid for by development charges or other similar charges;

AND WHEREAS by Resolution adopted by Council on XXXX XX, 2009, Council approved the Study and determined that no further public meetings were required under Section 12 of the Act;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS ENACTS AS FOLLOWS:

Definitions

1. In this By-law,

"Act" means the *Development Charges Act, 1997*, S.O. 1997, c.27;

"agricultural use" means lands, buildings, or structures, excluding any portion thereof used as a dwelling unit, used, designed or intended to be used for the purpose of a bona fide farming operation including, but not limited to, animal husbandry, bee keeping, dairying, fallow, field crops, fish

farming, forestry, fruit farming, horticulture, livestock, market gardening, pasturage, poultry keeping, the growing, raising, packing, treating, storing, and sale of produce produced on the premises, and other activities customarily carried on in the field of agriculture;

“air-supported structure” means an air supported structure as defined in the *Building Code Act*;

“board” means a board of education, public school board, secondary school board, Catholic school board, Protestant school board, or a board as defined in Subsection 1(1) of the *Education Act*, R.S.O. 1990, c.E.2, as amended;

“building or structure” means a structure occupying an area greater than ten square metres consisting of a wall, roof, and floor or any of them or a structural system serving the function thereof including an air-supported structure, excluding a farm building;

“Building Code Act” means the *Building Code Act*, S.O. 1992, c.23, as amended, and all Regulations thereto including the Ontario Building Code, 1997, as amended;

“commercial conference centre meeting space use” means land, buildings or structures used, designed or intended to be used for commercial meetings such as civic, educational, political, religious and social functions including convention centre and facility meeting space;

“commercial maintenance facility use” means ski lift facilities, service and maintenance facility related to a ski resort or service and maintenance facility related to a golf course;

“commercial recreational facility use” means land, buildings or structures used, designed or intended to be used for commercial indoor recreational use excluding institutional public hall use;

“commercial restaurant use” means land, buildings or structures used, designed or intended to be used for the purpose of offering food or beverages for sale to the public for consumption and includes such uses as a restaurant, drive-in restaurant, drive-thru restaurant, take-out restaurant, dining room, lunch room, bake shop, cafeteria, coffee shop, ice cream parlour, snack bar, or tavern including related storage;

“commercial other use” means land, buildings or structures used, designed, or intended to be used for the purpose of an office, buying, selling, leasing and renting articles, commodities, goods, merchandise, substances or wares, including related storage or the supplying of services as distinguished from such uses as manufacturing or assembling of goods including all non-residential uses not otherwise defined and excluding commercial conference centre meeting space use, commercial maintenance facility use, and commercial restaurant use;

“commercial resort unit” means one room or a group of rooms in a building used or designed or intended to be used by one or more persons, as a single commercial accommodation unit within a commercial resort unit complex (i) in which food preparation and sanitary facilities are provided for the exclusive use of such person or persons; (ii) which has a private entrance from a common hallway or entrance either inside or outside the building; (iii) which is part of a rental or lease management program which consists of a minimum of ten such units in one building or group of buildings; (iv) which is not used or designated as a principal residence; and

(v) which has been established to provide accommodation for gain or profit; but does not mean or include a residential dwelling unit, a hotel unit, a motel unit, an inn unit, a lodge unit, a dormitory unit, or a hostel unit;

“commercial resort unit with separate designated lock off unit” means a commercial resort unit having a single adjacent room or suite with a shared door in the common wall between the main part of the unit and the adjacent room or suite, with a private entrance from the common hallway or entrance either inside or outside the building for each of the main part of the unit and the adjacent room or suite, with each of the main part of the unit and the adjacent room or suite designated as separate condominium units in accordance with a declaration and description, and where the gross floor area of the adjacent room or suite does not exceed 46.5 square metres;

“Council” means the Council of the Corporation of the Town of The Blue Mountains;

“development” means any use or proposed use in respect of land that requires one or more of the actions referred to in Section 7 of this By-law, including 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 charge” means a charge imposed pursuant to this By-law;

“dwelling unit” means one or more habitable rooms designed or intended to be used together as a single and separate housekeeping unit by one or more persons, containing its own culinary facilities, or facilities for the installation of cooking equipment, and sanitary facilities;

“farm building” means a farm building as defined in the *Building Code Act*;

“Fire Services” includes, but is not limited to, rescue services and emergency services;

“floor” includes a paved, concrete, wooden, gravel, or dirt floor;

“grade” means the average level of proposed or finished ground adjoining a building or structure at all exterior walls;

“gross floor area” means the sum total of the total areas of all floors in a building or structure, whether at, above, or below-grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses, or from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall, and:

- (a) includes the floor area of a mezzanine and air-supported structure and the space occupied by interior walls partitions;
- (b) excludes any parts of the building or structure used for the parking and loading of vehicles;
- (c) excludes the floor area of a hallway directly adjacent to a Commercial Resort Unit, a hotel unit or a motel unit; and
- (d) where a building or structure does not have any walls, the gross floor area of the building or structure shall be the total of the area of all floors, including the ground floor, that are directly beneath the roof of the building or structure;

“hotel unit” means one or more habitable rooms used, designed or

intended to be used as a sleeping accommodation unit by one or more persons, and may be used by the travelling or vacationing public or for recreational purposes, but not containing its own culinary facilities;

“industrial other use” shall have the same meaning as the term “existing industrial building” in *Ont. Reg. 82/98* made under the Act excluding intensive industrial use;

“institutional church use” means land, buildings or structures used, designed, or intended to be used for a place of worship or for the purpose of a cemetery or burial ground and exempt from taxation under the *Assessment Act*, R.S.O. 1990, c.A.31, as amended;

“institutional public hall use” means land, buildings or structures used, designed or intended to be used for a non-commercial meetings and recreation including arena or community centre;

“institutional other use” means land, buildings or structures used, designed or intended to be used for a non-commercial purpose by any organization, group, or association for religious, charitable, education, health or welfare purposes excluding institutional public hall use and institutional church use;

“intensive industrial use” shall have the same meaning as the term “existing industrial building” in *Ont. Reg. 82/98* made under the Act where the use, due to the nature of its operation or materials used therein, would be considered obnoxious by reason of or emissions such as smoke, noise, dust, fumes, odours, or vibrations;

“local board” means municipal service board, municipal business corporation, transportation commission, public library board, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power under any general or special act with respect to the affairs or purposes of the Town, but excluding a board, a conservation authority, any municipal business corporation not deemed to be a local board under *O. Reg. 168/03* made under the *Municipal Act, 2001*, S. O. 2001, c.25, and any corporation created under the *Electricity Act, 1998*, S. O. 1998, c. 15, Sch. “A”;

“mezzanine” means a mezzanine as defined in the *Building Code Act*,

“motel unit” means one or more habitable rooms used, designed or intended to be used as a sleeping accommodation unit by one or more persons, and may be used by the travelling or vacationing public or for recreational purposes, but not containing its own culinary facilities;

“non-residential use” means land, buildings or structures or portions thereof used, designed or intended to be used for a purpose other than for residential use;

“owner” means the owner of land or any person authorized by such owner to make one or more applications described in Section 7 of this By-law for the development of such land;

“other residential buildings” mean residential buildings not including single detached dwellings, semi-detached dwellings or row dwellings;

“private ski club lodge use” means base lodge associated with a private ski club resort that does not provide night skiing;

“protracted” means in relation to a temporary building or structure the persistence of its construction, erection, placement on land, alteration or of an addition to it for a continuous period exceeding eight months;

“Public Works” includes, but is not limited to, lands, buildings, structures, equipment and fleet;

“redevelopment” means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, changing the use of a building or structure from residential to non-residential or from non-residential to residential or changing a building or structure from one type of residential development to another or from one type of non-residential development to another;

“residential use” means land, buildings or structures or portions thereof used, designed or intended to be used for human habitation as a home, residence or living accommodation for one or more individuals;

“Roads & Related Services” include, but are not limited to, land, bridges, culverts, structures, drainage ditches, highways, roadways, sidewalks, signal lights, storm sewers and street lights;

“Sanitary Sewage System Camperdown” means all land, buildings, structures, works, facilities and things related to sanitary sewer services including, but not limited to, all works for the collection, transmission, treatment, and disposal of sewage in Service Area 2 Camperdown;

“semi-detached dwellings or row dwellings” mean residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings;

“services” means services designated in this By-law including Schedule B to this By-law or in agreement under Section 44 of the Act, or both;

“Service Area” means lands in one of Service Areas 1 to 10 as shown on Schedule “A” to this By-law being service area 1 Craighleith, 2 Camperdown, 3 Castle Glen, 4 Swiss Meadows, 5 Reserved, 6 Lora Bay, 7 Clarksburg, 8 Osler, 9 Thornbury East, 10 Thornbury West and Service Area 11;

“Service Area 11” means all lands in the geographic area of the Town of The Blue Mountains that are not located in Service Area 1 to 10 inclusive as shown on Schedule “A” to this By-law;

“single detached dwellings” mean residential buildings, each of which contain a single dwelling unit, that are not attached to other buildings;

“temporary building or structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the effect of increasing the gross floor area thereof for a continuous period not exceeding eight months;

“Town” means the Corporation of the Town of The Blue Mountains, including the former Town of Thornbury and the former Township of Collingwood; and,

“Waterworks System Camperdown” means all land, buildings, structures, works, facilities and things related to water services including, but not

limited to, all works for the collection, production, treatment, storage, supply, transmission and distribution of water in Service Area 2 Camperdown.

Rules

2. For the purpose of complying with Section 6 of the Act:
 - (a) the area to which this By-law applies shall be the area described in Section 3 of this By-law;
 - (b) the rules developed under paragraph 9 of Subsection 5(1) of the Act for determining if a development charge is payable in any particular case and for determining the amount of the charge shall be as set forth in Sections 4 through 18, inclusive, and Section 28 of this By-law;
 - (c) the exemptions, partial exemptions and credits provided for by such rules shall be the exemptions, partial exemptions and credits set forth in Sections 19 through 26, inclusive, of this By-law, the indexing of charges shall be in accordance with Section 15 of this By-law, and there shall be no phasing in of development charges as provided in Subsection 17(1) of this By-law; and
 - (d) the redevelopment of land shall be in accordance with the rules set forth in Section 23 of this By-law.

Lands Affected

3. (1) Subject to Subsection (2), this By-law applies to all lands in the geographic area of Service Area 2 Camperdown of the Town, whether or not the land is exempt from taxation under the *Assessment Act*, R.S.O. 1990, c.A.31, as amended. In addition to this By-law, lands in the Town may also be subject to town-wide development charges by-laws.

(2) Buildings or structures located on lands as described in Schedule D are exempt only from the Sanitary Sewage System Camperdown component of the development charges of this By-law.

Designation of Services

4. It is hereby declared by Council that all development within the area to which this By-law applies will increase the need for services.
5. The development charge applicable to a development as determined under this By-law shall apply without regard to the services required or used by an individual development.
6. Development charges shall be imposed for the following categories of services (refer to Schedule B) to pay for the increased capital costs required because of increased needs for services arising from development:
 - (a) Waterworks System Camperdown and
 - (b) Sanitary Sewerage System Camperdown.

Approvals for Development

7. Development charges shall be imposed against all lands, buildings or structures within the area to which this By-law applies if the development

of such lands, buildings or structures requires any of the following approvals:

- (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*, R.S.O. 1990, c. C.26, as amended, or Section 9 of the *Condominium Act*, 1998, S. O. 1998, C. 19, as amended, or its predecessor Act;
 - (c) a conveyance of land to which a by-law passed under Subsection 50(7) of the *Planning Act* applies;
 - (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
 - (e) a consent under Section 53 of the *Planning Act*;
 - (f) the approval of a description under Section 50 of the *Condominium Act*; or
 - (g) the issuing of a permit under the *Building Code Act*, 1992 in relation to a building or structure.
8. No more than one development charge for each service designated in Section 6 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in Section 7 are required before the lands, buildings or structures can be developed.
9. Notwithstanding Section 8 and Section 13, if two or more of the actions described in Section 7 occur at different times, additional development charges shall be imposed in respect of any increased or additional development permitted by that action.
10. Where a development requires an approval described in Section 7 after the issuance of a building permit and no development charge has been paid, then the development charge shall be paid prior to the granting of the approval required under Section 7.
11. If a development does not require a building permit but does require one or more of the approvals described in Section 7, then the development charge shall nonetheless be payable in respect of any increased or additional development permitted by such approval required for the increased or additional development being granted.
12. Nothing in this By-law prevents Council from requiring, as a condition of an agreement under Section 51 or Section 53 of the *Planning Act*, that the owner, at his or her own expense, install such local services related to a plan of subdivision or within the area to which the plan relates, as Council may require in accordance with the local service policies of the Town in effect at the time, or that the owner pay for local connections to storm drainage facilities installed at the owner's expense, or administrative, processing, or inspection fees.

Basis for Calculation of Development Charges

13. The development charge with respect to the development of any land, buildings or structures shall be calculated as follows:

- (1) in the case of residential development, or the residential portion of a mixed-use development, based upon the number of dwelling units and the Service Area in which the development occurs;
- (2) in the case of commercial resort development, or the commercial resort portion of a mixed-use development, based upon the number of commercial resort units, the number of commercial resort units with separate designated lock off units, plus the gross floor area of the non-unit portion of the development, and the Service Area in which the development occurs;
- (3) in the case of hotel or motel development, or the hotel or motel portion of a mixed-use development, based upon the number of hotel units or motel units, plus the gross floor area of the non-unit portion of the development, and the Service Area in which the development occurs;
- (4) in the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the gross floor area of such development, the Service Area in which the development occurs, and the type of development; and,
- (5) in the case of a type of development not described above, based upon the number of units and/or gross floor area portions of such development and the Service Area in which the development occurs.

Amount of Development Charges

14. The amount of the development charge shall be imposed as follows:

- (1) the development charges described in Schedule C to this By-law shall be imposed on residential development of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed-use building or structure, on the residential component of the mixed-use building or structure, calculated for each dwelling unit;
- (2) the development charges described in Schedule C to this By-law shall be imposed on each commercial resort unit of any commercial resort development of land, buildings or structures, calculated for each commercial resort unit, except for each commercial resort unit with separate designated lock off unit;
- (3) the development charges described in Schedule C to this By-law multiplied by one and one half times shall be imposed on each commercial resort unit with separate designated lock off unit of any commercial resort development of land, buildings or structures, calculated for each commercial resort unit with separate designated lock off unit;
- (4) the development charges described in Schedule C to this By-law shall be imposed on each hotel or motel unit of any hotel or motel development of land, buildings, or structures, calculated for each hotel unit or motel unit;
- (5) the development charges described in Schedule C to this By-law shall be imposed on the non-residential development of land, buildings, or structures and, in the case of a mixed-use building or structure, on the non-residential portion of the mixed-use building or structure, and calculated on the gross floor area of the non-residential and non-unit use based on the type of development; and,
- (6) in the case of a type of development not described above, the development charges described in Schedule C, as the case may be, shall be imposed on the portions of the development.

Indexing of Development Charges

15. The development charges set out in Schedule C hereto may be adjusted without amendment to this By-law annually on January 1st in each year in

accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistics".

Special Provisions

16. Removed.

Phasing, Timing of Calculation and Payment

17. (1) The development charges set out in this By-law are not subject to phasing in and are payable in full, subject to the exemptions and credits herein, from the date this By-law comes into force.
- (2) Subject to Subsection (3), Subsection (4), Section 22, and Section 23, the development charge shall be calculated as of and shall be payable on the date the first building permit is issued in relation to a building or structure on land to which the development charge applies.
- (3) Notwithstanding Subsection (2) the Waterworks System Camperdown and Sanitary Sewage System Camperdown services components of the development charges for residential development and commercial resort development that require approval of a plan of subdivision under Section 51 of the *Planning Act* or a consent under Section 53 of the *Planning Act* and for which a subdivision agreement or consent agreement is executed by the owner shall be calculated and shall be payable immediately upon the owner executing the agreement, pursuant to Section 26 of the Act. The terms of such agreement shall then prevail over the other provisions of this section.
- (4) Notwithstanding Subsection (2) and Subsection (3), the Town may enter into an agreement, including the provision of security for the owner's obligations under the agreement, with an owner who is required to pay a development charge providing for all or any part of a development charge to be paid before or after it would otherwise be payable, pursuant to Section 27 of the Act. The terms of such agreement shall then prevail over the other provisions of this section.

Payment by Money or the Provision of Services

18. (1) Payment of development charges shall be by cash or by cheque.
- (2) In the alternative to payment by the means provided in Subsection (1), the Town may, by an agreement entered into with the owner under Section 38 of the Act, accept the provision of services in full or partial satisfaction of the development charge otherwise payable provided that:
- (a) if the Town and the owner cannot agree as to the reasonable cost of the work performed, the reasonable cost of the work shall be determined by the Town's Treasurer; and
- (b) if the credit exceeds the amount of the charge for the service to which the work relates,
- (i) the excess amount shall not be credited against the charge for any other service, unless the Town has so agreed in an agreement under Section 38 of the Act; and
- (ii) in no event shall the Town be required to make a cash payment to the credit holder.

payment to the credit holder.

- (3) Nothing in this By-law prevents Council from requiring, as a condition of any approval given under the *Planning Act* that the owner, at the owner's expense, install such local services as Council may require in accordance with the local service policies of the Town in effect at the time.

Rules for Exemption Relating to the Creation of Additional Dwelling Units

19. This By-law does not apply with respect to approvals related to the residential development of land, buildings or structures that would have the affect only,
 - (1) of permitting the enlargement of an existing dwelling unit;
 - (2) of creating a maximum of two additional dwelling units in an existing single detached dwelling where the total gross floor area of the additional dwelling unit or units is less than or equal to the gross floor area of the dwelling unit already in the building;
 - (3) of creating a maximum of one additional dwelling unit in an existing semi-detached dwelling or row dwelling where the gross floor area of the additional dwelling unit is less than or equal to the gross floor area of the dwelling unit already in the building; or
 - (4) of creating a maximum of one additional dwelling unit in any existing other residential building where the gross floor area of the additional dwelling unit is less than or equal to the gross floor area of the smallest dwelling unit already in the building.

Rules for Exemption Relating to Industrial Enlargement

20. (1) If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable is the following:
 - (a) if the gross floor area is enlarged by 50 per cent or less, the amount of the development charge in respect of the enlargement is zero; and
 - (b) if the gross floor area is enlarged by more than 50 per cent, development charges are payable on the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement.
- (2) For the purpose of this Section only the terms "gross floor area" and "existing industrial building" shall have the same meaning as those terms have in *Ont. Reg 82/98* made under the Act.
- (3) In this Section, for greater certainty in applying the exemption herein:
 - (a) the gross floor area of an existing industrial building shall be determined as of the date this By-law comes into force; and
 - (b) the gross floor area of an existing industrial building is enlarged where there is a bona fide increase in the size of the existing building and the enlarged area is attached to existing industrial building and is used for or in connection with an industrial purpose as set out in Subsection 1(1) of *O. Reg. 82/98*. Without limiting

the generality of the foregoing, the exemption in this Section shall not apply where the enlarged area is attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor or other passageway, or through a shared below grade connection such as a service tunnel, foundation, footing or a parking facility.

- (4) For the purpose of interpreting the definition of “existing industrial building” contained in *O. Reg. 82/98*, regard shall be had for the classification of the lands in question pursuant to the *Assessment Act*, R. S. O. 1990, c.A.31, as amended, and in particular: whether the lands fall within a tax class such that taxes on the land are payable at an industrial rate; and, whether more than 50% of the gross floor area of the building or structure on the land has an industrial property code for assessment purposes.

Categories of Exempt Uses

21. The following categories of uses are hereby designated as being exempt from the payment of development charges:

- (1) land, buildings or structures owned by and used for the purposes of a municipality and exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31, as amended;
- (2) lands, buildings or structures owned by and used for the purposes of a board and exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31;
- (3) buildings or structures used as public hospitals governed by the *Public Hospitals Act*, R.S.O. 1990, c.P.40, as amended;
- (4) land, buildings or structures used for institutional church use and exempt from taxation under the *Assessment Act*, R.S.O. 1990, c.A.31, as amended;
- (5) land, buildings or structures for agricultural use which do not receive municipal sanitary sewer or water supply services; and,
- (6) buildings or structures used for and devoted solely to accommodation of temporary or seasonal agricultural labourers which may contain their own culinary facilities and sanitary facilities and which do not receive municipal sanitary sewer or water supply services.

Temporary Buildings or Structures

22. (1) Subject to Subsections (2) and (3), temporary buildings or structure shall be exempt from the payment of development charges.
- (2) In the event that a temporary building or structure becomes protracted, it shall be deemed not to be nor ever to have been a temporary building or structure, and the development charges required to be paid under this By-law shall become payable on the date the temporary building or structure becomes protracted.
- (3) Prior to the Town issuing a building permit for a temporary building or structure, the Town may require an owner to enter into an agreement, including the provision of security for the owner’s obligation under the agreement, pursuant to Section 27 of the Act providing for all or part of the development charge required by Subsection (2) to be paid after

it would otherwise be payable. The terms of such agreement shall then prevail over the provisions of this By-law.

Rules for the Redevelopment of Land

23. (1) Subject to Subsections (2), (3) and (4), where there is a redevelopment of land on which development charges or similar fees (lot levy, impost fee, or connection fee) have been paid in respect of municipal services provided to the land, and there is a conversion of space proposed, or on which there was formerly erected a building or structure that has been demolished, a credit shall be allowed against the development charge otherwise payable by the owner pursuant to this By-law for the portion of the previous building or structure still in existence that is being converted or for the portion of the building or structure that has been demolished, as the case may be, in the amount of the development charges pursuant to this By-law for those services for which previous charges or fees were paid.
- (2) A credit in respect of any demolition under this Section shall not be given unless a building permit has been issued or a subdivision agreement has been entered into with the Town for the development within five years from the date the demolition permit was issued.
- (3) The amount of any credit hereunder shall not exceed, in total, the amount of the development charges otherwise payable with respect to the development.
- (4) For greater certainty, and without limiting the generality of the foregoing, no credit shall be allowed where the building or structure or part thereof prior to the demolition or conversion would have been exempt pursuant to this By-law.

Rules for Partial Exemptions for Residential Development on Existing Lots

24. Where there is a residential development of land on which development charges or similar fees (lot levy, impost fee, or connection fee) have been paid in respect of municipal services provided to the land, a credit in the amount of the development charges pursuant to this By-law for those services for which the previous charges or fees were paid shall be allowed against the development charge otherwise payable by the owner pursuant to this By-law on a service by service basis.

Rules for Partial Exemptions for Non-Residential Development on Existing Lots

25. Where there is a non-residential development on land on which development charges or similar fees (lot levy, impost fee, or connection fee) have been paid for services, a credit in the amount of the previous charges or fees paid for those services shall be allowed against the development charges otherwise payable by the owner pursuant to this By-law.

Rules with Respect to Existing Agreements

26. If there is a conflict between this By-law and an agreement made between the Town and the owner or former owner of land before the coming into force of this By-law and the owner or former owner of the land agreed to pay all or a portion of a charge related to development under the agreement with respect to the land or provided services in lieu of payment, then the provisions of the agreement prevail over the By-law to the extent of the conflict. The extent of the conflict shall be determined on a service

by service basis. Notwithstanding the allocation of total development charges within an existing agreement, the development charges may be reallocated by the Town to services set out in this By-law.

Reserve Funds

27. (1) Development charge payments received by the Town pursuant to this By-law shall be maintained in a separate reserve fund or funds for each service to which the development charge relates and shall be spent only for the capital costs determined under paragraphs 2 to 8 of Subsection 5(1) of the Act.
- (2) Notwithstanding anything herein to the contrary, the Town may borrow money from a reserve fund and repay the amount used plus interest at an effective monthly rate of the Town's general operating bank account.

Interest

28. The Town shall pay interest on a refund under Subsection 18(3) and Subsection 25(2) of the Act at a rate equal to the Bank of Canada rate on the date this By-law comes into force.

Front Ending Agreements

29. The Town may enter into agreements under Section 44 of the Act.

Schedules

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

Schedule A	Service Area Boundaries
Schedule B	Designated Services
Schedule C	Development Charges
Schedule D	Exempt Lands

By-law Registration

31. A certified copy of this By-law may be registered in the by-law register in the Land Registry Office against all land in the Town and may be registered against title to any land to which this By-law applies.

Date By-law Effective

32. This By-law comes into force on the date of passage.

Date By-law Expires

33. This By-law expires five years after the date on which it comes into force.

Repeal

34. By-law No. 2008-61 and any amendments made thereto is hereby repealed.

Headings for Reference Only

35. The headings inserted in this By-law are for convenience of reference only and shall not affect the construction or interpretation of this By-law.

Severability

36. If, for any reason, any provision, Section, Subsection or paragraph of this By-law is held invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted or amended, in whole or in part or dealt with in any other way.

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

Read a third time and passed this ____ day of XXXX, 2009.

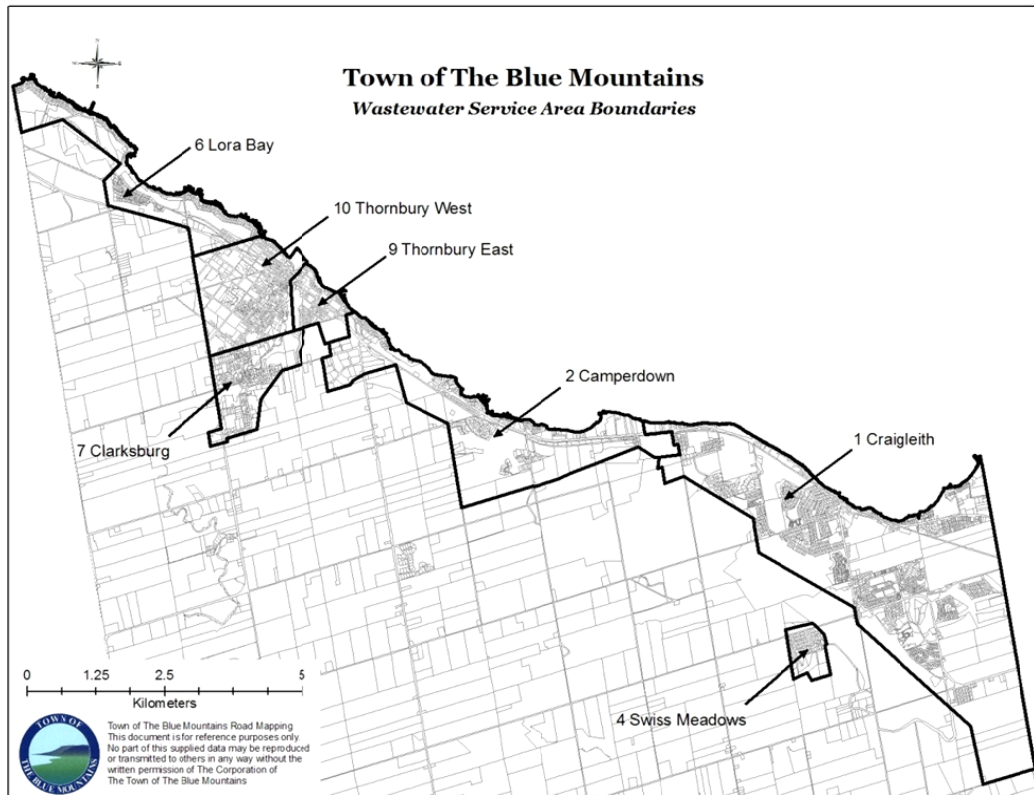
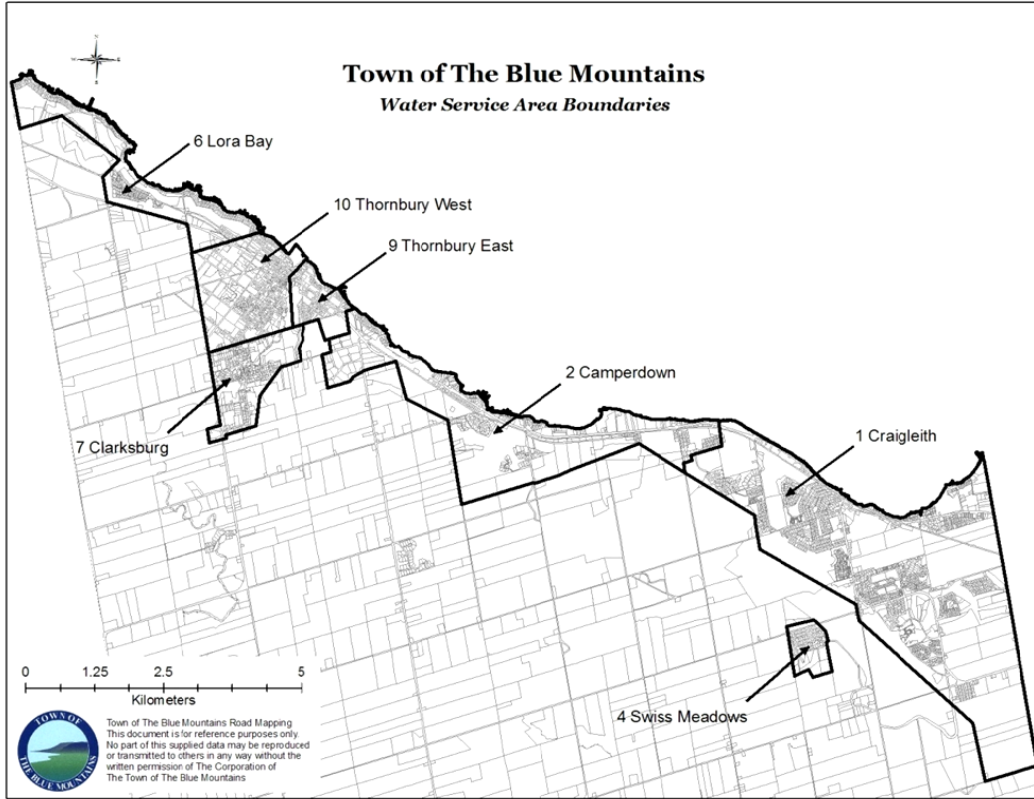
Ellen Anderson, Mayor

Stephen Keast, Clerk

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

By-law No. 2009 - XX

Schedule A



THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

By-law No. 2009 - XX

Schedule B

Designated Services

Categories of Services

1. Waterworks System Camperdown
2. Wastewater System Camperdown

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

By-law No. 2009 - XX

Schedule C

Development Charge Per:	Sanitary Sewage Collection System	Waterworks System (a)	Total Charge
Residential Dwelling Unit - Charge Per Unit	\$6,546	\$2,171	\$8,716
Commercial Resort Unit - Charge Per Unit	\$6,546	\$2,171	\$8,716
Hotel and Motel Unit - Charge Per Unit	\$3,273	\$1,085	\$4,358
Non-Residential Charge Per Square Metre of Gross Floor Area			
Commercial			
Commercial Restaurant Use	\$40.91	\$13.57	\$54.48
Commercial Use	\$20.46	\$6.78	\$27.24
Commercial Recreational Facility Use	\$20.46	\$6.78	\$27.24
Commercial Maintenance Building Use	\$10.23	\$3.39	\$13.62
Commercial Conference Centre Meeting Space Use	\$10.23	\$3.39	\$13.62
Commercial Other	\$20.46	\$6.78	\$27.24
Private Ski Club Lodge Use	\$27.27	\$9.04	\$36.31
Industrial			
Intensive Industrial Use	\$40.91	\$13.57	\$54.48
Industrial Other Use	\$20.46	\$6.78	\$27.24
Institutional			
Institutional Public Hall or Church Use	\$10.23	\$3.39	\$13.62
Institutional Other Use	\$20.46	\$6.78	\$27.24

Notes:

(a) Waterworks System includes water distribution system sub-component and water reservoir sub-component.

THE CORPORATION OF THE TOWN OF THE BLUE MOUNTAINS

By-law No. 2009 - XX

Schedule D

Exempt Lands

Pursuant to Subsection 3(2), buildings or structures located on the following lands are exempt only from the Sanitary Sewage System Camperdown component of the development charge of this By-law as they will require local service extensions to connect directly into the Thornbury Sanitary Sewage System:

Roll No.	Property Description
42 42 000 011 15000	Conc IX N Pt Lot 31 RP 16R2513 Part 2 RP 16R3457 Part 1
42 42 000 011 15010	Conc IX Pt Lot 31 RP 16R3362 Part 1
42 42 000 011 15012	Conc IX Pt Lot 31 RP 16R3362 Part 2