

**ADDENDUM TO:
TOWNSHIP OF PUSLINCH
2014 DEVELOPMENT CHARGE
BACKGROUND STUDY**

FOR PUBLIC CIRCULATION AND COMMENT

JULY 10, 2014



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 Planning for growth

SUMMARY OF REVISIONS MADE TO JUNE 5, 2014 DEVELOPMENT CHARGES BACKGROUND STUDY

1. BACKGROUND

Commensurate with the provisions of the *Development Charges Act, 1997*, the Township has undertaken a Development Charges (DC) Background Study and has distributed the Study to the public. The following provides a summary of the key dates in the development charge by-law process:

June 5, 2014 – Release of the DC Background Study

June 19, 2014 – Public Meeting

July 24, 2014 – Second Public Meeting

August 13, 2014 – Anticipated passage of Development Charges By-law

The purpose of this revised DC Background Report is to provide for changes to the June 5, 2014 DC Background Study. These refinements are in relation to the anticipated non-residential growth forecast. These refinements will form part of the DC Background Study provided prior to by-law adoption.

2. DISCUSSION

This section of the Addendum Report provides an explanation for the above noted refinement, and quantifies its impact on the proposed schedule of charges. Based on a review by staff, the changes to the non-residential growth within the DC Background Study are as follows:

Non-Residential Growth – the non-residential growth forecast has changed as a result of:

- A review of the Township's shovel-ready (short-term) industrial land supply, resulting in a lower 10-year industrial employment forecast; and
- A revised assumption pertaining to gross floor area (GFA), whereas a portion of the forecast industrial employment growth will be absorbed in existing industrial building space, as well as in new industrial buildings/expansions.

The above non-residential growth changes, impacts the proportionate allocation of capital projects between residential and non-residential.

A comparison of the charges provided in the June 5, 2014 report verses those provided in this addendum report is provided below:

Recommended Changes to the Proposed Development Charges – within the Urban Service Area		
Building Type	Background Study June 5, 2014	Addendum Report July 10, 2014
Single & Semi-Detached	\$4,177	\$4,817
Other Multiples	\$3,176	\$3,662
Apartments 2 Bedrooms +	\$2,530	\$2,918
Apartments Bachelor and 1 Bedroom	\$1,713	\$1,975
Non-Residential (per sq.ft. of GFA)	\$1.20	\$2.26

Based upon the above, the following revisions have been made to the June 26th Background Study and are included herein:

- Page 1-2 to 1-3 – updated wording to include release of the addendum, second Public Meeting date and potential by-law passage date;
- Pages 3-6 to 3-7 – updated based on the revised non-residential growth calculations;
- Pages 5-1 to 5-2 – revised proportionate share of capital costs between residential and non-residential growth;
- Pages 5-5 to 5-6 – revised proportionate share of capital costs between residential and non-residential growth;
- Pages 5-7 to 5-8 – revised proportionate share of capital costs between residential and non-residential growth;
- Page 6-2 – revised calculations for all services, revised schedule of development charges by type and revised comparison of current and calculated DC's;
- Appendix A, A-9 to A-11 – revised non-residential growth calculations;
- Appendix E, E-1 – updated for additional public meeting date;
- Appendix E, E13 to E14 – removed in-force and expiry date; and
- Appendix E, Schedule B (E-16) – updated Schedule of Development Charges.

1.3 Process for Adoption of the Development Charges By-law

The changes herein form the basis for the by-law being presented to Council. If Council is satisfied with the above changes to the Background Study, and based on the public submissions made at the public meeting, this addendum report and the amended by-law, including the amended schedule "B" to the by-law, will be considered for approval by Council.

AMENDED PAGES

1.2 Summary of the Process

The Public Meeting required under Section 12 of the *Development Charges Act, 1997*, has been scheduled for June 19, 2014. Its purpose is to present the study to the public and to solicit public input on the proposed DC By-Law. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the Township's development charges by-law.

In accordance with the legislation, the DC Background Study and proposed DC By-Law will be available for public review by June 5, 2014. The DC Addendum report will be available for public review July 10, 2014.

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 Study and Council adoption of the DC by-law, currently scheduled for August 13, 2014.

Figure 1-1 outlines the proposed schedule to be followed with respect to the development charge by-law adoption process.

FIGURE 1-1
SCHEDULE OF KEY DEVELOPMENT CHARGE PROCESS DATES
FOR THE TOWNSHIP OF PUSLINCH

1.	Data collection, staff interviews, preparation of DC calculations	February – May 2014
2.	Preparation of Draft DC findings	May, 2014
3.	Review of draft findings with Staff	May 29, 2014
4.	Statutory notice of Public Meeting Ad placed in newspaper(s)	by May 29, 2014
5.	DC Background Study and proposed DC By-Law made available to the public	June 5, 2014
6.	Public Meeting of Council	June 19, 2014
7.	Statutory notice of Public Meeting Ad placed in newspaper(s)	July 4, 2014
8.	DC Addendum Report made available to the Public	July 10, 2014
9.	Public Meeting of Council	July 24, 2014
10.	Council considers adoption of DC Background Study and passage of DC By-Law	August 13, 2014
11.	Newspaper notice given of by-law passage	By 20 days after passage
12.	Last day for by-law appeal	40 days after passage
13.	Township makes available DC pamphlet	By 60 days after in force date

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

- Existing households as of 2014 are based on the 2011 Census households, plus estimated residential units constructed between 2011 and 2013 assuming a 6-month lag between construction and occupancy (see *Schedule 3*).
- The decline in average occupancy levels for existing housing units is calculated in *Schedules 3 through 5*, by aging the existing population over the forecast period. The forecast population decline in existing households over the 20-year forecast period is estimated at approximately 118.

6. Employment (Appendix A, Schedules 9a through 11)

- The employment forecast is largely based on the activity rate method, which is defined as the number of jobs in a municipality divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.
- The Township of Puslinch 2011² employment base by place of work is outlined in *Schedule 9a*. The 2011 employment base is comprised of the following sectors:
 - 105 primary (approx. 3%);
 - 435 work at home employment (approx. 14%);
 - 1,863 industrial (approx. 59%);
 - 648 commercial/population related (approx. 20%); and
 - 130 institutional (approx. 4%).
- 2011 employment by usual place of work, including work at home, is approximately 3,180. An additional 430 employees have been identified for the Township in 2011 that have no fixed place of work (NFPOW).³ The 2011 employment base, including NFPOW, totals approximately 3,610.
- Total employment, including work at home and NFPOW, for the Township of Puslinch is anticipated to reach approximately 4,730 by 2024 and 5,940 by 2034. This represents an employment increase of 770 for the 10-year forecast period, and 1,970 for the 20-year forecast period.
- *Schedule 9b*, Appendix A, summarizes the employment forecast, excluding work at home employment and NFPOW employment, which is the basis for the DC employment forecast. The impact on municipal services from work at home employees have already been included in the population forecast. The impacts of municipal services related to NFPOW employees have largely been included in the employment forecast by usual place of work (i.e. employment and GFA in the retail and

² 2011 employment based on Statistics Canada "Place of Work" custom employment data.

³ 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.

- accommodation sector generated from NFPOW construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (GFA) calculation. Accordingly, work at home and NFPOW employees have been removed from the DC employment forecast and calculation.
- Total employment for the Township of Puslinch (excluding work at home and NFPOW employment) is anticipated to reach approximately 3,410 by 2024, and 4,170 by 2034. This represents an employment increase of 380 and 1,140 over the 10-year and 20-year forecast periods, respectively.
 - In accordance with forecast demand and available land supply, total employment growth (excluding work at home and NFPOW employment) has been allocated to the following urban settlement areas over the 2014 to 2034 forecast period (Refer to Schedule 9c):
 - Aberfoyle– 2%
 - Morriston– 1%
 - rural – 97%

7. Non-Residential Sq.ft. Estimates (Gross Floor Area (GFA), Appendix A, Schedule 9b)

- Square footage estimates were calculated in *Schedule 9b* based on the following employee density assumptions:
 - 1,400 sq.ft. per employee for industrial;
 - 550 sq.ft. per employee for commercial/population-related; and
 - 700 sq.ft. per employee for institutional employment.
- The Township-wide incremental Gross Floor Area (GFA) increase is anticipated to be approximately 214,200 sq.ft. over the 10-year, and 993,800 sq.ft. over the 20-year forecast period.
- In terms of percentage growth, the 20-year incremental GFA forecast by sector is broken down as follows:
 - industrial – (approx. 77%);
 - commercial/population-related – (approx. 20%); and
 - institutional – (approx. 3%).

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 this 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 Township DC Calculation

This section evaluates the development-related capital requirements for all 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 *Growth-Related Studies*

The DCA permits the inclusion of studies undertaken to facilitate the completion of the Township's capital works program. The Township has made provision for the inclusion of new studies undertaken to facilitate this DC process, as well as other studies which benefit growth (in whole or in part). The listing of studies included in the DC, and summarized in the following table, include Fire, Transportation and Recreation Master Plans, a Zoning By-Law Review and other studies.

The cost of these projects totals approximately \$401,000 over the 10-year forecast period, of which \$249,993 is deducted as an existing benefit, including existing reserve fund balance of \$92,293. A further \$16,050 has been deducted for 90% services under the Act. As a result the net growth-related capital costs included in the charge totals approximately \$134,957. The net growth-related costs have been allocated 78% residential and 22% non-residential based on the incremental growth in population to employment, for the 10-year forecast period.

5.2.3 Roads and Related Services

The Township has a current inventory of 180 kilometres of roads, excluding internal local roads. This historic level of infrastructure investment equates to a \$9,869 per capita level of service. When applied to the forecast growth to 2023, a maximum DC-eligible cost of \$13.0 million could be expected to meet the future increase in needs for service.

In addition to roadways, the Township's public works department utilizes 12,800 square feet of facility space, and operates 16 pieces of major equipment and machinery, including vehicles. The Township also maintains 23 bridges and major culverts. In this regard, a historic average level of service of \$1,529 per capita has been provided, resulting in DC-eligible cap room of approximately \$2.0 million.

Review of the Township's roads and related needs for the forecast period identified \$10.15 million in gross capital costs. Recognizing the benefit to existing development, \$8.6 million has been deducted, including the existing reserve fund balance of \$84,172. As a result, \$1.6 million in capital needs have been included in the DC calculation.

The net growth-related costs for roads and related services have been allocated between residential and non-residential development on the basis of incremental population to employment growth over the 10-year forecast period, resulting in 78% allocated to residential and 22% to non-residential.

5.2.4 Fire Protection Services

The Township currently provides fire protection services from 7,700 square feet of facility space. Services are provided by 6 fully equipped vehicles and 37 equipped firefighters.

This translates into an average service level of \$576 per capita. This historic level of investment in fire services provides for a DC-eligible amount over the 10-year forecast period of \$1.5 million dollars.

The Township anticipates the need to provide additional fire facility space, additional vehicles and additional equipment. In total, the gross capital costs for fire services is \$1.13 million, with \$405,439 identified and deducted for benefit to existing, including the existing reserve fund balance of \$151,164. The net cost for inclusion in the DC calculation is \$728,972.

The allocation of net growth-related costs for fire protection services between residential and non-residential development is 86% residential and 14% non-residential based on land area growth over the forecast period to 2023.

TABLE 6-1
TOWNSHIP OF PUSLINCH
DEVELOPMENT CHARGE CALCULATION
Municipal-wide Services
2014-2024

SERVICE	2014 \$ DC Eligible Cost		2014 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft²
1. Roads and Related	\$ 1,207,240	\$ 346,489	\$ 2,798	\$ 1.62
2. Fire Protection Services	\$ 629,580	\$ 99,392	\$ 1,459	\$ 0.46
3. Parks and Recreation	\$ 136,619	\$ 7,190	\$ 317	\$ 0.03
4. Administration - Studies	\$ 104,861	\$ 30,096	\$ 243	\$ 0.14
TOTAL DC ELIGIBLE CAPITAL COST	\$ 2,078,300	\$ 483,167	\$ 4,817	\$ 2.26
10 Year Gross Population / GFA Growth (ft².)	1,368	214,220		
Cost Per Capita / Non-Residential GFA (ft².)	\$ 1,519.23	\$ 2.26		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling	3.17	\$ 4,816		
Apartments - 2 Bedrooms +	1.92	\$ 2,917		
Apartments - Bachelor and 1 Bedroom	1.30	\$ 1,975		
Other Multiples	2.41	\$ 3,661		

TABLE 6-2
SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per ft² of Gross Floor Area)
Municipal Wide Services:					
Roads and Related	\$ 2,798	\$ 1,695	\$ 1,147	\$ 2,127	\$ 1.62
Fire Protection Services	\$ 1,459	\$ 884	\$ 598	\$ 1,109	\$ 0.46
Parks and Recreation	\$ 317	\$ 192	\$ 130	\$ 241	\$ 0.03
Administration - Studies	\$ 243	\$ 147	\$ 100	\$ 185	\$ 0.14
Total Municipal Wide Services	\$ 4,817	\$ 2,918	\$ 1,975	\$ 3,662	\$ 2.26

TABLE 6-3
COMPARISON OF CURRENT AND CALCULATED DEVELOPMENT CHARGES FOR SPECIFIC TYPES OF DEVELOPMENT

Residential (Single Detached) Comparison			Non-Residential (per ft².) Comparison		
Service	Current	Calculated	Service	Current	Calculated
Municipal Wide Services:			Municipal Wide Services:		
Roads and Related	\$ 2,371	\$ 2,798	Roads and Related	\$ 1.51	\$ 1.62
Fire Protection Services	\$ 922	\$ 1,459	Fire Protection Services	\$ 0.31	\$ 0.46
Parks and Recreation	\$ 410	\$ 317	Parks and Recreation	\$ 0.03	\$ 0.03
Administration - Studies	\$ 190	\$ 243	Administration - Studies	\$ 0.12	\$ 0.14
Total Municipal Wide Services	\$ 3,894	\$ 4,817	Total Municipal Wide Services	\$ 1.97	\$ 2.26

**SCHEDULE 9a
TOWNSHIP OF PUSLINCH
EMPLOYMENT FORECAST, 2014 TO 2034**

Period	Population	Activity Rate						Employment						Total Employment (including NFPW)	Total (Excluding NFPW and Work at Home)		
		Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	NFPW ¹	Total Including NFPW	Primary	Work at Home	Industrial	Commercial/Population Related			Institutional	Total
2006	6,689	0.017	0.073	0.335	0.093	0.016	0.534	0.043	0.577	115	485	2,240	620	110	3,570	290	3,860
Mid 2011	7,029	0.015	0.062	0.265	0.092	0.018	0.452	0.061	0.514	105	435	1,863	648	130	3,180	430	3,610
Mid 2014	7,240	0.015	0.064	0.281	0.104	0.018	0.482	0.066	0.548	105	463	2,033	755	134	3,490	480	3,970
Mid 2024	8,584	0.012	0.073	0.260	0.107	0.018	0.471	0.082	0.553	105	625	2,227	916	158	4,031	703	4,734
Mid 2034	9,808	0.011	0.088	0.282	0.114	0.018	0.513	0.093	0.606	105	860	2,765	1,118	181	5,029	912	5,941
Incremental Change																	
2006 - Mid 2011	340	-0.0023	-0.0106	-0.0699	-0.0006	0.0020	-0.0813	0.0178	-0.0635	-10	-50	-378	28	20	-390	140	-250
Mid 2011 - Mid 2014	211	-0.0004	0.0021	0.0158	0.0122	0.0000	0.0286	0.0051	0.0348	0	28	170	108	4	310	50	360
Mid 2014 - Mid 2024	1,324	-0.0023	0.0090	-0.0208	0.0027	0.0000	-0.0114	0.0158	0.0044	0	162	195	161	24	542	223	765
Mid 2014 - Mid 2034	2,568	-0.0038	0.0237	0.0012	0.0097	0.0000	0.0308	0.0267	0.0574	0	397	733	363	47	1,540	432	1,972
Annual Average																	
2006 - Mid 2011	113	-0.0008	-0.0035	-0.0233	-0.0002	0.0007	-0.0271	0.0069	-0.0212	-3	-17	-126	9	7	-130	47	-43
Mid 2011 - Mid 2014	70	-0.0014	0.00070	0.00525	0.00406	0.00000	0.00988	0.00171	0.01159	0	9	57	36	1	103	17	120
Mid 2014 - Mid 2024	132	-0.00023	0.00090	-0.00208	0.00027	0.00000	-0.00114	0.00158	0.00044	0	16	19	16	2	54	22	76
Mid 2014 - Mid 2034	128	-0.00019	0.00118	0.00006	0.00049	0.00000	0.00154	0.00133	0.00287	0	20	37	18	2	77	22	99

Source: Watson & Associates Economists Ltd., 2014. Derived from Wellington County Official Plan (OP) May 6, 1999 (last revision April 22, 2013).
 1. Statistics Canada defines no fixed place of work (NFPW) 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.

**SCHEDULE 9b
TOWNSHIP OF PUSLINCH
EMPLOYMENT GROSS FLOOR AREA (GFA) FORECAST, 2014 TO 2034**

Period	Population	Employment				Gross Floor Area in Square Feet (Estimated) ¹				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
2006										
Mid 2011	6,689	115	2,240	620	110	3,085				
Mid 2014	7,029	105	1,863	648	130	2,745				
Mid 2024	7,240	105	2,033	755	134	3,027				
Mid 2034	8,564	105	2,227	916	158	3,406				
Mid 2034	9,808	105	2,765	1,118	181	4,169				
Incremental Change										
2006 - Mid 2011	340	-10	-378	28	20	-340				
Mid 2011 - Mid 2014	211	0	170	108	4	282	0	59,200	2,800	62,000
Mid 2014 - Mid 2024	1,324	0	195	161	24	380	108,920	88,500	16,800	214,220
Mid 2014 - Mid 2034	2,568	0	733	363	47	1,143	761,300	199,600	32,900	993,800
Annual Average										
2006 - Mid 2011	68	-2	-76	6	4	-68				
Mid 2011 - Mid 2014	70	0	57	36	1	94	0	19,733	933	20,667
Mid 2014 - Mid 2024	132	0	19	16	2	38	10,892	8,850	1,680	21,422
Mid 2014 - Mid 2034	128	0	37	18	2	57	38,065	9,980	1,645	49,690

Source: Watson & Associates Economists Ltd., 2014. Derived from Wellington County Official Plan (OP) May 6, 1999 (last revision April 22, 2013).

Note: It is assumed that a portion of the forecast industrial employment growth will be absorbed by the existing industrial GFA.

- 1. Square Foot Per Employee Assumptions
- Industrial 1,400
- Commercial/ Population Related 550
- Institutional 700

SCHEDULE 9c
ESTIMATE OF THE ANTICIPATED AMOUNT, TYPE AND LOCATION OF
NON-RESIDENTIAL DEVELOPMENT FOR WHICH DEVELOPMENT CHARGES CAN BE IMPOSED

DEVELOPMENT LOCATION	TIMING	INDUSTRIAL GFA S.F.	COMMERCIAL GFA S.F.	INSTITUTIONAL GFA S.F.	TOTAL NON-RES GFA S.F.	EMPLOYMENT INCREASE ¹
Aberfoyle	2014 - 2024	-	4,400	1,000	5,400	9
	2014 - 2034	-	10,000	2,000	12,000	21
Morrison	2014 - 2024	-	2,700	700	3,400	6
	2014 - 2034	-	6,000	1,300	7,300	13
Rural	2014 - 2024	108,920	81,400	15,100	205,420	365
	2014 - 2034	761,300	183,600	29,600	974,500	1,109
Township of Puslinch	2014 - 2024	108,920	88,500	16,800	214,220	380
	2014 - 2034	761,300	199,600	32,900	993,800	1,143

Source: Watson & Associates Economists Ltd., 2014

Note: It is assumed that a portion of the forecast industrial employment growth will be absorbed by the existing industrial GFA.

1. Employment Increase does not include work at home no fixed place of work employment.

2. Square feet per employee assumptions:

Industrial	1,400
Commercial	550
Institutional	700

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2014-____

A by-law to establish development charges for the Corporation of the Township of Puslinch

WHEREAS the Township of Puslinch will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Township of Puslinch;

AND WHEREAS Council desires to ensure that the capital cost of meeting growth-related demands for or burden on municipal services does not place an excessive financial burden on the Township of Puslinch or its existing taxpayers while at the same time ensuring new taxpayers contribute no more than the net capital cost attributable to providing the current level of municipal services;

AND WHEREAS the *Development Charges Act, 1997* (the "Act") 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;

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

AND WHEREAS the Council of The Corporation of the Township of Puslinch has given notice of and held public meetings on the 19th day of June, 2014 and the 24th day of July, 2014 in accordance with the Act and the regulations thereto;

6. SCHEDULES

6.1 The following schedules shall form part of this by-law:

Schedule A - Components of Services Designated in subsection 2.1

Schedule B - Residential and Non-Residential Schedule of Development Charges

7. CONFLICTS

7.1 Where the Township and an owner or former owner have entered into an agreement with respect to land within the area to which this by-law applies, and a conflict exists between the provisions of this by-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.

7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this by-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

8. SEVERABILITY

8.1 If, for any reason, any provision of this by-law is held to be 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, amended or modified.

9. DATE BY-LAW IN FORCE

9.1 This by-law shall come into effect at 12:01 AM on _____, 2014.

10. DATE BY-LAW EXPIRES

10.1 This by-law will expire at 12:01 AM on _____, 2019 unless it is repealed by Council at an earlier date.

11. EXISTING BY-LAW REPEALED

11.1 By-law 40/09 is hereby repealed as of the date and time of this by-law coming into effect.

PASSED THIS ___ day of _____, 2014.

Mayor

Township Clerk

SCHEDULE "B"
BY-LAW NO. 2014 - _____

SCHEDULE OF DEVELOPMENT CHARGES

Service	RESIDENTIAL				NON-RESIDENTIAL (per ft ² of Gross Floor Area)
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	
Municipal Wide Services:					
Roads and Related	\$ 2,798	\$ 1,695	\$ 1,147	\$ 2,127	\$ 1.62
Fire Protection Services	\$ 1,459	\$ 884	\$ 598	\$ 1,109	\$ 0.46
Parks and Recreation	\$ 317	\$ 192	\$ 130	\$ 241	\$ 0.03
Administration - Studies	\$ 243	\$ 147	\$ 100	\$ 185	\$ 0.14
Total Municipal Wide Services	\$ 4,817	\$ 2,918	\$ 1,975	\$ 3,662	\$ 2.26