



Town of
East Gwillimbury



Development Charge Background Study For Public Circulation Consolidation Report October 2014



Development Charge Background Study

October 2014



Town of East Gwillimbury

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Executive Summary

The 2014 Town of East Gwillimbury Development Charge Background Study has been completed in compliance with the provisions of the Development Charges Act, S.O. 1997 and the associated regulation (Ontario Regulation 82/98). This background study is an update to the April 2014 Draft Development Charges Background Study and reflects the rates and policies adopted by Council as part of the process leading to the adoption of Town wide By-law 2014-83, passed on June 2, 2014. This study also provides the basis for the proposed amendment to the area specific by-law 2014-82.

The development charge study includes the following services:

General Services

- General Government
- Library Services
- Fire Services
- Indoor Recreation
- Outdoor Recreation
- Public Works
- Parking

Engineering Services

- Roads and Related
- Water Services
- Wastewater Services

The premise of the study is to ensure that growth pays for growth. The general services are based on a ten year planning horizon. The engineering services are planned for out to 2031.

There are three main components to the background study. The growth forecast (Appendix A) is based on the Town's Official Plan and is the basis for the capital requirements. The Town is forecasting significant growth. Approximately 10,000 new households are anticipated over the 10 year period 2014-2031, and more than 21,000 over the longer period out to 2031, or almost 65,000 new residents. A summary of the anticipated growth follows:

Residential and Non-Residential Growth Forecast

	2013	2023	2031
Residential			
Population	23,465	53,580	86,500
Households	7,875	17,981	28,908
Non-Residential			
Population	7,286	16,796	31,116
Gross Floor Area	4,210,600	11,161,600	22,144,000

The Town is proposing two approaches to calculate the development charges. The first is the Town wide charge which applies a uniform charge to all areas of the Town and considers all services. The second is an area specific charge that only applies to a defined geographic area of the Town. The area specific charge is designed to recover costs for a specific project (Yonge Street watermain) and only recover the costs from the landowners who benefit from the infrastructure (Appendix D).

The details of the calculation and the capital program for the Town wide services can be found in Appendix B (General Services) and Appendix C (Engineering Services). Below is a summary of the capital program for each service:

Growth Related Capital Program Summary

Service Category	Total Program Cost	DC Eligible Costs for Recovery
General Services		
General Government	12,214,288	9,384,109
Library Services	12,508,680	10,075,037
Fire Services	18,150,000	17,782,686
Indoor Recreation	64,725,000	56,690,053
Outdoor Recreation	32,943,676	29,649,308
Public Works	11,425,000	5,449,774
Parking	660,000	594,000
Subtotal General Services	152,626,644	129,624,968
Engineering Services		
Roads and Related	79,658,631	40,127,832
Water Services	7,359,540	5,972,716
Wastewater Services	63,148,288	45,080,387
Subtotal Engineering Services	150,166,459	91,180,935

(1) General Service capital program is for the period 2014 to 2023; Engineering Services capital program is for the period 2014 to 2031.

The capital program and the growth forecast are key components in the calculation of the development charge rates. The Town applies the residential development charge based on unit type, while the non-residential charge is applied based on the square footage of the building space. The table below highlights the proposed development charge rates.

COUNCIL APPROVED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES

Service Category	Residential Charge per Unit				Retail	Non-Retail
	Single & Semi Detached	Multiples	Apartments ≥ 650 sq ft	Apartments < 650 sq ft	Per Sq Ft GFA	Per Sq Ft GFA
General Government	767	647	484	348	0.62	0.28
Library Services	1,084	914	683	491	-	-
Fire Services	1,454	1,227	917	659	1.06	0.54
Indoor Recreation	6,098	5,146	3,846	2,765	-	-
Outdoor Recreation	3,189	2,691	2,011	1,446	-	-
Public Works	446	376	281	202	0.36	0.16
Municipal Parking	49	41	31	22	0.04	0.02
	13,087	11,042	8,253	5,933	2.08	1.00
Roads and Related	1,570	1,325	990	712	2.04	0.31
Water Services	234	197	147	106	0.16	0.04
Wastewater Services	1,763	1,488	1,112	800	1.21	0.29
	3,567	3,010	2,249	1,618	3.41	0.64
Total Development Charge	\$ 16,654	\$ 14,052	\$ 10,502	\$ 7,551	\$ 5.49	\$ 1.64

1.0 Introduction

The 2014 Town of East Gwillimbury Development Charge Background Study and By-laws have been prepared in compliance with the requirements of the *Development Charges Act, S.O. 1997* (DCA) and outlines the methodology used in the calculation of the development charge rates for the Town of East Gwillimbury. This study also provides background on the Town's current policies supporting the by-law.

The DCA and the associated Ontario Regulation 82/98 (O. Reg. 82/98) require that a development charge background study be prepared in which development charges are determined with reference to:

- A forecast of the anticipated amount, type and location of housing units, population, and non-residential development anticipated in the Town;
- The average capital level of service provided in the Town over the ten year period immediately preceding the preparation of the study (2004-2013);
- A review of the capital works in progress and the anticipated future capital projects, including an analysis of gross expenditures, funding sources, and net expenditures incurred or to be incurred by the Town or its local boards to provide for the expected development, including the determination of the growth and non-growth related components of the capital projects; and
- A forecast of the long term capital and operating costs associated with the capital infrastructure required for each service to which the development charge by-law(s) would relate.

The study presents the results of the review, which determines the growth related net capital costs attributed to development that is forecast to occur in the Town. These growth related net capital costs are then apportioned among various types of development (residential; retail; non-retail) in a manner that reflects the increase in the need for each service attributable to each type of development. The study determines the development charge for the various types of development.

2.0 Development Charge Calculation Methodology

Several key steps are required in calculating the development charge, however, specific circumstances arise in each municipality which must be reflected in the calculation. As the Town of East Gwillimbury prepares itself for significant growth, the approach to development charges focuses on aligning the growth-related costs with development. This study incorporates a Town wide approach for all services that the Town provides, with the exception of the recovery for the Yonge Street Watermain. This capital program has a very limited benefitting area, and has therefore been assessed on an area specific basis.

2.1 Town Wide Development Charges

The Town provides a wide range of services in the community and has an extensive inventory of facilities, land, infrastructure, vehicles, and equipment. The DCA provides municipalities with the flexibility to define the services that will be included in the development charge by-laws, within the limits imposed by the provision of the Act and O. Reg. 82/98. The DCA also requires that the by-laws designate the area within which the by-laws shall be imposed. The development charges may apply to all lands in the Town or to other designated development areas as specified in the by-laws.

There is a range of capital facilities, land, equipment and infrastructure that is available throughout the Town in support of municipal services: community centres; libraries; fire stations; parks and trails; roads; sewers and so on. All residents have access to these municipal assets. As new development occurs, additional municipal assets will need to be added so that overall service levels in the Town do not decline. A widely accepted method for sharing growth-related capital costs for Town services is to apportion them over all the new growth anticipated with the Town's urban boundary.

The following services are included in the Town wide development charge calculations:

- General Services
 - General Government
 - Library Services
 - Fire Services
 - Indoor Recreation
 - Outdoor Recreation
 - Public Works (buildings and fleet)
 - Municipal Parking

- Engineering Services
 - Roads and related (sidewalks, structures, streetlights etc)
 - Water Services
 - Wastewater Services

These services form a reasonable basis on which to plan and administer the development charge. The analysis of each of these services examines the individual capital facilities and equipment associated with that service. As an example, Library Services includes the library facilities, the associated land, the collection materials, and the furnishings and equipment within the library as permitted in the DCA.

The resulting development charge for these services will be imposed against all development in the Town.

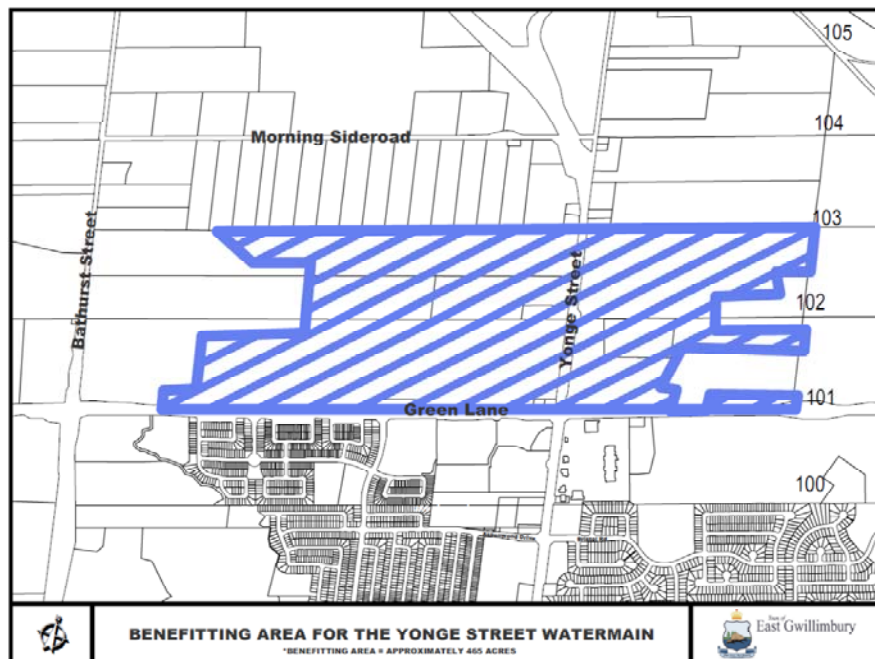
2.2 Area Specific Development Charge

The Town is introducing an area specific development charge specific to the Yonge Street watermain purchase as the costs and benefits are uniquely localized in nature.

The area specific approach for this service reflects the fact that the demand for, and the benefit from, the projects provided by the Town has a limited benefitting area. The geographic area that is included in the charge coincides with the specific area being serviced by the project.

The area specific approach also facilitates front-end financing or credit agreements for the designated service, which is the case for this new area specific charge.

Map 1 illustrates the geographic area to which this area specific charge will apply.



2.3 Growth Forecast

For the general services, the 10 year capital program (2014-2023) and forecast forms the basis of determining eligible growth related costs. For engineering services, such as roads, water and wastewater, the DCA allows the Town to select an appropriate planning period given the nature of the services being delivered. The Town has chosen an 18 year period (2014- 2031), to coincide with the Town's Official Plan.

The residential forecast includes estimates on the population, and housing mix that will occur over both the 10 and 18 year period. The non-residential forecast estimates retail, and non-retail floor space to be developed over the same two periods.

2.4 Historic Service Levels

The DCA stipulates that the increase in the need for service attributable to anticipated development

“...must not include an increase that would result in the level of service exceeding the average level of that service provided in the municipality over the 10 year period immediately preceding the preparation of the background study...” (s.5(1)(4))

The historic 10 year average service levels thus form the basis for the general services development charge. A review of the Town's capital service levels for the general services (buildings, land, equipment etc) was prepared for the 10 year period 2004 to 2013. The calculated service level determines the portion of future capital projects that may be included in the development charge.

2.5 Capital Program

A capital program has been prepared for each of the development charge services. The general services program forecast is for the 10 year period (2014-2023), and the engineering services program is for the 18 year period (2014-2031). The forecast identifies the growth related projects and their net capital costs, after considering capital grants, subsidies or other contributions as required by the Act (s.5(2)). The capital forecast provides the basis for which the development charges are calculated. The DCA requires that the increase in the need for service attributable to the anticipated development may include an increase

“...only if the council of the municipality has indicated that it intends to ensure that such an increase in need will be met.” (s.5(1)(3))

The growth related capital forecast, included in this study, ensures that the development charges imposed will pay for the projects that are intended to be acquired or constructed to accommodate future anticipated development. Having had the service in the past is not

sufficient to justify the capital program and the resulting development charge. Section 3 of the O. Reg 82/98, states that

“For the purposes of paragraph 3 of subsection 5(1) of the Act, the council of a municipality has indicated that it intends to ensure that an increase in the need for service will be met if the increase in service forms part of an official plan, capital forecast or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.”

The Town’s development charge by-laws contain recitals indicating council’s intention to ensure that the increase in the need for service will be met.

2.5.1 Calculation of Post Period Benefit

The Town is only able to collect the amount of development charges supported by the historic service level. Eligible development charge programs that are in excess of the maximum allowable capital funding envelope are considered to have a “post period benefit”, or a benefit beyond the forecast period. These amounts are not included in the development charge, but will be collected in future development charge by-laws provided the appropriate historic service level test is met.

2.5.2 Calculation of the Benefit to Growth

Some capital expenditures incurred not only benefit growth, but also provide a benefit to the existing population. Each capital project is reviewed to determine if there is a “benefit to existing” population. As only the growth related component of the capital program can be included in the development charge, any identified benefit to existing population is reduced from the total project cost.

2.5.3 Reserve Balance

The Town’s existing development charge reserves are applied to the capital program for each service category. All positive reserve balances are assumed to fund the initial projects in the growth related capital program, and thereby reduces the forecast cost for the program. All reserve balances in a deficit balance are included in the capital program such that recovery of the balance can be sought through the development charges. The Town’s reserve balances as at December 31, 2013 are as follows:

**Development Charge Reserve Balance
At December 31, 2013**

General Government	(4,826,211)
Library Services	1,314,194
Indoor Recreation	1,736,052
Outdoor Recreation	(56,735)
Fire Services	367,314
Public Works	664,316
Roads and Related	2,003,490
Water Services	408,824
Wastewater Services	1,295,151

2.5.4 Mandatory 10% Discount

The final adjustment to the capital program is the legislated reduction of 10% that is applied to all eligible services after all other discounts (grants and subsidies, benefit to existing, post period benefit) have been accounted for. For the purposes of this background study, the 10% mandatory discount applies to the following general services:

- General Government
- Library Services
- Indoor Recreation
- Outdoor Recreation
- Municipal Parking

The 10% mandatory discount does not apply to Fire Services or Public Works.

3.0 Summary of the Growth Forecast

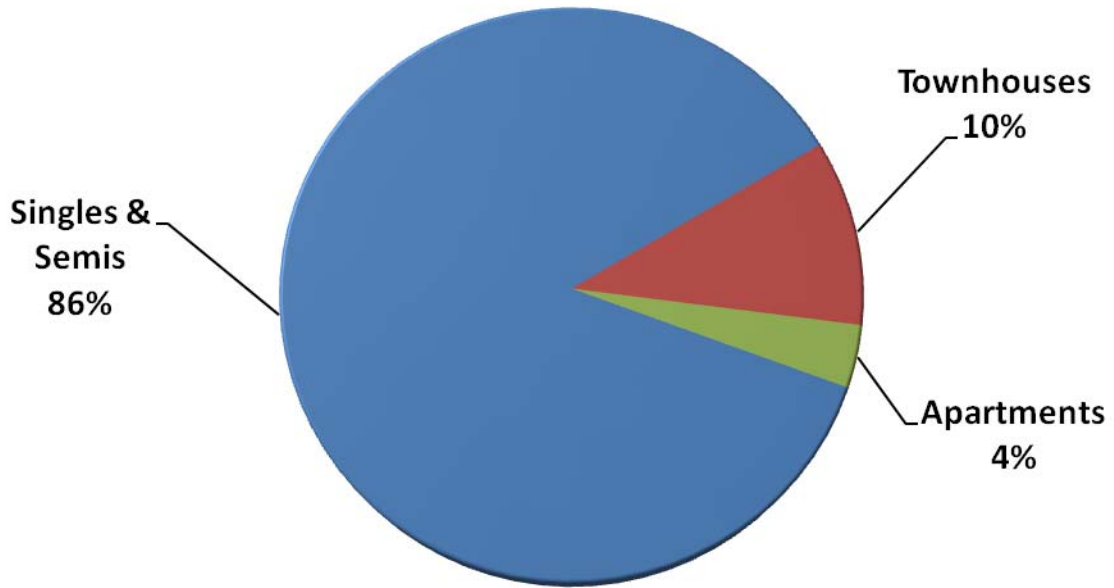
The growth forecast forms the basis for the background study. The forecast is based on the Town’s Official Plan and was prepared in conjunction with Watson and Associates. The detailed analysis of the residential and non-residential growth forecast is provided in Appendix A.

The Town of East Gwillimbury is preparing for the significant growth that is anticipated out to 2031. Residential growth is forecast to increase by more than 120% in the 10 year horizon, and be more than 260% out to 2031. This equates to more than 7,500 homes and 30,000 residents by 2023. The Town is planning for a balanced community where residents can live and work. The non-residential growth forecast also anticipates significant growth with the addition of approximately 9,500 new employees and almost 7 million square feet of gross floor area.

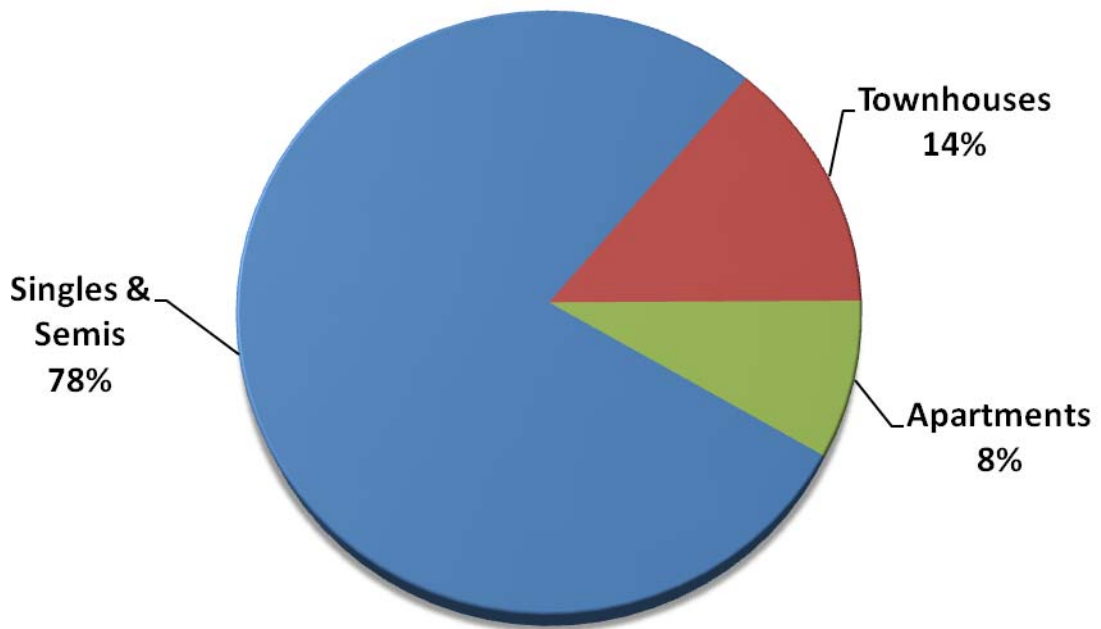
Residential and Non-Residential Growth Forecast			
	2013	2023	2031
Residential			
Population	23,465	53,580	86,500
Households	7,875	17,981	28,908
Non-Residential			
Population	7,286	16,796	31,116
Gross Floor Area	4,210,600	11,161,600	22,144,000

The residential growth is apportioned between the various housing types. While single family dwelling units will be the predominant built form, the forecast does anticipate an increase in higher density dwellings relative to the current stock. The two charts below illustrate the current mix of residential dwellings and the forecast mix in 2031.

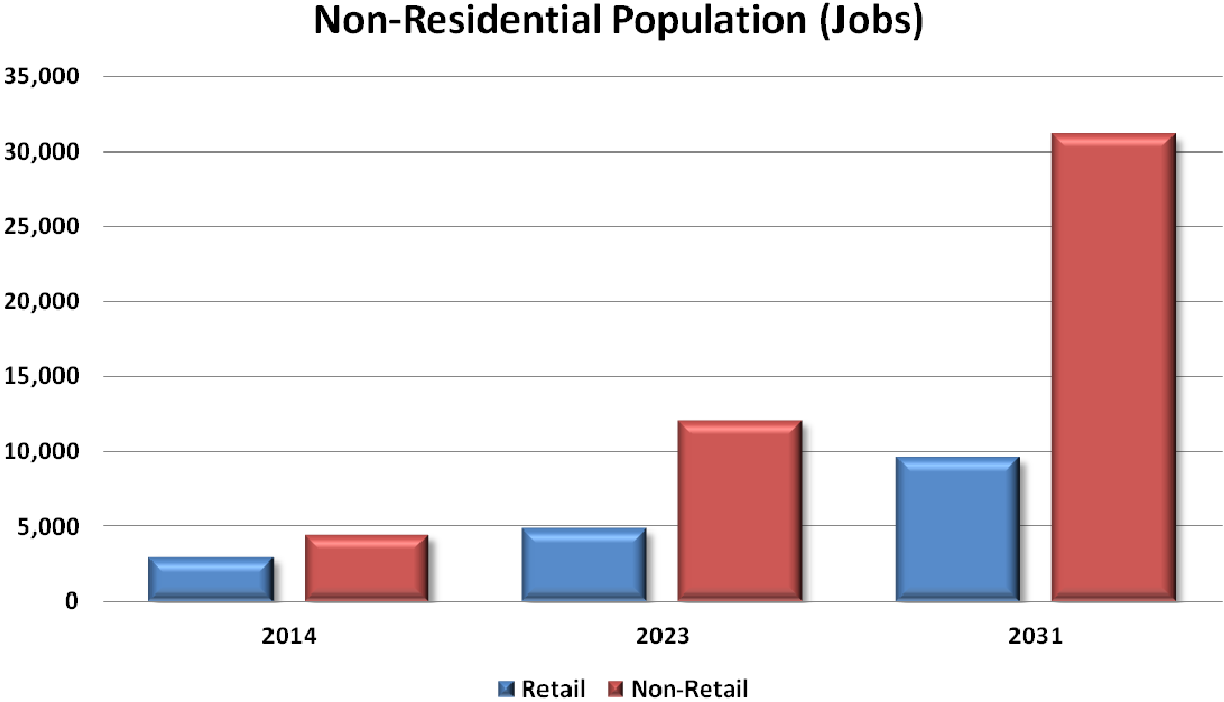
Residential Units in 2013



Forecast Residential Unit in 2031



The non-residential forecast is apportioned between the retail and non-retail sector. The bar chart below illustrates the anticipated growth between the two sectors over the 10 year horizon and out to 2031.



4.0 Summary of the Historic Service Levels

As noted earlier in this report, the DCA and O.Reg 82/98 require that the development charge be set at a level no higher than the average service level for each service provided in the Town over the 10 year period immediately preceding the preparation of the background study.

For the general services, the requirement is met by documenting the historic service levels for the period 2004-2013. The service levels are measured on a per capita basis for all services with the exception of Fire, which is measured on a household basis. No service level is calculated for the engineering services, or general government as legislated standards are used in lieu of measured service level per capita.

The O.Reg. 82/98 requires that the historic service level consider both the qualitative and quantitative component of the inventory. The historic service level measures the quantitative component of the capital assets by assessing the square footage of building, acres of land, and pieces of equipment on a per capita basis. The qualitative aspect of the service level measures the monetary value of capital assets by assessing the cost per square foot of building, cost per acre of land etc to replace the capital asset. The qualitative and quantitative aspects of the service level included in the study were provided by Town staff based on historical records and experience with acquiring or constructing capital assets.

The table below provides a summary of the quantitative component of the historic service levels. Appendix B provides the detailed historic inventory data upon which the calculation of service levels is based.

Average Quantitative Historic Service Level 2004-2013

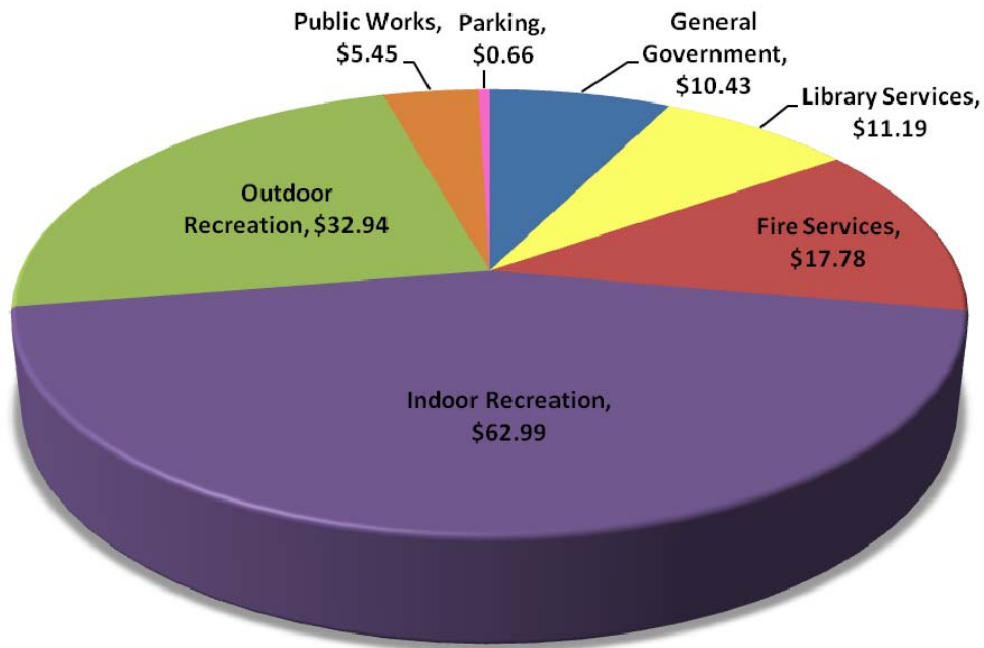
Service	Average Service Level	
Library Services		
Buildings	0.62	sq ft per capita
Land	0.02	acres per 1000 population
Furniture & Equipment	\$6.21	per capita
Collection Materials	4.36	pieces per capita
Fire Services		
Buildings	2.42	sq ft per household
Land	0.46	acres per 1000 households
Firefighting Equipment	\$306.20	per household
Vehicles	1.73	per 100o households
Indoor Recreation		
Buildings	5.48	sq ft per capita
Land	0.29	acres per 1000 population
Furniture & Equipment	\$78.60	per capita
Outdoor Recreation		
Developed Parkland	7.94	acres per 1000 population
Trails	42.94	linear metres per 1000 population
Vehicles & Equipment	1.36	pieces per 1000 population
Public Works		
Buildings	0.78	sq ft per capita
Land	0.12	acres per 1000 population
Vehicles & Equipment	1.02	pieces per 1000 population
Parking		
Parking spaces	7.26	spaces per 1000 population

5.0 Summary of the Growth Related Capital Program

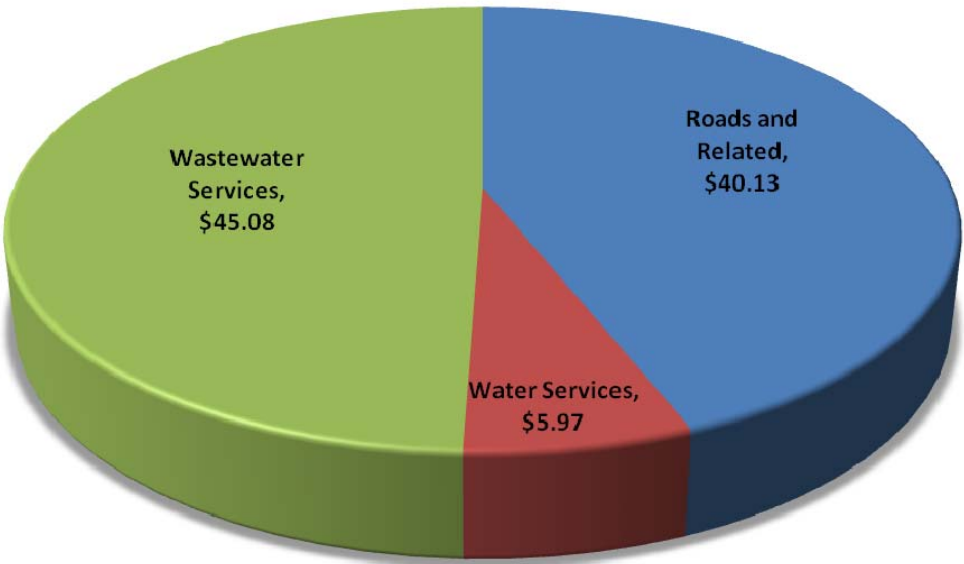
The DCA requires that Council express its intent to provide future capital facilities at the level incorporated in the development charge calculation. Based on the development forecast summarized in section 3.0 above, detailed in Appendix A, Town staff has developed a growth related capital program required to service the anticipated growth. The general service capital program covers the 10 year period from 2014 to 2023, and the engineering services capital program is based on ultimate build out to 2031.

Council will be adopting the growth related capital program that has been prepared for the purposes of the development charge calculation. It is assumed that future capital budgets and forecasts will continue to include the growth related capital program identified in this report and which are consistent with the growth planned to occur in the Town. It is acknowledged that changes to the capital forecast may occur through the Town’s normal capital budget process. A summary of the growth related capital forecast is presented in the following tables. The detail of the general services capital program is contained in Appendix B. The detail of the engineering services capital program is included in Appendix C.

General Services Growth Related Capital Program 2014 – 2023 (in millions)
Total \$141.45 million



**Engineering Service Growth Related Capital Program 2014 – 2031 (in millions)
Total \$91.18 million**



In addition to the capital program for the general and engineering services, the Town is also imposing an area specific development charge specific to the Yonge Street watermain. The details of the area specific charge can be found in Appendix D.

6.0 Development Charges Calculated in Accordance with DCA

The previous five sections have described the methodology and summarized the various steps involved in calculating the development charge. This section summarizes the resulting development charge by type of development. The development charge for general services and engineering services is calculated on a per capita basis for residential units, and on a per square foot basis for non-residential development. The development charge for the area specific charge is calculated on a per acre basis.

For the Town wide general and engineering services, the per capita development charge is converted to a variable charge based on housing type and occupancy factors. The non-residential development charge is apportioned between retail and non-retail development based on the gross floor area (GFA) of the building space.

As the area specific charge is designed to recover costs for the benefitting lands of a defined area, the area specific charge will be levied on a per acre charge for both residential and non-residential developments.

The calculation of the development charges does not include any provisions for the statutory exemptions required under the DCA or any Town specific exemptions noted in the by-law. The exemptions result in a loss of development charge revenue for the affected types of development. In accordance with the Act, any revenue lost through discounts, or exemptions may not be recovered by offsetting increases in other portions of the calculated charge.

A summary of the residential and non-residential development charges for Town wide services are presented in the following table. Further details for each individual service are available in Appendix B (General services), Appendix C (Engineering Services) and Appendix D (Area Specific).

COUNCIL APPROVED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES

Service Category	Residential Charge per Unit				Retail	Non-Retail
	Single & Semi Detached	Multiples	Apartments ≥ 650 sq ft	Apartments < 650 sq ft	Per Sq Ft GFA	Per Sq Ft GFA
Persons Per Unit	3.33	2.81	2.1	1.51		
General Services						
General Government	767	647	484	348	0.62	0.28
Library Services	1,084	914	683	491	-	-
Fire Services	1,454	1,227	917	659	1.06	0.54
Indoor Recreation	6,098	5,146	3,846	2,765	-	-
Outdoor Recreation	3,189	2,691	2,011	1,446	-	-
Public Works	446	376	281	202	0.36	0.16
Municipal Parking	49	41	31	22	0.04	0.02
Subtotal General Services	13,087	11,042	8,253	5,933	2.08	1.00
Engineering Services						
Roads and Related	1,570	1,325	990	712	2.04	0.31
Water Services	234	197	147	106	0.16	0.04
Wastewater Services	1,763	1,488	1,112	800	1.21	0.29
Subtotal Engineering Services	3,567	3,010	2,249	1,618	3.41	0.64
Total Development Charge	\$ 16,654	\$ 14,052	\$ 10,502	\$ 7,551	\$ 5.49	\$ 1.64

Residential Town wide development charges are proposed to vary by dwelling unit type to reflect their different occupancy factors (persons per unit) and the resulting demand for services. The Council approved residential development charges (levied under By-law 2014-83) shown in the table above highlight the charge ranging from \$7,551 for a small apartment to \$16,654 for single and semi-detached homes. The non-residential charge is differentiated between retail and non-retail. The retail charge is \$5.49 per square foot of gross floor area, with the non-retail charge at \$1.64 per square foot.

The area specific charge for the Yonge Street watermain is a new charge in this background study as is set at \$3,549.05 per acre.

6.1 Comparison of rates

The Town's development charge in force prior to the adoption of the 2014 DC By-law for a single or semi detached unit was \$11,583. The proposed rate represents an increase of approximately 43%, with general services increasing by roughly 70% and engineering services decreasing by 10%.

DEVELOPMENT CHARGE RATE COMPARISON

Service Category	Rates Under	Rates Under	Difference	
	2009 By-law	2014 Adopted By-law	\$	%
	Single & Semi Detached	Single & Semi Detached		
General Services				
General Government	879	767	-112	-13%
Library Services	782	1,084	302	39%
Fire Services	736	1,454	718	98%
Indoor Recreation	3,039	6,098	3,059	101%
Outdoor Recreation	1,778	3,189	1,411	79%
Public Works	396	446	50	13%
Municipal Parking	44	49	5	11%
Subtotal General Services	7,654	13,087	5,433	71%
Engineering Services				
Roads and Related	2,482	1,570	-912	-37%
Water Services	237	234	-3	-1%
Wastewater Services	1,244	1,763	519	42%
Subtotal Engineering Services	3,963	3,567	-396	-10%
Total Development Charge	11,617	16,654	5,037	43%

The Town’s prior background studies have incorporated a uniform rate for all non-residential development. In recognition of the impending growth, and recognizing the differing demands on services, the Town has implemented a differentiated rate for non-residential lands and included a retail and non-retail rate. This poses a challenge in comparing the current and proposed rates. The uniform rate for non-residential development in force prior to the adoption of the 2014 DC By-law was \$3.16 per square foot, whereas the differentiated rate ranges from \$1.64 for non-retail to \$5.49 for retail development.

7.0 Long Term Capital and Operating Costs

In accordance with the DCA, this section reviews the long term capital and operating costs associated with the capital infrastructure included in the development charge by-law.

The operating cost for each square foot of new municipal building space is estimated to ensure Council has an understanding of the operating impacts of growth. It is important for Council to consider the operating costs when determining the specific timing of new municipal assets. For the purposes of the estimating operating impacts, the 2014 budget has been converted to a per unit basis as follows:

Library Services	\$95	per sq ft
Fire Services	\$100	per sq ft
Indoor Recreation	\$15	per sq ft
Outdoor Recreation	\$4900	per acre
Public Works	\$15	per sq ft

It is important to recognize that these operating impacts are reflective of the Town’s current facilities and organizational structure and that new facilities may be more or less costly. As an example, larger facilities are less expensive on a cost per square basis to operate than smaller ones. Facilities that include indoor swimming pools will have a different operating cost than a multi use gymnasium. Staffing levels such as full time versus paid on-call firefighters will also impact the operating cost structure.

As the Town does not currently having an operations centre that would be suitable for operating cost comparison, the Indoor Recreation cost per square foot were used as an estimate of the cost of operating an operations centre.

Should the capital program be implemented according to the plan, the table below outlines the estimated associated operating costs. The capital program will be considered as part of the annual budget process however, and Council at its discretion may adjust the timing of capital projects accordingly.

GENERAL SERVICE CAPITAL PROGRAM - OPERATING COST IMPACT		
	2014-2018	2019-2023
Library	807,500	807,500
Fire Services	600,000	1,200,000
Indoor Recreation	1,155,000	1,155,000
Outdoor Recreation	235,200	294,000
Public Works	150,000	150,000
Total Operating Impact	\$ 2,947,700	\$ 3,606,500

It is important to understand that the operating impacts noted above do not include the cost of the eventual repair and replacement of the capital assets, nor does it consider the assets that will be contributed through the development process.

8.0 Development Charge Policies and By-law Provisions

The Town has introduced a number of new policies as they pertain to the administration of the development charges. For further clarification of the policy and by-law changes, Appendix F contains the updated development charge credit policy, and Appendix G contains the Council approved Town wide development charge by-law (By-law 2014-83) and Appendix H contains the proposed draft area specific development charge by-law.

The policy changes are described briefly below:

- The development charge credit policy formulates the timing and payment of credits where the developer is not fully reimbursed through their own development charges;
- Small and large apartments have been redefined based on a square foot basis rather than on number of bedrooms;
- Derelict buildings have been defined and granted a 10 year window for demolition credit;
- Temporary structures have been defined as being erected for 12 months or less;
- Indexing is proposed to occur semi-annually rather than annually ;
- Post secondary institutions have been granted an exemption; and
- Statutory 50% expansion reduction for industrial uses has been further defined for greater clarity and has been extended to office buildings.



Appendix A Growth Forecast



Town of East Gwillimbury

Growth Forecast

The growth forecast contained in this appendix was prepared in conjunction with Watson and Associates, and provides the details of the forecast used to prepare this background study.

The DCA requires the Town to estimate “the anticipated amount, type, and location of development” for which development charges may be imposed. The growth forecast covers both residential and non-residential development and provide details on the quantum, type, location and timing of development such that the Town can prepare a reasonable capital program.

A ten year development forecast from mid-year 2014 to mid year 2023 has been used for general services, and from midyear 2014 to mid year 2031 for engineering services. The forecast is consistent with the Town’s Official Plan.

Residential Growth Forecast

The Town is anticipating significant residential growth over the 10 year period and out to 2031. The population and household growth forecast determines the need for additional facilities and provides the basis for the growth related capital program. Schedules 1 and 2 summarize the population and household growth forecast. These tables highlight that the Town’s population is forecast to increase by approximately 30,000 residents over the 10 year planning horizon, and to approximately 63,000 by 2031. The total number of households will increase by slightly more than 10,000 homes in the 10 year period 2014-2023 and by more than 21,000 by 2031.

Schedule 3 in this appendix provides residential occupancy data based on dwelling type and age. This schedule provides the basis for determining the average number of persons per dwelling unit that occupy low, medium, and high density dwellings. These average persons per unit (ppu) amounts are used for the purposes of differentiating the development charge between the various types of dwellings.

Non-Residential Growth Forecast

The non-residential growth forecast is developed based on population or employees. Employment densities were used to convert the employment forecast into building space estimates. Schedule 4 is the non-residential growth forecast by employment type and by gross floor area. This schedule illustrates that the Town is anticipating growth of approximately 9,500 employees and almost 7 million square feet of building space out to 2023. Looking out to 2031, the Town is forecasting almost 24,000 employees to be occupying nearly 18 million square feet of building space.

Schedule 1
Town of East Gwillimbury
Annual Residential Growth Forecast Summary, 2011 - 2031

Year	Population (Excluding Census Undercount)	Population (Including Census Undercount)	Housing Units						Person Per Unit (PPU)
			Singles & Semi Detached	Multiple Dwellings	Apartments	Other	Total Households		
2011	22,739	23,400	6,560	815	246	10	7,631	2.98	
2012	23,125	24,100	6,695	820	246	10	7,771	2.98	
2013	23,465	24,400	6,771	826	268	10	7,875	2.98	
2014	24,206	25,200	6,946	864	303	10	8,123	2.98	
2015	25,907	27,000	7,345	951	417	10	8,723	2.97	
2016	28,505	29,700	7,973	1,078	536	10	9,597	2.97	
2017	31,475	32,800	8,732	1,224	631	10	10,597	2.97	
2018	34,579	36,000	9,524	1,377	731	10	11,642	2.97	
2019	37,816	39,400	10,351	1,537	835	10	12,733	2.97	
2020	41,054	42,700	11,178	1,696	939	10	13,823	2.97	
2021	44,818	46,700	12,133	1,885	1,063	10	15,091	2.97	
2022	49,275	51,300	13,216	2,102	1,208	10	16,536	2.98	
2023	53,580	55,800	14,299	2,319	1,353	10	17,981	2.98	
2024	57,887	60,300	15,382	2,536	1,498	10	19,426	2.98	
2025	62,402	65,000	16,465	2,753	1,643	10	20,871	2.99	
2026	66,521	69,200	17,506	2,951	1,781	10	22,248	2.99	
2027	70,527	73,400	18,505	3,161	1,912	10	23,588	2.99	
2028	74,504	77,600	19,504	3,361	2,043	10	24,918	2.99	
2029	78,481	81,700	20,503	3,561	2,174	10	26,248	2.99	
2030	82,457	85,800	21,502	3,761	2,305	10	27,578	2.99	
2031	86,500	90,000	22,501	3,961	2,436	10	28,908	2.99	

**Schedule 2
Town of East Gwillimbury
Annual Incremental Residential Growth Forecast Summary, 2014 - 2031**

Forecast Period	Population (Excluding Census Undercount)	Population (Including Census Undercount)	Housing Units					Population Decline	Gross Population
			Singles & Semi Detached	Multiple Dwellings	Apartments	Other	Total Households		
2014	741	800	175	38	35	0	248	21	762
2015	1,701	1,800	399	87	114	0	600	48	1,749
2016	2,598	2,700	628	127	119	0	874	73	2,671
2017	2,970	3,100	759	146	95	0	1,000	83	3,053
2018	3,104	3,200	792	153	100	0	1,045	87	3,191
2019	3,237	3,400	827	160	104	0	1,091	91	3,328
2020	3,238	3,300	827	159	104	0	1,090	91	3,329
2021	3,764	4,000	955	189	124	0	1,268	105	3,869
2022	4,457	4,600	1,083	217	145	0	1,445	125	4,582
2023	4,305	4,500	1,083	217	145	0	1,445	120	4,425
2024	4,307	4,500	1,083	217	145	0	1,445	107	4,414
2025	4,515	4,700	1,083	217	145	0	1,445	112	4,627
2026	4,119	4,200	1,041	198	138	0	1,377	103	4,222
2027	4,006	4,200	999	210	131	0	1,340	100	4,106
2028	3,977	4,200	999	200	131	0	1,330	99	4,076
2029	3,977	4,100	999	200	131	0	1,330	99	4,076
2030	3,976	4,100	999	200	131	0	1,330	99	4,075
2031	4,043	4,200	999	200	131	0	1,330	101	4,144
2014-2023	30,115	31,400	7,528	1,493	1,085	0	10,106	843	30,958
2013-2031	63,035	65,600	15,730	3,135	2,168	0	21,033	1,663	64,698

Schedule 3
Town of East Gwillimbury
2006 Residential Occupancy Data By Dwelling Type and Age ⁽¹⁾

LOW DENSITY (SINGLES AND SEMI DETACHED)							
Persons Per Unit (PPU)	Aurora	Georgina	Newmarket	Total Blended PPU	Adjusted PPU ⁽²⁾	20 Year Average	
INCREMENTAL							
1-5	3.425	2.902	3.292	3.206	3.16	3.33	
6-10	3.318	3.052	3.470	3.280	3.23		
11-15	3.710	3.051	3.705	3.489	3.45		
16-20	3.571	3.354	3.632	3.519	3.49		
20-25	3.311	2.878	3.215	3.135	3.12		
25-35	3.102	2.786	3.153	3.014	3.01		
35+	2.733	2.526	2.757	2.672	2.67		
Total	3.290	2.820	3.280	3.130			
CUMULATIVE							
1-5	3.425	2.902	3.292	3.206	3.16		
1-10	3.372	2.977	3.381	3.243	3.20		
1-15	3.485	3.002	3.489	3.325	3.28		
1-20	3.506	3.090	3.525	3.374	3.33		
1-25	3.467	3.047	3.463	3.326	3.29		
1-35	3.406	3.004	3.411	3.274	3.24		
35+	3.310	2.936	3.318	3.188	3.16		

MEDIUM DENSITY (MULTIPLES)							
Persons Per Unit (PPU)	Aurora	Georgina	Newmarket	Total Blended PPU	Adjusted PPU ⁽²⁾	20 Year Average	
INCREMENTAL							
1-5	2.675	3.029	2.630	2.778	2.74	2.81	
6-10	2.522	2.919	2.487	2.643	2.61		
11-15	2.820	3.136	2.641	2.866	2.84		
16-20	2.824	3.050	3.286	3.053	3.03		
20-25	2.792	3.045	2.674	2.837	2.83		
25-35	3.000	2.308	2.661	2.656	2.65		
35+	2.338	2.378	2.188	2.301	2.30		
Total	2.670	2.850	2.630	2.710			
CUMULATIVE							
1-5	2.675	3.029	2.630	2.778	2.74		
1-10	2.599	2.974	2.559	2.710	2.68		
1-15	2.672	3.028	2.586	2.762	2.73		
1-20	2.710	3.033	2.761	2.835	2.81		
1-25	2.727	3.036	2.744	2.835	2.81		
1-35	2.772	2.915	2.730	2.805	2.78		
35+	2.710	2.838	2.652	2.733	2.71		

HIGH DENSITY (APARTMENTS)							
Persons Per Unit (PPU)	Aurora	Georgina	Newmarket	Total Blended PPU	Adjusted PPU ⁽²⁾	20 Year Average	
INCREMENTAL							
1-5	1.591	-	1.420	1.505	1.48	1.63	
6-10	-	-	1.714	1.714	1.69		
11-15	1.407	1.571	1.760	1.579	1.56		
16-20	1.682	1.957	1.726	1.788	1.77		
20-25	1.645	1.500	1.527	1.557	1.55		
25-35	1.690	1.556	1.714	1.653	1.65		
35+	1.919	1.803	1.946	1.889	1.89		
Total	1.740	1.740	1.770	1.750			
CUMULATIVE							
1-5	1.591	-	1.420	1.505	1.48		
1-10	0.795	-	1.567	1.610	1.58		
1-15	0.999	0.524	1.631	1.600	1.58		
1-20	1.170	0.882	1.655	1.647	1.63		
1-25	1.265	1.006	1.629	1.629	1.61		
1-35	1.336	1.097	1.644	1.633	1.62		
35+	1.419	1.198	1.687	1.670	1.66		

(1) Forecast East Gwillimbury housing occupancy for new units based on a blended PPU for Aurora, Newmarket and Georgina

(2) Adjusted PPU accounts for further decline in PPU by age associated with changing population age structure

Note: Does not include data classified by Statistics Canada as "other"

Note: Not calculated for sample less than or equal to 50 dwelling units

Schedule 4

Town of East Gwillimbury

Annual Incremental Residential Growth Forecast Summary, 2014 - 2031

Forecast Period	Population (Excluding Census Undercount)	Employment						Gross Floor Area in Square Feet (Estimated)			
		Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	Industrial	Commercial/Population Related	Institutional	Total
2014	741	2	168	491	190	100	951	540,100	95,000	60,000	695,100
2015	1,701	2	168	491	190	100	951	540,100	95,000	60,000	695,100
2016	2,598	2	168	491	190	100	951	540,100	95,000	60,000	695,100
2017	2,970	2	168	491	190	100	951	540,100	95,000	60,000	695,100
2018	3,104	2	168	491	190	100	951	540,100	95,000	60,000	695,100
2019	3,237	2	168	491	190	100	951	540,100	95,000	60,000	695,100
2020	3,238	2	168	491	190	100	951	540,100	95,000	60,000	695,100
2021	3,764	2	168	491	190	100	951	540,100	95,000	60,000	695,100
2022	4,457	2	168	491	190	100	951	540,100	95,000	60,000	695,100
2023	4,305	2	168	491	190	100	951	540,100	95,000	60,000	695,100
2024	4,307	5	259	985	353	188	1,790	1,083,500	176,500	112,800	1,372,800
2025	4,515	5	259	985	353	188	1,790	1,083,500	176,500	112,800	1,372,800
2026	4,119	5	259	985	353	188	1,790	1,083,500	176,500	112,800	1,372,800
2027	4,006	5	259	985	353	188	1,790	1,083,500	176,500	112,800	1,372,800
2028	3,977	5	259	985	353	188	1,790	1,083,500	176,500	112,800	1,372,800
2029	3,977	5	259	985	353	188	1,790	1,083,500	176,500	112,800	1,372,800
2030	3,976	5	259	985	353	188	1,790	1,083,500	176,500	112,800	1,372,800
2031	4,043	5	259	985	353	188	1,790	1,083,500	176,500	112,800	1,372,800
2014 - 2023	30,115	20	1,680	4,910	1,900	1,000	9,510	5,401,000	950,000	600,000	6,951,000
2014 - 2031	63,035	60	3,752	12,790	4,724	2,504	23,830	14,069,000	2,362,000	1,502,400	17,933,400

Square Foot per Employee Assumptions

Industrial 1100

Commercial 500

Institutional 600



Appendix B General Services



own of East Gwillimbury

General Services

This appendix provides the detailed analysis that was completed to establish the development charge rates for each of the general services provided by the Town. The following services, included in this appendix, were analyzed for inclusion in this study:

Appendix B.1 General Government

Appendix B.2 Library Services

Appendix B.3 Fire Services

Appendix B.4 Indoor Recreation

Appendix B.5 Outdoor Recreation

Appendix B.6 Public Works

Appendix B.7 Municipal Parking

Two schedules have been prepared for each of the services above. The schedules provide the documentation and support for the calculated development charge rate for each of the services. The two schedules common throughout this appendix are described below.

Schedule 1 - Historic Service Levels

The DCA and O.Reg. 82/98 require that the development charge be established at a level no higher than the average service level provided by the Town over the 10 year period immediately preceding the preparation of the background study, on a service by service basis (general government excluded). The historic service level period for this background study is 2004-2013.

O.Reg. 82/98 requires that consideration be given to both the quantity and quality of the service when defining the historic service level. As an example, the Town's buildings are measured quantitatively based on their size in square feet, and qualitatively based on the cost per square foot to replace the building. This approach helps to ensure that the development related capital facilities that are to be funded by new growth reflect not only the quantity (number and size) but also the quality (replacement value or cost) of service provided by the Town in the past. The information provided in schedule 1 was compiled by Town staff based on historic records and experience with costs to acquire or construct similar assets.

The bottom of Schedule 1 includes a calculation of the “maximum eligible” funding envelope, net of uncommitted excess capacity and the statutory 10% reduction (where applicable). The maximum eligible funding envelope equates to the 10 year average historic service level (2004-2013) multiplied by the net population increase anticipated over the coming 10 years (2014-2023). This resulting amount represents the level of capital infrastructure that must be acquired or constructed to ensure that the Town maintains its average historic service level over the 10 year planning horizon.

The DCA also requires the Town to consider “excess capacity” that may be available in the existing assets to partially meet the future service requirements of growth. If Council has expressed its intent before or at the time the capacity was created to recover the cost of providing the capacity from new development, it is considered “committed excess capacity”, and the associated capital cost is eligible for recovery. Where uncommitted excess capacity exists, and it is determined that the capacity will be available to service new development, then a deduction to the maximum allowable funding envelope is required.

Schedule 2 - Growth Related Capital Program

The DCA required the Council to express its intent to provide the future capital infrastructure that is required to support growth. Schedule 2 identifies the growth related capital projects that are required to service the anticipated growth for the ten year period 2014-2023. The capital projects were identified by Town staff, and are based on the growth expressed in Appendix A.

Once the capital program is identified, each project must be assessed to determine if there are any required deductions. Any anticipated grants or other subsidies must be reduced from the project cost. Projects that contain a replacement component or have a benefit to the existing population must also be deducted from the project cost. A replacement would result where a facility was demolished, redeployed or is otherwise not available to serve its former function. The portion of the capital project that pertains to the replacement or benefit to existing must be funded from non-development charge sources.

The 10% statutory deduction must also be removed from the cost of the capital project. This applies for all services with the exception of Fire Services, Public Works and Engineering Services. The remaining services must be reduced by 10%.

The remaining portion of the capital program after considering grants and subsidies, and replacement or benefit to existing represents the net development related cost. This amount must be less than or equal to the maximum funding envelope identified in Schedule 1. If the net capital cost exceeds the maximum funding envelope then the excess portion may be considered eligible for recovery over the period post 2023.

The bottom of Schedule 2 calculates the development charge rates. The growth related costs that are eligible in the current period (2014-2023) are allocated between residential and non-residential. With the exception of Library, Indoor Recreation and Outdoor Recreation, all other general services are apportioned 76% to residential and 24% to non-residential. The non-

residential component is then further apportioned with 26% to retail and 74% to non-retail. The apportionment is based on the anticipated shares of population in new units and employment growth over the 10 year forecast period.

The growth related costs associated with Library, Indoor Recreation and Outdoor Recreation has been allocated 100% to the residential sector because the need for these services is generally driven by residential development.

The residential share of the development charge eligible costs are then divided by the forecast growth in population, to produce the residential development charge per capita. The non-residential costs are divided by the forecast increase in gross floor area to produce a charge per square foot.

Note: some figures have been rounded for presentation purposes

B.1 General Government

The General Government service category pertains to growth related studies that the Town must undertake to support growth. The DCA allows for the cost of growth related studies to be included in the calculation of the development charge. A historic service level (Schedule 1) has not been prepared for this service category as the capital projects included are primarily the result of legislated requirements.

Schedule 2 - Growth Related Capital Program

The total growth related capital program for general government is \$12.2 million. The total capital program includes \$2.5 million for an update to the Town's official plan, and \$4.9 million for the recovery of a negative reserve balance. The remaining \$4.8 million represents the numerous studies that the Town produces on a regular basis, with many requiring updates every 5 years. This includes such studies as the development charge study, parks and recreation master plan, library master plan, fire master plan, active transportation and trails master plan. It also includes numerous engineering related studies such as the transportation master plan, and the water and wastewater master plan.

As some of the studies being undertaken will have a direct benefit to the existing population, the capital program has been reduced by \$1.8 million. The remainder of the capital program is eligible for recovery in the current period, less the 10% statutory reduction of \$1.0 million, leaving approximately \$9.4 million to be recovered through development charges. The \$9.4 million is further allocated between residential development charges (\$7.1 M), retail (\$0.6M), and non-retail (\$1.7M). This results in a residential rate of \$230.37 per capita, a retail rate of \$0.62 per square foot of GFA, and a non-retail rate of \$0.28 per square foot of GFA.



SCHEDULE 2
B.1 GENERAL GOVERNMENT
Development Charge Capital Program

Project Description	Timing	Estimated Project Cost	LESS:		Total DC Eligible Cost	CAPITAL PROGRAM FUNDING			COST ALLOCATION		NON-RES COST ALLOCATION		
			Grants and Subsidies	Replacement or Benefit to Existing		Existing Reserve Balance	Current Period 2014-2023	Post Period beyond 2023	Total DC Eligible Costs	10% Statutory Deduction	Residential	Non-Residential	Retail
Growth Related Studies													
1 Various Studies	2014-2023	4,767,719		537,500	4,230,219	4,230,219	4,230,219		423,022	2,893,470	913,727	240,455	673,273
2 Development Charge Background Study	2014-2018	50,000			50,000	50,000	50,000		5,000	34,200	10,800	2,842	7,958
3 Official Plan Review	2014-2018	2,500,000		1,250,000	1,250,000	1,250,000	1,250,000		125,000	855,000	270,000	71,053	198,947
4 Reserve Balance		4,896,569			4,896,569	4,896,569	4,896,569		489,657	3,349,253	1,057,659	278,331	779,328
Total Growth Related Studies		12,214,288	-	1,787,500	10,426,788	10,426,788	10,426,788	-	1,042,679	7,131,923	2,252,186	592,681	1,659,506

Residential Development Charge Calculation

Residential Share of 2014-2023 Discounted Growth Related Capital Program 76% \$ 7,131,923
 10 Year Growth in Population in New Units 30,958
 Development Charge Per Capita \$ 230.37

Retail Non-Residential Development Charge Calculation

Retail Non-Res Share of 2014-2023 Discounted Growth Related Capital Program 6% \$ 592,681
 10 Year Growth in Square Feet 950,000
 Development Charge Per Sq. Ft (\$) 0.62

Non-Retail Non-Residential Development Charge Calculation

Non-Retail Non-Res Share of 2014-2023 Discounted Growth Related Capital Program 18% \$ 1,659,506
 10 Year Growth in Square Feet 6,001,000
 Development Charge Per Sq. Ft (\$) 0.28

B.2 Library Services

The East Gwillimbury Library provides library services through two branches. The library offers an array of services to children and adults, and each branch has a variety of collection materials available for the community's use.

Schedule 1 - Historic Service Level

The Library's 10 year historic service level inventory includes buildings, land, collection materials and furniture and equipment. The Holland Landing Library and Mount Albert Library offer a total of 13,500 square feet of space, valued at approximately \$4.6 million including land. The furnishings at the two branches are valued at approximately \$135,000. Finally, the library has over \$5.3 million in collection materials available for public use.

The total assets amount to an average of \$8.3 million over the preceding 10 year period (2004-2013), or \$376.51 per capita. This amount is multiplied by the forecast population in new units for the next 10 year period (2014-2023) to arrive at the maximum eligible amount of \$11.3 million. This represents the maximum funding envelope of the growth related capital program.

Schedule 2 - Growth Related Capital Program

The total growth related capital program for library services is \$12.5 million. Concurrent with this study, the Library is undertaking a master plan. As such, the capital program includes a provision for new library space and land (\$8.0 million), and a provision for collection materials (\$4.5 million) based on current service level.

The total \$12.5 million capital program is reduced by the existing reserve balance of \$1.3 million and the 10% statutory reduction of \$1.1 million, leaving \$10.1 million to be recovered through development charges. As library services are primarily for the benefit of the residents, the \$10.1 million will be recovered entirely through the residential development charge. This results in a residential rate of \$325.44 per capita.



SCHEDULE 1
B.2 LIBRARY
Historic Inventory of Capital Assets

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Unit	Avg 10 Year
Historic Population	20,862	20,965	21,069	21,343	21,620	21,901	22,185	22,739	23,125	23,465	Cost	Service Level

Buildings (square feet)												
Holland Landing	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	\$325
Mount Albert	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	\$325
Total (sq ft)	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	13,500	
Total (\$000)	\$4,387.5	\$4,387.5	\$4,387.5	\$4,387.5	\$4,387.5	\$4,387.5	\$4,387.5	\$4,387.5	\$4,387.5	\$4,387.5	\$4,387.5	
Service Level (\$ / capita)	\$210.3	\$209.3	\$208.2	\$205.6	\$202.9	\$200.3	\$197.8	\$193.0	\$189.7	\$187.0		\$200.4

Land (acres)												
Holland Landing	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	\$500,000
Mount Albert	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	\$500,000
Total (acres)	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	
Total (\$000)	\$201.5	\$201.5	\$201.5	\$201.5	\$201.5	\$201.5	\$201.5	\$201.5	\$201.5	\$201.0	\$201.0	
Service Level (\$ / capita)	\$9.7	\$9.6	\$9.6	\$9.4	\$9.3	\$9.2	\$9.1	\$8.9	\$8.7	\$8.6		\$9.2

Collection Materials (#)												
Catalogued Print Material- Volumes	64,775	61,317	60,518	60,518	62,148	59,445	58,400	58,341	60,778	60,778	60,778	\$36
Magazines, Newspapers, Periodicals -Titles	89	87	96	102	102	102	113	116	103	103	103	\$66
Uncatalogued Print Material (linear Metres)	10	10	10	10	14	14	14	14	14	14	14	\$30
Audiovisual- Sound Recordings	465	462	2	2	1	1	-	-	-	-	-	\$20
Audiovisual-compact Disc Titles	1,138	1,237	1,374	1,374	1,604	1,768	1,873	1,905	2,087	2,087	2,087	\$20
Audiovisual- Talking Book Titles	1,437	1,441	1,313	1,441	1,441	945	1,041	1,098	1,190	1,190	1,190	\$46
Audiovisual- Video VHS	2,097	1,819	1,593	1,593	1,286	769	463	368	248	248	248	\$31
Audiovisual-DVDs	398	663	926	926	1,496	2,189	2,716	3,108	3,624	3,624	3,624	\$31
Microform Format-Periodical and Newspaper Titles	8	8	8	8	8	8	8	8	8	8	8	\$410
CD ROMs	67	70	73	73	68	31	11	11	11	11	11	\$50
Electronic Data Base Subscriptions	6	6	9	9	13	21	37	40	41	41	41	\$1,120
Electronic Materials (eBooks, eaudiobooks, emagazines)	4,859	6,184	7,199	8,391	8,391	9,158	19,678	19,591	41,041	41,041	41,041	\$70
Processing Costs (barcodes, labels, cases etc)	9,900	11,000	11,500	15,000	15,500	17,000	17,500	17,500	17,500	17,500	17,500	
Total (#)	85,249	84,304	83,838	88,121	92,072	91,451	101,854	102,100	126,645	126,645	126,645	
Total (\$000)	\$2,867.1	\$2,837.0	\$2,817.4	\$2,872.2	\$3,037.7	\$2,987.1	\$3,716.9	\$3,724.7	\$5,334.4	\$5,334.4	\$5,334.4	
Service Level (\$ / capita)	\$137.43	\$135.32	\$133.72	\$134.58	\$140.51	\$136.40	\$167.54	\$163.80	\$230.67	\$227.33		\$160.73



SCHEDULE 1
B.2 LIBRARY
 Historic Inventory of Capital Assets

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Unit Cost	Avg 10 Year Service Level
Historic Population	20,862	20,965	21,069	21,343	21,620	21,901	22,185	22,739	23,125	23,465		

Fixtures, Furniture and Equipment (\$/sq ft)												
Furniture and Equipment	\$135,000	\$135,000	\$135,000	\$135,000	\$135,000	\$135,000	\$135,000	\$135,000	\$135,000	\$135,000	\$10	
Total (\$000)	\$135.0	\$135.0	\$135.0	\$135.0	\$135.0	\$135.0	\$135.0	\$135.0	\$135.0	\$135.0		
Service Level (\$/capita)	\$6.5	\$6.4	\$6.4	\$6.3	\$6.2	\$6.2	\$6.1	\$5.9	\$5.8	\$5.8		\$6.2

Summary of All Services												
Total (\$000)	\$7,591.1	\$7,561.0	\$7,541.4	\$7,596.2	\$7,761.7	\$7,711.1	\$8,440.9	\$8,448.7	\$10,057.9	\$10,057.9		\$8,276.8
Service Level (\$/capita)	\$363.9	\$360.6	\$357.9	\$355.9	\$359.0	\$352.1	\$380.5	\$371.6	\$434.9	\$428.6		\$376.5

Maximum Eligible Amount 2014-2023	
10 Year Average Services Level 2004-2013	\$376.51
Forecast Population 2014-2023	30,115
Maximum Eligible Amount	\$11,338,552

B.3 Fire Services

The East Gwillimbury Emergency Services department is responsible for fire inspections, public education, and fire suppression.

Schedule 1 - Historic Service Level

Fire Services 10 year historic service level inventory includes buildings, land, vehicles and furniture and equipment. The Town has three fire stations with approximately 17,400 square feet of space, valued at approximately \$7.7 million including land. There are 15 vehicles in operation at the three stations for a total of \$5.2 million, along with \$2.2 million in equipment.

The total assets amount to an average of \$14.6 million over the preceding 10 year period (2004-2013), or \$2005.98 per household. This amount is multiplied by the forecast households for the next 10 year period (2014-2023) to arrive at the maximum eligible amount of \$20.3 million. This represents the maximum funding envelope of the growth related capital program.

Schedule 2 - Growth Related Capital Program

The total growth related capital program for fire services is \$18.2 million. The capital program includes two station expansions: the Queensville Fire Station and the Mount Albert Fire Station. The Town is also anticipating a new station on Green Lane and a joint use facility for training, emergency operations and mechanical repair bay. The capital program also accounts for the emergency vehicles and equipment that will be required to support the new and expanded facilities.

The total \$18.2 million capital program is reduced by the existing reserve balance of \$0.4 million. Fire services is not required to make the 10% statutory reduction therefore, \$17.8 million is recoverable through development charges. The \$17.8 million is further allocated between residential development charges (\$13.5 M), retail (\$1.0M), and non-retail (\$3.3M). This results in a residential rate of \$436.56 per capita, a retail rate of \$1.06 per square foot of GFA, and a non-retail rate of \$0.54 per square foot of GFA.



SCHEDULE 1
B.3 FIRE SERVICES
Historic Inventory of Capital Assets

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Unit	Avg. 10 Year
Households	6,716	6,797	6,885	7,020	7,161	7,310	7,466	7,631	7,771	7,875	Cost	Service Level

Buildings (square feet)

Mount Albert	6,345	6,345	6,345	6,345	6,345	6,345	6,345	6,345	6,345	6,345	6,345	\$350
Queensville	2,753	2,753	2,753	2,753	2,753	2,753	2,753	2,753	2,753	2,753	2,753	\$350
Holland Landing	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	8,300	\$350
Total (sq ft)	17,398	17,398	17,398	17,398	17,398	17,398	17,398	17,398	17,398	17,398		
Total (\$000)	\$6,089.3	\$6,089.3	\$6,089.3	\$6,089.3	\$6,089.3	\$6,089.3	\$6,089.3	\$6,089.3	\$6,089.3	\$6,089.3		
Service Level (\$ / household)	\$906.6	\$895.9	\$884.4	\$867.4	\$850.3	\$833.0	\$815.6	\$798.0	\$783.6	\$773.2		\$840.8

Land (acres)

Mount Albert	1.51	1.51	1.51	1.51	1.51	1.51	1.51	1.51	1.51	1.51	1.51	\$500,000
Queensville	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	\$500,000
Holland Landing	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	\$500,000
Total (acres)	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27		
Total (\$000)	\$1,635.0	\$1,635.0	\$1,635.0	\$1,635.0	\$1,635.0	\$1,635.0	\$1,635.0	\$1,635.0	\$1,635.0	\$1,635.0		
Service Level (\$ / household)	\$243.4	\$240.6	\$237.5	\$232.9	\$228.3	\$223.7	\$219.0	\$214.3	\$210.4	\$207.6		\$225.8

Fire Vehicles (units)

Pumper	2	2	2	2	2	2	2	2	2	2	3	\$440,000
Pumper / Tanker	2	2	2	2	2	2	2	2	2	2	3	\$440,000
Rescue Truck	3	3	3	3	3	3	3	3	3	3	3	\$440,000
65 Foot Aerial	1	1	1	1	1	1	1	1	1	1	1	\$800,000
Fire Chief Vehicle	1	1	1	1	1	1	1	1	1	1	1	\$40,000
Fire Prevention / Training	1	1	1	1	1	1	1	1	1	1	1	\$40,000
Mini Pumper			1	1	1	1	1	1	1	1	1	\$270,000
Deputy Fire Chief Vehicle							1	1	1	1	1	\$40,000
Quad & Trailer			1	1	1	1	1	1	1	1	1	\$9,000
Total (#)	8	10	12	12	13	13	15	15	15	15		
Total (\$000)	\$3,880.0	\$3,960.0	\$4,239.0	\$4,239.0	\$4,679.0	\$4,679.0	\$5,159.0	\$5,159.0	\$5,159.0	\$5,159.0		
Service Level (\$ / household)	\$577.7	\$582.6	\$615.7	\$603.9	\$653.4	\$640.1	\$691.0	\$676.1	\$663.9	\$655.1		\$635.9



SCHEDULE 1
B.3 FIRE SERVICES
Historic Inventory of Capital Assets

Year Households	2004 6,716	2005 6,797	2006 6,885	2007 7,020	2008 7,161	2009 7,310	2010 7,466	2011 7,631	2012 7,771	2013 7,875	Unit Cost	Avg 10 Year Service Level
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Fixtures, Furniture and Equipment (\$)												
Firefighter gear	352,000	352,000	352,000	352,000	352,000	352,000	352,000	352,000	352,000	352,000	352,000	
Breathing Apparatus	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	
Station Furniture and Equipment	260,970	260,970	260,970	260,970	260,970	260,970	260,970	260,970	260,970	260,970	260,970	
Thermal Imaging Cameras	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	
Auto Extrication	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	
Water rescue	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	
Air Compressor	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	
Fire Truck Equipment complement (standard kit per truck)	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	
Radio Equipment	225,000	225,000	225,000	225,000	225,000	225,000	225,000	225,000	225,000	225,000	225,000	
Defibrillator Equipment	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	
Hose	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	
Radio Infrastructure	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	350,000	
Dispatch	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	
Total (\$000)	\$2,198.0	\$2,198.0	\$2,198.0	\$2,198.0	\$2,198.0	\$2,198.0	\$2,198.0	\$2,198.0	\$2,198.0	\$2,198.0	\$2,198.0	
Service Level (\$ / household)	\$327.3	\$323.4	\$319.2	\$313.1	\$306.9	\$300.7	\$294.4	\$288.0	\$282.8	\$279.1		\$303.5

Summary of All Services												
Total (\$000)	\$13,802.3	\$13,882.3	\$14,161.3	\$14,161.3	\$14,601.3	\$14,601.3	\$15,081.3	\$15,081.3	\$15,081.3	\$15,081.3	\$15,081.3	\$14,553.5
Service Level (\$ / household)	\$2,055.0	\$2,042.5	\$2,056.8	\$2,017.3	\$2,038.9	\$1,997.4	\$2,019.9	\$1,976.3	\$1,940.7	\$1,915.1		\$2,006.0

Maximum Eligible Amount 2014-2023	
10 Year Average Services Level 2004-2013	\$2,005.98
Forecast Households 2014-2023	10,106
Maximum Eligible Amount	\$20,272,451



**SCHEDULE 2
B.3 FIRE SERVICES
Development Charge Capital Program**

Project Description	Timing	Estimated Project Cost	LESS: Grants and Subsidies		Replacement or Benefit to Existing	Total DC Eligible Cost	CAPITAL PROGRAM FUNDING			10% Statutory Deduction	COST ALLOCATION		NON-RES COST ALLOCATION	
			Existing	Reserve Balance			Current Period 2014-2023	Post Period beyond 2023	Total DC Eligible Costs		Residential	Non-Residential	Residential	Non-Retail
FIRE SERVICES											76%	24%	24%	76%
Facilities														
1 Queensville Fire Station Renovation and Expansion	2014-2018	3,300,000				3,300,000	367,314	2,932,686		3,300,000	2,228,841	703,845	165,611	538,234
2 Training Centre / EOC / EVT Bay	2019-2023	3,500,000				3,500,000		3,500,000		3,500,000	2,660,000	840,000	197,647	642,353
3 Green Lane Fire Station and Land	2019-2023	5,000,000				5,000,000		5,000,000		5,000,000	3,800,000	1,200,000	282,353	917,647
4 Mount Albert Station expansion	2014-2018	3,000,000				3,000,000		3,000,000		3,000,000	2,280,000	720,000	169,412	550,588
Vehicles														
5 Vehicle for Senior Command Officer	2014-2018	50,000				50,000		50,000		50,000	38,000	12,000	2,824	9,176
6 Pumper / Rescue	2019-2023	650,000				650,000		650,000		650,000	494,000	156,000	36,706	119,294
7 Pumper / Tanker	2019-2023	650,000				650,000		650,000		650,000	494,000	156,000	36,706	119,294
8 Specialty response	2019-2023	500,000				500,000		500,000		500,000	380,000	120,000	28,235	91,765
Furniture and Equipment														
9 Firefighter equipment	2014-2018	300,000				300,000		300,000		300,000	228,000	72,000	16,941	55,059
10 Radios	2014-2018	50,000				50,000		50,000		50,000	38,000	12,000	2,824	9,176
11 SCBA	2014-2018	150,000				150,000		150,000		150,000	114,000	36,000	8,471	27,529
12 Firefighter equipment	2019-2023	300,000				300,000		300,000		300,000	228,000	72,000	16,941	55,059
13 Radios	2019-2023	50,000				50,000		50,000		50,000	38,000	12,000	2,824	9,176
14 SCBA	2019-2023	150,000				150,000		150,000		150,000	114,000	36,000	8,471	27,529
15 Firefighter equipment	2019-2023	300,000				300,000		300,000		300,000	228,000	72,000	16,941	55,059
16 Radios	2019-2023	50,000				50,000		50,000		50,000	38,000	12,000	2,824	9,176
17 SCBA	2019-2023	150,000				150,000		150,000		150,000	114,000	36,000	8,471	27,529
Total Fire Services		18,150,000				18,150,000	367,314	17,782,686	-	18,150,000	13,514,841	4,267,845	1,004,199	3,263,646
Maximum Allowable								\$20,272,451						

Residential Development Charge Calculation
 Residential Share of 2014-2023 Discounted Growth Related Capital Program 76% \$ 13,514,841
 10 Year Growth in Population in New Units 30,958
 Development Charge Per Capita \$ 436.56

Retail Non-Residential Development Charge Calculation
 Retail Non-Res Share of 2014-2023 Discounted Growth Related Capital Program 6% \$ 1,004,199
 10 Year Growth in Square Feet 950,000
 Development Charge Per Sq. Ft (\$) \$ 1.06

Non-Retail Non-Residential Development Charge Calculation
 Non-Retail Non-Res Share of 2014-2023 Discounted Growth Related Capital Program 18% \$ 3,263,646
 10 Year Growth in Square Feet 6,001,000
 Development Charge Per Sq. Ft (\$) \$ 0.54

B.4 Indoor Recreation

The Town's Recreation and Culture branch and Facilities branch are responsible for the indoor recreation and leisure needs of the community, including the maintenance of the Town's various halls and community centres, and the for providing recreation services and programs to the residents.

Schedule 1 - Historic Service Level

The Indoor Recreation 10 year historic service level inventory includes buildings, land, and furniture and equipment. The Town has eleven community facilities totaling slightly less than 130,000 square feet of space. These facilities are located on 6.39 acres of land and the total value of facilities and land is approximately \$50.8 million. The furniture and equipment in the various facilities are valued at approximately \$1.9 million.

The total assets amount to an average of \$48.9 million over the preceding 10 year period (2004-2013), or \$2,231.84 per capita. This amount is multiplied by the forecast population in new units for the next 10 year period (2014-2023) to arrive at the maximum eligible amount of \$67.2 million. This represents the maximum funding envelope of the growth related capital program.

Schedule 2 - Growth Related Capital Program

The total growth related capital program for indoor recreation is \$64.7 million. The capital program includes a provision for multi use community centre space and a provision to acquire land.

The total \$64.7 million capital program is reduced by the existing reserve balance of \$1.7 million and the 10% statutory reduction of \$6.3 million, leaving \$56.7 million to be recovered through development charges. As indoor recreation services are primarily for the benefit of the residents, the \$56.7 million will be recovered entirely through the residential development charge. This results in a residential rate of \$1,831.20 per capita.



SCHEDULE 1
B.4 INDOOR RECREATION
 Historic Inventory of Capital Assets

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Unit	Avg 10 Year
Residential Population	20,862	20,965	21,069	21,343	21,620	21,901	22,185	22,739	23,125	23,465	Cost	Service Level

Buildings (square feet)												
River Drive Park Community Centre	4,602	4,602	4,602	4,602	4,602	4,602	4,602	4,602	4,602	4,602	4,602	\$325
Sharon Temperance Hall	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	\$325
Holland Landing Community Centre	15,333	15,333	15,333	15,333	15,333	15,333	15,333	15,333	15,333	15,333	15,333	\$325
Queensville Community Centre	4,009	4,009	4,009	4,009	4,009	4,009	4,009	4,009	4,009	4,009	4,009	\$325
North Union Community Centre	1,764	1,764	1,764	1,764	1,764	1,764	1,764	1,764	1,764	1,764	1,764	\$325
Mount Albert Community Centre	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	\$325
Ross Family Complex	9,760	9,760	9,760	9,760	9,760	9,760	9,760	9,760	9,760	9,760	9,760	\$325
East Gwillimbury Sports Complex	65,379	65,379	65,379	65,379	65,379	65,379	65,379	65,379	65,379	65,379	65,379	\$400
Lions Hall	-	-	-	-	7,857	7,857	7,857	7,857	7,857	7,857	7,857	\$325
Newmarket Pool	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	\$325
Phoebe Gilman Community Space	-	-	-	-	-	-	-	-	-	2,100	2,100	\$325
Total (sq ft)	113,897	113,897	113,897	113,897	121,754	121,754	121,754	121,754	129,854	129,854	129,854	
Total (\$000)	\$41,920.0	\$41,920.0	\$41,920.0	\$41,920.0	\$44,473.5	\$44,473.5	\$44,473.5	\$44,473.5	\$47,556.0	\$47,556.0	\$47,556.0	
Service Level (\$ / capita)	\$2,009.4	\$1,999.5	\$1,989.7	\$1,964.1	\$2,057.1	\$2,030.7	\$2,004.7	\$1,955.8	\$2,056.5	\$2,026.7	\$2,026.7	\$2,009.4

Land (acres)												
River Drive Park Community Centre	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$500,000
Sharon Temperance Hall	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	\$500,000
Holland Landing Community Centre	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	\$500,000
Queensville Community Centre	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	\$500,000
North Union Community Centre	1.51	1.51	1.51	1.51	1.51	1.51	1.51	1.51	1.51	1.51	1.51	\$500,000
Mount Albert Community Centre	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$500,000
Ross Family Complex	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	\$500,000
East Gwillimbury Sports Complex	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	\$500,000
Lions Hall	-	-	-	-	0.23	0.23	0.23	0.23	0.23	0.23	0.23	\$500,000
Total (acres)	6.16	6.16	6.16	6.16	6.39	6.39	6.39	6.39	6.39	6.39	6.39	
Total (\$000)	\$3,079.0	\$3,079.0	\$3,079.0	\$3,079.0	\$3,196.0	\$3,196.0	\$3,196.0	\$3,196.0	\$3,196.0	\$3,196.0	\$3,196.0	
Service Level (\$ / capita)	\$147.6	\$146.9	\$146.1	\$144.3	\$147.8	\$145.9	\$144.1	\$140.6	\$138.2	\$136.2	\$136.2	\$143.8



SCHEDULE 1
B.4 INDOOR RECREATION
 Historic Inventory of Capital Assets

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Unit Cost	Avg 10 Year Service Level
Residential Population	20,862	20,965	21,069	21,343	21,620	21,901	22,185	22,739	23,125	23,465		

Fixtures, Furniture and Equipment (\$ / sq ft)	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Unit Cost	Avg 10 Year Service Level
River Drive Park Community Centre	36,816	36,816	36,816	36,816	36,816	36,816	36,816	36,816	36,816	36,816	\$8	
Sharon Temperance Hall	14,800	14,800	14,800	14,800	14,800	14,800	14,800	14,800	14,800	14,800	\$8	
Holland Landing Community Centre	122,664	122,664	122,664	122,664	122,664	122,664	122,664	122,664	122,664	122,664	\$8	
Queensville Community Centre	32,072	32,072	32,072	32,072	32,072	32,072	32,072	32,072	32,072	32,072	\$8	
North Union Community Centre	14,112	14,112	14,112	14,112	14,112	14,112	14,112	14,112	14,112	14,112	\$8	
Mount Albert Community Centre	53,600	53,600	53,600	53,600	53,600	53,600	53,600	53,600	53,600	53,600	\$8	
Ross Family Complex	78,080	78,080	78,080	78,080	78,080	78,080	78,080	78,080	78,080	78,080	\$8	
East Gwillimbury Sports Complex	1,307,580	1,307,580	1,307,580	1,307,580	1,307,580	1,307,580	1,307,580	1,307,580	1,427,580	1,427,580	\$20	
Lions Hall	-	-	-	-	62,856	62,856	62,856	62,856	62,856	62,856	\$8	
Phoebe Gilman Community Space	-	-	-	-	-	-	-	-	16,800	16,800	\$8	
Total (\$000)	\$1,659.7	\$1,659.7	\$1,659.7	\$1,659.7	\$1,722.6	\$1,722.6	\$1,722.6	\$1,722.6	\$1,859.4	\$1,859.4		
Service Level (\$ / capita)	\$79.56	\$79.17	\$78.78	\$77.77	\$79.68	\$78.65	\$77.65	\$75.75	\$80.41	\$79.24		\$78.66

Summary of All Services												
Total (\$000)	\$46,658.7	\$46,658.7	\$46,658.7	\$46,658.7	\$49,392.1	\$49,392.1	\$49,392.1	\$49,392.1	\$52,611.4	\$52,611.4		\$48,942.6
Service Level (\$/capita)	\$2,236.6	\$2,225.5	\$2,214.6	\$2,186.2	\$2,284.6	\$2,255.3	\$2,226.4	\$2,172.1	\$2,275.1	\$2,242.1		\$2,231.8

Maximum Eligible Amount 2014-2023	
10 Year Average Services Level 2004-2013	\$2,231.84
Forecast Population 2014-2023	30,115
Maximum Eligible Amount	\$67,211,902



**SCHEDULE 2
B.4 INDOOR RECREATION
Development Charge Capital Program**

Project Description	Timing	Estimated Project Cost	LESS:		Total DC Eligible Cost	CAPITAL PROGRAM FUNDING			COST ALLOCATION				
			Grants and Subsidies	Replacement or Benefit to Existing		Existing Reserve Balance	Current Period 2014-2023	Post Period beyond 2023	Total DC Eligible Costs	10% Statutory Deduction	Residential	Non-Residential	
Facilities & Land													
1 Community Centre Land (15.85 acres)	2014-2023	7,925,000			7,925,000	1,736,052	6,188,948		7,925,000	618,895	5,570,053	5,570,053	-
2 Provision for Multi Use Community Centre (142,000 sq ft)	2014-2023	56,800,000			56,800,000		56,800,000		56,800,000	5,680,000	51,120,000	51,120,000	-
Total Indoor Recreation		64,725,000	-	-	64,725,000	1,736,052	62,988,948	-	64,725,000	6,298,895	56,690,053	56,690,053	-
Maximum Allowable													
\$67,211,902													

Residential Development Charge Calculation
 Residential Share of 2014-2023 Discounted Growth Related Capital Program 100% \$ 56,690,053
 10 Year Growth in Population in New Units 30,958
 Development Charge Per Capita \$ 1,831.20

B.5 Outdoor Recreation

The Town's Parks Operations and Parks Development branches are responsible for the outdoor recreation and leisure needs of the community, including the maintenance of the Town's parks.

Schedule 1 - Historic Service Level

The Outdoor Recreation 10 year historic service level inventory includes more than 187 acres of developed parkland and amenities valued at \$23.2 million. In addition, the Town offers more than 1,300 linear metres of trails valued at almost \$80,000, and parking and landscape features valued at more than \$2.2 million. Finally, Parks Operations is supported by 35 vehicles or pieces of equipment to assist with the maintenance of the parks, at a total of \$1.4 million.

The total assets amount to an average of \$24.1 million over the preceding 10 year period (2004-2013), or \$1,098.65 per capita. This amount is multiplied by the forecast population in new units for the next 10 year period (2014-2023) to arrive at the maximum eligible amount of \$33.09 million. This represents the maximum funding envelope of the growth related capital program.

Schedule 2 - Growth Related Capital Program

The total growth related capital program for indoor recreation is \$32.9 million. The largest portion of the capital program is for the development of 108 acres of parkland (\$22.4 million). The capital program also includes the addition and enhancement of Town trails (\$7.5 million) and a provision for vehicles (\$2.0 million). Finally the capital program seeks to recover the negative reserve balance for this service category (\$56,735) and seeks to recover the outstanding credits owed for parks constructed by developers (\$982,221).

The total \$32.9 million capital program is reduced by 10% statutory reduction of \$3.3 million, leaving \$29.6 million to be recovered through development charges. As outdoor recreation services are primarily for the benefit of the residents, the \$29.6 million will be recovered entirely through the residential development charge. This results in a residential rate of \$957.73 per capita.

Also included with the summary capital program is a list of parks and the proposed amenities.

SCHEDULE 1
B.5 OUTDOOR RECREATION
Historic Inventory of Capital Assets

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Unit	Avg 10 Year
Residential Population	20,862	20,965	21,069	21,343	21,620	21,901	22,185	22,739	23,125	23,465	Cost	Service Level

Developed Parkland (acres)												
Park development	141.03	141.03	176.03	177.82	177.82	185.75	185.75	185.75	186.75	187.75		
Total (\$000)	\$8,461.8	\$8,461.8	\$10,561.8	\$10,669.2	\$10,669.2	\$11,145.0	\$11,145.0	\$11,145.0	\$11,205.0	\$11,265.0		
Service Level (\$ / capita)	\$405.6	\$403.6	\$501.3	\$499.9	\$493.5	\$508.9	\$502.4	\$490.1	\$484.5	\$480.1		\$477.0

Neighbourhood Parks												
Brenner Park												
Junior ball diamond	1	1	1	1	1	1	1	1	1	1	1	\$155,000
Minor Soccer pitch	1	1	1	1	1	1	1	1	1	1	1	\$120,000
Junior/Senior play structure	1	1	1	1	1	1	1	1	1	1	1	\$130,000
North Union Park												
Junior/Senior play structure	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Picnic Shelter	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Security lighting	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Rosebank Park												
Junior/Senior play structure	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Parkway Playground												
Junior/Senior play structure	1	1	1	1	1	1	1	1	1	1	1	\$130,000
3 on 3 Court	1	1	1	1	1	1	1	1	1	1	1	\$30,000
Drop shot court												\$15,000
Water play - minor												\$110,000
Shade Structure												\$65,000
Security lighting												\$10,000
French Park												
Junior/Senior play structure	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Junior ball diamond	1	1	1	1	1	1	1	1	1	1	1	\$155,000
Samuel Lount Park												
Junior/Senior play structure	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Oxford Park												
Junior/Senior play structure	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Grant Court Park												
Junior/Senior play structure	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Gristmill Park												
Junior/Senior play structure	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Shade Structure												\$100,000
Security lighting												\$10,000
Mainprize Crescent Park												
Junior/Senior play structure	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Brownhill Station Park												
Junior/Senior play structure	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Picnic Shelter	1	1	1	1	1	1	1	1	1	1	1	\$100,000



SCHEDULE 1
B-5 OUTDOOR RECREATION
 Historic Inventory of Capital Assets

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Unit	Avg 10 Year
Residential Population	20,862	20,965	21,069	21,343	21,620	21,901	22,185	22,739	23,125	23,465	Cost	Service Level
King Street Park												
Junior/Senior play structure				1	1	1	1	1	1	1	1	\$130,000
East Gwillimbury Millennium Garden												
Horticulture landscaping	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Mount Albert Community Centre Park												
Major ball diamond - lit	1	1	1	1	1	1	1	1	1	1	1	\$300,000
Multi use courts - lit	1	1	1	1	1	1	1	1	1	1	1	\$35,000
Junior/Senior play structure	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Picnic Shelter - major	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Security lighting	3	3	3	3	3	3	3	3	3	3	3	\$10,000
Bleachers	4	4	4	4	4	4	4	4	4	4	4	\$4,500
Mount Albert Lions Park												
Major Soccer pitch - lit	2	2	2	2	2	2	2	2	2	2	2	\$350,000
Major soccer pitch - unlit	1	1	1	1	1	1	1	1	1	1	1	\$210,000
Mini soccer pitch	5	5	5	5	5	5	5	5	5	5	5	\$45,000
Junior/Senior play structure	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Security lighting	4	4	4	4	4	4	4	4	4	4	4	\$10,000
Picnic Shelter												\$100,000
Bleachers	4	4	4	4	4	4	4	4	4	4	4	\$4,500
Shannon Park												
Tennis courts	2	2	2	2	2	2	2	2	2	2	2	\$130,000
East Gwillimbury Sports Complex Park												
Major ball diamond - lit	2	2	2	2	2	2	2	2	2	2	2	\$300,000
Junior/Senior play structure	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Major Soccer pitch - unlit	1	1	1	1	1	1	1	1	1	1	1	\$210,000
Security lighting	5	5	5	5	5	5	5	5	5	5	5	\$10,000
Bleachers	4	4	4	4	4	4	4	4	4	4	4	\$4,500
Queensville Community Centre Park												
Major ball diamond - lit	1	1	1	1	1	1	1	1	1	1	1	\$300,000
Tennis courts - lit	2	2	2	2	2	2	2	2	2	2	2	\$135,000
Junior/Senior play structure	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Picnic Shelter	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Bleachers	2	2	2	2	2	2	2	2	2	2	2	\$4,500
Anchor Park												
Major ball diamond - lit	2	2	2	2	2	2	2	2	2	2	2	\$300,000
Junior/Senior play structure	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Major soccer pitch - irrigated	1	1	1	1	1	1	1	1	1	1	1	\$220,000
Picnic shelter	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Washrooms	1	1	1	1	1	1	1	1	1	1	1	\$320,000
Mountain bike challenge course	1	1	1	1	1	1	1	1	1	1	1	\$22,000
Bleachers	4	4	4	4	4	4	4	4	4	4	4	\$4,500



SCHEDULE 1
B.5 OUTDOOR RECREATION
 Historic Inventory of Capital Assets

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Unit	Avg 10 Year
Residential Population	20,862	20,965	21,069	21,343	21,620	21,901	22,185	22,739	23,125	23,465	Cost	Service Level
Holland Landing Community Centre Park												
Junior/Senior play structure	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Water play - major											1	\$210,000
Tennis court - lit	2	2	2	2	2	2	2	2	2	2	2	\$135,000
Multi use courts - lit	1	1	1	1	1	1	1	1	1	1	1	\$90,000
Water reclamation tank											1	\$45,000
Shade Structure											1	\$65,000
Security lighting	5	5	5	5	5	5	5	5	5	5	5	\$10,000
Bleachers	2	2	2	2	2	2	2	2	2	2	2	\$4,500
Ross Family Park												
Major soccer pitch	1	1	1	1	1	1	1	1	1	1	1	\$210,000
Splash pad											1	\$255,000
Security lighting	2	2	2	2	2	2	2	2	2	2	2	\$10,000
Sharon Hills Park												
Junior/Senior play structure											1	\$130,000
Major Soccer Pitch											1	\$210,000
Tennis Courts											2	\$135,000
3 on 3 Court											3	\$30,000
Shade Structure											1	\$65,000
Masonry gate and sign											1	\$48,000
Security lighting											2	\$10,000
Vivian Creek Park												
Junior/Senior play structure											1	\$130,000
Major soccer pitch - irrigated											1	\$225,000
Junior ball diamond											1	\$155,000
Bicycle motocross course											1	\$85,000
Shade Structure											1	\$65,000
Masonry gate and sign											1	\$48,000
Harvest Hill Park												
Junior/Senior play structure											1	\$130,000
Major soccer pitch - irrigated											1	\$225,000
Water play - major											1	\$210,000
Shade Structure											1	\$65,000
3 on 3 Court											2	\$30,000
Water reclamation tank											1	\$45,000
Masonry gate and sign											1	\$48,000
Pathway lighting											1	\$60,000



SCHEDULE 1
B.5 OUTDOOR RECREATION
 Historic Inventory of Capital Assets

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Unit	Avg 10 Year
Residential Population	20,862	20,965	21,069	21,343	21,620	21,901	22,185	22,739	23,125	23,465	Cost	Service Level

Peggy's Wood Park													
Junior/Senior play structure											1	1	\$130,000
Shade Structure											1	1	\$65,000
Pathway lighting											1	1	\$60,000
Security lighting											1	1	\$10,000
Total (#)	94	94	105	107	121	120	121	132	136	136			
Total (\$000)	\$8,327.0	\$8,327.0	\$9,160.0	\$9,545.0	\$10,966.0	\$10,836.0	\$10,966.0	\$11,841.0	\$11,971.0	\$11,971.0			
Service Level (\$ / capita)	\$399.1	\$397.2	\$434.8	\$447.2	\$507.2	\$494.8	\$494.3	\$520.7	\$517.7	\$510.2			\$472.3

Park Trails (linear metres)													
Trails - limestone screenings	1.91	11.80	11.80	13.30	13.30	13.30	13.30	21.97	21.97	21.97			\$40
Trails - asphalt			600.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00	1,300.00			\$60
Total (linear metres)	1.91	11.80	611.80	1,313.30	1,313.30	1,313.30	1,313.30	1,321.97	1,321.97	1,321.97			
Total (\$000)	\$0.1	\$0.5	\$36.5	\$78.5	\$78.5	\$78.5	\$78.5	\$78.9	\$78.9	\$78.9			
Service Level (\$ / capita)	\$0.0	\$0.0	\$1.7	\$3.7	\$3.6	\$3.6	\$3.5	\$3.5	\$3.4	\$3.4			\$2.6

Special Facilities (square metres)													
Parking - granular	4,445	4,445	4,445	5,945	5,945	5,945	10,345	10,345	10,345	10,345			\$40
Parking - paved	23,776	23,776	23,776	23,776	23,776	23,776	25,501	25,501	25,501	25,501			\$70
Landscaping	4,200	4,200	4,750	4,750	4,750	5,350	5,350	5,350	5,950	5,950			\$6
Total (square metres)	32,421	32,421	32,971	34,471	34,471	35,071	41,196	41,196	41,796	41,796			
Total (\$000)	\$1,867.3	\$1,867.3	\$1,870.6	\$1,930.6	\$1,930.6	\$1,934.2	\$2,231.0	\$2,231.0	\$2,234.6	\$2,234.6			
Service Level (\$ / capita)	\$89.51	\$89.07	\$88.79	\$90.46	\$89.30	\$88.32	\$100.56	\$98.11	\$96.63	\$95.23			\$92.60

Vehicles and Equipment													
Ice Resurfacer	1	1	1	1	1	1	1	1	1	1			\$125,000
3/4 ton Dodge 4 x 4 CW/PL		1	1	1	1	1	1	1	1	1			\$60,000
Dodge 3/4 Ton 4X4 c/w plow	1	1	1	1	1	1	1	1	1	1			\$60,000
GMC One Ton Dump	1	1	1	1	1	1	1	1	1	1			\$65,000
Jeep													\$30,000
Sprinter													\$45,000
J.D. 2155 Tractor/Mower	1	1	1	1	1	1	1	1	1	1			\$15,000
Kubota ZD326 Zero turn mower													\$15,000
J.D. 1145 Mower	1	1	1	1	1	1	1	1	1	1			\$2,500
J.D. 91560" Mower	1	1	1	1	1	1	1	1	1	1			\$2,500
Walco Finishing Mower													\$45,000
J.D. 5200 Tractor	1	1	1	1	1	1	1	1	1	1			\$45,000



SCHEDULE 1
B-5 OUTDOOR RECREATION
 Historic Inventory of Capital Assets

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Unit	Avg 10 Year
Residential Population	20,862	20,965	21,069	21,343	21,620	21,901	22,185	22,739	23,125	23,465	Cost	Service Level
Kubota L5240 Loader	1	1	1	1	1	1	1	1	1	1	1	\$45,000
J.D. 5210 Tractor												\$55,000
J.D. 5083 Tractor					1	1	1	1	1	1	1	\$55,000
Steiner Mower	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Kubota ZD326 zero-turn mower						1	1	1	1	1	1	\$15,000
Weed Sprayer	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Surface Groomer	1	1	1	1	1	1	1	2	2	2	2	\$15,000
Mott Mower	1	1	1	1	1	1	1	1	1	1	1	\$2,500
Bushhog Mower								1	1	1	1	\$2,500
Aerifier	1	1	1	1	2	2	2	2	2	2	2	\$15,000
Overseeder	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Snowmobile								1	1	1	1	\$200,000
Trailers	3	3	3	3	4	4	5	5	5	5	5	\$53,000
Misc. Equipment	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Dodge 3/4 Ton 4x4	1	1	1	1	1	1	1	1	1	1	1	\$40,000
J.D. 1445 Mower	2	2	2	2	2	2	2	2	2	2	2	\$20,000
Turf Top dresser	1	1	1	1	1	1	1	1	1	1	1	\$18,000
J.D. 4300 Tractor	1	1	1	1	1	1	1	1	1	1	1	\$35,000
Toro Mower												\$60,000
Jacobsen Mower & TRLR												\$60,000
Shared 3/4 Ton Dodge c/w plow and sander												\$50,000
1/2 Extended Cab GMC P/U												\$45,000
Kubota RTV 900 Utility (trails vehicle)												\$20,000
One Man electric power lift												\$7,000
Total (units)	23	24	28	28	30	32	34	34	35	35	35	
Total (\$000)	\$762.0	\$822.0	\$1,037.0	\$1,037.0	\$1,140.0	\$1,370.0	\$1,438.0	\$1,438.0	\$1,445.0	\$1,445.0		
Service Level (\$ / capita)	\$36.5	\$39.2	\$49.2	\$48.6	\$52.7	\$62.6	\$64.8	\$63.2	\$62.5	\$61.6		\$54.1

Summary of All Services

Total (\$000)	\$19,418.2	\$19,478.6	\$22,665.9	\$23,260.4	\$24,784.4	\$25,363.8	\$25,858.5	\$26,733.8	\$26,934.4	\$26,994.4		\$24,149.2
Service Level (\$ / capita)	\$930.8	\$929.1	\$1,075.8	\$1,089.9	\$1,146.4	\$1,158.1	\$1,165.6	\$1,175.7	\$1,164.7	\$1,150.4		\$1,098.6

Maximum Eligible Amount 2014-2023	
10 Year Average Services Level 2004-2013	\$1,098.65
Forecast Population 2014-2023	30,115
Maximum Eligible Amount	\$33,085,751



Project Description	Acres
Park Facilities	
QUEENSVILLE	
Queensville Properties	
1 Neighbourhood Park 1	
2 Park development (4.7 acres)	4.7
3 Integrated play system	
4 Furniture	
5 3 on 3 Structure	
6 Shade Structure	
7 Neighbourhood Park 2	
8 Park development (12.5 acres)	12.5
9 Integrated play system	
10 Pathways, Paving & Curbing	
11 Furniture	
12 3 on 3 Structure	
13 Shade Structure	
Neighbourhood Park 3	
14 Park development (9.2 acres)	9.2
15 Integrated play system	
16 Pathways, Paving & Curbing	
17 Furniture	
18 3 on 3 Structure	
19 Shade Structure	
20 Open Space	
21 Trail heads (10)	
22 1.8m bridge (2)	
23 3m bridge (2)	
24 Trail Development (0.26 miles - limestone)	
Minto / Valmadera	
Neighbourhood Park 1	
25 Park development (3.6 acres)	3.6
26 Integrated play system	
27 Pathways, Paving & Curbing	
28 Furniture	
29 3 on 3 Structure	
30 Shade Structure	



Project Description		Acres
Neighbourhood Park 2		
31	Park development (3.9 acres)	3.9
32	Integrated play system	
33	Pathways, Paving & Curbing	
34	Furniture	
35	3 on 3 Structure	
36	Shade Structure	
Open Space		
37	Trail heads (2)	
38	1.8m bridge (2)	
39	Trail Development (0.29 miles - limestone)	
MOUNT ALBERT		
Beaverbrook (Phase 3)		
Neighbourhood Park 1		
40	Park Development (3.5 acres)	3.5
41	Integrated play system	
42	Pathways, Paving & Curbing	
43	Furniture	
44	3 on 3 Structure	
45	Shade Structure	
Open Space		
46	Trailheads (2)	
47	1.8m bridge (1)	
Oxford		
Neighbourhood Park 1		
48	Park development (4.7 acres)	4.7
49	Integrated play system	
50	Pathways, Paving & Curbing	
51	Furniture	
52	3 on 3 Structure	
53	Shade Structure	
Neighbourhood Park 2		
54	Park development (12.5 acres)	12.5
55	Integrated play system	
56	Pathways, Paving & Curbing	
57	Furniture	
58	3 on 3 Structure	
59	Shade Structure	
60	Parking Lot	



Project Description	Acres
Open Space	
61 Trail head (4)	
62 3m Bridge (1)	
63 Trail Development (0.69 miles - limestone)	
HOLLAND LANDING (EAST)	
Wingfoot	
Neighbourhood Park (1)	
64 Park development (4.4 acres)	4.4
65 Integrated play system	
66 Pathways, Paving & Curbing	
67 Furniture	
68 3 on 3 Structure	
69 Shade Structure	
Open Space	
70 Trail heads (2)	
71 Trail Development (0.35 miles - limestone)	
Valleybrook	
Neighbourhood Park (1)	
72 Park development (3.1 acres)	3.1
73 Integrated play system	
74 Pathways, Paving & Curbing	
75 Furniture	
76 3 on 3 Structure	
77 Shade Structure	
Neighbourhood Park (2)	
78 Park development (1.2 acres)	1.2
79 Integrated play system	
80 Pathways, Paving & Curbing	
81 Furniture	
82 3 on 3 Structure	
83 Shade Structure	
Neighbourhood Park (3)	
84 Park development (1.6 acres)	1.6
85 Integrated play system	
86 Pathways, Paving & Curbing	
87 Furniture	
88 3 on 3 Structure	
89 Shade Structure	



Project Description	Acres
Open Space	
90 Trail heads (5)	
91 3m bridge (1)	
92 Trail Development (0.69 miles - limestone)	
Tricap	
Neighbourhood Park (3)	
93 Park development (2.8 acres)	2.8
94 Integrated play system	
95 Pathways, Paving & Curbing	
96 Furniture	
97 3 on 3 Structure	
98 Shade Structure	
Open Space	
99 Trail heads (2)	
100 3m Bridge (1)	
HOLLAND LANDING (WEST)	
Kerbel	
Neighbourhood Park 1	
101 Park development (1 acre)	1
102 Integrated play system	
103 Pathways, Paving & Curbing	
104 Furniture	
105 3 on 3 Structure	
106 Shade Structure	
Neighbourhood Park 2	
107 Park development (3.6 acres)	3.6
108 Integrated play system	
109 Pathways, Paving & Curbing	
110 Furniture	
111 3 on 3 Structure	
112 Shade Structure	
Neighbourhood Park 3	
113 Park development (6.6 acres)	6.6
114 Integrated play system	
115 Pathways, Paving & Curbing	
116 Furniture	
117 3 on 3 Structure	
118 Shade Structure	
119 Ball diamond - lit	
120 1.8m bridge	
121 Trail development (0.5 miles - limestone)	



Project Description		Acres
LRT		
Neighbourhood Park 1		
122	Park development (4.3 acres)	4.3
123	Integrated play system	
124	Pathways, Paving & Curbing	
125	Furniture	
126	3 on 3 Structure	
127	Shade Structure	
128	Skate Zone	
Open Space		
129	Trail head (3)	
130	Trail development (0.25 miles - limestone)	
Mannington		
Neighbourhood Park 1		
131	Park Development (3.5 acres)	3.5
132	Integrated play system	
133	Pathways, Paving & Curbing	
134	Furniture	
135	3 on 3 Structure	
136	Shade Structure	
137	Pond feature	
138	3m bridge	
139	1.8m bridge	
140	Trail heads (3)	
Open Space		
141	Trail Heads	
142	Trail development (0.16 miles - limestone)	
SHARON WEST		
Wycliffe		
Neighbourhood Park 1		
143	Park development (0.32 acres)	0.32
144	Integrated play system	
145	Pathways, Paving & Curbing	
146	Furniture	
147	3 on 3 Structure	
148	Shade Structure	
Open Space		
149	Trail heads (3)	
150	Trail development (0.27 miles - limestone)	



Project Description		Acres
West Sharon Holdings		
Neighbourhood Park 1		
151	Park development (2.5 acres)	2.5
152	Adult fitness	
153	Pathways, Paving & Curbing	
154	Parking Lots	
155	Furniture	
156	Shade Structure	
Neighbourhood Park 2		
157	Park development (0.4 acres)	0.4
158	Integrated play system	
159	Pathways, Paving & Curbing	
160	Furniture	
161	3 on 3 Structure	
162	Shade Structure	
Open Space		
163	Trail heads (3)	
164	1.8m Bridge (1)	
165	Trail development (0.37 miles - limestone)	
Great Gulf (Delmark)		
Neighbourhood Park 1		
166	Park development (3.5 acres)	3.5
167	Integrated play system	
168	Pathways, Paving & Curbing	
169	Furniture	
170	3 on 3 Structure	
171	Shade Structure	
172	Skate Zone	
Neighbourhood Park 2		
173	Park development (5.8 acres)	5.8
174	Integrated play system	
175	Pathways, Paving & Curbing	
176	Furniture	
177	3 on 3 Structure	
178	Shade Structure	
179	Concrete structure	
Neighbourhood Park 3		
180	Park development (5.2 acres)	5.2
181	Pathways, Paving & Curbing	
182	Furniture	
183	Shade Structure	



Town of
East Gwillimbury

Project Description		Acres
	Open Space	
184	Trail Heads (5)	
185	3m bridge	
186	Trail development (0.88 miles - limestone)	
Sundial (Dorzil)		
	Open Space	
187	Trail heads (3)	
188	1.8m bridge	
189	Trail development (0.39 miles - limestone)	
Yorkwood Homes		
	Open Space	
190	Trail heads (3)	
191	Trail development (0.32 miles - limestone)	
Sharonvit		
	Neighbourhood Park 1	
192	Park Development (3.5 acres)	3.5
193	Integrated play system	
194	Pathways, Paving & Curbing	
195	Adult fitness	
196	Furniture	
197	3 on 3 Structure	
198	Shade Structure	
199	Soccer field	
	Open Space	
200	Trail heads (3)	
201	3m bridge	
202	Trail development (0.30 miles - limestone)	
PARKS DC CREDITS OUTSTANDING		
203	Harvest Hills - NHP - Block C	
204	Harvest Hills - Block F Walking trail	
205	Harvest Hills - Parkette - Block D	
206	Harvest Hills - Parkette Block E	
207	Dreamland Homes - Mount Fontselva	
Total Park Facilities		107.92

B.6 Public Works

The Roads Operations department is responsible for the maintenance of the Town's roads and sidewalks.

Schedule 1 - Historic Service Level

The public works 10 year historic service level inventory includes more than almost 18,000 square feet of building space at a value of \$1.6 million, including land. In addition, the Roads Operations is supported by 26 vehicles or pieces of equipment to assist with the maintenance of the roads and sidewalks, at a total value of \$2.4 million. The total assets amount to an average of \$3.8 million over the preceding 10 year period (2004-2013), or \$139.90 per capita. This amount is multiplied by the forecast population in new units for the next 10 year period (2014-2023) to arrive at the maximum eligible amount of \$5.5 million. This represents the maximum funding envelope of the growth related capital program.

Schedule 2 - Growth Related Capital Program

The total growth related capital program for public works is \$11.4 million. The capital program includes a 20,000 square foot operations centre and the associated land, along with a new sand/salt dome. The capital program also includes 22 new vehicles and/or pieces of equipment.

A small component of the new operations centre will replace the existing facility, resulting in a replacement reduction of \$2.3 million. A further reduction of approximately \$664,000 is required to account for the existing reserve balance. There is no requirement to reduce the capital program by the statutory 10% for this service. After the required deductions, the capital program exceeds the maximum funding envelope and therefore the excess amount (\$3.0 million) is required to be considered post period benefit, or benefitting population beyond 2023. The remainder of the capital program (\$5.5 million) is eligible for recover in the current period. The \$5.5 million is further allocated between residential development charges (\$4.1 M), retail (\$0.3M), and non-retail (\$1.0M). This results in a residential rate of \$133.79 per capita, a retail rate of \$0.36 per square foot of GFA, and a non-retail rate of \$0.16 per square foot of GFA.



SCHEDULE 1
B.6 PUBLIC WORKS
 Historic Inventory of Capital Assets

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Unit	Avg 10 Year
Residential Population	20,862	20,965	21,069	21,343	21,620	21,901	22,185	22,739	23,125	23,465	Cost	Service Level
Non-Residential Population	4,668	4,834	5,005	5,160	5,320	5,485	5,655	5,960	6,335	7,286		

Vehicles and Equipment (#)

Asphalt Hot Box	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Leaf Sucker											1	\$30,000
3/4T Pick up with v plow		1	1	1	1	1	1	1	1	1	1	\$20,000
Sand/Salt Spreader		1	1	1	1	1	1	1	1	1	1	\$5,000
Hoist						1	1	1	1	1	1	\$50,000
Sidewalk Grinder								1	1	1	1	\$45,792
Hydroseeder									1	1	1	\$12,000
Total (#)	18	19	22	22	22	23	23	25	26	26	26	
Total (\$000)	\$1,998.0	\$2,078.0	\$2,233.0	\$2,233.0	\$2,233.0	\$2,283.0	\$2,283.0	\$2,358.8	\$2,370.8	\$2,370.8	\$2,370.8	
Service Level (\$ / capita)	\$78.26	\$80.55	\$85.64	\$84.26	\$82.89	\$83.37	\$82.00	\$82.19	\$80.47	\$77.10		\$81.67

Summary of All Services

Total (\$000)	\$3,484.9	\$3,564.9	\$3,858.5	\$3,858.5	\$3,858.5	\$3,908.5	\$3,908.5	\$3,984.3	\$3,996.3	\$3,996.3		\$3,842.0
Service Level (\$/capita)	\$136.5	\$138.2	\$148.0	\$145.6	\$143.2	\$142.7	\$140.4	\$138.8	\$135.7	\$130.0		\$139.9

Maximum Eligible Amount 2014-2013

10 Year Average Services Level 2004-2013 \$139.90
 Forecast Population & Employment 2014-2023 39,025
Maximum Eligible Amount \$5,459,774

B.7 Parking

Off street parking is currently provided in the Town.

Schedule 1 - Historic Service Level

The municipal parking 10 year historic service level inventory includes 159 parking spaces, valued at almost \$0.50 million. The total assets amount to an average of \$0.48 million over the preceding 10 year period (2004-2013), or \$22.13 per capita. This amount is multiplied by the forecast population in new units for the next 10 year period (2014-2023) to arrive at the maximum eligible amount of \$0.66 million. This represents the maximum funding envelope of the growth related capital program.

Schedule 2 - Growth Related Capital Program

The total growth related capital program for municipal parking is \$0.66 million and includes a provision for new parking spaces. The only reduction for this service is the statutory 10%, or \$66,000. The remainder of the capital program (\$0.59 million) is eligible for recover in the current period. The \$0.59 million is further allocated between residential development charges (\$0.45M), retail (\$37,066), and non-retail (\$105,494). This results in a residential rate of \$14.58 per capita, a retail rate of \$0.04 per square foot of GFA, and a non-retail rate of \$0.02 per square foot of GFA.



SCHEDULE 1
B.7 Municipal Parking
 Historic Inventory of Capital Assets

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Unit	Avg 10 Year
Historic Population	20,862	20,965	21,069	21,343	21,620	21,901	22,185	22,739	23,125	23,465	Cost	Service Level
Parking Spaces												
Municipal Building Parking Lot	139	139	139	139	139	139	139	139	139	139	139	\$3,047
Mount Albert Parking Lot	20	20	20	20	20	20	20	20	20	20	20	\$5,047
Total (count)	159	159	159	159	159	159	159	159	159	159	159	159
Total (\$000)	\$484.5	\$484.5	\$484.5	\$484.5	\$484.5	\$484.5	\$484.5	\$484.5	\$484.5	\$484.5	\$484.5	\$484.5
Service Level (\$ / capita)	\$23.2	\$23.1	\$23.0	\$22.7	\$22.4	\$22.1	\$21.8	\$21.3	\$21.0	\$20.6		\$22.1

Maximum Eligible Amount 2014-2023	
10 Year Average Services Level 2004-2013	\$22.13
Forecast Population 2014-2023	30,115
Maximum Eligible Amount	\$666,435



SCHEDULE 2
B.7 MUNICIPAL PARKING
Development Charge Capital Program

Project Description	Timing	Estimated Project Cost	LESS:		Total DC Eligible Cost	CAPITAL PROGRAM FUNDING			COST ALLOCATION		NON-RES COST ALLOCATION			
			Grants and Subsidies	Replacement or Benefit to Existing		Existing Reserve Balance	Current Period 2014-2023	Post Period beyond 2023	Total DC Eligible Costs	10% Statutory Deduction	Residential	Non-Residential	Retail	Non-Retail
MUNICIPAL PARKING														
1 Provision for future parking spaces	2014-2023	660,000	-	-	660,000		660,000			66,000	451,440	142,560	37,066	105,494
Total Municipal Parking		660,000	-	-	660,000		660,000	-	660,000	66,000	451,440	142,560	37,066	105,494
Maximum Allowable														

\$666,435

Residential Development Charge Calculation

Residential Share of 2014-2023 Discounted Growth Related Capital Program 76% \$ 451,440
 10 Year Growth in Population in New Units 30,958
 Development Charge Per Capita \$ 14.58

Retail Non-Residential Development Charge Calculation

Retail Non-Res Share of 2014-2023 Discounted Growth Related Capital Program 6% \$ 37,066
 10 Year Growth in Square Feet 950,000
 Development Charge Per Sq. Ft (\$) \$ 0.04

Non-Retail Non-Residential Development Charge Calculation

Non-Retail Non-Res Share of 2014-2023 Discounted Growth Related Capital Program 18% \$ 105,494
 10 Year Growth in Square Feet 6,001,000
 Development Charge Per Sq. Ft (\$) \$ 0.02



Appendix C Engineering Services



Town of East Gwillimbury

Engineering Services

The Town's Engineering branch is responsible for the design and construction of the Town's roads, water and wastewater collection system. This appendix provides the detailed analysis that was completed to establish the development charge rates for each of the engineering services provided by the Town.

As required by the Act, the engineering services capital program are planned for the period from 2014-2031 to ensure that the growth related costs are apportioned over the longer term development anticipated within the Town's urban boundary. The Act also dictates that there is no legislated 10% reduction required for the provision of engineering services.

New to this background study is the allocation of non residential costs between retail and non-retail. The Town has used the approach followed by the Region of York in their most recent background study for apportioning these costs.

Roads and related services

Schedule 1 provides a summary of the growth related capital program for the roads and related services which includes items such as, roads, sidewalks, streetlights, and other miscellaneous area improvements such as stormwater retrofits. The total roads and related capital program is \$79.7 million and includes roughly \$1.4 million representing outstanding credits for works constructed by developers.

The capital program is reduced by \$0.5 million for grants and subsidies, and by the existing reserve fund balance of \$1.9 million. The remaining capital program was then apportioned between the projects that were benefiting development in the current period (2014-2031) and those that were benefitting development beyond 2031. The current period capital costs total \$40.1 million, with \$34.4 million being considered to have benefit beyond 2031. The program that is post 2031 will be recoverable through development charges in a future period. As indicated above, there is no requirement to reduce this service category by 10%, therefore the \$40.1 million is allocated between residential (\$30.5 million), retail (\$4.8 million) and non retail (\$4.8 million). This results in a residential development charge of \$471.38 per capita, a retail charge of \$2.04 per square foot of GFA, and a non retail charge of \$0.31 per square foot of GFA, as noted at the bottom of the schedule.

Water services

Schedule 2 provides a summary of the growth related capital program for water services. The total water capital program is \$7.4 million and includes approximately \$350,000 in development charge credits owing for works previously completed.

The capital program is reduced by \$18,000 in recognition that the Colonel Wayling watermain loop will have some benefit to the existing residents. The capital program is also reduced by the existing reserve balance (\$408,824). The balance of the capital program is eligible for recovery from development charges. Similar to the roads and related capital program, the eligible water services costs are allocated between those benefitting development in the current period (\$6.0 million) and those having a benefit beyond 2031 (\$1.0 million). Again, the post period costs will be eligible for development charge recovery in future periods.

The current period capital program (\$6.0 million) is then apportioned between residential (\$4.5 million), retail (\$0.4 million) and non retail (\$0.7 million). These costs are divided by the anticipated growth over the 18 year period (2014-2031) to calculate the residential development charge of \$70.16 per capita, a retail charge of \$0.16 per square foot of GFA, and a non retail charge of \$0.04 per square foot of GFA.

This background study introduces an area specific water service charge for one project within the Town that has a limited geographic benefit (the Yonge Street Watermain Purchase). The area specific charge is described in detail in Appendix D.

Wastewater services

Schedule 3 provides the detail of the Town's wastewater capital program which totals \$63.1 million. Like the other two services described in this appendix, the wastewater capital program includes approximately \$535,000 for completed works which are eligible for development charge credits.

The only reduction to this capital program is the existing reserve balance of \$1.3 million. The remaining program is eligible for inclusion in the development charge however only \$45.1 million has benefit within the current period (2014-2031). The remaining costs (\$16.8 million) are deemed to have benefit beyond 2031 and will be recovered in future periods.

Like the other services, the current period costs (\$45.1 million) are then allocated between residential (\$34.3 million), retail (\$2.9 million) and non retail (\$4.6 million). When divided by the anticipated growth, the residential development charge is calculated at \$529.55 per capita, the retail development charge is \$1.21 per square foot of GFA, and the non-retail charge is \$0.29 per square foot of GFA, as noted at the bottom of the schedule.

Note: Some figures have been rounded for presentation purposes.

**SCHEDULE 1
ROADS AND RELATED
Development Charge Capital Program**

Project Description	Timing	Estimated Project Cost	LESS:		Total DC Eligible Cost	CAPITAL PROGRAM FUNDING			COST ALLOCATION		NON-RES COST ALLOCATION		
			Grants and Subsidies	Replacement or Benefit to Existing		Existing Reserve Balance	Current Period 2014-2031	Post Period > 2031	Total DC Eligible Costs	10% Statutory Deduction	Residential	Non-Residential	Residential
ROADS AND RELATED Roads													
1 Colonel Waying missing link south of Mount Albert Road	2019-2031	\$ 1,800,000		180,000	1,620,000			1,620,000					
2 Centennial Road extension from Toll Road to Holland Landing Road c/w level crossing and gates	2014-2018	\$ 600,000		26,321	573,679			573,679					
3 Farr Avenue - Donlands Avenue to future 404 termination	2019-2031	\$ 365,040		36,504	328,536			328,536					
4 Sharon North-South mid-block collector road - Green Lane to south limit of South Sharon Development	2014-2018	\$ 1,999,700		17,997	1,981,703			1,981,703					
5 Sharon North-South mid-block collector road - Mount Albert to Doane	>2031	\$ 6,232,800			6,232,800			6,232,800					
6 Sharon East ring road north of Mount Albert Road	>2031	\$ 5,851,200			5,851,200			5,851,200					
7 Highway 404 fly-over #1 (Town's 1/3 share)	2019-2031	\$ 6,660,000			6,660,000			6,660,000					
8 Bike lanes pre 2031	2014-2031	\$ 4,560,300		41,043	4,519,257			4,519,257					
9 Growth related Capacity improvement to existing roads (Giffels report) 2010-2031	2014-2031	\$ 5,932,920		593,292	5,339,628			5,339,628					
10 Capacity improvement to existing bridges and culverts (Giffels report)	2014-2018	\$ 93,960		9,396	84,564			84,564					
11 Environmental Assessment East-West Collector Road - north of Green Lane	2014-2018	\$ 420,000			420,000			420,000					
12 Downtown revitalization/Streetscaping/Gateway Features	2014-2018	\$ 3,000,000			3,000,000			3,000,000					
13 Structure on East-West collector over river and railway (cost)	>2031	\$15,000,000			15,000,000			15,000,000					
14 Mackenzie Pedestrian Bridge	2014-2018	\$ 3,000,000		1,500,000	1,500,000			1,500,000					
15 Minor collector road north of Civic Centre - Leslie Street to West Sharon developments	2014-2018	\$ 964,200			964,200			964,200					
Sidewalks and Streetlights													
Regional Roads													
17 Rural Miscellaneous Locations	2014-2018	60,000			60,000			60,000					
18 Queensville Sideroad Widening Phase 1 (Leslie to Woodbine)	2014-2018	940,800			940,800			940,800					
19 Queensville Sideroad Widening Phase 2 (Leslie to Bathurst)	2019-2031	2,823,600			2,823,600			2,823,600					
20 Doane Road Reconstruction	2014-2018	2,683,200			2,683,200			2,683,200					
21 Second Concession Reconstruction (Green Lane to Doane Road)	2019-2031	3,058,800			3,058,800			3,058,800					
22 Leslie Street Improvements	2019-2031	744,000			744,000			744,000					
23 Woodbine Avenue Improvements	2019-2031	4,706,400			4,706,400			4,706,400					
24 Green Lane Improvements	2019-2031	3,294,000			3,294,000			3,294,000					
Sharon													
25 Sidewalks - Leslie/Mount Albert Road - Sharon West Area	2014-2018	313,125		74,985	238,140			238,140					
26 Sidewalk on north side Mount Albert Road - Conn to Arena	2014-2018	120,000		28,736	91,264			91,264					
27 Sidewalk on south side Mount Albert Road - Charles to Arena	2014-2018	133,200		31,900	101,300			101,300					
28 Miscellaneous locations in Sharon area	2014-2031	60,000		14,368	45,632			45,632					



**SCHEDULE 1
ROADS AND RELATED
Development Charge Capital Program**

Project Description	Timing	Estimated Project Cost	LESS:		Total DC Eligible Cost	Existing Reserve Balance	CAPITAL PROGRAM FUNDING			COST ALLOCATION		NON-RES COST ALLOCATION		
			Grants and Subsidies	Replacement or Benefit to Existing			Current Period 2014-2031	Post Period > 2031	Total DC Eligible Costs	10% Statutory Deduction	Residential	Non-Residential	Residential	Non-Retail
Roads														
Holland Landing														
29 Yonge Street - west side - Holland Landing Road to Mount Albert Road	2014-2018	66,000		15,840	50,160			50,160			38,122	12,038	6,019	6,019
30 Holland Landing Road - west side - Bathurst to Yonge	2014-2018	581,250		139,500	441,750			441,750			335,730	106,020	53,010	53,010
Mount Albert Road - north side - Royal Cedar to Second Concession	2014-2018	118,800		28,512	90,288			90,288			68,619	21,669	10,835	10,835
31 Mount Albert Road - south side - Region well house to Second Concession	2014-2018	72,000		17,280	54,720			54,720			41,587	13,133	6,566	6,566
32 Miscellaneous locations in Holland Landing area	2014-2031	60,000		14,400	45,600			45,600			34,656	10,944	5,472	5,472
Streetslights														
34 Mount Albert Road - Leslie to Second Concession	2014-2031	75,000		1,500	73,500			73,500			55,860	17,640	8,820	8,820
35 Holland Landing Road - Bathurst to Yonge	2014-2031	36,000		480	35,520			35,520			26,995	8,525	4,262	4,262
36 Miscellaneous locations	2014-2031	63,600		840	62,760			62,760			47,698	15,062	7,531	7,531
Miscellaneous														
37 Engineered Wetland - Stormwater Retrofit	2014-2031	765,000			765,000			765,000			581,400	183,600	91,800	91,800
38 Miscellaneous Area Improvements (Sharon Community)	2014-2031	1,000,000	500,000		500,000			500,000			380,000	120,000	60,000	60,000
Completed Capital Works covered by a Credit Agreement														
Centre Street Reconstruction - Mill Street to North of MDA Lands (19T-93015)		477,500			477,500			477,500			362,900	114,600	57,300	57,300
40 Princess Street resurfacing - King Street to HWY 48 (19T-89060)		33,200			33,200			33,200			25,232	7,968	3,984	3,984
41 Queensville Sideroad Park to Karissa (19T-89091)		55,108			55,108			55,108			41,882	13,226	6,613	6,613
42 Queensville Sideroad - Park to Karissa		6,100			6,100			6,100			4,636	1,464	732	732
43 Thompson Drive Road		505,415			505,415			505,415			384,115	121,300	60,650	60,650
Preliminary Environment and Servicing Overview (PESO) part of MESP		95,000			95,000			95,000			72,200	22,800	11,400	11,400
45 Leslie Street Sidewalk - Green Lane to Newmarket		35,486			35,486			35,486			26,969	8,517	4,258	4,258
46 Environmental Assessment - North-South Collector Road - Harvest Hills Bike Lanes (19T-04001)		166,170			166,170			166,170			126,289	39,881	19,940	19,940
47 Harvest Hills Bike Lanes (19T-04001)		29,757			29,757			29,757			22,615	7,142	3,571	3,571
Total Roads and Related		79,658,631	500,000	2,772,894	76,385,737	1,857,905	40,127,832	34,400,000	76,385,737	30,497,153	9,630,680	4,815,340	4,815,340	

Residential Development Charge Calculation

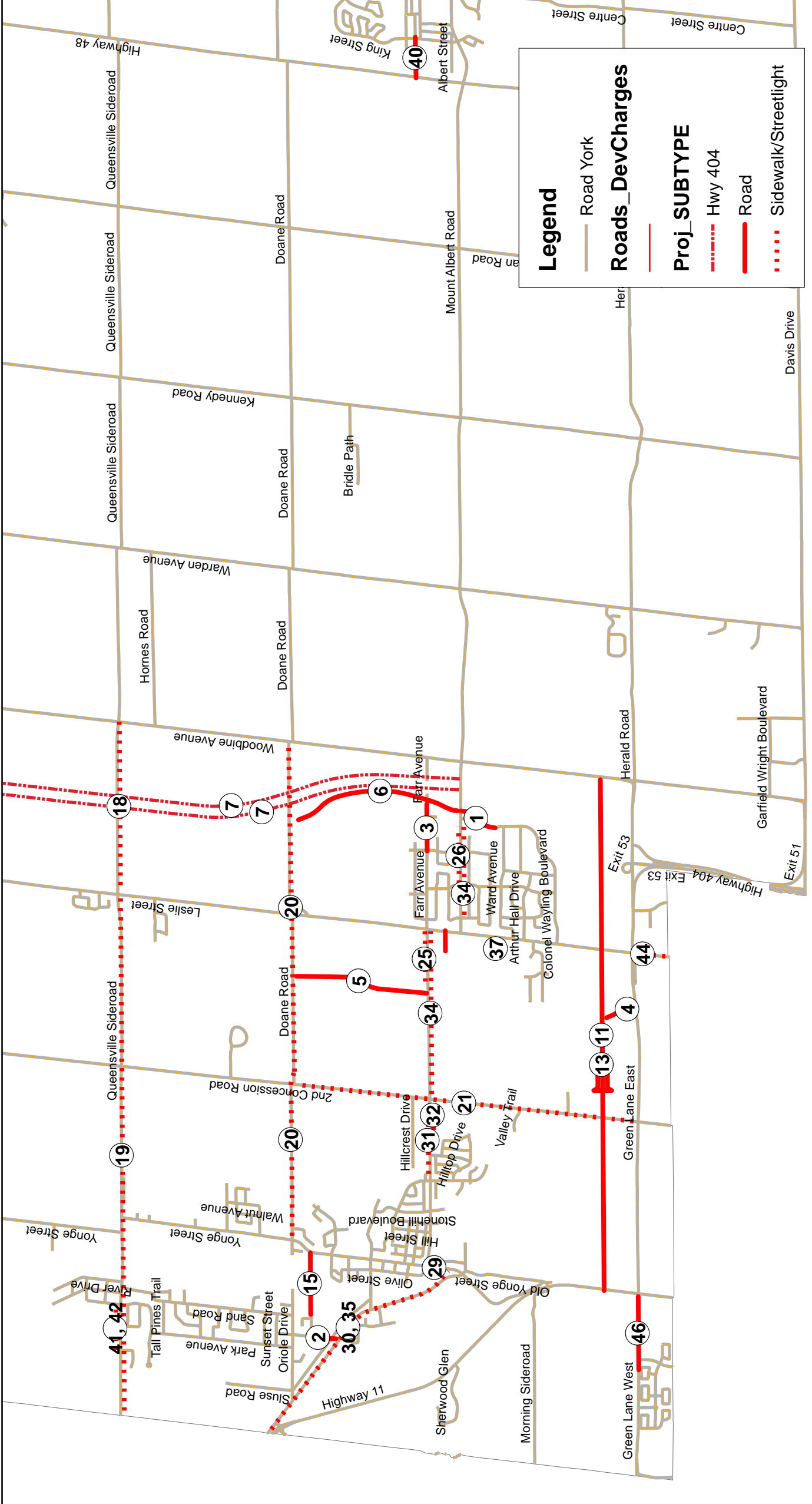
Residential Share of 2014-2031 Growth Related Capital Program 76% \$30,497,153
 Ultimate Growth in Population in New Units 64,698
 Development Charge Per Capita \$ **471.38**

Retail Non-Residential Development Charge Calculation

Retail Non-Res Share of 2014-2031 Growth Related Capital Program 12.0% \$ 4,815,340
 Ultimate Growth in Square Feet 2,362,000
 Development Charge Per Sq. Ft (\$) \$ **2.04**

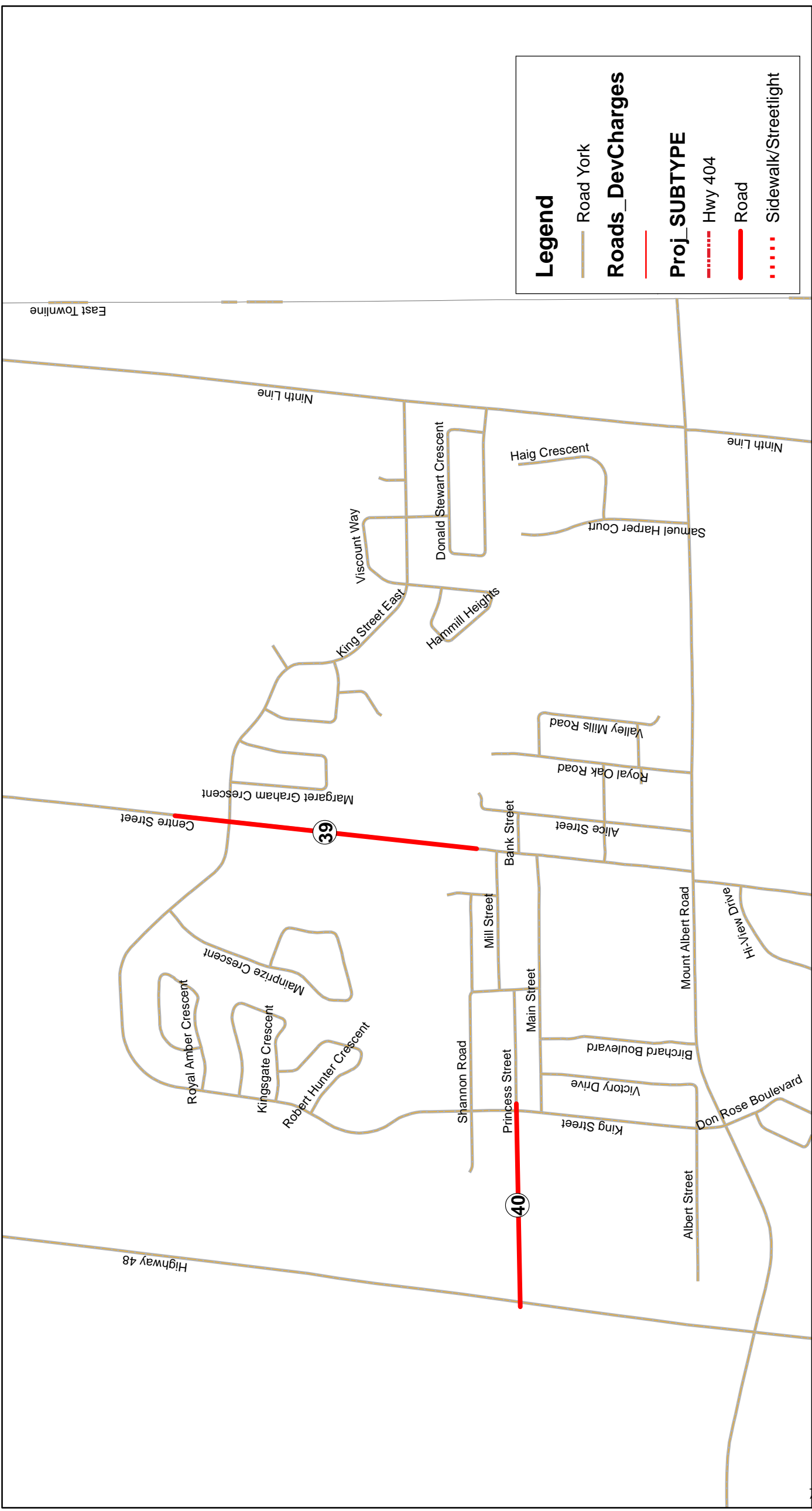
Non-Retail Non-Residential Development Charge Calculation

Non-Retail Non-Res Share of 2014-2031 Growth Related Capital Program 12.0% \$ 4,815,340
 Ultimate Growth in Square Feet 15,571,400
 Development Charge Per Sq. Ft (\$) \$ **0.31**



Roads Development Charge S/QV/HL

Roads Development Charge MA



**SCHEDULE 2
WATER SERVICES
Development Charge Capital Program**

Project Description	Timing	Estimated Project Cost	LESS:		Total DC Eligible Cost	Existing Reserve Balance	CAPITAL PROGRAM FUNDING		10% Statutory Deduction	COST ALLOCATION		NON-RES COST ALLOCATION	
			Grants and Subsidies	Replacement or Benefit to Existing			Current Period 2014-2031	Post Period > 2031		Residential	Non-Residential	Residential	Retail
WATER SERVICES													
Water													
1 West side water distribution system - Mount Albert (ICI)	2014-2018	1,205,000			1,205,000		1,205,000	-	-	1,205,000			
2 Colonel Weyling watermain loop south of Mount Albert (missing Link)	2019-2031	180,000		18,000	162,000		162,000	-	-	123,120	38,880	10,109	28,771
3 Doane Road watermain Anchor Court to 2nd Con.	2014-2018	1,093,075			1,093,075		1,093,075	-	-	830,737	262,338	68,208	194,130
4 N/S Sharon collector watermain Green Lane to south limit of OP	2014-2018	475,900			475,900		475,900	-	-	361,684	114,216	29,696	84,520
5 Holland Landing Road watermain HLDG West Development Area	2014-2018	1,111,000			1,111,000		702,176	-	-	533,654	168,522	43,816	124,706
6 New Doane Road watermain 2nd Con. to Woodbine	2014-2018	1,584,000			1,584,000		1,584,000	-	-	1,203,840	380,160	98,842	116,483
7 N/S Sharon collector watermain - Mount Albert Road to Doane Road	2019-2031	324,000			324,000		324,000	-	-	246,240	77,760	20,218	57,542
8 2nd Con. Watermain - Queensville Sideroad to 1.2km north	>2031	672,000			672,000		672,000	672,000					
9 Leslie Street watermain - north of Queensville Sideroad	>2031	288,000			288,000		288,000	288,000					
10 Leslie Street watermain north of Fair Avenue to Wycliffe Lands	2014-2018	75,032			75,032		75,032	-	-	57,024	18,008	4,682	13,326
Completed Capital Works covered by a Credit Agreement													
Yonge Street watermain purchase - east side (Fieldgate) (Area specific. See Appendix D)													
Yonge Street watermain purchase - west side (Fieldgate) (Area specific. See Appendix D)													
Administration costs for Yonge Street watermain transfer agreement		351,533			351,533		351,533	-	-	267,165	84,368	21,936	62,432
Harvest Hills watermain loop Yonge/Green Lane (19T-04001)													
Total Water Services		7,359,540	-	18,000	7,341,540	408,824	5,972,716	960,000	7,341,540	4,539,264	1,433,452	372,697	681,911

Residential Development Charge Calculation

Residential Share of 2014-2031 Growth Related Capital Program
 Ultimate Growth in Population in New Units 64,698
 Development Charge Per Capita \$ **70.16**

Retail Non-Residential Development Charge Calculation

Retail Non-Res Share of 2014-2031 Growth Related Capital Program
 Ultimate Growth in Square Feet 2,362,000
 Development Charge Per-Sq. Ft (\$) \$ **0.16**

Non-Retail Non-Residential Development Charge Calculation

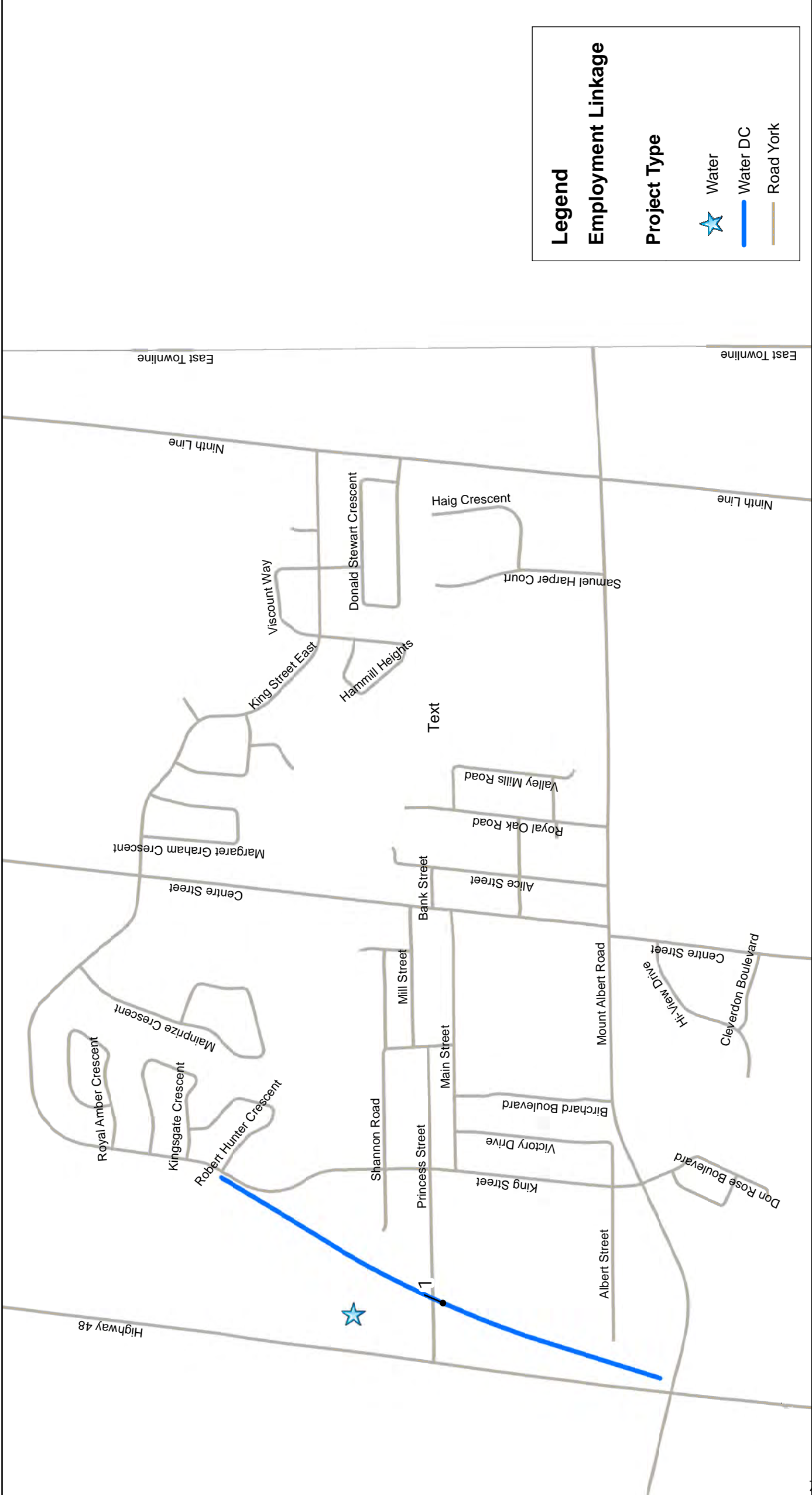
Non-Retail Non-Res Share of 2014-2031 Discounted Growth Related Capital Program
 Ultimate Growth in Square Feet 15,571,400
 Development Charge Per-Sq. Ft (\$) \$ **0.04**



Water Development Charges S/QV/HL

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




Legend

Employment Linkage

Project Type

-  Water
-  Water DC
-  Road York

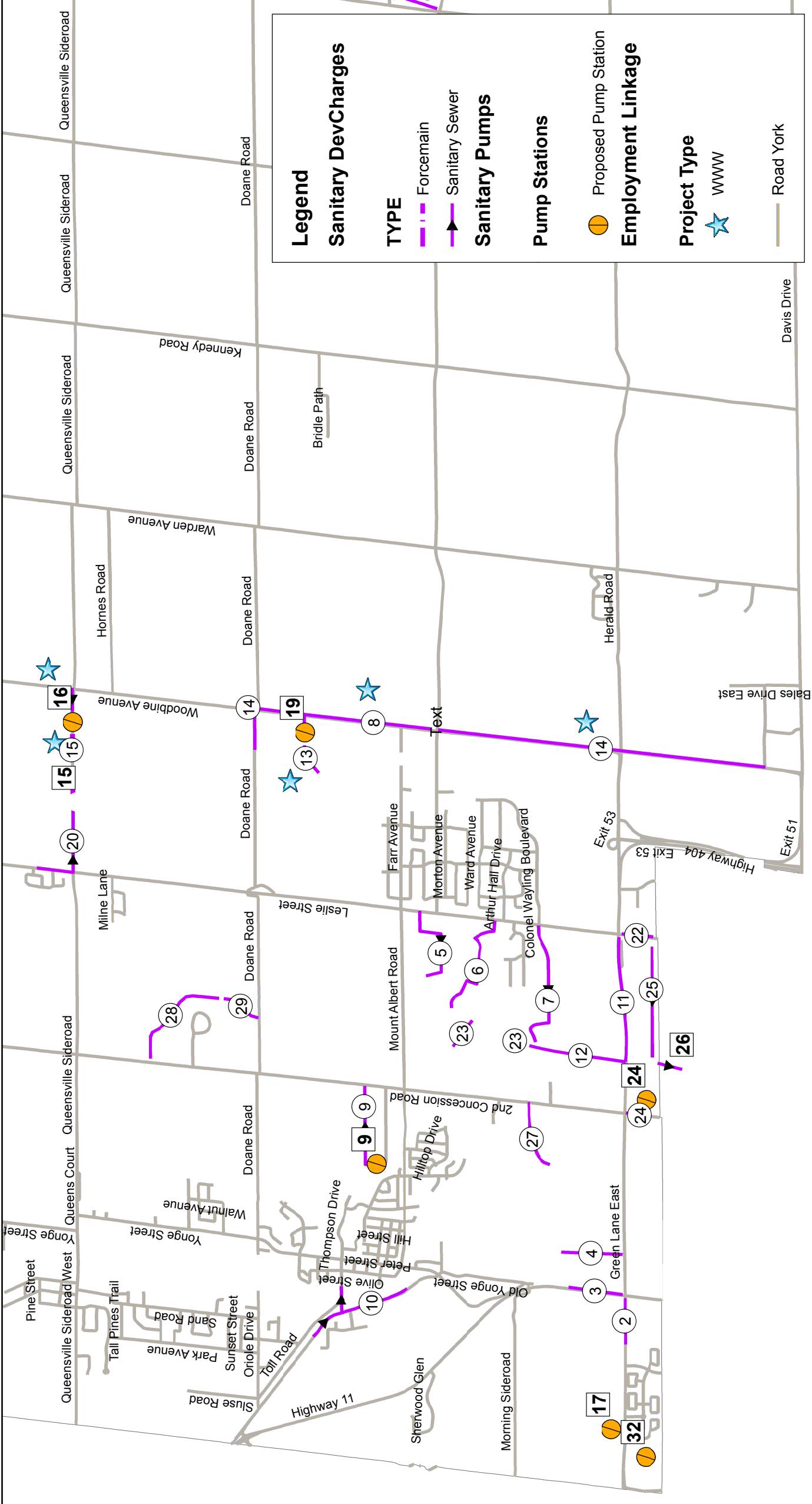
**SCHEDULE 3
WASTEWATER SERVICES
Development Charge Capital Program**

Project Description	Timing	Estimated Project Cost	LESS: Grants and Subsidies	Replacement or Benefit to Existing	Total DC Eligible Cost	CAPITAL PROGRAM FUNDING		COST ALLOCATION		NON-RES COST ALLOCATION		
						Existing Reserve Balance	Current Period 2014-2031	Post Period > 2031	Total DC Eligible Costs	Residential	Non-Residential	Residential
WASTEWATER SERVICES												
Wastewater												
1 P.S., forcemain, gravity sewer and CN crossing Mount Albert West (ICI)	2014-2018	2,563,000			2,563,000		2,563,000		1,947,880	615,120		162,826
2 Green Lane Sewer - Yonge to 350m west	2019-2031	240,000			240,000		240,000		182,400	57,600		15,247
3 Yonge Street sewer - Green Lane to 350m north	2019-2031	324,000			324,000		324,000		246,240	77,760		20,584
4 N/S sewer - east of Yonge - north of Green Lane	2019-2031	288,000			288,000		288,000		218,880	69,120		18,296
5 Sharon sub-trunk sewer - Sharon collector to Leslie Street (north leg)	2014-2018	107,000			107,000		107,000		81,320	25,680		6,798
6 Sharon sub-trunk sewer - Sharon collector to Leslie Street (middle leg)	2014-2018	113,000			113,000		113,000		85,880	27,120		7,179
7 Sharon sub-trunk sewer - Sharon collector to Leslie Street (south leg)	2014-2018	533,000			533,000		533,000		405,080	127,920		33,861
8 Woodbine sewer PS2 to south of Mount Albert Road	2019-2031	6,579,500			6,579,500		2,631,800	3,947,700	2,000,168	631,632		167,197
9 Holland Landing pumping station (PS14) north of Mount Albert Rd. - west of 2nd Con.	2014-2018	3,000,000			3,000,000		3,000,000		2,280,000	720,000		190,588
10 Holland Landing Road sewer - N&S of Bradford St. To Region PS12 (incl. River crossing)	2014-2018	7,535,000			7,535,000		1,295,151	6,239,849	4,742,285	1,497,564		396,414
South Sharon collector sewer - Sharon West Limit south to Green Lane & east to Leslie Street	2014-2018	3,750,000			3,750,000			3,750,000	2,850,000	900,000		238,235
12 South Sharon collector sewer - YDSS Connection to Sharon West Limit	2014-2018	968,750			968,750			968,750	736,250	232,500		61,544
13 Phase 1 Pumping station Woodbine south of Doane (PS2)	2019-2031	8,000,000			8,000,000		3,200,000	4,800,000	2,432,000	768,000		203,294
14 Woodbine Ave. Sewer - south to Bales and north of PS2	2019-2031	1,008,000			1,008,000		403,200	604,800	306,432	96,768		25,615
15 Queensville (PS4) west of Woodbine incl. Forcemain	2019-2031	8,087,500			8,087,500		5,661,250	2,426,250	4,302,550	1,358,700		359,656
16 Queensville Sideroad sewer - Woodbine to PS4	2019-2031	1,250,000			1,250,000		875,000	375,000	665,000	210,000		55,588
17 PS-9 north of Green Lane west of Yonge	2014-2018	1,560,000			1,560,000		1,560,000		1,185,600	374,400		99,106
18 PS-3 north of Queensville Sideroad west of Woodbine	>2031	2,663,000			2,663,000			2,663,000				
19 North Sharon E/W sub-trunk sewer from east of 404 to PS2	>2031	600,000			600,000			600,000				
20 Queensville Sideroad sewer - Leslie to Region PS5	>2031	1,356,000			1,356,000			1,356,000				
21 Pumping station south of Mount Albert Road between Centre and Ninth Line (lands)	2019-2031	1,560,000			1,560,000		1,560,000		1,185,600	374,400		99,106
22 lands	2014-2018	720,000			720,000		720,000		547,200	172,800		45,741
23 2nd Concession/ Mt. Albert Rd. South East Quadrant Sanitary Sewer	2014-2018	877,500			877,500		877,500		666,900	210,600		55,747
24 Pumping Station - South of Green Lane, East of 2nd Concession, including Forcemain	2014-2018	2,200,000			2,200,000		2,200,000		1,672,000	528,000		139,765
25 East-West sewer south of Green Lane - Carratuck to river	2014-2018	460,000			460,000		460,000		349,600	110,400		29,224
26 North-south Sewer, Limit of ladyfield to Newmarket pumping station	2014-2018	350,000			350,000		350,000		266,000	84,000		22,235
27 Cove Farm to Pick to 2nd Concession Pumping Station	2014-2018	720,000			720,000		720,000		547,200	172,800		45,741
28 11A Queensville sub-trunk sewer east of Region PS7 @ 2nd Con. (Queensville Ph 1)	2014-2018	2,100,000			2,100,000		2,100,000		1,596,000	504,000		133,412
29 11B Queensville sub-trunk sewer east of Region PS7 @ 2nd Con. (Minto Ph 1)	2014-2018	2,100,000			2,100,000		2,100,000		1,596,000	504,000		133,412
30 Provision for sewer servicing	2014-2018	1,000,000			1,000,000		1,000,000		760,000	240,000		63,529
Completed Capital Works covered by a Credit Agreement												
31 Trunk sanitary sewer - King Street - P.S. to Centre St. (197-89060)		128,900			128,900		128,900		97,964	30,936		8,189
32 PS-10 south of Green Lane west of Yonge		406,138			406,138		406,138		308,665	97,473		25,802
Total Wastewater Services		63,148,288	-	-	63,148,288	1,295,151	45,080,387	16,772,750	34,261,094	10,819,293	2,863,930	4,587,554



**SCHEDULE 3
WASTEWATER SERVICES
Development Charge Capital Program**

Residential Development Charge Calculation	
Residential Share of 2014-2031 Growth Related Capital Program	76.0% \$ 34,261,094
Ultimate Growth in Population in New Units	64,698
Development Charge Per Capita	\$ 529.55
Retail Non-Residential Development Charge Calculation	
Retail Non-Res Share of 2014-2031 Growth Related Capital Program	6.9% \$ 2,863,930
Ultimate Growth in Retail Square Feet	2,362,000
Development Charge Per Sq. Ft. (\$)	\$ 1.21
Non-Retail Non-Residential Development Charge Calculation	
Non-Retail Non-Res Share of 2014-2031 Growth Related Capital Program	11.0% \$ 4,587,554
Ultimate Growth in Square Feet	15,571,400
Development Charge Per Sq. Ft. (\$)	\$ 0.29



Legend

Sanitary DevCharges

TYPE

- Forcemain
- Sanitary Sewer

Sanitary Pumps

Pump Stations

- Proposed Pump Station

Employment Linkage

Project Type

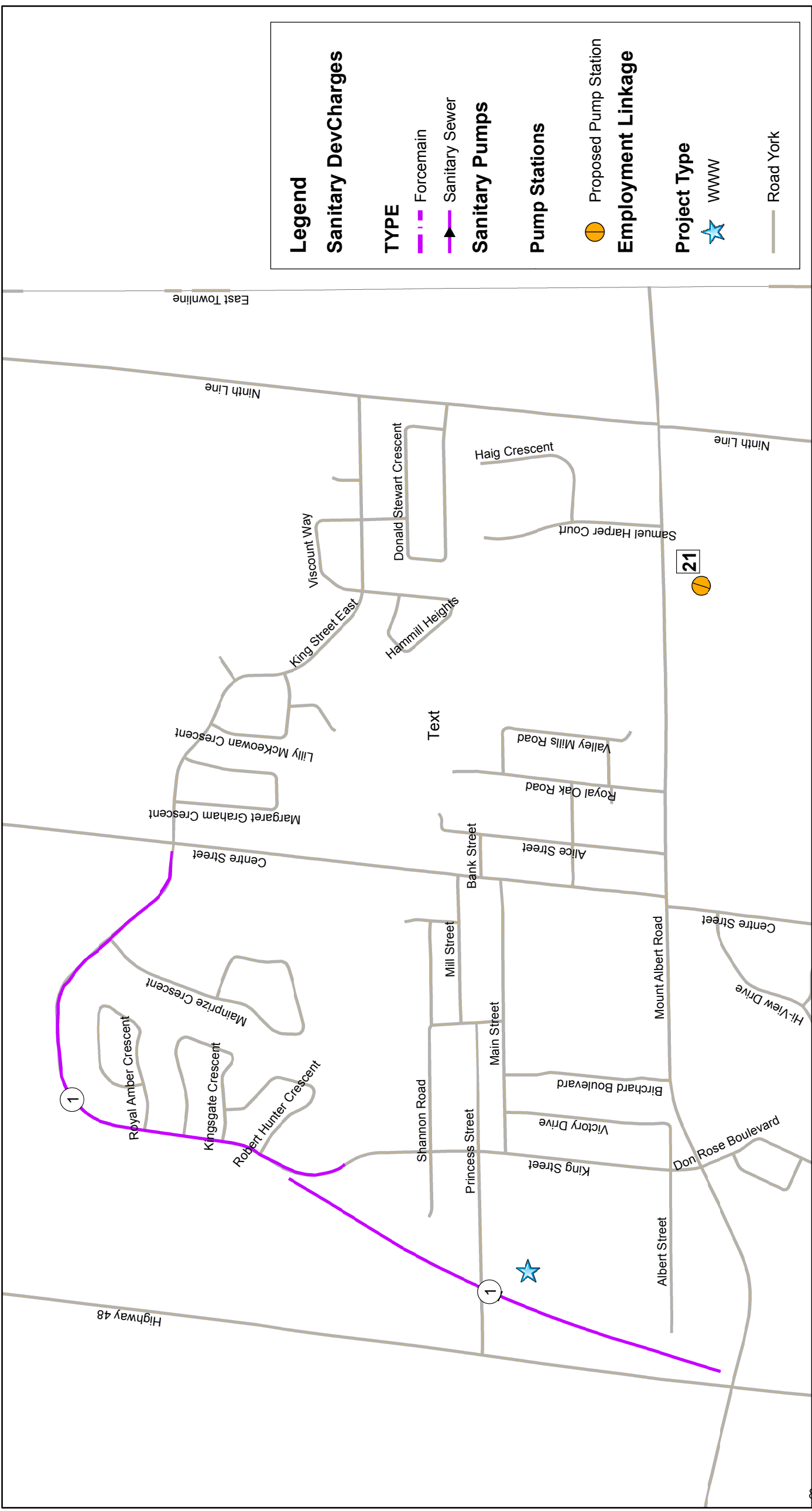
- WWWW

Road York

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Wastewater Development Charge S/QV/HL

Wastewater Development Charge MA





Appendix D Area Specific Development Charge



Town of East Gwillimbury

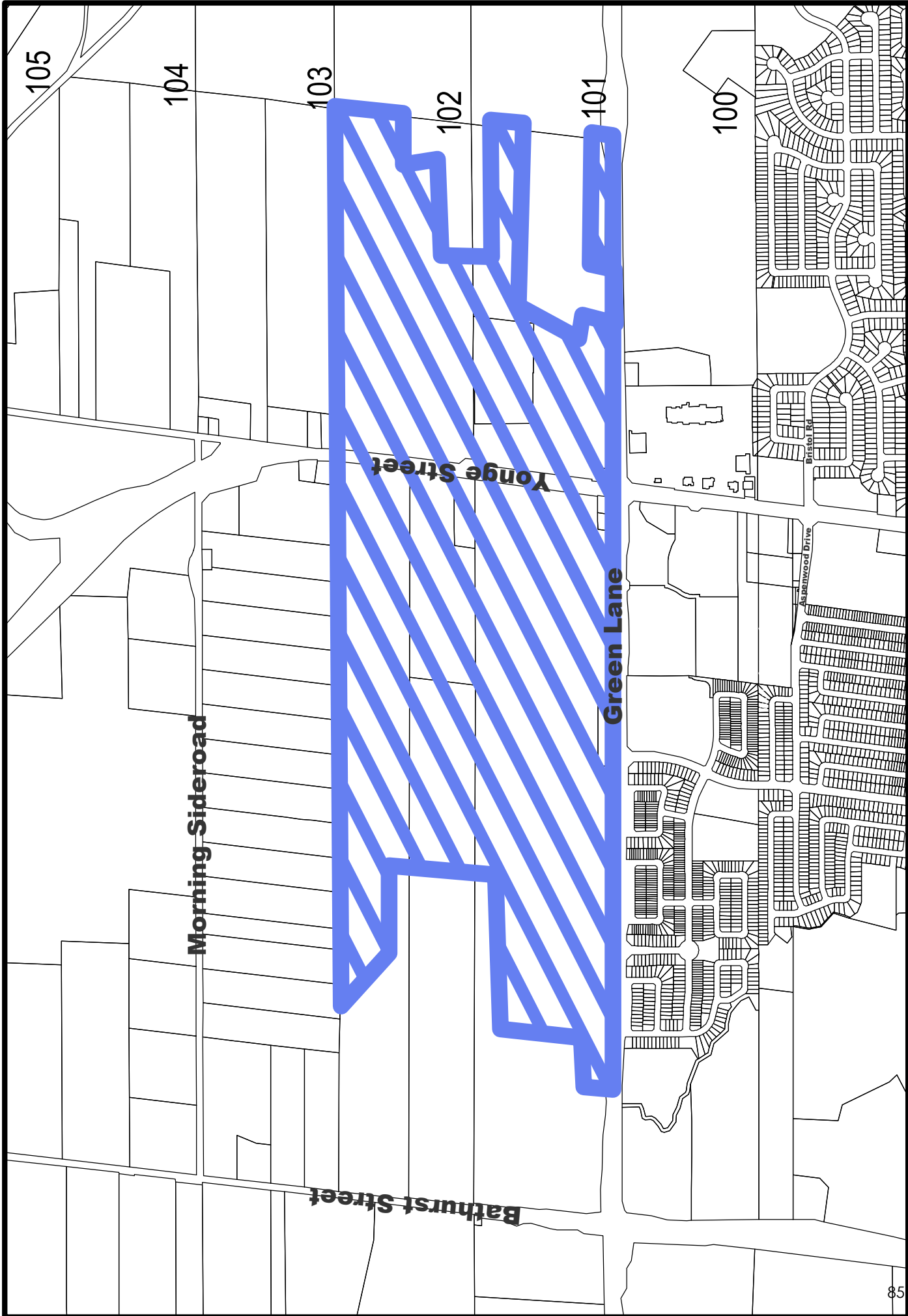
Yonge Street Watermain

The Yonge Street watermain cost recovery is being included in this background study as an area specific development charge. Where the capital program for Engineering Services included in Appendix C are deemed to have a benefit on a Town wide basis, the Yonge Street watermain has a very defined benefitting area, as shown on the map included in this appendix.

The Yonge Street watermain is a completed capital project that was funded through a credit agreement. The inclusion of this project in an area specific by-law will allow the Town to collect the appropriate funds, from the benefitting landowners, to fulfill the obligations of the credit agreement.

The area specific charge is unique from the balance of the program as the charge is being levied on a land basis, or per acre. This approach was chosen as the charge pertains to a defined benefitting land area and it will ensure that all landowners contribute equally, regardless of built form.

The total area specific capital program is \$1.6 million, as described on Schedule 1, is fully recoverable through development charges. The capital program is divided by the benefitting land area of 465 acres, to arrive at an area specific development charge of \$3,371.83 per acre.



BENEFITTING AREA FOR THE YONGE STREET WATERMAIN

*BENEFITTING AREA = APPROXIMATELY 465 ACRES



SCHEDULE 1

YONGE STREET WATERMAIN

Area Specific Development Charge Capital Program

Project Description	Estimated Project Cost	LESS:		Total DC Eligible Cost	CAPITAL PROGRAM FUNDING			Total DC Eligible Costs
		Grants and Subsidies	Replacement or Benefit to Existing		Existing Reserve Balance	Current Period 2014-2031	Post Period > 2031	
Yonge Street Watermain								
Completed Capital Works Covered by a Credit Agreement								
1 Yonge Street Watermain Purchase - East Side (Fieldgate)	750,000	-	-	750,000	-	750,000	-	750,000
2 Yonge Street Watermain Purchase - West Side (Fieldgate)	771,400	-	-	771,400	-	771,400	-	771,400
3 Administration Costs for Yonge Street Watermain Transfer Agreement (Fieldgate)	46,500	-	-	46,500	-	46,500	-	46,500
Total Yonge Street Watermain Area Specific	1,567,900	-	-	1,567,900	-	1,567,900	-	1,567,900

Yonge Street Watermain Area Specific Charge

Growth Related Capital Program \$ 1,567,900
 Benefiting Land Area (in acres) 465
 Development Charge per Acre \$ 3,371.83



Appendix E

Local Service Guidelines



Town of East Gwillimbury

Local Service Guidelines

The following policy guidelines are general principles when considering development applications. It should be noted that each application will be considered based on its own merits having regard to, among other factors, the nature, type and location of the development and any existing and proposed development in the surrounding area, these policy guidelines, the location and type of services required and their relationship to the proposed development and existing and proposed development in the area, and subsection 59(2) of the *Development Charges Act, 1997 (DCA)*.

Generally, only works identified in the Town's Transportation Master Plan and Water and Wastewater Master Plan will be considered for inclusion as development charge projects. Other works may be considered as determined by the Town. It should be noted that not all works identified in the Town's master plans are included in the development charge as each project has been evaluated on its own merits.

1. Collector Roads

- Minor collector roads internal to development
 - direct responsibility of the developer under section 59 of the DCA
- Major collector roads internal to development
 - direct responsibility of the developer under section 59 of DCA
- Major collector roads external to development
 - if the major collector road external to the development services the proposed development, as determined by the Town, it will be the direct responsibility of the developer under section 59 of the DCA
 - otherwise, it will be included in the development charge calculation to the extent permitted under section 5(1) of the DCA (dependent on local circumstances)
- Major collector roads external to existing approved community plan boundaries
 - included in the development charge calculation to the extent permitted under section 5(1) of the DCA (dependent on local circumstances)
- Major collector road connecting links and structures external to development
 - included in the development charge calculation to the extent permitted under section 5(1) of the DCA (dependent on local circumstances)

2. Traffic Signals and Intersection Improvements

- New collector roads and collector road improvements
 - include as part of road costing funded either as a direct developer responsibility or through development charges as noted in collector road split (see item 1 above)
- Local street / private entrances / entrances to specific developments
 - direct responsibility of the developer under section 59 of the DCA
- Intersections with Regional roads
 - either Regional cost or direct responsibility of the developer, as determined by the Region
- Capacity related improvements to existing roads included in the Town's development charge calculation

3. Streetlights

- Streetlights on Regional roads (where not included in the Region's DC Background Study)
 - included in Town development charge, in certain circumstances, may be direct developer responsibility through local service provision (section 59 of DCA)
- Streetlights on Town roads
 - same as collector road funding as noted in collector road split (see item 1 above)

4. Sidewalks

- Sidewalks on Regional roads
 - include in Town development charge as per section 5(1) of the DCA, or, in certain circumstances, may be direct developer responsibility through local service provisions (section 50 of the DCA) as determined by the Town
- Sidewalks on Town roads
 - same as collector road funding source as noted in collector road split (see item 1 above)
- Other Sidewalks External to Development (which are a local service within the area to which the plan relates)
 - direct developer responsibility as a local service provision (section 59 of DCA)

5. Water and Sanitary Sewer

- Trunk water distribution, wastewater collection and pumping station projects identified as development charge eligible are facilities which:
 - serve both existing and growth related populations;
 - are located with Town and/or Regional road allowances;
 - will serve multiple property ownerships;
 - could be considered as being of community wide significance; and/or
 - are of a sufficient size and/or serve a significant population (all, as determined by the Town).

6. Pumping Stations and Lift Stations

- Pumping stations and lift stations internal to a development and fed by mains which qualify for the development charge project list are considered to be development charge projects. Pumping stations and lift stations fed by mains that do not qualify as a development charge project are the responsibility of the developer
- Existing pumping stations and lift stations that have to be expanded as part of a new development are the responsibility of the benefiting developer(s) and will be dealt with as part of the subdivision agreement

7. Stormwater Management

- All stormwater management facilities including dedication of land are considered to be a developer responsibility

8. Park Development

- Provision of land, sanitary service to the park property line, storm water service(s) to the park property line and 50mm (min.) water service to the park property line are considered to be the developer's responsibility
- All other development of land including grading, drainage, seeding/sodding, hard/soft landscaping and related items are considered a development charge project item

9. Bike Lanes / Bike Paths

- **Bike lanes above the curb within road allowances on Regional roads**
 - Include in the development charge road cost, consistent with the service standard provisions within the DCA s.5(1)
- **Bike lanes within the road allowances on collector roads**
 - same as collector road funding source as noted in collector road split (see item 1 above)
- **Bike paths outside road allowances**
 - Include in the development charge consistent with the service standard provisions of the DCA s.5(1)

10. Secondary Plans

- All secondary plans are to be the developer responsibility



Appendix F Development Charge Credit Policy



Town of East Gwillimbury

Development Charge Credit Policy

This development charge credit policy is intended to be a guide for the arrangement and administration of all development charge credit agreements.

General Terms

- Council approval must be obtained prior to the capital works being undertaken. There are no retroactive development charge credits provisions for works previously undertaken by a developer without Council approval.
- Capital works are defined as any capital project included in the Town's approved Development Charge Background Study.
- Council shall authorize and agree to a development charge credit amount prior to the capital works being carried out.
- The eligible amount of the development charge credit will be limited to the service component of the Town's development charge y-law.
- The Town will determine the responsibility for the design, tendering, and construction of the capital works.
- The Town's Community Capital Contribution charges will be administered using the same general principles as noted in the above policy statements.
- An agreement in a form acceptable to the Town Solicitor will be required for all development charge credits.

Securities

- The developer shall secure the estimated total cost of the capital works, prior to the work commencing, by providing security in a form satisfactory to the Town Treasurer, in an amount equal to 100% of the estimated cost of the capital works. The letter of credit will be held until such time as the capital works are constructed to the satisfaction of the Town.
- The letter of credit will be released as follows:
 - Where the Town has undertaken the capital works, the letter of credit shall be released in accordance with the holdback release provisions in the terms of the contract entered into by the Town.
 - Where the developer has undertaken the capital works, a 10% holdback of the value of the works shall be retained for a one-year maintenance/warranty period after satisfactory completion of the works.

Administration and Legal Fees

- The developer may be responsible for the Town's legal fees associated with preparing the document at a fee of \$3,000 per agreement or the docketed time applied, whichever is greater.
- The developer may be responsible to pay an administration and monitoring fee of 2.5% of the cost of the capital works.

Recovery of Costs

- With execution of the credit agreement and subject to the completion of the capital works to the satisfaction of the Town, the eligible development charge credits will be processed as follows:
 - The component of the development charge credit will be applied against future development charges otherwise payable to the Town; and
 - In the event the costs are not fully recovered through the above clause, then the Town will reimburse on an annual basis, at a minimum, the proportionate share of development charge receipts for the applicable service component until such time as the costs are fully recovered
- The recovery of costs eligible for Community Capital Contribution charge credits will be applied in the same manner as the development charge credits noted above.



Appendix G
Town Wide Development
Charge By-Law 2014-083



Town of East Gwillimbury

THE CORPORATION OF THE TOWN OF EAST GWILLIMBURY

BY-LAW NUMBER 2014-083

BEING A BY-LAW FOR THE IMPOSITION OF TOWN WIDE DEVELOPMENT CHARGES

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c. 27 (hereinafter called the “Act”) provides that the council of a municipality may pass by-laws for the imposition of development charges against land to pay for increased capital costs because of increased need for services arising from the development of the area to which the by-law applies;

AND WHEREAS the Council of The Corporation of the Town of East Gwillimbury (hereinafter the “Town”) held a public meeting on May 20, 2014 to consider the enactment of a municipal-wide development charge by-law, in accordance with section 12 of the Act;

AND WHEREAS the Council of the Town has given notice in accordance with section 12 of the Act, of its intention to pass a by-law under section 2 of the said Act;

AND WHEREAS a development charges background study has been prepared dated April, 2014 (“the background study”), wherein the background study indicated that the development of any land within the Town of East Gwillimbury will increase the need for services as defined herein;

AND WHEREAS copies of the background study and the proposed development charges by-law were made available to the public in accordance with section 12 of the Act;

AND WHEREAS the Council of the Town has heard all persons who applied to be heard and received written submissions whether in objection to, or in support of, the development charges proposal at a public meeting held on May 20, 2014;

AND WHEREAS on June 2, 2014, Council approved the Report titled “2014 Development Charges Background Study and By-laws”, thereby updating its capital forecast where appropriate and indicated that it intends to ensure that the increase in the need for services to service the anticipated development will be met;

AND WHEREAS at its meeting held on June 2, 2014, Council expressed its intention that infrastructure related to post 2031 development shall be paid for by development charges;

AND WHEREAS Council has indicated its intent that the future excess capacity identified in the Development Charges Background Study, dated April 2014, shall be paid for by development charges;

AND WHEREAS at its meeting held on June 2, 2014, Council approved the background study and determined that no further public meetings were required under section 12 of the Act.

NOW THEREFORE THE COUNCIL OF THE TOWN OF EAST GWILLIMBURY ENACTS AS FOLLOWS:

DEFINITIONS

1. In this by-law,

- (1) “Act” means the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended or any successors thereto;
- (2) “accessory use” means that the use, building or structure is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure;
- (3) “agreement” means a contract between the municipality and an owner and includes any amendment thereto;
- (4) “apartment building” means a residential building, other than a hotel, containing more than four dwelling units where the residential units are connected by an interior corridor;
- (5) “apartment dwelling unit” means a dwelling unit in a duplex, triplex, fourplex, stacked townhouse or apartment building, as these terms are defined in this by-law;
- (6) “Bank of Canada rate” means the interest rate established by the Bank of Canada in effect on the date of the enactment of this by-law, as adjusted in accordance with this by-law;
- (7) “building” means a structure occupying an area greater than ten square metres (10m²) consisting of a wall, roof and floor or any of them or a structural system serving the function thereof, and includes an above-grade storage tank and an industrial tent;

- (8) “Building Code Act” means the *Building Code Act*, S.O. 1992, c. 23, as amended, or any successor thereto;
- (9) “capital cost” means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or under an agreement, required for the provision of services designated in the by-law within or outside of the municipality;
- (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;
 - (c) to acquire, lease, construct or improve buildings and structures;
 - (d) to acquire, lease, construct or improve facilities including,
 - (i) rolling stock with an estimated life of seven (7) or more years,
 - (ii) furniture and equipment, other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, c. P.44; and
 - (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d);
 - (f) to prepare the development charge background study required before the enactment of this by-law; and
 - (g) to recoup interest paid on money borrowed to pay for the costs described in clauses (a) to (d).
- (10) “council” means the council of the municipality;
- (11) “derelict building” means a building or structure that is vacant, neglected, poorly maintained, and unsuitable for occupancy which may include a building or structure that:
- (a) is in a ruinous or dilapidated condition;
 - (b) the condition of which seriously depreciates the value of land or buildings in the vicinity;

- (c) is in such a state of non-repair as to be no longer suitable for human habitation or business purposes;
 - (d) is an allurement to children who may play there to their danger;
 - (e) constitutes a hazard to the health or safety of the public;
 - (f) is unsightly in relation to neighbouring properties because the exterior finish of the building or structure is not maintained, or:
 - (g) is a fire hazard to itself or to surrounding lands or buildings;
-
- (12) “development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment;
 - (13) “development charge” means a charge imposed under this by-law adjusted in accordance with section 15;
 - (14) “dwelling unit” means a room or suite of rooms used, or designed or intended for use by one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, excluding a hotel;
 - (15) “duplex” means a building that is divided horizontally into two dwelling units, each of which has an independent entrance either directly to the outside or through a common vestibule;
 - (16) “farm building” means that part of a bona fide farming operation encompassing barns, silos and other development ancillary to an agricultural use, but excluding a residential use, a retail use associated therewith or a commercial greenhouse;
 - (17) “floor area” means the amount of floor space within an apartment dwelling unit, including the space occupied by its interior partitions, measured to the interior face of walls separating the apartment dwelling unit from the exterior and from the remainder of the building;
 - (18) “fourplex” means a building that is divided horizontally or a combination of vertically and horizontally into four dwelling units, each of which has an independent entrance either directly to the outside or through a common vestibule;

- (19) “grade” means the average level of finished ground adjoining a building or structure;
- (20) “gross floor area” means in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether 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 a non-residential and a residential use, excluding, in the case of a building or structure containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium, and excluding, in the case of a building containing parking spaces, the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles unless the parking of motor vehicles is the principal use of the building or structure, and, for the purposes of this definition, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure;
- (21) “heritage building” means an individual building or structure designated under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, or any successor legislation, or a building or structure designated under Part V of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, or any successor legislation, which has been identified as a significant heritage resource in a conservation district plan or a building or structure listed in the Town of East Gwillimbury Inventory of Heritage Buildings;
- (22) “industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;
- (23) “institutional” means lands, buildings or structures used or designed or intended for use by an organized body, society or religious group for promoting a public or non-profit purpose and shall include, without limiting the generality of the foregoing, places of worship, medical clinics and special care facilities;
- (24) “large apartment” means an apartment dwelling unit that is 650 square feet or larger in size, including the non-residential portion in the case of live-work units where the non-residential portion is less than 1,076 square feet (100 square metres);

- (25) “live-work unit” means a unit which contains separate residential and non-residential areas intended for both residential and non-residential uses concurrently, and shares a common wall with direct access between the residential and non-residential areas;
- (26) “local board” means a public utility commission, transportation commission, public library board, board of park management, local board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes of an area municipality or the Town, excluding a school board, a conservation authority, any municipal business corporation not deemed to be a local board under O. Reg. 168/03 under the *Municipal Act, 2001*, S.O. 2001, c. 25 and any corporation created under the *Electricity Act, 1998*, S.O. 1998, c. 15 , or successor legislation;
- (27) “local services” means those services, facilities or things which are intended to be under the jurisdiction of the municipality and are within the boundaries of or related to or are necessary to connect lands to services and an application has been made in respect of the lands under Sections 51 or 53 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, or any successor legislation;
- (28) “mixed-use development” means a building or structure used, designed or intended for residential and non-residential uses, where:
- (a) the non-residential uses comprise not more than 50 percent (50%) of the gross floor area; and
 - (b) a minimum of 100 square metres of gross floor area is used for non-residential uses;
- (29) “multiple dwelling unit” means a building excluding a hotel, containing more than one dwelling unit but does not include a “single detached dwelling”, a “semi-detached dwelling” and an “apartment dwelling”;
- (30) “municipality” means The Corporation of the Town of East Gwillimbury;
- (31) “net hectare” means the area of land in hectares excluding all lands conveyed or to be conveyed into public ownership pursuant to sections 42, 51 and 53 of the *Planning Act* and all lands conveyed or to be conveyed to the municipality or any local board thereof, a board of education as defined under subsection 1(1) of the *Education Act*, or the Ministry of Transportation for the construction of provincial highways;
- (32) “non-profit corporation” means a corporation without share capital that has objects of a charitable nature;

- (33) “non-residential” means lands, buildings or structures or portions thereof used, or designed or intended for other than residential use, including the non-residential portion of a live-work unit;
- (34) “office” means premises used for conducting the affairs of businesses, professions, services, industries, governments, or like activities, in which the chief product of labour is the processing and/or storage of information rather than the production and distribution of goods. For the purposes of this definition, research establishments and data processing facilities are considered to be offices;
- (35) “official plan” means the Official Plan of the Town of East Gwillimbury and any amendments thereto;
- (36) “owner” means the owner(s) of land or a person(s) who has made application for an approval for the development of land upon which a development charge is imposed;
- (37) “place of worship” means a building or structure that is used primarily for worship;
- (38) “Planning Act” means the *Planning Act*, R.S.O. 1990, c. P.13, as amended or any successor thereto;
- (39) “public hospital” means that part of a building or structure that is defined as a public hospital under the *Public Hospitals Act*, R.S.O. 1990, c. P.40;
- (40) “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, or changing the use of a building or structure from residential to non-residential, from non-residential to residential or Industrial/Office/Institutional to Retail and vice versa;
- (41) “Region” means the Regional Municipality of York;
- (42) “regulation” means any regulation made pursuant to the Act;
- (43) “residential” means lands, buildings or structures used, designed or intended for use as a residence for one or more individuals, and shall include, but is not limited to a single detached dwelling, a semi-detached dwelling, a townhouse, an apartment dwelling unit, a multiple dwelling unit, a residential dwelling unit accessory to a non-residential use, and the residential portion of a live-work unit, but shall not include a lodging house licensed by a municipality or a hotel;

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- (44) “retail use” means premises used or designed or intended for use for the sale or rental or offer for sale or rental of goods or services to the general public for consumption or use and shall include, but not be limited to, a banquet hall or a funeral home, but shall exclude offices;
- (45) “self storage building” means a building or part of a building consisting of individual storage units, which are accessible by the users, that are used to provide storage space to the public;
- (46) “semi-detached dwelling” means a residential building divided vertically into and comprising two dwelling units, each of which has a separate entrance and access to grade;
- (47) “service standards” means the prescribed level of services on which the schedule of charges in Schedule “B” are based;
- (48) “services” means services designated in this by-law or in an agreement under section 44 of the Act;
- (49) “shelter” means a building in which supervised short-term emergency shelter and associated support services are provided to individuals who are fleeing situations of physical, financial, emotional or psychological abuse;
- (50) “single detached dwelling” means a completely detached residential building consisting of one dwelling unit;
- (51) “small apartment” means an apartment dwelling unit that is less than 650 square feet in size, including the non-residential portion in the case of live-work units where the non-residential portion is less than 1,076 square feet (100 square metres);
- (52) “special care facilities” means lands, buildings or structures used or designed or intended for use for the purpose of providing residential accommodation, supervision, nursing care or medical treatment, which do not comprise dwelling units, that are licensed, approved or supervised under any special or general Act;
- (53) “stacked townhouse” means a residential building, other than a duplex, triplex or fourplex, townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit being separated from the other vertically and/or horizontally and each dwelling unit having an entrance to grade shared with no more than 3 other units;
- (54) “temporary buildings or structures” means a building or structure designed or constructed, erected or placed on land and which is demolished or removed from the lands within twelve months of building permit issuance;

- (55) “temporary sales centre” means a building or structure, including a trailer, that is designed or intended to be temporary, or otherwise intended to be removed from the land or demolished after use and which is used exclusively as an office or presentation centre, or both, for new building sales;
- (56) “townhouse” means a residential building other than an apartment building, that is vertically divided into a minimum of three dwelling units, each of which has an independent entrance to grade , and each of which shares a common wall with adjoining dwelling units above grade;
- (57) “triplex” means a building that is divided horizontally or a combination of horizontally and vertically into three dwelling units, each of which has an independent entrance to the outside or through a common vestibule.

SCHEDULE OF DEVELOPMENT CHARGES

2.

- (1) Subject to the provisions of this by-law, a development charge against land shall be calculated and collected in accordance with the rates set out in Schedule “B”, which relate to the services set out in Schedule “A”.
- (2) The development charge with respect to the use of any land, buildings or structures shall be calculated as follows:
- (a) In the case of residential development, including a dwelling unit accessory to a non-residential development, or the residential portion of a mixed-use development, based upon the number and type of dwelling units; and
- (b) In the case of non-residential development, based upon the gross floor area of the building or structure or part thereof to be used for the non-residential development.
- (3) Council hereby determines that the development of land, buildings or structures for residential and non-residential uses will require the provision, enlargement, expansion or improvement of the services referenced in Schedule “A”.

APPLICABLE LANDS

- 3.
- (1) This by-law applies to all lands within the Town of East Gwillimbury whether or not the land or use is exempt from taxation under s. 3 of the *Assessment Act*, R.S.O. 1990, c. A.31, as amended, or any successor thereto.
 - (2) The development of land within the Town may be subject to one or more development charges by-laws of the Town.
 - (3) This by-law shall not apply to land, buildings or structures within the municipality that are owned by or used by:
 - (a) a board of education as defined by subsection 1(1) of the *Education Act*, R.S.O. 1990, c. E.2, as amended, or any successor thereto;
 - (b) the municipality or any local board thereof;
 - (c) the Region or any local board thereof;
 - (d) any area municipality within the Region.
 - (4) This by-law shall not apply to land, buildings, or structures within the municipality that are used for the purposes of:
 - (a) the relocation of a heritage building;
 - (b) a public hospital receiving aid under the *Public Hospitals Act*, R.S.O. 1990, c. M.19, as amended, or any successor thereto;
 - (c) a place of worship
 - (d) a mobile temporary sales centre;
 - (e) farm buildings
 - (f) a university, a college of applied arts and technology or post-secondary institution in Ontario; and
 - (g) a temporary building or structure provided that:
 - (i) the status of the building or structure as a temporary building or structure is maintained in accordance with the provisions of this by-law;

- (ii) upon application being made for the issuance of a permit under the *Building Code Act, 1992* in relation to a temporary building or structure on land to which a development charge applies, the owner shall submit security in the form of cash or a letter of credit satisfactory to the Town Treasurer in the full amount of the development charges otherwise payable, to be drawn upon in the event that the temporary building or structure is not removed or demolished within twelve months of building permit issuance and development charges thereby become payable;
 - (iii) On or before twelve (12) months from the date of issuance of a building permit, the owner shall provide, to the Town Treasurer's satisfaction, evidence that the temporary building or structure was demolished or removed from the lands, whereupon the Town shall return the security to the owner without interest;
 - (iv) In the event that a temporary building or structure is not removed or demolished within twelve months of building permit issuance, it shall be deemed not to be, nor ever to have been, a temporary building or structure and, subject to any agreement entered into pursuant to section 10 of this by-law, development charges shall be payable forthwith.
 - (v) In the event the owner does not provide satisfactory evidence of such demolition or removal of the temporary building or structure in accordance with clause (iii) above, the temporary building or structure shall be deemed conclusively not to be, nor ever to have been, a temporary building or structure for the purposes of this by-law and the Town shall, without prior notification to the owner, transfer the cash or draw upon the letter of credit provided pursuant to clause (ii) above and transfer the amount so drawn into the appropriate development charges reserve funds; and
 - (vi) The timely provision of satisfactory evidence of the demolition or removal of the temporary building or structure in accordance with clause (iii) above shall be solely the owner's responsibility.
- (5) This by-law shall not apply to development creating or adding an accessory use or structure not exceeding 100 square metres of gross floor area;
- (6) This by-law does not apply with respect to approvals related to the residential development of land, buildings or structures that would have the effect only of:
- (a) Permitting the enlargement of an existing dwelling unit;

- (b) Creating one or two additional dwelling units in an existing single detached dwelling;
 - (c) Creating one or two additional dwelling units in an existing dwelling unit in a semi-detached dwelling; or
 - (d) Creating one additional dwelling unit in any other existing residential building, not including a mixed-use building.
- (7)
- (a) Notwithstanding clauses (b) to (d) inclusive of subsection 3(6), a development charge shall be imposed and payable with respect to the creation of any additional dwelling units if the cumulative gross floor area of the additional dwelling units exceeds the gross floor area of the existing dwelling unit referred to in clauses (b) and (c) of subsection 3(6) or the smallest existing dwelling unit in the existing residential building, referred to in clause (d) of subsection 3(6).
 - (b) For the purposes of determining the gross floor area of an existing dwelling unit pursuant to clause (a) of subsection 3(7), the gross floor area shall be the maximum gross floor area of the dwelling unit that existed in the three years preceding the application for a building permit in respect of the additional dwelling unit.
- (8) For the purposes of the exemption for enlargement of existing industrial buildings set out in section 4 of the Act, the following provisions shall apply;
- (a) For the purpose of this subsection 3(8), “gross floor area” and “existing industrial building” shall have the same meaning as those terms have in O. Reg. 82/98 under the Act, as amended;
 - (b) For the purposes of interpreting the definition of “existing industrial building” contained in the regulation, regard shall be had for:
 - (i) the classification of the lands pursuant to the *Assessment Act*, R.S.O. 1990, c. A.31 or successor legislation, and in particular whether more than 50 per cent of the gross floor area of the building or structure has an industrial tax class code for assessment purposes; and
 - (ii) the legal existence of said structure through the building permitting process.
 - (c) Notwithstanding clause 3(8)(b) above, distribution centres, warehouses other than retail warehouses, the bulk storage of goods and truck terminals shall be considered to be industrial uses or buildings;

- (d) The gross floor area of an existing industrial building shall be defined as the gross floor area of the industrial building as it existed prior to the first enlargement in respect of that building for which an exemption under section 4 of the Act is sought or was obtained;
 - (e) The enlargement of the gross floor area of the existing building must be attached to the existing industrial building;
 - (f) The enlargement must not be attached to the existing industrial building by means only of a tunnel, bridge, passageway, canopy, shared below grade connection, such as a service tunnel, foundation, footing or parking facility;
 - (g) The enlargement shall be for a use for or in connection with an industrial purpose as set out in this by-law;
 - (h) If the enlargement complies with the provisions of this subsection 3(8) and is equal to 50 per cent or less of the gross floor area of an existing industrial building, the amount of the development charge in respect of the enlargement is nil; and
 - (i) If the enlargement is more than 50 per cent of the gross floor area of an existing industrial building, and it otherwise complies with the provisions of this subsection 3(8), development charges are payable on the amount by which the enlargement exceeds 50 per cent of the gross floor area of the existing building before the enlargement.
- (9) Clauses (b) and (d) to (i) inclusive of subsection 3(8) shall apply, with necessary modifications, to an enlargement of an existing office.
- (10) In the case of lands, buildings or structures used or designed or intended for use for both industrial/office/institutional uses and retail uses, the development charges otherwise applicable to such development shall be determined on the following basis:
- (a) as between the industrial/office/institutional uses and the retail uses, the principal use of the development shall be that use which has the greater gross floor area, such principal use being the use of 55% or greater of the total gross floor area. If no single use has 55% or greater of the total gross floor area, then the development charge payable on the total gross floor area shall be the average of the two retail and industrial/office/institutional charges payable;
 - (b) the development charges applicable to such principal use as determined under paragraph (a), provided that there is a principal use determined under paragraph (a), shall be applied to the total non-residential gross floor area of the development;

- (11) Notwithstanding subsection 1(28) of this by-law, in addition to the applicable residential development charges where the non-residential portion of a live-work unit exceeds 1,076 square feet (100 square metres), the mixed-use rate shall apply to the non-residential portion.

APPROVALS FOR DEVELOPMENT

4. A development charge shall apply to, and shall be calculated and collected in accordance with the provisions of this by-law on land to be developed for residential and non-residential use, where the development requires,
 - (1) the passing of a zoning by-law or an amendment thereto under section 34 of the *Planning Act* or successor legislation;
 - (2) the approval of a minor variance under section 45 of the *Planning Act* or successor legislation;
 - (3) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* or successor legislation applies;
 - (4) the approval of a plan of subdivision under section 51 of the *Planning Act* or successor legislation;
 - (5) a consent under section 53 of the *Planning Act* or successor legislation;
 - (6) the approval of a description under the *Condominium Act*, R.S.O. 1991, c. C. 26 or the *Condominium Act, 1998*, S.O. 1998, c. 19 as amended, or successor legislation; or
 - (7) the issuing of a permit under the *Building Code Act*, or successor legislation, in relation to a building or structure.

LOCAL SERVICE INSTALLATION

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

MULTIPLE CHARGES

6.
 - (1) Where two or more of the actions described in section 4 are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.
 - (2) Notwithstanding subsection 6(1), if two or more of the actions described in section 4 occur at different times, and if the subsequent action results in increased, additional or different development, then additional development charges on any additional residential units and/or non-residential gross floor area, shall be calculated and collected in accordance with the provisions of this by-law.
 - (3) If a development does not require a building permit but does require one or more of the approvals described in section 4, then, the development charge shall nonetheless be payable in respect of any increased, additional or different development permitted by such approval.

CREDIT FOR PROVISION OF SERVICES

7. As an alternative to the payment by the means required under Section 10, council may, by agreement entered into with the owner, accept the provision of services in full or partial satisfaction of the development charges otherwise payable. Such agreement shall further specify that where the municipality agrees to allow the performance of work that relates to a service, the municipality shall give to the person performing the work a credit equal to the reasonable cost of doing the work against the development charge otherwise applicable to the development, without interest, unless such interest is specifically authorized by council, provided such credit shall not exceed the total amount of development charges payable by an owner to the municipality and provided that no such credit shall be given for any part of the cost of services that relates to an increase in the level of service that exceeds the average level of service described in paragraph 4 of subsection 5(1) of the Act. The reasonable cost of doing the work and the amount of the credit therefore, shall be finally determined by the Town's General Manager of Infrastructure and Environmental Services.

REDUCTION OF CHARGE FOR REDEVELOPMENT

8.

- (1) Despite any other provision of this by-law, where one or more existing dwelling units are demolished, a credit against development charges otherwise payable pursuant to this by-law for redevelopment of the lands for residential purposes, in an amount equal to the development charge payable pursuant to this by-law for the same number of dwelling units, shall be applicable where the redevelopment has occurred.
 - (a) within 60 months from the date that the necessary demolition approval was obtained with documented proof thereof; and
 - (b) on the same lot or block on which the demolished dwelling units were originally located.

- (2) Despite any other provision of this by-law, where an existing non-residential use building or structure, or part thereof, is demolished, a credit against development charges otherwise payable with respect to redevelopment of the non-residential use shall be applicable, in an amount equal to the development charge payable pursuant to this by-law for the demolished gross floor area and such credit or partial credit shall be applicable only where the redevelopment has occurred:
 - (a) within 60 months from the date that the necessary demolition approval was obtained with documented proof thereof; and
 - (b) on the same lot or block on which the demolished building or structure, or part thereof, was originally located.

- (3) Where there is a redevelopment that includes a change in the use of all or part of a non-residential building or structure to residential or other non-residential use, a reduction against the development charge otherwise payable pursuant to this by-law will be allowed. The amount of the reduction will be equal to the amount of the development charge that was paid in respect of the original development for the number of square feet of non-residential gross floor area being converted to residential or other non-residential use. Such credit or partial credit shall be applicable on the issuance of a building permit permitting the change of use. If no development charges were paid on the non-residential structure, no reduction against development charges will be allowed.

- (4) Where there is a redevelopment that includes a change in the use of all or part of a residential building or structure to a non-residential use, a reduction against the development charge otherwise payable pursuant to this by-law will be allowed. The amount of the reduction will be equal to the amount of the development charge that was paid in respect of the original development for the number and type of units being converted to non-residential use. Such credit or partial credit shall be applicable where on the issuance of a building permit permitting the change of use. If no development charges were paid on the residential structure, no reduction against development charges will be allowed.
- (5) Notwithstanding section 8(1) and 8(2), where the Council of the municipality deems:
- (a) a property to contain a derelict building or structure; and
 - (b) that it is in the best interest of the community for the derelict building to be demolished;
- the Council of the municipality may extend the reduction of development charges to a maximum of 120 months from the date of the demolition permit to the date of the building permit to facilitate redevelopment.
- (6) Despite any other provision in this by-law, whenever a reduction is allowed against a development charge otherwise payable pursuant to this by-law and the amount of such reduction exceeds the amount of the development charge otherwise payable pursuant to this by-law, no further reductions shall be allowed against any other development charges payable and no refund shall be payable.

CREDITS, EXEMPTIONS, RELIEF AND ADJUSTMENTS NOT CUMULATIVE

9. Only one (1) of the applicable credits, exemptions, reductions or adjustments in this by-law shall be applicable to any development or redevelopment. Where the circumstances of a development or redevelopment are such that more than one credit, exemption, relief or adjustment provided for in this by-law could apply, only one credit, exemption, relief or adjustment shall apply and it shall be the credit, exemption, relief or adjustment that results in the lowest development charges payable pursuant to this by-law.

TIMING OF CALCULATION AND PAYMENT

10.

- (1) A development charge for each building or structure shall be calculated and payable in full in cash or by certified cheque or by entering into agreement for the performance of work for credit, on the date of the issuance of a building permit for the use to which the development charge applies.
- (2) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- (3) Subject to subsection 10(5), if, following the issuance of all building permits for a development, including all development in a subdivision or for all development on a block within that subdivision that had been intended for future development and for which payments have been made pursuant to subsection 10(1), the total number and type of dwelling units for which building permits have been issued, or the gross floor area used or intended to be used for a non-residential purpose for which building permits have been issued, is less than that used for the calculation and payment referred to in subsection 10(1), a refund shall become payable by the Town to the person who originally made the payment referred to in subsection 10(1) which refund shall be calculated by multiplying the applicable development charge in effect at the time such payments were made by:
 - (a) in the case of residential development, the difference between the number of dwelling units by type for which payments were made pursuant to subsection 10(1) and the number of dwelling units by type for which building permits were issued; and
 - (b) in the case of non-residential development, the difference between the gross floor area used or intended to be used for a non-residential purpose for which payments were made pursuant to subsection 10(1) and the gross floor area used or intended to be used for a non-residential purpose for which building permits were issued.
- (4) Subsections 10(3) shall apply with necessary modifications to a development for which development charges have been paid pursuant to a condition of consent or pursuant to an agreement respecting same.
- (5) Notwithstanding subsections 10(1) to 10(4), the Town may require and where so required an owner shall enter into an agreement, including the provision of security for the owner's obligations under the agreement, pursuant to section 27 of the Act and, without limiting the generality of the foregoing, such an agreement may require the early payment of the development charges hereunder. The terms of such agreement shall then prevail over the provisions of this By-law.

- (6) Any refunds payable pursuant to subsections 10(3) and (4) shall be calculated and paid without interest.

NO REFUNDS ARISING OUT OF CREDITS, EXEMPTIONS, RELIEF OR ADJUSTMENTS

11. Notwithstanding anything in this by-law to the contrary, whenever a credit, exemption, relief or adjustment is allowed against a development charge otherwise payable pursuant to this by-law and the amount of such credit(s), exemption(s), relief or adjustment(s) exceeds the amount of the development charges otherwise payable pursuant to this by-law, no further credit(s), exemption(s), relief or adjustment(s) shall be allowed against any other development charges payable and no refund shall be payable.

RESERVE FUND(S)

- 12.
- (1) Monies received from payment of development charges shall be maintained in separate reserve funds and shall be spent for capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act.
 - (2) The amounts contained in the reserve fund established under this section shall be invested in accordance with section 418 of the *Municipal Act, 2001*, S.O. c.25. Any income received from investment of the development charge reserve fund or funds shall be credited to the development charge reserve fund or funds in relation to which the investment income applies.
 - (3) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
 - (4) Where any unpaid development charges are collected as taxes pursuant to subsection 12(3) above, the monies so collected shall be credited to the development charge reserve funds referred to in subsection 12(1).
 - (5) The Treasurer of the municipality shall, in each year on or before October 1, furnish to council a statement in respect of the reserve fund established hereunder for the prior year which statement shall contain the prescribed information.

BY-LAW AMENDMENT OR REPEAL

- 13.
- (1) Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Municipal Board or by council, the Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal and make such payment in accordance with the provisions of the Act.
 - (2) Refunds that are required to be paid under subsection 13(1) shall be paid with interest to be calculated as follows:
 - (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid; and
 - (b) Interest shall be calculated quarterly at the Bank of Canada rate, adjusted on the first business day of January, April, July and October in each year.

PHASING AND TRANSITION

- 14.
- (1) The development charges set out in this by-law are not subject to phasing and are payable in full, subject to the credits, exemptions, relief and adjustments herein.

INDEXING

15. The development charges referred to in Schedule “B” shall be increased, if applicable, semi-annually without amendment to this by-law, on the first day of January and the first day of July, of each year, commencing January 1, 2015 in accordance with the Statistics Canada Quarterly, *Construction Price Statistics* (Catalogue No. 62-007).

BY-LAW REGISTRATION

16. A certified copy of this by-law may be registered on title to any land to which this by-law applies.

BY-LAW ADMINISTRATION

17. This by-law shall be administered by the Treasurer of the municipality.

SCHEDULES TO THE BY-LAW

18. The following Schedules to this by-law form an integral part of this by-law:

Schedule “A” – Schedule of Municipal Services – Town Wide Services

Schedule “B” – Schedule of Development Charges

FRONT ENDING AGREEMENTS

19. The Town may enter into one or more front ending agreements under section 44 of the Act.

DATE BY-LAW EFFECTIVE

20. This by-law shall come into force and effect on and after June 3, 2014.

DATE BY-LAW EXPIRES

21. This by-law shall continue in force and effect for a term of five (5) years from its date of enactment, unless it is repealed at an earlier date.

HEADINGS FOR REFERENCE ONLY

22. 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.

INTERPRETATION

23. Nothing in this by-law shall be construed to commit or require the municipality to authorize or proceed with any specific capital project at any specific time. Each of the provisions of this by-law are severable and if any provision hereof should for any reason be declared invalid by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

REPEAL

24. By-law No. 2009-65 and any amendments made thereto are hereby repealed as of the date this by-law comes into force and effect.

SHORT TITLE

25. The by-law may be cited as the “Town of East Gwillimbury Town Wide Development Charge By-law”.

ENACTED and PASSED this 2nd day of June, 2013.

Virginia Hackson, Mayor

Fernando Lamanna, Municipal Clerk

Schedule "A"

BY-LAW NO. 2014-083

SCHEDULE OF MUNICIPAL SERVICES

TOWN WIDE SERVICES

CATEGORY OF MUNICIPAL SERVICES

- 1 General Government.
- 2 Library Services
- 3 Fire Services
- 4 Indoor Recreation
- 5 Outdoor Recreation
- 6 Public Works
- 7 Municipal Parking
- 8 Roads and Related
- 9 Water Services
- 10 Wastewater Services

Schedule "B"

BY-LAW NO. 2014-083

SCHEDULE OF DEVELOPMENT CHARGES

I. General

The Development Charges set out in this schedule are the base charges only. These charges will be increased or decreased based upon an inflation adjustment to be calculated semi-annually without amendment to this by-law as of the first day of January and the first day of July in accordance with section 15 of this by-law.

	RESIDENTIAL				NON-RESIDENTIAL	
	Single & Semi Detached	Multiple Dwelling	Apartment ≥ 650 sq ft	Apartments < 650 sq ft	Retail (sq ft of GFA)	Non-Retail (sq ft of GFA)
Town Wide Services						
General Government	767	647	484	348	0.62	0.28
Library Services	1,084	914	683	491		
Fire Services	1,454	1,227	917	659	1.06	0.54
Indoor Recreation	6,098	5,146	3,846	2,765		
Outdoor Recreation	3,189	2,691	2,011	1,446		
Public Works	446	376	281	202	0.36	0.16
Municipal Parking	49	41	31	22	0.04	0.02
Roads and Related	1,570	1,325	990	712	2.04	0.31
Total Town Wide Services	14,657	12,367	9,243	6,645	4.12	1.31
Urban Services						
Water Services	234	197	147	106	0.16	0.04
Wastewater Services	1,763	1,488	1,112	800	1.21	0.29
Total Urban Services	1,997	1,685	1,259	906	1.37	0.33
Total Town Wide & Urban Services	16,654	14,052	10,502	7,551	5.49	1.64



Appendix H
Area Specific Development
Charge By-Law 2014-082



THE CORPORATION OF THE TOWN OF EAST GWILLIMBURY

BY-LAW NUMBER 2014-082

BEING A BY-LAW FOR THE IMPOSITION OF AREA SPECIFIC DEVELOPMENT CHARGES

WHEREAS subsection 2(1) of the *Development Charges Act, 1997*, S.O. 1997, c. 27 (hereinafter called the “Act”) provides that the council of a municipality may pass by-laws for the imposition of development charges against land to pay for increased capital costs because of increased need for services arising from the development of the area to which the by-law applies;

AND WHEREAS the Council of The Corporation of the Town of East Gwillimbury (hereinafter the “Town”) held a public meeting on May 20, 2014 to consider the enactment of a municipal-wide development charge by-law, in accordance with section 12 of the Act;

AND WHEREAS the Council of the Town has given notice in accordance with section 12 of the Act, of its intention to pass a by-law under section 2 of the said Act;

AND WHEREAS a development charges background study has been prepared dated April, 2014 (“the background study”), wherein the background study indicated that the development of any land within the Town of East Gwillimbury will increase the need for services as defined herein;

AND WHEREAS copies of the background study and the proposed development charges by-law were made available to the public in accordance with section 12 of the Act;

AND WHEREAS the Council of the Town has heard all persons who applied to be heard and received written submissions whether in objection to, or in support of, the development charges proposal at a public meeting held on May 20, 2014;

AND WHEREAS on June 2, 2014, Council approved the Report titled “2014 Development Charges Background Study and By-Laws”, thereby updating its capital forecast where appropriate and indicated that it intends to ensure that the increase in the need for services to service the anticipated development will be met;

AND WHEREAS at its meeting held on June 2, 2014, Council expressed its intention that infrastructure related to post 2031 development shall be paid for by development charges;

AND WHEREAS Council has indicated its intent that the future excess capacity identified in the Development Charges Background Study, dated April 2014, shall be paid for by development charges;

AND WHEREAS at its meeting held on June 2, 2014, Council approved the background study and determined that no further public meetings were required under section 12 of the Act.

NOW THEREFORE THE COUNCIL OF THE TOWN OF EAST GWILLIMBURY ENACTS AS FOLLOWS:

DEFINITIONS

1. In this by-law,

- (1) “Act” means the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended or any successors thereto;
- (2) “accessory use” means that the use, building or structure is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure;
- (3) “agreement” means a contract between the municipality and an owner and includes any amendment thereto;
- (4) “apartment building” means a residential building, other than a hotel, containing more than four dwelling units where the residential units are connected by an interior corridor;
- (5) “apartment dwelling unit” means a dwelling unit in a duplex, triplex, fourplex, stacked townhouse or apartment building, as these terms are defined in this by-law;
- (6) “Bank of Canada rate” means the interest rate established by the Bank of Canada in effect on the date of the enactment of this by-law, as adjusted in accordance with this by-law;
- (7) “building” means a structure occupying an area greater than ten square metres (10m²) consisting of a wall, roof and floor or any of them or a structural system serving the function thereof, and includes an above-grade storage tank and an industrial tent;

- (8) “Building Code Act” means the *Building Code Act*, S.O. 1992, c. 23, as amended, or any successor thereto;
- (9) “capital cost” means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or under an agreement, required for the provision of services designated in the by-law within or outside of the municipality;
- (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;
 - (c) to acquire, lease, construct or improve buildings and structures;
 - (d) to acquire, lease, construct or improve facilities including,
 - (i) rolling stock with an estimated life of seven (7) or more years,
 - (ii) furniture and equipment, other than computer equipment; and
 - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, c. P.44; and
 - (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d);
 - (f) to prepare the development charge background study required before the enactment of this by-law; and
 - (g) to recoup interest paid on money borrowed to pay for the costs described in clauses (a) to (d).
- (10) “council” means the council of the municipality;
- (11) “derelict building” means a building or structure that is vacant, neglected, poorly maintained, and unsuitable for occupancy which may include a building or structure that:
- (a) is in a ruinous or dilapidated condition;
 - (b) the condition of which seriously depreciates the value of land or buildings in the vicinity;
 - (c) is in such a state of non-repair as to be no longer suitable for human habitation or business purposes;

- (d) is an allurement to children who may play there to their danger;
 - (e) constitutes a hazard to the health or safety of the public;
 - (f) is unsightly in relation to neighbouring properties because the exterior finish of the building or structure is not maintained, or:
 - (g) is a fire hazard to itself or to surrounding lands or buildings;
-
- (12) “development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment;
 - (13) “development charge” means a charge imposed under this by-law adjusted in accordance with section 15;
 - (14) “dwelling unit” means a room or suite of rooms used, or designed or intended for use by one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, excluding a hotel;
 - (15) “duplex” means a building that is divided horizontally into two dwelling units, each of which has an independent entrance either directly to the outside or through a common vestibule;
 - (16) “farm building” means that part of a bona fide farming operation encompassing barns, silos and other development ancillary to an agricultural use, but excluding a residential use, a retail use associated therewith or a commercial greenhouse;
 - (17) “floor area” means the amount of floor space within an apartment dwelling unit, including the space occupied by its interior partitions, measured to the interior face of walls separating the apartment dwelling unit from the exterior and from the remainder of the building;
 - (18) “fourplex” means a building that is divided horizontally or a combination of vertically and horizontally into four dwelling units, each of which has an independent entrance either directly to the outside or through a common vestibule;
 - (19) “grade” means the average level of finished ground adjoining a building or structure;

- (20) “gross floor area” means in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether 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 a non-residential and a residential use, excluding, in the case of a building or structure containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium, and excluding, in the case of a building containing parking spaces, the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles unless the parking of motor vehicles is the principal use of the building or structure, and, for the purposes of this definition, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure;
- (21) “heritage building” means an individual building or structure designated under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, or any successor legislation, or a building or structure designated under Part V of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, or any successor legislation, which has been identified as a significant heritage resource in a conservation district plan or a building or structure listed in the Town of East Gwillimbury Inventory of Heritage Buildings;
- (22) “industrial” means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;
- (23) “institutional” means lands, buildings or structures used or designed or intended for use by an organized body, society or religious group for promoting a public or non-profit purpose and shall include, without limiting the generality of the foregoing, places of worship, medical clinics and special care facilities;
- (24) “large apartment” means an apartment dwelling unit that is 650 square feet or larger in size, including the non-residential portion in the case of live-work units where the non-residential portion is less than 1,076 square feet (100 square metres);
- (25) “live-work unit” means a unit which contains separate residential and non-residential areas intended for both residential and non-residential uses concurrently, and shares a common wall with direct access between the residential and non-residential areas;

- (26) “local board” means a public utility commission, transportation commission, public library board, board of park management, local board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes of an area municipality or the Town, excluding a school board, a conservation authority, any municipal business corporation not deemed to be a local board under O. Reg. 168/03 under the *Municipal Act, 2001*, S.O. 2001, c. 25 and any corporation created under the *Electricity Act, 1998*, S.O. 1998, c. 15 , or successor legislation;
- (27) “local services” means those services, facilities or things which are intended to be under the jurisdiction of the municipality and are within the boundaries of or related to or are necessary to connect lands to services and an application has been made in respect of the lands under Sections 51 or 53 of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended, or any successor legislation;
- (28) “mixed-use development” means a building or structure used, designed or intended for residential and non-residential uses, where:
- (a) the non-residential uses comprise not more than 50 percent (50%) of the gross floor area; and
 - (b) a minimum of 100 square metres of gross floor area is used for non-residential uses;
- (29) “multiple dwelling unit” means a building excluding a hotel, containing more than one dwelling unit but does not include a “single detached dwelling”, a “semi-detached dwelling” and an “apartment dwelling”;
- (30) “municipality” means The Corporation of the Town of East Gwillimbury;
- (31) “net hectare” means the area of land in hectares excluding all lands conveyed or to be conveyed into public ownership pursuant to sections 42, 51 and 53 of the *Planning Act* and all lands conveyed or to be conveyed to the municipality or any local board thereof, a board of education as defined under subsection 1(1) of the *Education Act*, or the Ministry of Transportation for the construction of provincial highways;
- (32) “non-profit corporation” means a corporation without share capital that has objects of a charitable nature;
- (33) “non-residential” means lands, buildings or structures or portions thereof used, or designed or intended for other than residential use, including the non-residential portion of a live-work unit;

- (34) “office” means premises used for conducting the affairs of businesses, professions, services, industries, governments, or like activities, in which the chief product of labour is the processing and/or storage of information rather than the production and distribution of goods. For the purposes of this definition, research establishments and data processing facilities are considered to be offices;
- (35) “official plan” means the Official Plan of the Town of East Gwillimbury and any amendments thereto;
- (36) “owner” means the owner(s) of land or a person(s) who has made application for an approval for the development of land upon which a development charge is imposed;
- (37) “place of worship” means a building or structure that is used primarily for worship;
- (38) “Planning Act” means the *Planning Act*, R.S.O. 1990, c. P.13, as amended or any successor thereto;
- (39) “public hospital” means that part of a building or structure that is defined as a public hospital under the *Public Hospitals Act*, R.S.O. 1990, c. P.40;
- (40) “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, or changing the use of a building or structure from residential to non-residential, from non-residential to residential or Industrial/Office/Institutional to Retail and vice versa;
- (41) “Region” means the Regional Municipality of York;
- (42) “regulation” means any regulation made pursuant to the Act;
- (43) “residential” means lands, buildings or structures used, designed or intended for use as a residence for one or more individuals, and shall include, but is not limited to a single detached dwelling, a semi-detached dwelling, a townhouse, an apartment dwelling unit, a multiple dwelling unit, a residential dwelling unit accessory to a non-residential use, and the residential portion of a live-work unit, but shall not include a lodging house licensed by a municipality or a hotel;
- (44) “retail use” means premises used or designed or intended for use for the sale or rental or offer for sale or rental of goods or services to the general public for consumption or use and shall include, but not be limited to, a banquet hall or a funeral home, but shall exclude offices;

- (45) “self storage building” means a building or part of a building consisting of individual storage units, which are accessible by the users, that are used to provide storage space to the public;
- (46) “semi-detached dwelling” means a residential building divided vertically into and comprising two dwelling units, each of which has a separate entrance and access to grade;
- (47) “service standards” means the prescribed level of services on which the schedule of charges in Schedule “B” are based;
- (48) “services” means services designated in this by-law or in an agreement under section 44 of the Act;
- (49) “shelter” means a building in which supervised short-term emergency shelter and associated support services are provided to individuals who are fleeing situations of physical, financial, emotional or psychological abuse;
- (50) “single detached dwelling” means a completely detached residential building consisting of one dwelling unit;
- (51) “small apartment” means an apartment dwelling unit that is less than 650 square feet in size, including the non-residential portion in the case of live-work units where the non-residential portion is less than 1,076 square feet (100 square metres);
- (52) “special care facilities” means lands, buildings or structures used or designed or intended for use for the purpose of providing residential accommodation, supervision, nursing care or medical treatment, which do not comprise dwelling units, that are licensed, approved or supervised under any special or general Act;
- (53) “stacked townhouse” means a residential building, other than a duplex, triplex or fourplex, townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit being separated from the other vertically and/or horizontally and each dwelling unit having an entrance to grade shared with no more than 3 other units;
- (54) “temporary buildings or structures” means a building or structure designed or constructed, erected or placed on land and which is demolished or removed from the lands within twelve months of building permit issuance;
- (55) “temporary sales centre” means a building or structure, including a trailer, that is designed or intended to be temporary, or otherwise intended to be removed from the land or demolished after use and which is used exclusively as an office or presentation centre, or both, for new building sales;

- (56) “townhouse” means a residential building other than an apartment building, that is vertically divided into a minimum of three dwelling units, each of which has an independent entrance to grade , and each of which shares a common wall with adjoining dwelling units above grade;
- (57) “triplex” means a building that is divided horizontally or a combination of horizontally and vertically into three dwelling units, each of which has an independent entrance to the outside or through a common vestibule.

SCHEDULE OF DEVELOPMENT CHARGES

- 2.
- (1) Subject to the provisions of this by-law, a development charge against land shall be calculated and collected in accordance with the rates set out in Schedule “B”, which relate to the services set out in Schedule “A”.
- (2) The development charge with respect to the use of any land, buildings or structures shall be calculated on a net acre basis.
- (3) Council hereby determines that the development of land, buildings or structures for residential and non-residential uses will require the provision, enlargement, expansion or improvement of the services referenced in Schedule “A”.

APPLICABLE LANDS

- 3.
- (1) This by-law applies to all lands within the area identified in Schedule C whether or not the land or use is exempt from taxation under s. 3 of the *Assessment Act*, R.S.O. 1990, c. A.31, as amended, or any successor thereto.
- (2) The development of land within the Town may be subject to one or more development charges by-laws of the Town.
- (3) This by-law shall not apply to land, buildings or structures within the municipality that are owned by or used by:
- (a) a board of education as defined by subsection 1(1) of the *Education Act*, R.S.O. 1990, c. E.2, as amended, or any successor thereto;
- (b) the municipality or any local board thereof;
- (c) the Region or any local board thereof;

- (d) any area municipality within the Region.
- (4) This by-law shall not apply to land, buildings, or structures within the municipality that are used for the purposes of:
- (a) the relocation of a heritage building;
 - (b) a public hospital receiving aid under the *Public Hospitals Act*, R.S.O. 1990, c. M.19, as amended, or any successor thereto;
 - (c) a place of worship
 - (d) a mobile temporary sales centre;
 - (e) farm buildings
 - (f) a university, a college of applied arts and technology or post-secondary institution in Ontario; and
 - (g) a temporary building or structure provided that:
 - (i) the status of the building or structure as a temporary building or structure is maintained in accordance with the provisions of this by-law;
 - (ii) upon application being made for the issuance of a permit under the *Building Code Act, 1992* in relation to a temporary building or structure on land to which a development charge applies, the owner shall submit security in the form of cash or a letter of credit satisfactory to the Town Treasurer in the full amount of the development charges otherwise payable, to be drawn upon in the event that the temporary building or structure is not removed or demolished within twelve months of building permit issuance and development charges thereby become payable;
 - (iii) On or before twelve (12) months from the date of issuance of a building permit, the owner shall provide, to the Town Treasurer's satisfaction, evidence that the temporary building or structure was demolished or removed from the lands, whereupon the Town shall return the security to the owner without interest;

- (iv) In the event that a temporary building or structure is not removed or demolished within twelve months of building permit issuance, it shall be deemed not to be, nor ever to have been, a temporary building or structure and, subject to any agreement entered into pursuant to section 10 of this by-law, development charges shall be payable forthwith.
 - (v) In the event the owner does not provide satisfactory evidence of such demolition or removal of the temporary building or structure in accordance with clause (iii) above, the temporary building or structure shall be deemed conclusively not to be, nor ever to have been, a temporary building or structure for the purposes of this by-law and the Town shall, without prior notification to the owner, transfer the cash or draw upon the letter of credit provided pursuant to clause (ii) above and transfer the amount so drawn into the appropriate development charges reserve funds; and
 - (vi) The timely provision of satisfactory evidence of the demolition or removal of the temporary building or structure in accordance with clause (iii) above shall be solely the owner's responsibility.
- (5) This by-law shall not apply to development creating or adding an accessory use or structure not exceeding 100 square metres of gross floor area;
- (6) This by-law does not apply with respect to approvals related to the residential development of land, buildings or structures that would have the effect only of:
- (a) Permitting the enlargement of an existing dwelling unit;
 - (b) Creating one or two additional dwelling units in an existing single detached dwelling;
 - (c) Creating one or two additional dwelling units in an existing dwelling unit in a semi-detached dwelling; or
 - (d) Creating one additional dwelling unit in any other existing residential building, not including a mixed-use building.
- (7)
- (a) Notwithstanding clauses (b) to (d) inclusive of subsection 3(6), a development charge shall be imposed and payable with respect to the creation of any additional dwelling units if the cumulative gross floor area of the additional dwelling units exceeds the gross floor area of the existing dwelling unit referred to in clauses (b) and (c) of subsection 3(6) or the smallest existing dwelling unit in the existing residential building, referred to in clause (d) of subsection 3(6).

- (b) For the purposes of determining the gross floor area of an existing dwelling unit pursuant to clause (a) of subsection 3(7), the gross floor area shall be the maximum gross floor area of the dwelling unit that existed in the three years preceding the application for a building permit in respect of the additional dwelling unit.

- (8) For the purposes of the exemption for enlargement of existing industrial buildings set out in section 4 of the Act, the following provisions shall apply;
 - (a) For the purpose of this subsection 3(8), “gross floor area” and “existing industrial building” shall have the same meaning as those terms have in O. Reg. 82/98 under the Act, as amended;
 - (b) For the purposes of interpreting the definition of “existing industrial building” contained in the regulation, regard shall be had for:
 - (i) the classification of the lands pursuant to the *Assessment Act*, R.S.O. 1990, c. A.31 or successor legislation, and in particular whether more than 50 per cent of the gross floor area of the building or structure has an industrial tax class code for assessment purposes; and
 - (ii) the legal existence of said structure through the building permitting process.
 - (c) Notwithstanding clause 3(8)(b) above, distribution centres, warehouses other than retail warehouses, the bulk storage of goods and truck terminals shall be considered to be industrial uses or buildings;
 - (d) The gross floor area of an existing industrial building shall be defined as the gross floor area of the industrial building as it existed prior to the first enlargement in respect of that building for which an exemption under section 4 of the Act is sought or was obtained;
 - (e) The enlargement of the gross floor area of the existing building must be attached to the existing industrial building;
 - (f) The enlargement must not be attached to the existing industrial building by means only of a tunnel, bridge, passageway, canopy, shared below grade connection, such as a service tunnel, foundation, footing or parking facility;
 - (g) The enlargement shall be for a use for or in connection with an industrial purpose as set out in this by-law;

- (h) If the enlargement complies with the provisions of this subsection 3(8) and is equal to 50 per cent or less of the gross floor area of an existing industrial building, the amount of the development charge in respect of the enlargement is nil; and
 - (i) If the enlargement is more than 50 per cent of the gross floor area of an existing industrial building, and it otherwise complies with the provisions of this subsection 3(8), development charges are payable on the amount by which the enlargement exceeds 50 per cent of the gross floor area of the existing building before the enlargement.
- (9) Clauses (b) and (d) to (i) inclusive of subsection 3(8) shall apply, with necessary modifications, to an enlargement of an existing office.
- (10) In the case of lands, buildings or structures used or designed or intended for use for both industrial/office/institutional uses and retail uses, the development charges otherwise applicable to such development shall be determined on the following basis:
- (a) as between the industrial/office/institutional uses and the retail uses, the principal use of the development shall be that use which has the greater gross floor area, such principal use being the use of 55% or greater of the total gross floor area. If no single use has 55% or greater of the total gross floor area, then the development charge payable on the total gross floor area shall be the average of the two retail and industrial/office/institutional charges payable;
 - (b) the development charges applicable to such principal use as determined under paragraph (a), provided that there is a principal use determined under paragraph (a), shall be applied to the total non-residential gross floor area of the development;
- (11) Notwithstanding subsection 1(28) of this by-law, in addition to the applicable residential development charges where the non-residential portion of a live-work unit exceeds 1,076 square feet (100 square metres), the mixed-use rate shall apply to the non-residential portion.

APPROVALS FOR DEVELOPMENT

4. A development charge shall apply to, and shall be calculated and collected in accordance with the provisions of this by-law on land to be developed for residential and non-residential use, where the development requires,
- (1) the passing of a zoning by-law or an amendment thereto under section 34 of the *Planning Act* or successor legislation;

- (2) the approval of a minor variance under section 45 of the *Planning Act* or successor legislation;
- (3) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* or successor legislation applies;
- (4) the approval of a plan of subdivision under section 51 of the *Planning Act* or successor legislation;
- (5) a consent under section 53 of the *Planning Act* or successor legislation;
- (6) the approval of a description under the *Condominium Act*, R.S.O. 1991, c. C. 26 or the *Condominium Act, 1998*, S.O. 1998, c. 19 as amended, or successor legislation;
or
- (7) the issuing of a permit under the *Building Code Act*, or successor legislation, in relation to a building or structure.

LOCAL SERVICE INSTALLATION

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

MULTIPLE CHARGES

6.
 - (1) Where two or more of the actions described in section 4 are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.
 - (2) Notwithstanding subsection 6(1), if two or more of the actions described in section 4 occur at different times, and if the subsequent action results in increased, additional or different development, then additional development charges on any additional residential units and/or non-residential gross floor area, shall be calculated and collected in accordance with the provisions of this by-law.

- (3) If a development does not require a building permit but does require one or more of the approvals described in section 4, then, the development charge shall nonetheless be payable in respect of any increased, additional or different development permitted by such approval.

CREDIT FOR PROVISION OF SERVICES

7. As an alternative to the payment by the means required under Section 10, council may, by agreement entered into with the owner, accept the provision of services in full or partial satisfaction of the development charges otherwise payable. Such agreement shall further specify that where the municipality agrees to allow the performance of work that relates to a service, the municipality shall give to the person performing the work a credit equal to the reasonable cost of doing the work against the development charge otherwise applicable to the development, without interest, unless such interest is specifically authorized by council, provided such credit shall not exceed the total amount of development charges payable by an owner to the municipality and provided that no such credit shall be given for any part of the cost of services that relates to an increase in the level of service that exceeds the average level of service described in paragraph 4 of subsection 5(1) of the Act. The reasonable cost of doing the work and the amount of the credit therefore, shall be finally determined by the Town's General Manager of Infrastructure and Environmental Services.

REDUCTION OF CHARGE FOR REDEVELOPMENT

- 8.
- (1) Despite any other provision of this by-law, where one or more existing dwelling units are demolished, a credit against development charges otherwise payable pursuant to this by-law for redevelopment of the lands for residential purposes, in an amount equal to the development charge payable pursuant to this by-law for the same number of dwelling units, shall be applicable where the redevelopment has occurred.
- (a) within 60 months from the date that the necessary demolition approval was obtained with documented proof thereof; and
- (b) on the same lot or block on which the demolished dwelling units were originally located.
- (2) Despite any other provision of this by-law, where an existing non-residential use building or structure, or part thereof, is demolished, a credit against development charges otherwise payable with respect to redevelopment of the non-residential use shall be applicable, in an amount equal to the development charge payable pursuant to this by-law for the demolished gross floor area and such credit or partial credit shall be applicable only where the redevelopment has occurred:

- (a) within 60 months from the date that the necessary demolition approval was obtained with documented proof thereof; and
 - (b) on the same lot or block on which the demolished building or structure, or part thereof, was originally located.
- (3) Where there is a redevelopment that includes a change in the use of all or part of a non-residential building or structure to residential or other non-residential use, a reduction against the development charge otherwise payable pursuant to this by-law will be allowed. The amount of the reduction will be equal to the amount of the development charge that was paid in respect of the original development for the number of square feet of non-residential gross floor area being converted to residential or other non-residential use. Such credit or partial credit shall be applicable on the issuance of a building permit permitting the change of use. If no development charges were paid on the non-residential structure, no reduction against development charges will be allowed.
- (4) Where there is a redevelopment that includes a change in the use of all or part of a residential building or structure to a non-residential use, a reduction against the development charge otherwise payable pursuant to this by-law will be allowed. The amount of the reduction will be equal to the amount of the development charge that was paid in respect of the original development for the number and type of units being converted to non-residential use. Such credit or partial credit shall be applicable where on the issuance of a building permit permitting the change of use. If no development charges were paid on the residential structure, no reduction against development charges will be allowed.
- (5) Notwithstanding section 8(1) and 8(2), where the Council of the municipality deems:
 - (a) a property to contain a derelict building or structure; and
 - (b) that it is in the best interest of the community for the derelict building to be demolished;

the Council of the municipality may extend the reduction of development charges to a maximum of 120 months from the date of the demolition permit to the date of the building permit to facilitate redevelopment.

- (6) Despite any other provision in this by-law, whenever a reduction is allowed against a development charge otherwise payable pursuant to this by-law and the amount of such reduction exceeds the amount of the development charge otherwise payable pursuant to this by-law, no further reductions shall be allowed against any other development charges payable and no refund shall be payable.

CREDITS, EXEMPTIONS, RELIEF AND ADJUSTMENTS NOT CUMULATIVE

9. Only one (1) of the applicable credits, exemptions, reductions or adjustments in this by-law shall be applicable to any development or redevelopment. Where the circumstances of a development or redevelopment are such that more than one credit, exemption, relief or adjustment provided for in this by-law could apply, only one credit, exemption, relief or adjustment shall apply and it shall be the credit, exemption, relief or adjustment that results in the lowest development charges payable pursuant to this by-law.

TIMING OF CALCULATION AND PAYMENT

- 10.
- (1) A development charge for each building or structure shall be calculated and payable in full in cash or by certified cheque or by entering into agreement for the performance of work for credit, on the date of the issuance of a building permit for the use to which the development charge applies.
 - (2) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
 - (3) Subject to subsection 10(5), if, following the issuance of all building permits for a development, including all development in a subdivision or for all development on a block within that subdivision that had been intended for future development and for which payments have been made pursuant to subsection 10(1), the total number and type of dwelling units for which building permits have been issued, or the gross floor area used or intended to be used for a non-residential purpose for which building permits have been issued, is less than that used for the calculation and payment referred to in subsection 10(1), a refund shall become payable by the Town to the person who originally made the payment referred to in subsection 10(1) which refund shall be calculated by multiplying the applicable development charge in effect at the time such payments were made by:
 - (a) in the case of residential development, the difference between the number of dwelling units by type for which payments were made pursuant to subsection 10(1) and the number of dwelling units by type for which building permits were issued; and
 - (b) in the case of non-residential development, the difference between the gross floor area used or intended to be used for a non-residential purpose for which payments were made pursuant to subsection 10(1) and the gross floor area used or intended to be used for a non-residential purpose for which building permits were issued.

- (4) Subsections 10(3) shall apply with necessary modifications to a development for which development charges have been paid pursuant to a condition of consent or pursuant to an agreement respecting same.
- (5) Notwithstanding subsections 10(1) to 10(4), the Town may require and where so required an owner shall enter into an agreement, including the provision of security for the owner's obligations under the agreement, pursuant to section 27 of the Act and, without limiting the generality of the foregoing, such an agreement may require the early payment of the development charges hereunder. The terms of such agreement shall then prevail over the provisions of this By-law.
- (6) Any refunds payable pursuant to subsections 10(3) and (4) shall be calculated and paid without interest.

NO REFUNDS ARISING OUT OF CREDITS, EXEMPTIONS, RELIEF OR ADJUSTMENTS

11. Notwithstanding anything in this by-law to the contrary, whenever a credit, exemption, relief or adjustment is allowed against a development charge otherwise payable pursuant to this by-law and the amount of such credit(s), exemption(s), relief or adjustment(s) exceeds the amount of the development charges otherwise payable pursuant to this by-law , no further credit(s), exemption(s), relief or adjustment(s) shall be allowed against any other development charges payable and no refund shall be payable.

RESERVE FUND(S)

12.
 - (1) Monies received from payment of development charges shall be maintained in separate reserve funds and shall be spent for capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act.
 - (2) The amounts contained in the reserve fund established under this section shall be invested in accordance with section 418 of the *Municipal Act, 2001*, S.O. c.25. Any income received from investment of the development charge reserve fund or funds shall be credited to the development charge reserve fund or funds in relation to which the investment income applies.
 - (3) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.

- (4) Where any unpaid development charges are collected as taxes pursuant to subsection 12(3) above, the monies so collected shall be credited to the development charge reserve funds referred to in subsection 12(1).
- (5) The Treasurer of the municipality shall, in each year on or before October 1, furnish to council a statement in respect of the reserve fund established hereunder for the prior year which statement shall contain the prescribed information.

BY-LAW AMENDMENT OR REPEAL

13.

- (1) Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Municipal Board or by council, the Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal and make such payment in accordance with the provisions of the Act.
- (2) Refunds that are required to be paid under subsection 13(1) shall be paid with interest to be calculated as follows:
 - (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid; and
 - (b) Interest shall be calculated quarterly at the Bank of Canada rate, adjusted on the first business day of January, April, July and October in each year.

PHASING AND TRANSITION

14.

- (1) The development charges set out in this by-law are not subject to phasing and are payable in full, subject to the credits, exemptions, relief and adjustments herein.

INDEXING

15. The development charges referred to in Schedule “B” shall be increased, if applicable, semi-annually without amendment to this by-law, on the first day of January and the first day of July, of each year, commencing January 1, 2015 in accordance with the Statistics Canada Quarterly, *Construction Price Statistics* (Catalogue No. 62-007).

BY-LAW REGISTRATION

16. A certified copy of this by-law may be registered on title to any land to which this by-law applies.

BY-LAW ADMINISTRATION

17. This by-law shall be administered by the Treasurer of the municipality.

SCHEDULES TO THE BY-LAW

18. The following Schedules to this by-law form an integral part of this by-law:

Schedule “A” – Schedule of Municipal Services – Town Wide Services

Schedule “B” – Schedule of Development Charges

Schedule “C” -Map of the area to which this by-law applies

FRONT ENDING AGREEMENTS

19. The Town may enter into one or more front ending agreements under section 44 of the Act.

DATE BY-LAW EFFECTIVE

20. This by-law shall come into force and effect on and after June 3, 2014.

DATE BY-LAW EXPIRES

21. This by-law shall continue in force and effect for a term of five (5) years from its date of enactment, unless it is repealed at an earlier date.

HEADINGS FOR REFERENCE ONLY

22. 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.

INTERPRETATION

23. Nothing in this by-law shall be construed to commit or require the municipality to authorize or proceed with any specific capital project at any specific time. Each of the provisions of this by-law are severable and if any provision hereof should for any reason be declared invalid by a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

REPEAL

24. By-law No. 2009-65 and any amendments made thereto are hereby repealed as of the date this by-law comes into force and effect.

SHORT TITLE

25. The by-law may be cited as the “Town of East Gwillimbury Area Specific Development Charge By-law”.

ENACTED and PASSED this 2nd day of June, 2013.

Virginia Hackson, Mayor

Fernando Lamanna, Municipal Clerk

Schedule "A"

BY-LAW NO. 2014-082

SCHEDULE OF MUNICIPAL SERVICES

AREA SPECIFIC SERVICES

CATEGORY OF MUNICIPAL SERVICES

1 Water Services

Schedule "B"

BY-LAW NO. 2014-082

SCHEDULE OF DEVELOPMENT CHARGES

I. General

The Development Charges set out in this schedule are the base charges only. These charges will be increased or decreased based upon an inflation adjustment to be calculated semi-annually without amendment to this by-law as of the first day of January and the first day of July in accordance with section 15 of this by-law.

Charge per net hectare \$1,364.56

Charge per net acre \$3,371.83

Schedule "C"

BY-LAW NO. 2014-082

AREA TO WHICH THIS BY-LAW APPLIES

