



# 2021 Development Charges Update Study

Town of Grand Valley

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For Public Circulation and Comment

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# 1. Introduction

## 1.1 Background

The Town of Grand Valley (Town) imposes development charges (D.C.s) to recover the increase in the needs for service arising from development. The basis for the calculation of the Town’s current residential and non-residential D.C. is documented in the Town’s “2019 Development Charges Background Study” dated June 6, 2019, as amended. This D.C. Background Study provides the supporting documentation for the Town’s D.C. By-law 2019-42. The current D.C.s by municipal service and development type are summarized in Table 1-1. This table reflects the indexed charges that are currently in force as of August 7, 2020.

Table 1-1  
Town of Grand Valley  
Current (Indexed) Schedule of D.C.s

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services:</b>					
Roads and Related	6,725	3,446	2,333	5,219	2.76
Fire Protection Services	546	280	190	424	0.23
Parks and Recreation Services	609	312	211	473	0.19
Library Services	1,524	781	528	1,183	0.47
Administration Studies	353	181	122	274	0.15
<b>Total Municipal Wide Services</b>	<b>9,757</b>	<b>5,000</b>	<b>3,384</b>	<b>7,573</b>	<b>3.80</b>
<b>Rural Services</b>					
Septage Services	1,621	831	562	1,258	0.00
<b>Total Rural Services</b>	<b>1,621</b>	<b>831</b>	<b>562</b>	<b>1,258</b>	<b>0.00</b>
<b>Urban Services</b>					
Wastewater Services	15,182	7,779	5,266	11,781	6.01
Water Services	5,042	2,583	1,749	3,913	2.00
<b>Total Urban Services</b>	<b>20,224</b>	<b>10,362</b>	<b>7,015</b>	<b>15,694</b>	<b>8.01</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>11,378</b>	<b>5,831</b>	<b>3,946</b>	<b>8,831</b>	<b>3.80</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>29,981</b>	<b>15,362</b>	<b>10,399</b>	<b>23,267</b>	<b>11.81</b>



## 1.2 Existing Policies (Rules)

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The following subsections set out the rules governing the calculation, payment, and collection of the D.C. as provided in By-law 2019-42, in accordance with the *Development Charges Act*, 1997, as amended (D.C.A.).

### 1.2.1 *Payment in any Particular Case*

In accordance with the D.C.A., s. 2 (2), a D.C. shall be calculated, payable, and collected where the development requires one or more of the following:

- the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*,
- the approval of a minor variance under section 45 of the *Planning Act*,
- a conveyance of land to which a by-law passed under section 50 (7) of the *Planning Act* applies;
- the approval of a plan of subdivision under section 51 of the *Planning Act*,
- a consent under section 53 of the *Planning Act*,
- the approval of a description under section 50 of the *Condominium Act*, or
- the issuing of a building permit under the *Building Code Act* in relation to a building or structure.

### 1.2.2 *Determination of the Amount of the Charge*

The following conventions were adopted:

- a) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous 15 years. Costs allocated to non-residential uses will be assigned to industrial, commercial and institutional uses based on the gross floor area (G.F.A.) constructed.
- b) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance. These are summarized in Chapter 5 of the 2019 D.C. Background Study, as amended.



### **1.2.3 Application to Redevelopment of Land (Demolition and Conversion)**

If a development involves the demolition and replacement of a building or structure on the same site, or the conversion from one principal use to another, the developer shall be allowed a credit equivalent to:

- the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or
- the G.F.A. of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.

The demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued, less than 36 months prior to the issuance of a building permit.

The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

### **1.2.4 Exemptions (full or partial)**

#### **Statutory exemptions**

- Industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (s. 4 (3));
- Buildings or structures owned by and used for the purposes of any Municipality, local board or Board of Education (s. 3); and
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s. 2 of O. Reg. 82/98).

#### **Non-statutory exemptions**

- An accessory use not exceeding 10 square metres;
- Non-residential farm buildings;



- Places of worship including lands associated with church yards, cemeteries and burial grounds; and
- Industrial developments.

### **1.2.5 Indexing**

All D.C.s will be subject to mandatory indexing annually on anniversary date of the by-law, in accordance with provisions under the D.C.A.

### **1.2.6 By-law Duration**

The by-law will expire on August 7, 2024 unless it is repealed by Council at an earlier date.

### **1.2.7 Date Charge Payable**

Development charges imposed under this by-law are calculated, payable, and collected upon issuance of a building permit with respect to each dwelling unit, building or structure.

## **1.3 Changes to the D.C.A.: More Homes, More Choice Act and the COVID-19 Economic Recovery Act**

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On May 2, 2019, the Province introduced Bill 108 (*More Homes, More Choice Act*), which proposed changes to the D.C.A. The Bill was introduced as part of the Province's "*More Homes, More Choice: Ontario's Housing Supply Action Plan*." The Bill received Royal Assent on June 6, 2019. While having received Royal Assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor. On January 1, 2020, the following provisions were proclaimed:

- A D.C. for rental housing and institutional developments will pay the charge in six equal annual installments, with the first payment commencing on the date of occupancy. A D.C. for non-profit housing developments will pay the charge in 21 equal annual installments. A municipality may charge interest on the installments. Any unpaid D.C. amounts may be added to the property and collected as taxes.



- The determination of the D.C. for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval shall be determined based on the D.C.s in effect on the date the planning application was submitted. These provisions only apply to Site Plan and Zoning By-law Amendment planning applications received on or after January 1, 2020. Developments arising from planning application approvals not fitting these criteria, or if the building permit arising from these planning approvals is issued two-years or more after the planning application approval, the D.C. is determined based on the provisions of the D.C. by-law.

In early 2020, the Province released Bill 197 (*COVID-19 Economic Recovery Act*), an omnibus bill amending numerous statutes, including the D.C.A. and *Planning Act*. This Bill also revised some of the proposed amendments included in the *More Homes, More Choice Act*. The *COVID-19 Economic Recovery Act* received Royal Assent on July 21, 2020 and were proclaimed on September 18, 2020. The following provides a summary of the additional changes to the D.C.A. that are now in effect:

#### List of D.C. Eligible Services

The D.C.A. previously defined ineligible services for D.C.s. The amendments to the D.C.A. now defined the services that are eligible for inclusion in a D.C. by-law. The following summarizes the D.C. eligible services:

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Storm water drainage and control services;
- Services related to a highway;
- Electrical power services;
- Toronto-York subway extension, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;
- Waste diversion services;
- Policing services;
- Fire protection services;
- Ambulance services;
- Library Services;
- Long-term care services;





- Parks and recreation services (excluding the acquisition of land for parks);
- Public health services;
- Childcare and early years services;
- Housing services;
- *Provincial Offences Act* services;
- Services related to emergency preparedness;
- Services related to airports, but only in the Regional Municipality of Waterloo;  
and
- Additional services as prescribed.

### Removal of 10% Statutory Deduction

The D.C.A. previously required a 10% statutory deduction for all services not specifically identified in s.s. 5 (5) of the D.C.A. (i.e. soft services). This had the effect of categorizing D.C. eligible services into two groups, i.e. 90% D.C. recoverable services, and 100% D.C. recoverable services. The amendments to the D.C.A. remove the 10% statutory deduction for soft services.

### Classes of D.C. Services

As noted above the D.C.A. categorized services generally into two categories. The amended D.C.A. repeals these provisions and provides the following:

- A D.C. by-law may provide for any eligible service or capital cost related to any eligible service to be included in a class, set out in the by-law.
- A class may be composed of any number or combination of services and may include parts or portions of the eligible services or parts or portions of the capital costs in respect of those services.
- A D.C. by-law may provide for a class consisting of studies in respect of any eligible service whose capital costs are described in paragraphs 5 and 6 of s. 5 of the D.C.A.
- A class of service set out in the D.C. by-law is deemed to be a single service with respect to reserve funds, use of monies, and credits.

### Statutory Exemptions



The D.C.A. provides for statutory exemptions from payment of D.C.s where the development is creating additional residential dwelling units within prescribed classes of existing residential buildings or structures. This statutory exemption has been expanded to include secondary residential dwelling units, in prescribed classes, that are ancillary to existing residential buildings. Furthermore, additional statutory exemptions are provided for the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to new dwellings.

### Transition

Services, other than those described in paragraphs 1 to 10 of subsection 2 (4) of the D.C.A. (i.e. soft services) within an existing D.C. by-law can remain in effect, even if the by-law expires, until the earlier of the day the by-law is repealed, the day the municipality passes a Community Benefits Charge by-law under subsection 37 (2) of the *Planning Act*, or the specified date. The specified date is September 18, 2022.

## **1.4 Other Legislative Changes**

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Bill 213, An Act to Reduce Burdens on People and Businesses by Enacting, Amending and Repealing Various Acts and Revoking a Regulation received Royal Assent on December 8, 2020. This Bill amended the *Ministry of Training, Colleges and Universities Act* to provide an exemption from the payment of D.C.s for universities. Specifically, the Act states:

Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the *Development Charges Act*, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

This statutory exemption to the payment of D.C.s came into effect on the December 8, 2020.



## 1.5 Purpose of this Document

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This background study has been prepared pursuant to the requirements of the D.C.A. to amend the Town's D.C. by-law. The proposed amendments relate to the removal of the 10% deduction for soft services and provide updates to the underlying D.C. eligible capital cost estimates. In addition, other proposed amendments relate to the timing and collection of D.C.s, and statutory exemptions, as a result of recent changes to the D.C.A. (as summarized in Section 1.3 and 1.4 herein).

This D.C. background study and draft amending by-law will be provided to the public to provide interested parties with sufficient background information on the legislation, recommendations, and an outline of the basis for these recommendations.

The following Chapters of this Study include:

- Chapter 2 – Anticipated Development
- Chapter 3 – Revisions to the Anticipated Capital Needs
- Chapter 4 – Revised D.C. Calculation and Schedule of Charges
- Chapter 5 – D.C. Policy Recommendations and D.C. By-law Rules
- Chapter 6 – Asset Management Plan and Long-Term Capital and Operating Costs
- Chapter 7 – Process for Adoption of the Amending Development Charges By-law
- Appendix A – Draft Amending D.C. By-law

It should be noted that this Study is provided as an update to the Town's 2019 D.C. Background Study, and as such the calculations are denominated in 2019 dollars (the Town's D.C. Background Study cost base). The amended D.C. rates will be subsequently indexed to 2020 rates for implementation.

The notice of the Public Meeting will be advertised in accordance with the requirements of the D.C.A., i.e. 20 clear-days prior to the public meeting. This background study document will be released for public review and posted on the Town's website in accordance with provisions of the D.C.A. on March 11, 2021. The statutory public meeting will be held on April 13, 2021. A presentation will be made to the public regarding the recommendations of this study, and Council will receive oral and written comments on the matter.



It is anticipated that Council will consider for adoption the proposed amending by-law after the 60-day period from the release of the D.C. Background Study has been satisfied. The intended date for passage of the D.C. by-law is May 11, 2021.

## **1.6 Summary of Proposed Amendments**

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Other than the changes identified within this report, all other D.C. calculations and policies (i.e. rules) contained in By-law 2019-42 remain unchanged by this process.

The analysis provided herein will address the proposed amendments to the Town's D.C. by-law arising from the recent amendments to the D.C.A., as outlined in Sections 1.3 and 1.4 above. In particular, Chapters 3 and 4 address changes to the D.C. eligible costs and calculation of the charges resulting from the removal of the 10% statutory deduction for 'soft' services, as well as the change in classification of Administration service to the class of service for Growth-Related Studies. Changes to the capital costs underlying the charge have been made for Administration Studies/Growth-Related Studies, Parks and Recreation, Water, and Wastewater services. In addition, DC reserve funds previously collected for landfill/solid waste services, which are not a D.C. eligible service, have been allocated to Parks and Recreation services. These changes are discussed in detail in Chapter 3 of this report.

Chapter 5 presents the changes to the D.C. by-law collection policies and statutory exemptions to reflect legislative changes. Chapter 5 also includes updates to the Town's policy regarding redevelopment credits.



## 2. Anticipated Development

It is a requirement of Section 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated”. The growth forecast contained in Chapter 3 of the 2019 D.C. Background Study (with supplemental tables in Appendix A) provides for the anticipated development for which the Town will be required to provide services over a ten-year (mid-2019 to mid-2029) and a twelve-year time horizon (mid-2019 to mid-2031)

The growth forecast contained in the 2019 D.C. Background Study is summarized in Table 2-1. For the purposes of this update study, the growth forecast as contained within the 2019 D.C. Background Study remains unchanged.

Table 2-1  
Town of Grand Valley  
2019 D.C. Background Study – Growth Forecast Summary

Time Horizon	Residential		Non-Residential	
	Net Population	Residential Units	Employment <sup>1</sup>	Sq.Ft. of GFA
Mid-2019	3,644	1,360	582	
Mid-2029	6,599	2,456	793	
Mid-2031	7,270	2,686	823	
Incremental Growth				
10-year (2019-2029)	2,955	1,096	211	175,400
12-year (2019-2031)	3,626	1,326	241	195,800
Urban 12-year (2019-2031)	3,727	1,283	241	195,800

1. Excludes No Fixed Place of Work and Work at Home



### 3. Revisions to the Anticipated Capital Needs

The 2019 D.C. Background Study justified the maximum amount that could be charged for residential and non-residential development. The study and by-law identified anticipated capital needs for recovery through D.C.s for the following services:

- Roads and Related Services;
- Fire Protection Services;
- Parks and Recreation Services;
- Library Services;
- Administration Studies;
- Septage Treatment Services;
- Water Services; and
- Wastewater Services.

The following sections summarize the amendments made to the D.C. eligible capital costs. In accordance with the amendments to the D.C.A., the 10% statutory deduction has been removed from the calculation of the D.C. eligible capital costs for Parks and Recreation Services, Library Services, and specific studies under Administration.

The changes to the D.C. eligible capital costs for Parks and Recreation, Water, Wastewater, and Administration Studies comprising the D.C. amendment are also summarized. Other than the revisions included in this report, all other capital needs and the determination of D.C. recoverable costs contained in the Town's 2019 D.C. Background Study remain unchanged.

#### 3.1 Parks and Recreation Services

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The historical level of service calculation was revised to include the vehicles used to provide Parks and Recreation services within the Town. These Town-owned vehicles are also utilized to provide Roads and Related services, hence only the portion of the vehicles have been included that pertain to the provision of Parks and Recreation services. Inclusion of these vehicles increases the maximum amount that can be funded from D.C.s over the 10-year forecast period by approximately \$35,000. The updated historical level of service calculation for Parks and Recreation vehicles is presented in Table 3-1.

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**Table 3-1  
Historical Level of Service – Parks and Recreation Vehicles**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
<b>Vehicles</b>											
Olympia Ice Resurfacer <sup>1</sup>	0.55	0.55	0.55	0.55	0.59	0.59	0.59	0.59	0.59	0.59	\$90,000
Volvo Backhoe Loader <sup>2</sup>	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$115,400
Turf Trac Lawn Tractor <sup>2</sup>	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	\$2,900
Ford Rubber Tire Loader <sup>2</sup>	0.02	0.02	0.02	0.02	-	-	-	-	-	-	\$175,600
Chev 1 Ton <sup>2</sup>	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	-	-	\$98,800
International Dump Truck <sup>2</sup>	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$188,300
GMC Sierra <sup>2</sup>	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$46,700
Toro Lawn Tractor <sup>2</sup>	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	\$19,500
Kubota Zero-Turn <sup>2</sup>	-	-	-	-	-	-	-	-	-	0.25	\$51,000
GMC One-ton with Landscape Dumpbox <sup>2</sup>	-	-	-	-	-	0.02	0.02	0.02	0.02	0.02	\$60,000
<b>Equipment</b>											
Tools <sup>2</sup>	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$140,800
<b>Total</b>	<b>1.28</b>	<b>1.28</b>	<b>1.28</b>	<b>1.28</b>	<b>1.30</b>	<b>1.32</b>	<b>1.32</b>	<b>1.32</b>	<b>1.27</b>	<b>1.52</b>	

Population	2,768	2,747	2,726	2,697	2,680	2,754	2,853	2,955	3,229	3,443
Per Capita Standard	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0004	0.0004	0.0004

10 Year Average	2009-2018
Quantity Standard	0.0005
Quality Standard	\$59,640
Service Standard	\$30

D.C. Amount (before deductions)	10 Year
Forecast Population	2,954
\$ per Capita	\$30
Eligible Amount	\$88,088

**Notes:**

1. Town has shared services agreements with the Townships of Amaranth and East Garafraxa for trucks and equipment. Town of Grand Valley proportionate share (based on total assessment)
2. Vehicles and equipment are shared between Public Works and Parks and Recreation services.



**Table 3-2  
Infrastructure Costs Covered in the D.C. Calculation – Parks and Recreation Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	<b>2019-2028</b>									95%	5%
1	Addition to Community Centre (4,000 sq.ft.)	2019-2028	2,120,000	-	869,200	1,250,800	-		1,250,800	1,188,260	62,540
2	Parkland Development - 14 acres (soccer, baseball)	2019-2028	417,100	-		417,100	-		417,100	396,245	20,855
3	Parkland Development (Corseed Farm, Moco Farms)	2019-2028	133,900	-		133,900	-		133,900	127,205	6,695
4	Vehicle	2021	30,000			30,000	-		30,000	28,500	1,500
	Reserve Fund Balance/Unfunded Capital								(1,004,854)	(954,611)	(50,243)
	<b>Total</b>		<b>2,701,000</b>	<b>-</b>	<b>869,200</b>	<b>1,831,800</b>	<b>-</b>	<b>-</b>	<b>826,946</b>	<b>785,599</b>	<b>41,347</b>





This study serves to remove the 10% statutory deduction that is no longer required for Parks and Recreation Services due of the recent changes to the D.C.A. It has also been determined that the Parks and Recreation Master Plan included in the 2019 D.C. Background Study would be undertaken by staff and as such, it was removed from the capital needs listing. Furthermore, through discussions with staff, it was determined that an additional vehicle would be required to service new development. The updated capital needs and D.C.-eligible costs for Parks and Recreation Services are presented in Table 3-2. In aggregate \$2.7 million gross capital costs have been identified to meet the increase in need for service.

The Town previously collected D.C.s for landfill services, which are no longer an eligible service under the D.C.A. In accordance with the D.C.A. , the Town has allocated the balance in the landfill reserve fund (\$13,066) to the Parks and Recreation reserve fund. This transfer increases the Parks and Recreation reserve fund balance to approximately \$1,004,900.

After deducting \$869,200 reflecting contributions from other municipalities and \$1,004,900 for existing reserve fund balances, \$826,900 has been included in the calculation of the charge.

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

## **3.2 Library Services**

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The statutory 10% deduction that is no longer required for Library services under the amended D.C.A was removed. No changes to the capital projects included for Library services are required and as such, the total gross capital costs remain unchanged at \$2.2 million when compared to the 2019 D.C. Background Study. After deducting \$350,875 in recognition of the existing D.C.s collected towards these needs, \$1.8 million has been included in the calculation of the charge.

The D.C. recoverable costs are allocated 95% to residential development and 5% to non-residential development based on the recognition that residential users are the primary users of Library Services. The detailed capital needs listing and calculation of D.C.-eligible costs are shown in Table 3-3.





### 3.3 Water Services

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The Town's 2019 D.C. Background Study identified additional capital needs for municipal Water services. The capital needs for Water services in this update study have been augmented to include the costs for to provide service to employment lands that are currently outside of the Town's urban serviced boundary (i.e. "Employment Lands Watermain"). As this project relates to growth beyond the forecast period to 2031, the costs have been deemed a post-period benefit resulting in no change to the D.C. recoverable costs in the 2019 D.C. Study.

The detailed capital needs listing and calculation of D.C.-eligible costs is shown are Table 3-4.



**Table 3-4  
Infrastructure Costs Covered in the D.C. Calculation – Water Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development  2019-Urban 12 Year	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 94%	Non-Residential Share 6%
1	Pumphouse Storage Upgrades	2018-2024	143,800	2,771	141,029	-		141,029	132,567	8,462
2	Production Wells	2024	675,100	13,010	662,090	-		662,090	622,365	39,725
3	Water Treatment Pumphouse	2019-2020	2,400,000	46,250	2,353,750	-		2,353,750	2,212,525	141,225
4	Elevated Water Storage	2021	3,590,000	69,182	3,520,818	-		3,520,818	3,309,569	211,249
5	Employment Lands Watermain	Post 2031	974,800	974,800	-	-		-	-	-
	Reserve Fund Balance/Unfunded Capital							(322,422)	(303,077)	(19,345)
	<b>Total</b>		<b>7,783,700</b>	<b>1,106,013</b>	<b>6,677,687</b>	<b>-</b>	<b>-</b>	<b>6,355,265</b>	<b>5,973,949</b>	<b>381,316</b>



## 3.4 Wastewater Services

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The Town's 2019 D.C. Background Study identified \$19.8 million in gross capital costs to meet the increase in need for service for Wastewater services. Through this update study, the costs following changes have been made:

- Revised the value of the outstanding credit owed to Moco Farms Ltd. to reflect indexing as required under the agreement; and
- Added the Emma Street Sewer project and updated the length and costs for the sewer trunk upgrade from North Bielby to Emma Street SPS to reflect the estimates received by the Town;

The changes outlined above and presented in Table 3-5 increase the gross capital costs for Wastewater services by \$479,800 resulting in a total cost of \$20.3 million. In recognition of the benefits to growth beyond the period to 2031, \$386,300 has been deducted from the costs. An additional \$372,000 was deducted in recognition of the benefits to existing development resulting in \$19.6 million being included in the calculation of the charge.

Net growth-related capital costs for Wastewater Services have been allocated between future residential and non-residential development based on the relationship of incremental population and employment growth over the 12-year forecast period (i.e. 94% residential and 6% non-residential).



**Table 3-5  
Infrastructure Costs Covered in the D.C. Calculation – Wastewater Services**

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 94%	Non-Residential Share 6%
	<b>2019-Urban 12 Year</b>									
1	Wastewater Treatment Plant - Debt Principal and Interest	2019-2031	2,325,252	44,809	2,280,442	-		2,280,442	2,143,616	136,827
2	Complete Schedule C EA for WPCP Expansion to Design, Tender, and Build	2019-2021	12,000,000	231,250	11,768,750	-		11,768,750	11,062,625	706,125
3	Upgrade Emma St. SPS	2025	2,000,000	38,542	1,961,458	200,000		1,761,458	1,655,771	105,688
4	SPS in Southeast Quadrant	2020	2,000,000	38,542	1,961,458	-		1,961,458	1,843,771	117,688
5	Upgrade Sewer Trunk North Bielby St to Emma St. SPS	2025	1,030,000	19,849	1,010,151	103,000		907,151	852,722	54,429
6	Emma St Sewer	2021	690,400	13,305	677,095	69,040		608,055	571,572	36,483
	Outstanding Credits - Moco Farms Ltd.		278,350		278,350	-		278,350	261,649	16,701
	<b>Total</b>		<b>20,324,002</b>	<b>386,296</b>	<b>19,937,706</b>	<b>372,040</b>	<b>-</b>	<b>19,565,666</b>	<b>18,391,726</b>	<b>1,173,940</b>



## 3.5 Roads and Related Services

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The inventory of vehicles for Roads and Related services was revised to reflect that the vehicles were also being utilized to provide Parks and Recreation services. The historical level of service calculation for Roads and Related services vehicles (refer to Table 3-6) has been updated to reflect that the vehicles are not fully utilized on Roads and Related services. The maximum D.C. eligible costs that could be included in the calculation of the charge for Roads and Related services are \$30.6 million. The Town's 2019 D.C. Background Study identified \$8.8 million in gross capital costs to meet the increase in the need for service for Roads and Related services and no further changes have been identified as part of the D.C. Update Study. Since the D.C.-eligible needs for Roads and Related services are within this cap, the changes outlined above have no impact on the amount recovered from D.C.s.



**Table 3-6  
Historical Level of Service – Roads and Related Vehicles**

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

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019 Value (\$/Vehicle)
<b>Vehicles</b>											
Champion Grader	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$241,800
Volvo Grader	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$360,900
Volvo Backhoe Loader <sup>1</sup>	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	\$115,400
Turf Trac Lawn Tractor <sup>1</sup>	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	\$2,900
Ford Rubber Tire Loader <sup>1</sup>	0.98	0.98	0.98	0.98	-	-	-	-	-	-	\$175,600
Volvo Truck	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$259,800
Volvo Truck	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$261,500
Chev 1 Ton <sup>1</sup>	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	-	-	\$98,800
International Dump Truck <sup>1</sup>	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	\$188,300
Trackless Tractor (Incl. attachments)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$139,600
GMC Sierra <sup>1</sup>	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	\$46,700
Toro Lawn Tractor <sup>1</sup>	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	\$19,500
Catepillar Loader	-	-	-	-	1.00	1.00	1.00	1.00	1.00	1.00	\$250,000
Kubota Zero-Turn <sup>1</sup>	-	-	-	-	-	-	-	-	-	0.75	\$51,000
GMC One-ton with Landscape Dumpbox <sup>1</sup>	-	-	-	-	-	0.98	0.98	0.98	0.98	0.98	\$60,000
GMC One-ton with Landscape Dumpbox	-	-	-	-	-	-	-	-	-	1.00	\$60,000
<b>Equipment</b>											
Tools <sup>1</sup>	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	\$140,800
Communications Tower/Equipment	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$32,900
Snow Plowing Equipment	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$42,200
<b>Total</b>	<b>14.27</b>	<b>14.27</b>	<b>14.27</b>	<b>14.27</b>	<b>14.29</b>	<b>15.27</b>	<b>15.27</b>	<b>15.27</b>	<b>14.32</b>	<b>16.07</b>	

Population	2,768	2,747	2,726	2,697	2,680	2,754	2,853	2,955	3,229	3,443
Per Capita Standard	0.0052	0.0052	0.0052	0.0053	0.0053	0.0055	0.0054	0.0052	0.0044	0.0047

10 Year Average	2009-2018
Quantity Standard	0.0051
Quality Standard	\$147,510
Service Standard	\$752

Notes:

1. Vehicles and equipment are shared between Public Works and Parks and Recreation services.

D.C. Amount (before deductions)	12 Year
Forecast Population	3,625
\$ per Capita	\$752
Eligible Amount	\$2,727,088





### **3.6 Administration (Growth-Related Studies Class of Service)**

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The Town's 2019 D.C. Background Study included growth-related studies under the Administration Studies service. Changes to Administration Studies are provided to conform with changes in the D.C. eligible services under the D.C.A. and the ability to include a separate class of services for growth-related studies (as summarized in Section 1.3). General growth-related studies included in the Town's 2019 D.C. Background Study, as well as the additional costs of undertaking this D.C. by-law amendment process, have been included in the D.C. calculation under a separate class of service (i.e. Growth-Related Studies). The following provides a list of the projects included in the Growth-Related Studies class of service:

- Official Plan Amendment Reviews;
- Development Charges Studies;
- Development Charges Update Study;
- Zoning By-law Update/Consolidation; and
- Urban Design Guidelines.

The gross capital costs for Growth-Related Studies total \$169,500 after adding \$9,500 for the costs of this D.C. by-law amendment process. A deduction of \$9,500 has been made to reflect the general benefits of these studies to other non-D.C. eligible services as well as \$40,000 for the benefit to existing development. After accounting for the existing D.C. reserve fund deficit of \$276,800, D.C. eligible costs of growth-related studies over the 10-year forecast period total \$396,800 and are presented in Table 3-7.

The costs for the growth-related studies have been allocated to the eligible services in the following manner based on the proportionate share of the 10-year D.C.-eligible costs:

- Roads and Related Services – 22.1%
- Fire Protection Services – 1.3%
- Parks and Recreation Services – 5.5%
- Library Services – 6.5%
- Septage Services – 0.2%
- Wastewater Services – 47.9%



- Water Services – 16.6%

The forecast period for Roads and Related services, Fire Protection services, Septage services, Wastewater services, and Water services extend beyond the 10-year forecast period. As such, the growth-related studies capital cost estimates for these services have been increased by \$21,200 to reflect the need for further growth-related studies beyond the 10-year forecast period.

The D.C. recoverable costs included in the schedule of charges as a separate “class of service” total approximately \$417,900. The allocation of the net growth-related costs between residential and non-residential development is based on the residential and non-residential allocation for each service area and are presented in Table 3-8 below.



**Table 3-7**  
**Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies (2019-2028)**

Prj.No	Increased Service Needs Attributable to Anticipated Development  2019-2028	Timing (year)	Gross Capital Cost Estimate (2019\$)	Post Period Benefit	Other Deductions (to Recognize Benefit to Non-D.C. Services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	
1	OPA Review	2023	25,000	-	1,250	23,750	12,500		11,250
2	OPA Review	2028	25,000	-	1,250	23,750	12,500		11,250
3	Zoning By-law Update/Consolidation	2020	30,000	-	1,500	28,500	15,000		13,500
4	Urban Design Guidelines	2020	55,000	-	5,500	49,500	-		49,500
5	DC Study	2024	25,000	-	-	25,000	-		25,000
6	DC Amendment Study	2020-2021	9,490		-	9,490	-		9,490
	Reserve Fund Balance/Unfunded Capital					276,793			276,793
	<b>Total</b>		<b>169,490</b>	<b>-</b>	<b>9,500</b>	<b>436,783</b>	<b>40,000</b>	<b>-</b>	<b>396,783</b>

**Table 3-8**  
**Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies Class of Service 2019-2031**

Service	Potential D.C. Recoverable Cost				
	2019-2028	2029-2031	Total	Residential Share	Non-Residential Share
	Service Specific				
Roads and Related	87,661	5,301	92,963	87,385	5,578
Fire Protection Services	5,101	309	5,410	5,085	325
Parks and Recreation Services	21,635		21,635	20,554	1,082
Library Services	25,988		25,988	24,688	1,299
Septage Services	660	40	700	700	-
Wastewater Services	189,970	11,488	201,458	189,371	12,088
Water Services	65,748	3,976	69,724	65,541	4,183
<b>Total</b>	<b>396,764</b>	<b>21,114</b>	<b>417,878</b>	<b>393,323</b>	<b>24,554</b>



## 3.7 Summary

Table 3-9 summarizes the total change in D.C. eligible costs for all services and classes of service in comparison to the 2019 D.C. Background Study. In aggregate, D.C. eligible capital costs of \$872,400 have been added to the calculation of the charge.

Table 3-9  
Town of Grand Valley  
D.C.-eligible Cost Comparison

Service/Class	D.C.-Eligible Costs		
	2019 D.C. Study	By-law Amendment	Change (\$)
<b>Town Wide Services</b>			
Roads and Related	8,775,683	8,775,683	-
Fire Protection Services	712,391	712,391	-
Parks and Recreation Services	650,082	826,946	176,864
Library Services	1,627,055	1,846,825	219,770
Growth-Related Studies	384,793	417,878	33,085
<b>Rural Services</b>			
Septage Services	67,919	67,919	-
<b>Urban Services</b>			
Wastewater Services	19,136,057	19,565,666	429,609
Water Services	6,355,265	6,355,265	-
<b>Total</b>	<b>37,709,245</b>	<b>38,568,573</b>	<b>859,328</b>



## 4. Revised D.C. Calculation and Schedule of Charges

Based on the proposed amendments to the D.C. eligible costs included in the 2019 D.C. Background Study detailed in Chapter 3 herein, Tables 4-1, 4-2, and 4-3 present the revised D.C. calculation for urban area services, rural area services, and municipal-wide services over the 12-year period (i.e. 2019-2031), respectively. Table 4-4 presents the calculations for municipal-wide services over the 10-year (i.e. 2019-2029) planning horizon.

The D.C. calculation has been undertaken on an average cost basis, whereby the calculated charge seeks to recover the total costs from the anticipated development over the planning period. The total D.C.-eligible costs in Tables 4-1 through 4-4 includes the attribution of growth-related studies by service area identified in Table 3-8. For the residential calculations, charges are calculated on a single detached unit equivalent basis and converted to four forms of housing types (single and semi-detached, apartments 2+ bedrooms, apartment's bachelor and 1 bedroom, and all other multiples). The non-residential D.C. has been calculated uniformly on a per sq.ft. of G.F.A. basis.

Table 4-1  
Urban Area Services D.C. Calculation  
2019-2031

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. Wastewater Services	\$ 18,391,726	\$ 1,173,940	\$ 15,290	\$ 6.06
2. Water Services	5,973,949	381,316	4,966	1.97
<b>TOTAL</b>	<b>24,365,675</b>	<b>1,555,256</b>	<b>\$20,256</b>	<b>8.03</b>
Growth-Related Studies	\$254,912	\$16,271		
D.C.-Eligible Capital Cost	\$24,620,587	\$1,571,527		
12-Year Gross Population/GFA Growth (sq.ft.)	4,016	195,800		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$6,130.62</b>	<b>\$8.03</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>			
Single and Semi-Detached Dwelling	3.304	\$20,256		
Apartments - 2 Bedrooms +	1.693	\$10,379		
Apartments - Bachelor and 1 Bedroom	1.146	\$7,026		
Other Multiples	2.564	\$15,719		



Table 4-2  
Rural Services D.C. Calculation  
2019-2031

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
3. Septage Services	\$ 67,919	\$ -	\$ 1,597	\$ -
<b>TOTAL</b>	<b>67,919</b>	<b>-</b>	<b>\$1,597</b>	<b>\$0.00</b>
Growth-Related Studies	\$700	\$0		
D.C.-Eligible Capital Cost	\$68,618	\$0		
12-Year Gross Population/GFA Growth (sq.ft.)	142	-		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$483</b>	<b>\$0.00</b>		
<b><u>By Residential Unit Type</u></b>	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	3.304	\$1,597		
Apartments - 2 Bedrooms +	1.693	\$818		
Apartments - Bachelor and 1 Bedroom	1.146	\$554		
Other Multiples	2.564	\$1,239		

Table 4-3  
Municipal-Wide Services D.C. Calculation  
2019-2031

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
4. Roads and Related	\$ 8,249,142	\$ 526,541	\$ 6,622	\$ 2.72
5. Fire Protection Services	669,647	42,743	538	0.22
<b>TOTAL</b>	<b>8,918,789</b>	<b>\$569,284</b>	<b>\$7,160</b>	<b>\$2.94</b>
Growth-Related Studies	\$92,470	\$5,902		
D.C.-Eligible Capital Cost	\$9,011,259	\$575,187		
12-Year Gross Population/GFA Growth (sq.ft.)	4,158	195,800		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$2,167</b>	<b>\$2.94</b>		
<b><u>By Residential Unit Type</u></b>	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	3.304	\$7,160		
Apartments - 2 Bedrooms +	1.693	\$3,669		
Apartments - Bachelor and 1 Bedroom	1.146	\$2,484		
Other Multiples	2.564	\$5,557		



Table 4-4  
Municipal-Wide Services D.C. Calculation  
2019-2029

SERVICE	2019\$ D.C.-Eligible Cost		2019\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
6. Parks and Recreation Services	785,599	41,347	768	0.25
7. Library Services	1,754,484	92,341	1,716	0.55
<b>TOTAL</b>	<b>2,540,083</b>	<b>\$133,689</b>	<b>2,484</b>	<b>\$0.80</b>
Growth-Related Studies	\$45,242	\$2,381		
D.C.-Eligible Capital Cost	\$2,585,325	\$136,070		
10-Year Gross Population/GFA Growth (sq.ft.)	3,438	175,400		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$752</b>	<b>\$0.80</b>		
<b><u>By Residential Unit Type</u></b>	<b><u>P.P.U.</u></b>			
Single and Semi-Detached Dwelling	3.304	\$2,485		
Apartments - 2 Bedrooms +	1.693	\$1,273		
Apartments - Bachelor and 1 Bedroom	1.146	\$862		
Other Multiples	2.564	\$1,928		

Table 4-5 presents the revised calculated schedule of charges, denominated in 2019\$ consistent with the 2019 D.C. Background Study. Table 4-6 provides the amended schedule of charges adjusted to reflect the indexing that was applied in 2020. In the schedule of charges, the charges for the Growth-Related Studies class of service are presented separately for the urban, rural, and municipal-wide areas.



**Table 4-5  
Schedule of Calculated D.C.s (2019\$)**

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services:</b>					
Roads and Related	6,555	3,359	2,274	5,087	2.69
Fire Protection Services	532	273	185	413	0.22
Parks and Recreation Services	755	387	262	586	0.25
Library Services	1,686	864	585	1,308	0.55
<b>Total Municipal Wide Services</b>	<b>9,528</b>	<b>4,883</b>	<b>3,306</b>	<b>7,394</b>	<b>3.71</b>
<b>Rural Services</b>					
Septage Services	1,580	810	548	1,226	-
<b>Total Rural Services</b>	<b>1,580</b>	<b>810</b>	<b>548</b>	<b>1,226</b>	<b>-</b>
<b>Urban Services</b>					
Wastewater Services	15,131	7,753	5,248	11,742	5.99
Water Services	4,915	2,518	1,705	3,814	1.95
<b>Total Urban Services</b>	<b>20,046</b>	<b>10,271</b>	<b>6,953</b>	<b>15,556</b>	<b>7.94</b>
<b>Class of Service for Growth-Related Studies</b>					
Municipal Wide	116	59	39	91	0.03
Rural	17	8	6	13	-
Urban	210	109	72	163	0.09
<b>GRAND TOTAL RURAL AREA</b>	<b>11,241</b>	<b>5,760</b>	<b>3,899</b>	<b>8,724</b>	<b>3.74</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>29,900</b>	<b>15,322</b>	<b>10,370</b>	<b>23,204</b>	<b>11.77</b>





**Table 4-6  
Schedule of Calculated D.C.s (Indexed)**

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services:</b>					
Roads and Related	6,725	3,446	2,333	5,219	2.76
Fire Protection Services	546	280	189	424	0.23
Parks and Recreation Services	775	397	269	601	0.26
Library Services	1,730	886	600	1,343	0.56
<b>Total Municipal Wide Services</b>	<b>9,776</b>	<b>5,009</b>	<b>3,391</b>	<b>7,587</b>	<b>3.81</b>
<b>Rural Services</b>					
Septage Services	1,621	831	562	1,258	0.00
<b>Total Rural Services</b>	<b>1,621</b>	<b>831</b>	<b>562</b>	<b>1,258</b>	<b>0.00</b>
<b>Urban Services</b>					
Wastewater Services	15,523	7,954	5,384	12,046	6.15
Water Services	5,042	2,584	1,749	3,913	2.00
<b>Total Urban Services</b>	<b>20,565</b>	<b>10,538</b>	<b>7,133</b>	<b>15,959</b>	<b>8.15</b>
<b>Class of Service for Growth-Related Studies</b>					
Municipal Wide	119	61	40	93	0.03
Rural	17	8	6	13	-
Urban	215	112	74	167	0.09
<b>GRAND TOTAL RURAL AREA</b>	<b>11,533</b>	<b>5,909</b>	<b>3,999</b>	<b>8,951</b>	<b>3.84</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>30,675</b>	<b>15,720</b>	<b>10,638</b>	<b>23,806</b>	<b>12.08</b>

A comparison of the amended charges (indexed to 2020\$) with the Town's current D.C.s are provided in Table 4-7 for development in the urban service area of the Town. In total, D.C.s for single detached dwelling units would increase by \$694 per unit (+2%), the non-residential charge per sq.ft. of G.F.A. would increase by \$0.27 (+2%).



**Table 4-7**  
**Comparison of Current and Calculated D.C.s (Indexed)**

<b>Residential (Single Detached) Comparison</b>			<b>Non-Residential (per sq.ft.) Comparison</b>		
<b>Service</b>	<b>Current</b>	<b>Calculated</b>	<b>Service</b>	<b>Current</b>	<b>Calculated</b>
<b>Municipal Wide Services:</b>			<b>Municipal Wide Services:</b>		
Roads and Related	6,725	6,725	Roads and Related	2.76	2.76
Fire Protection Services	546	546	Fire Protection Services	0.23	0.23
Parks and Recreation Services	609	775	Parks and Recreation Services	0.19	0.26
Library Services	1,524	1,730	Library Services	0.47	0.56
<b>Total Municipal Wide Services</b>	<b>9,404</b>	<b>9,776</b>	<b>Total Municipal Wide Services</b>	<b>3.65</b>	<b>3.81</b>
<b>Rural Services</b>			<b>Rural Services</b>		
Septage Services	1,621	1,621	Septage Services	-	-
<b>Total Rural Services</b>	<b>1,621</b>	<b>1,621</b>	<b>Total Rural Services</b>	<b>-</b>	<b>-</b>
<b>Urban Services</b>			<b>Urban Services</b>		
Wastewater Services	15,182	15,523	Wastewater Services	6.01	6.15
Water Services	5,042	5,042	Water Services	2.00	2.00
<b>Total Area Specific Services</b>	<b>20,224</b>	<b>20,565</b>	<b>Total Area Specific Services</b>	<b>8.01</b>	<b>8.15</b>
<b>Growth-Related Studies</b>			<b>Growth-Related Studies</b>		
Rural	353	136	Rural	0.15	-
Urban	353	334	Urban	0.15	0.12
<b>Grand Total - Rural Area</b>	<b>11,378</b>	<b>11,533</b>	<b>Grand Total - Rural Area</b>	<b>3.80</b>	<b>3.81</b>
<b>Grand Total - Urban Area</b>	<b>29,981</b>	<b>30,675</b>	<b>Grand Total - Urban Area</b>	<b>11.81</b>	<b>12.08</b>



## 5. D.C. Policy Recommendations and D.C. By-law Rules

The Town's current D.C. by-law provides for the uniform Town-wide and area-specific recovery of growth-related costs. D.C.s are imposed for all services through one by-law. The intent of the amendment does not alter the Town's policy for the imposition of Town-wide and area-specific D.C.s.

Other than those policy revisions identified in Sections 5.1 and 5.2, all other rules and policies contained within By-law 2019-42 remain unchanged.

### 5.1 D.C. Calculation and Collection Policies

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The recent amendments to the D.C.A. provide for mandatory installments payments of D.C.s for rental housing, non-profit housing, and institutional development as follows:

- Rental housing and institutional developments will pay D.C.s in six equal annual installments, with the first payment commencing at the date of occupancy.
- Non-profit housing developments will pay D.C.s in 21 equal annual installments.
- Interest may be charged on the installments, and any unpaid amounts may be added to the property and collected as taxes.

Furthermore, the D.C.s for development proceeding through the site plan or zoning by-law amendment planning approvals processes will be calculated on the date the planning application is made and will be payable at building permit issuance (or as required by S.26.1 of the D.C.A.).

- The D.C. amount for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted on or after January 1, 2020) shall be determined based on the D.C. charge in effect on the date of Site Plan or Zoning By-law Amendment planning application.
- If the development is not proceeding via these planning approvals, or if the building permit is issued after the two-year period of application approval, then the amount is determined at building permit issuance.

The D.C.A. also provides that municipalities may charge interest on the installment payments, and charges calculated where the planning application is received in specific

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circumstances outlined above. The interest charged on installment payments and charges calculated when the planning application is made will be governed by the Town's Council approved Development Charges Interest Policy.

## 5.2 Statutory Exemptions

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The amendments to the D.C.A. provide for the following additional statutory exemptions to the payment of D.C.s.

Residential intensification exemptions have been expanded to allow for the creation of additional dwelling units within ancillary structures to existing residential dwellings without the payment of D.C.s. Section 2 (3) (b) of the D.C.A. provides that D.C.s are not payable for residential development that results only in the creation of up to two additional dwelling units in prescribed classes of existing residential buildings or prescribed structures ancillary to existing residential buildings, subject to the prescribed restrictions set out in section 2 (1) of O. Reg. 82/98 (see Table 5-1).

To provide additional clarity in interpreting the application of the exemptions under S.2(3)(b) of the D.C.A. it is proposed that an “existing residential building” is defined as:

- A residential building/dwelling, containing at least one dwelling unit, that existed on a parcel of land as of May 11, 2021 and which was not exempt from the payment of development charges pursuant to Section 2(3)(b) of the Act; or
- The first residential building/dwelling, containing at least one dwelling unit, constructed on a vacant parcel of land after May 11, 2021, and for which development charges were paid.



**Table 5-1**  
**Prescribed Classes of Existing Residential Buildings, Prescribed Additional Dwelling Units, and Restrictions**

Item	Name of Class of Existing Residential Building	Description of Class of Existing Residential Buildings	Maximum Number of Additional Dwelling Units	Restrictions
1	Existing single detached dwellings	Existing residential buildings, each of which contains a single dwelling unit, that are not attached to other buildings.	Two	The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the building.
2	Existing semi-detached dwellings or row dwellings	Existing residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the building.
3	Existing rental residential buildings	Existing residential rental buildings, each of which contains four or more dwelling units.	Greater of one and 1% of the existing units in the building	None
4	Other existing residential buildings	An existing residential building not in another class of residential building described in this table	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building.

The creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings are now also exempt from the payment of D.C.s, subject to the prescribed restrictions set out in section 2 (3) of O. Reg. 82/98 (see Table 5-2).

To provide additional clarity in interpreting the application of the exemption for a second dwelling that would be ancillary to a proposed new detached dwelling, semi-detached dwelling, or row dwelling, the proposed new principal dwelling and one ancillary dwelling unit must be located on parcel of land on which no other detached dwelling, semi-detached dwelling, or row dwelling would be located.



**Table 5-2  
Prescribed Classes of Proposed New Residential Buildings, and Restrictions**

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new detached dwelling must only contain two dwelling units.  The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
2	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.  The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
3	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.  The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.

Bill 213, An Act to Reduce Burdens on People and Businesses by Enacting, Amending and Repealing Various Acts and Revoking a Regulation received Royal Assent on December 8, 2020. This Bill amended the *Ministry of Training, Colleges and Universities Act* to provide an exemption from the payment of D.C.s for universities. Specifically, the Act states:

Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the *Development Charges Act, 1997* if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

The Town's D.C. By-law will be updated through this process to include this statutory exemption which came into force on December 8, 2020.



## 5.3 Redevelopment Credits

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The Town's policy regarding redevelopment credits is summarized in Section 1.2.3 of this report. To provide additional clarity in interpreting the current policy, the by-law will be amended to reflect the following:

No credit shall be given with respect to the redevelopment, conversions, demolition, or change of use of a building or structure or part thereof where the existing building or structure would have been exempt from D.C.s in accordance with the active D.C. by-law.



## 6. Asset Management Plan and Long-Term Capital and Operating Costs

The D.C.A. requires the background study to include an Asset Management Plan (A.M.P) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

**The A.M.P. shall,**

- (a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- (b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- (c) contain any other information that is prescribed; and**
- (d) be prepared in the prescribed manner.**

The A.M.P. analysis included in the 2019 D.C. Background Study, which found that the capital plan was deemed to be financially sustainable, has been updated to account for the capital cost revisions described herein.

The updated A.M.P. analysis contained in Table 6-1 identifies:

- \$4.2 million in total annualized expenditures; and
- Incremental operating revenues of \$5.1 million and existing operating revenues of \$6.9 million, totaling \$12.0 million by the end of the period.

In consideration of the above changes, the capital plan is still deemed to be financially sustainable.





Table 6-1  
Town of Grand Valley  
Asset Management – Future Expenditures and Associated Revenues (2019\$)

Description	2031 (Total)
<b>Expenditures (Annualized)</b>	
Annual Debt Payment on Non-Growth Related Capital	299,793
Annual Debt Payment on Post Period Capital <sup>1</sup>	283,611
<b>Lifecycle:</b>	
Annual Lifecycle - Town Wide Services	\$357,404
Annual Lifecycle - Area Specific Services <sup>2</sup>	\$425,511
<b>Sub-Total - Annual Lifecycle</b>	<b>\$782,915</b>
<b>Incremental Operating Costs (for D.C. Services)</b>	\$3,149,139
<b>Total Expenditures</b>	<b>\$4,231,847</b>
<b>Revenue (Annualized)</b>	
Total Existing Revenue <sup>3</sup>	\$6,885,756
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$5,127,636
<b>Total Revenues</b>	<b>\$12,013,392</b>

<sup>1</sup> Interim Debt Financing for Post Period Benefit

<sup>2</sup> All infrastructure costs included in Area Specific by-laws have been included

<sup>3</sup> As per Sch. 10 of FIR

As a requirement of the D.C.A., under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C.

Table 6-2 summarizes the changes to the incremental annual operating costs associated with the D.C. eligible costs at full emplacement.



Table 6-2  
Town of Grand Valley  
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
Septage	3,457	512	3,969
Wastewater Services	299,922	1,918,845	2,218,768
Water Services	122,133	510,169	632,302
Roads and Related	198,167	404,302	602,469
Fire Protection Services	17,049	96,966	114,015
Parks and Recreation Services	36,626	74,105	110,731
Library Services	105,561	144,240	249,800
Growth-Related Studies	-	-	-
<b>Total</b>	<b>782,915</b>	<b>3,149,139</b>	<b>3,932,054</b>



## 7. Process for Adoption of the Amending Development Charges By-law

If approved, the changes provided herein will form part of the 2019 D.C. Background Study, as amended. Appendix A to this D.C. Update Study includes the draft Amending D.C. By-law being presented for Council's consideration. The D.C. Update Study and draft Amending D.C. By-law will be presented to the public at a public meeting of Council to solicit public input on the proposed D.C. by-law.

It is anticipated that Council will consider for adoption the proposed amending by-law at a subsequent meeting of Council on May 11, 2021, witnessing the 60-day period between the release of the D.C. Background Study and the passage of the D.C. By-law. It is proposed that the Amending D.C. By-law will come into effect on the date of passage.

If Council is satisfied with the proposed changes to the D.C. Background Study and D.C. By-Law, it is recommended that Council:

“Approve the Development Charges Update Study dated March 11, 2021, subject to further annual review during the capital budget process;”

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

“Approve the Amending Development Charge By-law as set out herein.”



# Appendix A

## Draft Amending D.C. By-law



# THE CORPORATION OF THE TOWN OF GRAND VALLEY

## BY-LAW NO. 2021-\_\_

### A BY-LAW TO AMEND DEVELOPMENT CHARGES BY-LAW 2019-42

**WHEREAS** Section 19 of the *Development Charges Act, 1997* S.O. 1997, c.27, as amended (“the Act”) provides for amendments to be made to development charges by-laws;

**AND WHEREAS** the Council of the Corporation of the Town of Grand Valley (hereinafter called “the Council”) has determined that certain amendments should be made to the Development Charge By-law of the Corporation of the Town of Grand Valley, being By-law 2019-42;

**AND WHEREAS**, in accordance with the Act, a development charges background study has been completed in respect of the proposed amendment;

**AND WHEREAS** the Council of the Corporation of the Town of Grand Valley has given notice and held a public meeting in accordance with the Act;

### **NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF GRAND VALLEY ENACTS AS FOLLOWS:**

**1. By-law 2019-42 is hereby amended as follows:**

- a. The definition of “institutional” in Section 1.1 is deleted and replaced with the following:

“institutional” means development of a building or structure intended for use:

- (a) as a long-term care home within the meaning of Subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;
- (b) as a retirement home within the meaning of Subsection 2(1) of the *Retirement Homes Act, 2010*.
- (c) By any institution of the following post-secondary institutions for the objects of the institution:



- (i) a university in Ontario that receives direct, regular and ongoing operation funding from the Government of Ontario;
  - (ii) a college or university federated or affiliated with a university described in subclause (i); or
  - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institute Act, 2017*;
- (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (e) as a hospice to provide end of life care;
- b. The following definitions are added to Section 1.1 of the By-law:

“non-profit housing development” means development of a building or structure intended for use as residential premises by:

- (a) a corporation without share capital to which the *Corporations Act* applies, that is in good standing under that Act and whose primary objective is to provide housing;
- (b) a corporation without share capital to which the *Canada Not-for-profit Corporation Act* applies, that is in good standing under that Act and whose primary objective is to provide housing; or
- (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*;

“rental housing” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;

- c. Section 2 is deleted and replaced with the following:

## 2. DESIGNATION OF SERVICES



- 2.1 The categories of services and classes of service for which development charges are imposed under this By-law are as follows:

Services

- (1) Road and Related Services;
- (2) Fire Protection Services;
- (3) Parks and Recreation Services;
- (4) Library Services;
- (5) Septage Treatment Services (within the Rural Serviced Area only);
- (6) Wastewater Services (within the Urban Serviced Area only); and
- (7) Water Services (within the Urban Serviced Area only).

Classes of Service

- (1) Growth-Related Studies

- 2.2 The components of the services and classes designated in subsection 2.1 are described in Schedule A.

- d. The following paragraph is added to Subsection 3.3

- (4) land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

- e. Subsections 3.5, 3.6, and 3.7 are deleted and replaced with the following:

- 3.5 Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to developments or portions of developments as follows:



- (1) the enlargement to an existing residential dwelling unit;
- (2) the creation of a maximum of two additional dwelling units in an existing single detached dwelling or structure ancillary to such dwelling. The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the existing residential building/dwelling
- (3) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or within a structure ancillary to such residential building;
- (4) the creation of one additional dwelling unit in any other existing residential building/dwelling or within a structure ancillary to such residential building/dwelling. The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the existing residential building/dwelling; or
- (5) the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:





Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new detached dwelling must only contain two dwelling units.  The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
2	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.  The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
3	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.  The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.

3.6 For the purposes of Subsection 3.5 “existing residential building/dwelling”, means:

- (1) A residential building/dwelling, containing at least one dwelling unit, that existed on a parcel of land as of May 11, 2021 and which was not exempt from the payment of development charges pursuant to Section 2(3)(b) of the Act; or
- (2) The first residential building/dwelling, containing at least one dwelling unit, constructed on a vacant parcel of land after



May 11, 2021, and for which development charges were paid.

3.7 In addition to the restrictions outlined in Subsection 3.5(5), for the purposes of the exemption for an additional residential unit in a building ancillary to a proposed new Single Detached, Semi-Detached or Row Townhouse Dwelling, the proposed new Single Detached, Semi-Detached or Row Townhouse Dwelling must be located on a parcel of land on which no other Single Detached, Semi-Detached or Row Townhouse dwelling is or would be located.

f. Subsection 3.13 is deleted and replaced with the following:

3.13 Despite any other provisions of this by-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 36 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (1) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.11 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (2) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.12, by the gross floor area that has been or will be demolished or converted to another principal use;



provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment. No credit shall be given with respect to the redevelopment, conversions, demolition, or change of use of a building or structure or part thereof where the existing building or structure or part thereof would have been exempt from D.C.s in accordance with the by-law.

g. Subsection 3.15 is deleted and replaced with the following:

3.15 Notwithstanding Subsection 3.14, Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the Town's Council approved Development Charge Interest Policy, payable on the anniversary date each year thereafter.

h. The following subsections are added to Section 3

3.16 Notwithstanding Subsection 3.14, Development Charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of first occupancy, and each subsequent installment, including interest as provided in the Town's Council approved Development Charge Interest Policy, payable on the anniversary date each year thereafter.

3.17 Where the development of land results from the approval of a Site Plan or Zoning Bylaw Amendment made on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Subsections 3.14, 3.15 and 3.16 shall be calculated based on the rates set out in Schedule "B" on the date the planning application was made, including interest as provided in the Town's Council approved Development Charge Interest Policy. Where both planning applications apply Development Charges under



Subsections 3.14, 3.15 and 3.16 shall be calculated on the rates, including interest as provided in the Town's Council approved Development Charge Interest Policy, set out in Schedule "B" on the date of the later planning application.

3.18 Despite Subsections 3.14, 3.15, 3.16, and 3.17, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

i. Schedules A and B are deleted and replaced with the attached.

2. **This By-law shall come into effect on the date of passage.**

Read a first, second, third time and passed in open Council this May 11, 2021.

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Steve Soloman, Mayor

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Meghan Townsend, CAO/Clerk-Treasurer



**Schedule “A” To  
By-law 2019-42  
Components of Services Designated in Section 2.1**

**Eligible Services**

**TOWN-WIDE SERVICES**

1. Roads and Related Services
2. Fire Protection Services
3. Parks and Recreation Services
4. Library Services

**URBAN SERVICED AREA SERVICES**

5. Water Services
6. Wastewater Services

**RURAL SERVICED AREA SERVICES**

7. Septage Treatment Services

**Classes of Service**

8. Growth-Relates Studies
  - a. Roads and Related Services
  - b. Fire Protection Services
  - c. Parks and Recreation Services
  - d. Library Services
  - e. Water Services
  - f. Wastewater Services
  - g. Septage Treatment Services



**Schedule “B” To By-law 2019-42  
Schedule of Development Charges**

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services:</b>					
Roads and Related	6,555	3,359	2,274	5,087	2.69
Fire Protection Services	532	273	185	413	0.22
Parks and Recreation Services	755	387	262	586	0.25
Library Services	1,686	864	585	1,308	0.55
<b>Total Municipal Wide Services</b>	<b>9,528</b>	<b>4,883</b>	<b>3,306</b>	<b>7,394</b>	<b>3.71</b>
<b>Rural Services</b>					
Septage Services	1,580	810	548	1,226	-
<b>Total Rural Services</b>	<b>1,580</b>	<b>810</b>	<b>548</b>	<b>1,226</b>	<b>-</b>
<b>Urban Services</b>					
Wastewater Services	15,131	7,753	5,248	11,742	5.99
Water Services	4,915	2,518	1,705	3,814	1.95
<b>Total Urban Services</b>	<b>20,046</b>	<b>10,271</b>	<b>6,953</b>	<b>15,556</b>	<b>7.94</b>
<b>Class of Service for Growth-Related Studies</b>					
Municipal Wide	116	59	39	91	0.03
Rural	17	8	6	13	-
Urban	210	109	72	163	0.09
<b>GRAND TOTAL RURAL AREA</b>	<b>11,241</b>	<b>5,760</b>	<b>3,899</b>	<b>8,724</b>	<b>3.74</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>29,900</b>	<b>15,322</b>	<b>10,370</b>	<b>23,204</b>	<b>11.77</b>