



 **Watson
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ECONOMISTS LTD.

Addendum to 2019 Development Charges Background Study

Town of Grand Valley

For Public Circulation and Comment

July 29, 2019

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1. Summary of Revisions to the June 6, 2019 Development Charges Background Study

1.1 Background

Commensurate with the provisions of the *Development Charges Act* (D.C.A.), 1997, the Town of Grand Valley (Town) has undertaken a Development Charges Background Study (D.C.B.S.) and has distributed the study and draft by-law to the public. The following provides a summary of the key dates in the Development Charges (D.C.) by-law process:

- June 6, 2019 – Release of the D.C.B.S.
- July 9, 2019 – Public Meeting
- August 6, 2019 – Anticipated passage of D.C. By-law

The purpose of the addendum to the June 6, 2019 D.C.B.S. is to provide for revisions to the calculation of the charges arising from changes to capital program for Roads and Related Services. These refinements relate to the growth-related attributions of capital cost estimates for implementing the recommendations contained in Town of Grand Valley Transportation Master Plan (2017).

The refinements are detailed in the subsequent sections of this report, and will form part of the D.C.B.S. for Council's consideration and approval prior to adoption of the D.C. By-law.

1.2 Discussion

Subsequent to the issuance of the June 6, 2019 D.C.B.S. and July 9, 2019 Public Meeting, further review and feedback by Town staff, R.J. Burnside & Associates Limited, and Watson & Associates Economists Ltd identified revisions to the D.C.B.S. and draft D.C. by-law. These refinements include updates to the benefit to existing and post-period deductions to the Roads and Related Services D.C. capital plan to ensure alignment between the growth estimates in the Transportation Master Plan (T.M.P.) and those in the 2019 D.C.B.S.



The total deduction for benefit to existing development increases from \$3.5 million in the June 6th D.C.B.S. report to \$5.6 million. This increase reflects the 2011 start point of the T.M.P. relative to the 2019 start point for the D.C.B.S. and corresponding difference in the existing development at that time. Furthermore, it was determined that some of the capital works in the T.M.P. would benefit growth beyond the forecast period to 2031. The total deduction made in recognition of the benefit accruing to growth beyond the forecast period increases from \$2.5 million in the June 6th D.C.B.S. to \$4.7 million. These capital costs are deferred and will be considered in future D.C.B.S. when the growth forecast period is extended.

The impact of the changes discussed above on the D.C. recoverable costs are provided for each affected project in Table 1 below. Overall, these changes reduce the in-period D.C. recoverable costs by \$4.3 million.



Table 1

Prj. No (June 6 D.C.B.S.)	Project Name/Description	Timing (year)	Gross Capital Cost Estimate (2019\$)	Potential D.C. Recoverable		Change in D.C. Recoverable Cost
				June 6 D.C.B.S.	Addendum	
Southwest Quadrant						
3	Oversizing to Collector in Mayberry 3	2019-2031	95,000	85,500	74,100	(11,400)
4	Collector (80m) from Greenfield	2019-2031	322,000	289,800	251,160	(38,640)
5	Oversizing to Collector in Corseed Plan	2019-2031	429,000	386,100	334,620	(51,480)
Northeast Quadrant						
6	Northeast of Town - Upgrade to Collector	2019-2031	868,000	781,200	677,040	(104,160)
Southeast Quadrant						
7	Southeast of Town - Box Culvert	2019-2031	742,000	667,800	578,760	(89,040)
8	Southeast of Town - Collector	2019-2031	1,611,000	1,449,900	1,256,580	(193,320)
9	Upgrade Industrial Drive Local to Collector	2019-2031	424,000	381,600	330,720	(50,880)
10	130m of Greenfield Construction through Buffer Lands for WWTP	2019-2031	524,000	471,600	408,720	(62,880)
11	Oversizing through Moco (400m)	2019-2031	382,000	343,800	297,960	(45,840)
12	Oversizing through Current Employment Lands (750m)	2019-2031	715,000	286,000	200,200	(85,800)
13	Intersection Upgrades - Signals (3)	2019-2031	795,000	715,500	620,100	(95,400)
14	Intersection Upgrades - Left Turn Lanes (3)	2019-2031	1,590,000	1,431,000	1,240,200	(190,800)
Along East Luther Townline - Upgrade and Hard Surface						
15	Highway 109 to E/W Collector	2019-2031	668,000	601,200	521,040	(80,160)
16	E/W Collector to Amaranth	2019-2031	2,247,000	1,797,600	561,750	(1,235,850)
17	Amaranth to Concession 5	2019-2031	3,021,000	1,510,500	-	(1,510,500)
18	Box Culvert	2019-2031	742,000	371,000	185,500	(185,500)
19	County 109/East Luther Intersection - Implement Signal	2019-2031	795,000	715,500	620,100	(95,400)
Vehicles						
20	Single Axle Snow Plow (2)	2023-2024	520,000	520,000	405,600	(114,400)
21	One Ton	2019-2031	60,000	60,000	46,800	(13,200)
22	Kubota	2019-2031	51,000	51,000	39,780	(11,220)
Facilities						
23	Additional 4 Bay Facility	2019-2031	180,800	180,800	141,024	(39,776)
24	Additional Salt Storage	2019-2031	96,000	96,000	74,880	(21,120)
	Total		16,877,800	13,193,400	8,866,634	(4,326,766)



1.3 Impacts on the Calculated Development Charge

The refinements presented above have impacts on the calculated charges in the June 6th D.C.B.S. Table 2 compares the Town's current D.C., the charges presented within the June 6th D.C.B.S., and the amended D.C. as contained herein. The comparison is provided for a single detached residential dwelling unit, and per square foot of non-residential gross floor area (G.F.A.)

The calculated D.C. for Roads and Related Services decreases from \$9,787 to \$6,555 per single detached residential unit. The calculated D.C. for non-residential developments decreases from \$4.01 to \$2.69 per square foot (sq.ft.) of gross floor area (G.F.A.) for non-residential developments.

By comparison to the June 6, 2019 D.C.B.S., the amended charge for a single detached residential unit within the fully serviced urban area decreases by \$3,232 from \$32,457 to \$29,225. For non-residential developments within the fully serviced urban serviced area, the charge would decrease by \$1.32 from \$12.83 to \$11.51 per sq.ft. of G.F.A.

By comparison to the Town's current D.C. by-law, the amended charge for a single detached residential unit within the fully serviced urban area increases by \$3,586 from \$25,639 to \$29,225. For non-residential development within the fully serviced urban serviced area the charge would decrease by \$1.23, from \$12.74 to \$11.51 per sq.ft. of G.F.A.



Table 2
Comparison of Calculated D.C.s

Residential (Single Detached) Comparison

Service	Current	Calculated (June 6, 2019)	Calculated (July 29 Addendum)	Change (\$) July 29 Addendum vs June 6, 2019)	Change (%) July 29 Addendum vs June 6, 2019)
Municipal Wide Services:					
Roads and Related	4,464	9,787	6,555	(3,232)	-33%
Fire Protection Services	355	532	532	-	0%
Parks and Recreation Services	3,503	594	594	-	0%
Library Services	819	1,486	1,486	-	0%
Administration	629	344	344	-	0%
Total Municipal Wide Services	9,770	12,743	9,511	(3,232)	-33%
Rural Services					
Septage Services	1,411	1,580	1,580	-	0%
Total Rural Services	1,411	1,580	1,580	-	0%
Urban Services					
Wastewater Services	12,040	14,799	14,799	-	0%
Water Services	3,829	4,915	4,915	-	0%
Total Area Specific Services	15,869	19,714	19,714	-	0%
		14,323			
Grand Total - Rural Area	11,181	14,323	11,091	(3,232)	-33%
Grand Total - Urban Area	25,639	32,457	29,225	(3,232)	-33%

Non-Residential (per sq.ft.) Comparison

Service	Current	Calculated	Calculated (July 29 Addendum)	Change (\$) July 29 Addendum vs June 6, 2019)	Change (%) July 29 Addendum vs June 6, 2019)
Municipal Wide Services:					
Roads and Related	2.62	4.01	2.69	(1.32)	-33%
Fire Protection Services	0.20	0.22	0.22	-	0%
Parks and Recreation Services	0.87	0.18	0.18	-	0%
Library Services	0.20	0.46	0.46	-	0%
Administration	0.35	0.15	0.15	-	0%
Total Municipal Wide Services	4.24	5.02	3.70	(1.32)	-33%
Rural Services					
Septage Services	-	-	-	-	0%
Total Rural Services	-	-	-	-	0%
Urban Services					
Wastewater Services	6.75	5.86	5.86	-	0%
Water Services	1.75	1.95	1.95	-	0%
Total Area Specific Services	8.50	7.81	7.81	-	0%
Grand Total - Rural Area	4.24	5.02	3.70	(1.32)	-33%
Grand Total - Urban Area	12.74	12.83	11.51	(1.32)	-33%



2. Changes to the D.C.B.S.

Based on the foregoing, the following revisions are made to the pages within the June 6, 2019 D.C.B.S. Accordingly, the revised pages are appended to this report:

- Table of Contents – Reissued to reflect page numbering changes;
- Page 1-3 – Revised to reflect this addendum;
- Pages 5-7 and 5-9 – Reissued to reflect changes described in Section 1.2;
- Chapter 6 – Updated to reflect changes in the calculated charges for Roads and Related Services;
- Page 7-6 – Reissued to reflect the issuance of this addendum;
- Pages 8-3 and 8-4 – Updated reflective of impacts of changes in Section 1.2;
- Page C-3 – Updated to reflect the changes in section 1.2; and
- Appendix E – Revised draft D.C. By-Law.

3. Process for Adoption of the D.C. By-law

The revisions provided herein form the basis for the D.C. By-Law and will be incorporated into the D.C.B.S. to be provided to Council and the general public prior to Council's consideration and adoption of the proposed D.C. By-Law on August 6, 2019.

If Council is satisfied with the above noted changes to the D.C.B.S. and D.C. By-Law, then prior to By-Law passage Council must:

- Approve the Development Charges Background Study, as amended;
- Determine that no further public meetings are required on the matter; and
- Adopt the new Development Charges By-Law.



Appendix A

Amended Pages



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Process Steps	Dates
6. Public Meeting of Council	July 9, 2019
7. Amendment to D.C. Background Study	July 29, 2019
8. Council considers adoption of D.C. background study and passage of by-law	August 6, 2019
9. Newspaper notice given of by-law passage	By 20 days after passage
10. Last day for by-law appeal	40 days after passage
11. Town makes available D.C. pamphlet	by 60 days after in force date

1.3 Proposed Changes to the D.C.A.: Bill 108 – An Act to amend Various Statutes with Respect to Housing, Other Development, and Various Matters

On May 2, 2019, the Province introduced Bill 108 which proposes changes to the D.C.A. The Bill has been introduced as part of the Province’s *“More Homes, More Choice: Ontario’s Housing Supply Action Plan”*. The Bill received royal ascent on May 6, 2019 with the proposed changes to take effect on a day to be named by proclamation of the Lieutenant Governor.

A summary of the proposed changes to the D.C.A. is provided below:

Changes to Eligible Services – the Bill removes “Soft Services” from the D.C.A. These services will be considered as part of a new Community Benefit Charge (discussed below) imposed under the Planning Act. Eligible services which will remain under the D.C.A. are as follows:



5.3 Service Levels and 12-Year Capital Costs for Town-wide D.C. Calculation

This section evaluates the development-related capital requirements for select services over a 12-year forecast period (2014-2031).

5.3.1 Roads and Road Related

The Town has a current inventory of 131.7 kilometres of rural, urban and semi-urban roads and 17 bridges and culverts. In addition to roads, the Town's public works department utilizes 13,620 square feet of facility space and operates a fleet of 17 vehicles and equipment in the provision of this service. This historical level of infrastructure investment equates to a \$8,437 per capita level of service resulting in a D.C.-eligible cap of approximately \$30.6 million.

Review of the Town's roads needs for the forecast period identifies \$19.2 million in gross capital costs. These capital needs include various road reconstruction, widening and bridge projects to facilitate future development as identified in the Town's Transportation Master Plan. Recognizing the benefit to existing development through the resurfacing and replacement of existing infrastructure at the time of addressing growth needs, \$5.6 million has been deducted. Another \$120,951 has been deducted for the reserve fund adjustment, accounting for funds already secured towards these future needs. A further \$4.7 million has been deducted in recognition of the benefit to growth beyond the forecast period. As a result, \$8.8 million in capital needs have been included in the D.C. calculation.

The net growth-related costs for roads and related services have been allocated between future residential and non-residential development on the basis of incremental population to employment growth over the 12-year forecast period (i.e. 94% residential/6% non-residential).

5.3.2 Fire Protection Services

The Town currently has one fire station which provides 9,263 square feet of floor space. In addition to the space, the fire department provides fire vehicles and equipment under a shared service arrangement with the Townships of Amaranth and East Garafraxa. As a result, a current inventory of 3.48 vehicles and 20.88 sets of equipment for firefighter



outfitting/equipment is provided by the Town. In total, the inventory of fire protection assets provides a historical average level of service of \$939 per capita. The historical level of investment in fire services provides for a maximum D.C.-eligible amount over the forecast period of approximately \$3.4 million.

Based on discussions with Town staff, the Town will require additional facility space (2,500 sq.ft.), proportionate share of a tanker and provision for 5 additional firefighters. In total, the gross capital costs for fire services over the 12-year forecast period are \$930,800. \$390,936 of the gross costs were deducted as they would be funded by the Townships of Amaranth and East Garafraxa. After deducting another \$21,112 to reflect benefit to existing development and including the reserve fund balance, the growth-related cost share for inclusion in the calculation totals \$712,391.

The net growth-related costs for roads and related services have been allocated between future residential and non-residential development on the basis of incremental population to employment growth over the 12-year forecast period (i.e. 94% residential/6% non-residential).



Infrastructure Costs Covered in the D.C. Calculation – Roads and Related Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2019-2031	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	Total	Residential Share 94%	Non-Residential Share 6%
1	Northwest Quadrant Northwest of Town - Upgrade to Collector	Post 2031	1,297,000	1,297,000	-	-		-	-	-
2	Southwest Quadrant Oversizing to Collector (1,000m)	2019-2031	954,000	744,120	209,880	209,880		-	-	-
3	Oversizing to Collector in Mayberry 3	2019-2031	95,000	-	95,000	20,900		74,100	69,654	4,446
4	Collector (80m) from Greenfield	2019-2031	322,000	-	322,000	70,840		251,160	236,090	15,070
5	Oversizing to Collector in Corseed Plan	2019-2031	429,000	-	429,000	94,380		334,620	314,543	20,077
6	Northeast Quadrant Northeast of Town - Upgrade to Collector	2019-2031	868,000	-	868,000	190,960		677,040	636,418	40,622
7	Southeast Quadrant Southeast of Town - Box Culvert	2019-2031	742,000	-	742,000	163,240		578,760	544,034	34,726
8	Southeast of Town - Collector	2019-2031	1,611,000	-	1,611,000	354,420		1,256,580	1,181,185	75,395
9	Upgrade Industrial Drive Local to Collector	2019-2031	424,000	-	424,000	93,280		330,720	310,877	19,843
10	130m of Greenfield Construction through Buffer Lands for WWTP	2019-2031	524,000	-	524,000	115,280		408,720	384,197	24,523
11	Oversizing through Moco (400m)	2019-2031	382,000	-	382,000	84,040		297,960	280,082	17,878
12	Oversizing through Current Employment Lands (750m)	2019-2031	715,000	357,500	357,500	157,300		200,200	188,188	12,012
13	Intersection Upgrades - Signals (3)	2019-2031	795,000	-	795,000	174,900		620,100	582,894	37,206
14	Intersection Upgrades - Left Turn Lanes (3)	2019-2031	1,590,000	-	1,590,000	349,800		1,240,200	1,165,788	74,412
15	Along East Luther Townline - Upgrade and Hard Surface Highway 109 to E/W Collector	2019-2031	668,000	-	668,000	146,960		521,040	489,778	31,262
16	E/W Collector to Amaranth	2019-2031	2,247,000	561,750	1,685,250	1,123,500		561,750	528,045	33,705
17	Amaranth to Concession 5	2019-2031	3,021,000	1,510,500	1,510,500	1,510,500		-	-	-
18	Box Culvert	2019-2031	742,000	185,500	556,500	371,000		185,500	174,370	11,130
19	County 109/East Luther Intersection - Implement Signal	2019-2031	795,000	-	795,000	174,900		620,100	582,894	37,206
20	Vehicles Single Axle Snow Plow (2)	2023-2024	520,000	-	520,000	114,400		405,600	381,264	24,336
21	One Ton	2019-2031	60,000	-	60,000	13,200		46,800	43,992	2,808
22	Kubota	2019-2031	51,000	-	51,000	11,220		39,780	37,393	2,387
23	Facilities Additional 4 Bay Facility	2019-2031	180,800	-	180,800	39,776		141,024	132,563	8,461
24	Additional Salt Storage	2019-2031	96,000	-	96,000	21,120		74,880	70,387	4,493
25	Studies Traffic & Parking By-law Consolidation Study	2021	60,000	-	60,000	30,000		30,000	28,200	1,800
	Reserve Fund Balance/Unfunded Capital				(120,951)			(120,951)	(113,694)	(7,257)
	Total		19,188,800	4,656,370	14,411,479	5,635,796	-	8,775,683	8,249,142	526,541



Chapter 6

D.C. Calculation



6. D.C. Calculation

Table 6-1 presents the calculation of the D.C.s to be imposed for water and wastewater in the municipally serviced area. Table 6-2 present the calculation of the D.C. to be imposed for septage treatment services in the rural area. Table 6-3 shows the proposed D.C.s for roads and road related services and fire protection services to be imposed on development in the Town over the 12-year (i.e. 2019-2031) forecast period. Similarly, the calculation of the D.C.s for all remaining services over the 2019-2029 forecast period are presented in Table 6-4.

The calculation for residential development is generated on a per capita basis and is based upon four forms of housing types (single and semi-detached, apartments 2+ bedrooms, 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 6-5 summarizes the recommended schedule of charges, reflecting the maximum D.C.s by residential dwelling type and per sq.ft. of G.F.A. for non-residential development.

Table 6-6 compares the Town's existing charges to the charges proposed herein (Table 6-5), for a single detached residential dwelling unit and per sq.ft. of G.F.A. for non-residential development.

The calculated charges for developments in the urban serviced area are \$29,225 for a single detached residential dwelling unit and \$11.51 per sq.ft. of non-residential G.F.A. The residential charges for a single detached dwelling unit represent an 14% increase (+\$3,586) over the current charges of \$25,639. The non-residential charges per sq.ft. of G.F.A. represent a 10% decrease (-\$1.23) from the current charges of \$12.74 per sq.ft. of G.F.A.



Table 6-1
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	\$ 17,987,894	\$ 1,148,163	\$ 14,799	\$ 5.86
2. Water Services	5,973,949	381,316	4,915	1.95
TOTAL	23,961,843	1,529,479	\$19,714	7.81
D.C.-Eligible Capital Cost	\$23,961,843	\$1,529,479		
12-Year Gross Population/GFA Growth (sq.ft.)	4,016	195,800		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$5,966.59	\$7.81		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	3.304	\$19,714		
Apartments - 2 Bedrooms +	1.693	\$10,101		
Apartments - Bachelor and 1 Bedroom	1.146	\$6,838		
Other Multiples	2.564	\$15,298		

Table 6-2
Rural 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.
3. Septage Services	\$ 67,919	\$ -	\$ 1,580	\$ -
TOTAL	67,919	-	\$1,580.00	\$0.00
D.C.-Eligible Capital Cost	\$67,919	\$0		
12-Year Gross Population/GFA Growth (sq.ft.)	142	-		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$478	\$0.00		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	3.304	\$1,580		
Apartments - 2 Bedrooms +	1.693	\$810		
Apartments - Bachelor and 1 Bedroom	1.146	\$548		
Other Multiples	2.564	\$1,226		



Table 6-3
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	\$ 6,555	\$ 2.69
5. Fire Protection Services	669,647	42,743	532	0.22
TOTAL	8,918,789	\$569,284	\$7,087	\$2.91
D.C.-Eligible Capital Cost	\$8,918,789	\$569,284		
12-Year Gross Population/GFA Growth (sq.ft.)	4,158	195,800		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$2,145	\$2.91		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.304	\$7,087		
Apartments - 2 Bedrooms +	1.693	\$3,631		
Apartments - Bachelor and 1 Bedroom	1.146	\$2,458		
Other Multiples	2.564	\$5,500		

Table 6-4
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.
6. Parks and Recreation Services	\$ 617,578	\$ 32,504	\$ 594	\$ 0.18
7. Library Services	1,545,702	81,353	1,486	0.46
8. Administration	357,857	26,935	344	0.15
TOTAL	2,521,138	\$140,792	\$2,424	\$0.79
D.C.-Eligible Capital Cost	\$2,521,138	\$140,792		
10-Year Gross Population/GFA Growth (sq.ft.)	3,438	175,400		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$733.32	\$0.80		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.304	\$2,423		
Apartments - 2 Bedrooms +	1.693	\$1,242		
Apartments - Bachelor and 1 Bedroom	1.146	\$840		
Other Multiples	2.564	\$1,880		



Table 6-5
Schedule of Calculated 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)
Municipal Wide Services:					
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	594	304	206	461	0.18
Library Services	1,486	761	515	1,153	0.46
Administration	344	176	119	267	0.15
Total Municipal Wide Services	9,511	4,873	3,299	7,381	3.70
Rural Services					
Septage Services	1,580	810	548	1,226	0.00
Total Rural Services	1,580	810	548	1,226	0.00
Urban Services					
Wastewater Services	14,799	7,583	5,133	11,484	5.86
Water Services	4,915	2,518	1,705	3,814	1.95
Total Urban Services	19,714	10,101	6,838	15,298	7.81
GRAND TOTAL RURAL AREA	11,091	5,683	3,847	8,607	3.70
GRAND TOTAL URBAN AREA	29,225	14,974	10,137	22,679	11.51

Table 6-6
Comparison of Current and Calculated D.C.s

Residential (Single Detached) Comparison			Non-Residential (per sq.ft.) Comparison		
Service	Current	Calculated	Service	Current	Calculated
Municipal Wide Services:			Municipal Wide Services:		
Roads and Related	4,464	6,555	Roads and Related	2.62	2.69
Fire Protection Services	355	532	Fire Protection Services	0.20	0.22
Parks and Recreation Services	3,503	594	Parks and Recreation Services	0.87	0.18
Library Services	819	1,486	Library Services	0.20	0.46
Administration	629	344	Administration	0.35	0.15
Total Municipal Wide Services	9,770	9,511	Total Municipal Wide Services	4.24	3.70
Rural Services			Rural Services		
Septage Services	1,411	1,580	Septage Services	-	-
Total Rural Services	1,411	1,580	Total Rural Services	-	-
Urban Services			Urban Services		
Wastewater Services	12,040	14,799	Wastewater Services	6.75	5.86
Water Services	3,829	4,915	Water Services	1.75	1.95
Total Area Specific Services	15,869	19,714	Total Area Specific Services	8.50	7.81
Grand Total - Rural Area	11,181	11,091	Grand Total - Rural Area	4.24	3.70
Grand Total - Urban Area	25,639	29,225	Grand Total - Urban Area	12.74	11.51



7.5 Other Recommendations

It is recommended that Council:

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated June 6, 2019, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated June 6, 2019, as amended”

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

“Approve the D.C. By-law as set out in Appendix E.”



capital needs or their associated operating costs so these are omitted from the table below. Furthermore, as only the present infrastructure gap been considered at this time within the A.M.P., the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from Municipality financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2019 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$4.4 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$5.1 million. This amount, totalled with the existing operating revenues of \$6.9 million, provides annual revenues of \$12.0 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table 8-1
Town of Grand Valley
Asset Management – Future Expenditures and Associated Revenues (2019\$)

Description	2031 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	533,706
Annual Debt Payment on Post Period Capital ²	378,395
Lifecycle:	
Annual Lifecycle - Town Wide Services	\$421,205
Annual Lifecycle - Area Specific Services ³	\$429,335
Sub-Total - Annual Lifecycle	\$850,540
Incremental Operating Costs (for D.C. Services)	\$3,045,407
Total Expenditures	\$4,429,654
Revenue (Annualized)	
Total Existing Revenue ⁴	\$6,885,756
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$5,127,636
Total Revenues	\$12,013,392

¹ Non-Growth Related component of Projects including 10% mandatory deduction on soft services

² Interim Debt Financing for Post Period Benefit

³ All infrastructure costs included in Area Specific by-laws have been included

⁴ As per Sch. 10 of FIR



Table C-1
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	303,746	1,876,749	2,180,495
Water Services	122,133	446,278	568,410
Roads and Related	261,969	406,480	668,449
Fire Protection Services	17,049	96,966	114,015
Parks and Recreation Services	36,626	74,182	110,808
Library Services	105,561	144,240	249,800
Administration	-	-	-
Total	850,540	3,045,407	3,895,948



Appendix E

Proposed D.C. By-Law



THE CORPORATION OF THE TOWN OF GRAND VALLEY

BY-LAW NO. 2019-__

A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES

WHEREAS the Town of Grand Valley will experience growth through development and re-development;

AND WHEREAS development and re-development requires the provision of physical and social services by the Town of Grand Valley;

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

AND WHEREAS the Development Charges Act, 1997 (the "Act") provides that the council of a Town may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services;

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

AND WHEREAS the Council of The Corporation of the Town of Grand Valley has given notice of and held a public meeting on the 9th day of July, 2019 in accordance with the Act and the regulations thereto;

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

1. INTERPRETATION

1.1 In this By-law the following items shall have the corresponding meanings:

"Act" means the Development Charges Act, as amended, or any successor thereof;



"accessory use" means where used to describe a use, building, or structure that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;

"apartment unit" means any residential unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor;

"bedroom" means a habitable room larger than seven square metres, including a den, study or other similar area, but does not include a bathroom, living room, dining room or kitchen;

"benefiting area" means an area defined by map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;

"board of education" has the same meaning as set out in the Education Act, R.S.O. 1990, Chap. E.2, as amended, or any successor thereof;

"Building Code Act" means the Building Code Act, S.O. 1992, as amended, or any successor thereof;

"capital cost" means costs incurred or proposed to be incurred by the Town or a local board thereof directly or by others on behalf of and as authorized by the Town or local board,

- (1) to acquire land or an interest in land, including a leasehold interest,
- (2) to improve land,
- (3) to acquire, lease, construct or improve buildings and structures,
- (4) to acquire, construct or improve facilities including,
 - (1) furniture and equipment other than computer equipment, and



- (2) material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, Chap. P.44, as amended, or any successor thereof; and
- (3) rolling stock with an estimated useful life of seven years or more, and
- (5) to undertake studies in connection with any matter under the Act and any of the matters in clauses (1) to (5) above, including the development charge background study;

required for the provision of services designated in this by-law within or outside the Town, including interest on borrowing for those expenditures under clauses (1) to (5) above that are growth-related;

"commercial" means any non-residential development not defined under "industrial" or "institutional";

"Council" means the Council of the Town;

"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 the effect of increasing the size of usability thereof, and includes redevelopment;

"development charge" means a charge imposed with respect to this by-law;

"dwelling unit" means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use;

"existing" means the number, use and size that existed as of the date this by-law was passed;

"farm building" means all or part of a building; that does not contain any area used for residential occupancy, that is associated with and located on land devoted to the practice of farming and that is used essentially for the housing of equipment or livestock or the production, storage or processing of agricultural



and horticultural produce or feeds. Examples include encompassing barns, silos and other ancillary development to an agricultural use. For greater clarity, farm buildings exclude marijuana production or processing facilities.

"gross floor area" means:

- (1) in the case of a residential building or structure, the total area of all floors above the average level of finished ground of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and
- (2) in the case of a non-residential building or structure, or in the case of a mixed use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:
 - (1) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
 - (2) loading facilities above or below grade; and
 - (3) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

"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;



"institutional" means land, buildings, structures or any part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain;

"Local Board" means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, 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, including school purposes, of the Town of Grand Valley or any part or parts thereof;

"local services" means those services, facilities or things which are under the jurisdiction of the Town and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under sections 41, 51 or 53 of the *Planning Act*, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

"multiple dwellings" means all dwellings other than single-detached, semi-detached and apartment unit dwellings;

"non-residential use" means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;

"Official Plan" means the Official Plan adopted for the Town, as amended and approved;

"owner" means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed'

"place of worship" means that part of a building or structure that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

"rate" means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;

"regulation" means any regulation made pursuant to the Act;



"residential dwelling" means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more dwelling units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;

"residential use" means the use of a building or structure or portion thereof for one or more dwelling units. This also includes a dwelling unit on land that is used for an agricultural use;

"row dwelling" means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;

"semi-detached dwelling" means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but not other parts, attached or another dwelling unit where the residential unit are not connected by an interior corridor;

"service" means a service designed in Schedule "A" to this by-law, and "services" shall have a corresponding meaning;

"servicing agreement" means an agreement between a landowner and the Town relative to the provision of municipal services to specified land within the Town;

"single detached dwelling unit" means a residential building consisting of one dwelling unit and not attached to another structure;

"Town" means the area within the geographic limits of the Town of Grand Valley; and "Town" also means the Corporation of the Town of Grand Valley.

2. **DESIGNATION OF SERVICES**

2.1 The categories of services for which development charges are imposed under this by-law are as follows:

- (1) Road and Related Services;
- (2) Fire Protection Services;



- (3) Parks and Recreation Services;
- (4) Library Services;
- (5) Administration Services;
- (6) Septage Treatment Services (within the Rural Serviced Area only);
- (7) Wastewater Services (within the Urban Serviced Area only); and
- (8) Water Services (within the Urban Serviced Area only).

3. APPLICATION OF BY-LAW RULES

3.1 Development charges shall be payable in the amounts set out in this by-law where:

- (1) the lands are located in the area described in section 3.2; and
- (2) the development of the lands requires any of the approvals set out in subsection 3.4 (1).

3.2 Subject to section 3.3, this by-law applies to all lands in the Town of Grand Valley whether or not the land or use thereof is exempt from taxation under section 13 or the *Assessment Act*.

3.3 Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:

- (1) the Town or a local board thereof;
- (2) a board of education; or
- (3) the Corporation of the County of Dufferin or a local board thereof;

Approvals for Development

3.4 Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:



- (1) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- (2) the approval of a minor variance under section 45 of the *Planning Act*
- (3) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
- (4) the approval of a plan of subdivision under section 51 of the *Planning Act*;
- (5) a consent under section 53 of the *Planning Act*
- (6) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or (7) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this by-law applies even though two or more of the actions described in subsection 3.4 are required before the lands, buildings or structures can be developed.

Exemptions

- 3.5 Notwithstanding the provisions of this by-law, development charges shall not be imposed with respect to:
- (1) an enlargement to an existing dwelling unit;
 - (2) one or two additional dwelling units in an existing single detached dwelling; or
 - (3) one additional dwelling unit in any other existing residential building;
- 3.6 Notwithstanding section 3.5 (2), development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.
- 3.7 Notwithstanding section 3.5, development charges shall be imposed if the additional unit has a gross floor area greater than



- (1) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
- (2) in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.

3.8 Exemption for Industrial Development:

- (1) Notwithstanding any other provision of this by-law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less.
- (2) If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
 - (1) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - (2) divide the amount determined under subsection 3.8 (2) (1) by the amount of the enlargement

3.9 For the purpose of section 3.8 herein, "existing industrial building" is used as defined in the Regulation made pursuant to the Act.

3.10 Other Exemptions:

Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:

- (1) an accessory use not exceeding 10 square metres;
- (2) non-residential farm buildings; and
- (3) places of worship including lands associated with church yards, cemeteries and burial grounds.



Amount of Charges

Residential

3.11 The development charges set out in Schedule B shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

Non-Residential

3.12 The development charges described in Schedule B to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services according to the total floor area of the non-residential use.

Reduction of Development Charges for Redevelopment

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.

Time of Payment of Development Charges

- 3.14 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.
- 3.15 Despite section 3.14, 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.

4. **PAYMENT BY SERVICES**

- 4.1 Despite the payment required under subsections 3.11 and 3.12, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this by-law.

5. **INDEXING**

- 5.1 Development charges imposed pursuant to this by-law shall be adjusted annually, without amendment to this by-law, on the anniversary date of the by-law, in accordance with the prescribed index in the Act.

6. **SCHEDULES**

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

Schedule A - Services Designated in section 2.1

Schedule B - Residential and Non-Residential Development Charges

7. **CONFLICTS**



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

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

8. **SEVERABILITY**

8.1 If, for any reason, any provision of this by-law is held to be invalid, it is hereby declared to be the intention of Council that all the remainder of this by-law shall continue in full force and effect until repealed, re-enacted, amended or modified.

9. **DATE BY-LAW IN FORCE**

9.1 This by-law shall come into effect at 12:01 AM on August 7, 2019.

10. **DATE BY-LAW EXPIRES**

10.1 This by-law will expire at 12:01 AM on August 7, 2024 unless it is repealed by Council at an earlier date.

11. **EXISTING BY-LAW REPEALED**

11.1 By-law No. 2014-36 is hereby repealed as of the date and time of this by-law coming into effect.

ENACTED AND PASSED this ____, day of August, 2019.



Steve Soloman-Mayor

Jane M. Wilson-CAO/Clerk Treasurer



THE CORPORATION OF THE TOWN OF GRAND VALLEY
SCHEDULE "A" TO BY-LAW NO. 2019-__

COMPONENTS OF SERVICES DESIGNATED IN SUBSECTION 2(4)

TOWN-WIDE SERVICES

100% Eligible Services

Roads and Related

Fire Protection Services

90% Eligible Services

Parks and Recreation Services

Library Services

Administrative Services

URBAN SERVICED AREA SERVICES

Water Services

Wastewater Services

RURAL SERVICED AREA SERVICES

Septage Treatment Services



THE CORPORATION OF THE TOWN OF GRAND VALLEY
SCHEDULE "B" TO BY-LAW NO. 2019-___
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)
Municipal Wide Services:					
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	594	304	206	461	0.18
Library Services	1,486	761	515	1,153	0.46
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Rural Services					
Septage Services	1,580	810	548	1,226	0.00
Total Rural Services	1,580	810	548	1,226	0.00
Urban Services					
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Water Services	4,915	2,518	1,705	3,814	1.95
Total Urban Services	19,714	10,101	6,838	15,298	7.81
GRAND TOTAL RURAL AREA	11,091	5,683	3,847	8,607	3.70
GRAND TOTAL URBAN AREA	29,225	14,974	10,137	22,679	11.51