

**TOWN OF CALEDON
2009 DEVELOPMENT CHARGE
BACKGROUND STUDY**

**(INCLUSIVE OF BACKGROUND STUDIES AND
PROPOSED BY-LAWS FOR BOLTON AREA-
SPECIFIC CHARGES FOR STORM WATER
MANAGEMENT AND RELATED PURPOSES)**

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 **Planning for growth**

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

1. Purpose of this Background Study

- 1.1 This Background Study has been prepared pursuant to Section 10 of the *Development Charges Act, 1997* (DCA) and, together with the proposed by-law, is being made available to the public, as required by Section 12 of the Act, more than two weeks prior to the public meeting of Council, which is to be held June 17, 2009.
- 1.2 The charges calculated represent those which can be recovered under the DCA, 1997, based on the Town's capital spending plans and other assumptions which are responsive to the requirements of the DCA. A decision is required by Council, after receiving input at the public meeting and other consultation sessions and receiving the completed studies and by-laws, as to the magnitude of the charges it wishes to establish, for residential, commercial, industrial and/or institutional development. Property tax, user rate or other funding will be required to finance any potentially DC-recoverable capital costs which are not included in the charge which is adopted.
- 1.3 Other decisions are also involved in finalizing development charge policy and the by-law, including exemptions, phasing in, indexing, applicability to the redevelopment of land, and the schedule of charges by type of land use. It is the purpose of the public meeting and consultation activity, to obtain input on these matters.

In this regard, proposed key policy modifications include:

- a) Establish a uniform charge for all non-exempt forms of non-residential development, thereby removing the 34% DC discount currently relating to non-retail development;
- b) Establish the full charge for all sizes of apartment units and buildings, except where located in an exempt area;
- c) Remove the DC exemption for "accommodation facilities" (temporary accommodation of tourists and other people provided that such building(s) have a minimum of ten accommodation units) and replace it with an exemption for Bed and Breakfasts, Country Inns and Wineries;
- d) Provision has been made, on a go-forward basis, for the Town to fund the classes of development-related studies set out in Appendix B;
- e) The Town is in the process of reviewing its policy with respect to developer streetscaping requirements. Should this result in the need to modify the development charge program and quantum, the DC by-law can be amended subsequently.

- f) The Town's local service policy for roads and related services is largely unchanged and is:

“Developer responsibilities include local roads, sidewalks, streetlights, and related work, and inclusive of arterials and collectors which are internal to development and serve primarily the development. Arterials and collectors external to development but within the area to which the plan relates, and which serve primarily the development, are also the responsibility of the developer.”

2. The 2009 Development Charge Calculation

2.1 Table ES-1 presents the proposed schedule of Town-wide charges, based on the costing and related assumptions contained in Appendices B & C, in comparison with the Town's existing development charges. The calculated charges are reflected in the proposed by-law contained in Appendix F. (Area-specific SWM charges are addressed in Appendix G).

2.2 Table ES-2 summarizes the Town's Development Related Capital Program and the deductions made thereto, in accordance with the DCA. In summary, the gross development-related capital cost of the entire program is \$463.2 million. Of this amount, \$214.0 million has been determined to be DC-recoverable (\$156.3 million from residential development and \$57.7 million from industrial/commercial/institutional development (non-residential)). The difference between the gross and DC recoverable amounts comprises the following deductions, pursuant to the *Development Charges Act*:

- \$163.0 million Beyond 10 year Service Level Cap
 - \$ 70.9 million Benefit to Existing Development
 - \$ 5.0 million Post Period Capacity
 - \$ 10.2 million Subsidies, Other Contributions, and 10% Statutory Deduction
- \$249.1 million

2.3 Table ES-3 sets out the existing and calculated charges by type of dwelling unit.

3. Council Approvals Sought

At this stage in the process, the Background Study and proposed DC by-law are being provided for information purposes, as part of the consultation process. At such time as that process is complete and final DC recommendations are made to Council, approval will be sought for:

- the 2009 DC by-law(s);

- the Background Study, including the development forecast, the development-related capital program, the DC calculation and associated material, subject to any Addendum which may be produced prior to by-law adoption.

4. Acknowledgements

The consultant wishes to acknowledge, with appreciation, the guidance, input and considerable efforts of the numerous Town staff who were involved in the production of this Background Study.

Table ES-1
Town of Caledon
Comparison of Development Charges

	Residential Per Single Detached Unit			Non-Residential Per Sq.m. of GFA		
	Current Feb. 1, 2009	Calculated Herein	Change	Current Feb. 1, 2009	Calculated Herein	Change
Studies	\$ 251	\$ 228	\$ (23)	\$1.05	1.08	\$ 0.03
Animal Control	20	37	17	-	-	-
Fire	663	770	107	2.85	3.32	0.47
Roads	12,409	12,001	(408)	35.43	38.10	2.67
Parkland	1,687	1,627	(60)	0.90	0.65	(0.25)
Recreation	3,301	2,799	(502)	1.65	1.08	(0.57)
Library	783	752	(31)	0.45	0.32	(0.13)
Vehicles & Equipment	67	432	365	0.30	1.94	1.64
POA	-	45	45	-	0.22	0.22
TOTAL	\$ 19,181	\$ 18,691	\$ (490)	\$ 42.63	\$ 46.71	4.08

TABLE ES-2
TOWN OF CALEDON
DC CAPITAL PROGRAM AND DEDUCTIONS
2009 \$ Thousands

Service	2009 Gross Costs	Level of Service Cap	DEDUCTIONS										DC Recoverable Split	
			Benefit to Existing Development		Grant/Subsidy/ Other Cost Share	Post Period Capacity	10% Statutory Deduction	DC Recoverable	Residential		Non-Residential			
			\$	Avg %					\$	%	\$	%		
1 Roads	\$364,200,365	\$140,156,734	\$63,378,830	28%	\$4,500,000			\$156,164,801	\$107,414,070	69%	\$48,750,732	31%		
2 Fire	\$16,756,000	\$6,191,000	\$1,381,000	13%	\$0			\$9,184,000	\$5,597,676	61%	\$3,586,324	39%		
3 Parkland Development	\$15,340,000	\$221,795	\$1,282,160	8%	\$0		\$1,383,604	\$12,452,440	\$11,829,818	95%	\$622,622	5%		
4 Recreation	\$40,600,000	\$14,148,675	\$2,645,133	10%	\$0		\$2,380,619	\$21,425,573	\$20,354,295	95%	\$1,071,279	5%		
5 Library	\$7,550,000	\$444,665	\$710,534	10%	\$0		\$639,480	\$5,755,321	\$5,467,555	95%	\$287,766	5%		
6 Public Works	\$5,724,000	\$0	\$0	0%	\$0		\$572,400	\$5,151,600	\$3,139,916	61%	\$2,011,684	39%		
7 Animal Control	\$1,154,000	\$861,818	\$7,709		\$0		\$14,647	\$269,826	\$269,826	100%	\$0	0%		
8 Studies	\$9,629,000		\$1,441,300	15%		\$5,044,090	\$94,308	\$3,049,302	\$1,858,559	61%	\$1,190,743	39%		
9 POA	\$2,250,000	\$966,170	\$64,192	5%	\$609,819		\$60,982	\$548,837	\$334,518	61%	\$214,319	39%		
TOTAL DC	\$463,203,365	\$162,990,857	\$70,910,857		\$5,109,819	\$5,044,090	\$5,146,041	\$214,001,701	\$156,266,232		\$57,735,468			

TABLE ES-3
TOWN OF CALEDON
2009 TOWN-WIDE DEVELOPMENT CHARGE CALCULATION

Development Type	Existing Charge	Calculated Charge
Residential (Per Dwelling Unit)		
Single family & semi-detached	\$ 19,180	\$ 18,691
Other Residential Dwellings	\$ 17,448	\$ 14,627
Apartments > 70 s.m.	\$ 12,771	\$ 12,461
Apartments <= 70 s.m.	\$ 7,381	\$ 7,314
Non-Residential Development per sq.m. (gross floor area)		
- Retail	\$ 42.63	\$46.71
- Other Non-res.	\$ 28.00	\$46.71

1. INTRODUCTION

1. INTRODUCTION

1.1 Background

1.1.1 Development Charges Act (DCA) Background Study Requirements

The DCA requires that a development charge background study must be completed by Town Council before passing a development charge by-law. The mandatory inclusions in such a study are set out in s.10 of the DCA and in s.8 of O.Reg. 82/98, and are as follows:

- a) “the estimates under paragraph 1 of subsection 5(1) of the anticipated amount, type and location of development; (addressed in Chapter 3 of this report)
- b) the calculations under paragraphs 2 to 8 of subsection 5(1) for each service to which the development charge by-law would relate; (addressed in Chapter 4 of this report)
- c) an examination, for each service to which the development charge by-law would relate, of the long term capital and operating costs for capital infrastructure required for the service; (addressed in Appendix D of this report)
- d) the following for each service to which the development charge relates:
 1. The total of the estimated capital costs relating to the service.
 2. The allocation of the costs referred to in paragraph 1 between costs that would benefit new development and costs that would benefit existing development.
 3. The total of the estimated capital costs relating to the service that will be incurred during the term of the proposed development charge by-law.
 4. The allocation of the costs referred to in paragraph 3 between costs that would benefit new development and costs that would benefit existing development.
 5. The estimated and actual value of credits that are being carried forward relating to the service.” (O.Reg. 82/98 s.8 and addressed in Chapter 4 of this report)

FIGURE 1-1
SCHEDULE OF KEY DEVELOPMENT CHARGE PROCESS DATES
FOR THE TOWN OF CALEDON

		2009
1.	Draft Background Studies completed	May
2.	Consultation with the development community and stakeholders	May 20
3.	Ads for Meeting Notices placed in newspaper(s)	by May 26
4.	Proposed By-laws and Background Studies available to public	by June 1
5.	Statutory Public Meeting(s)	June 17
6.	Council considers adoption of Background Studies and passage of By-laws.	July 7
7.	Newspaper notices given of By-law passage	by 20 days after passage
8.	Last day for By-law appeal	40 days after passage
9.	Town makes available pamphlet (where by-law not appealed)	by 60 days after inforce date

1.2 **Development Charges Act Requirements**

1.2.1 **Introduction**

1. Development charges are payments made by new development in Caledon (and other municipalities) normally as part of the building permit approval and/or the subdivision/severance agreement process. These payments are made by all such new development, unless specifically exempt by the *Development Charges Act* or the Town's DC by-law.
2. These payments are made for the initial capital requirements of providing services to new development anticipated over the next decade. All Town-funded services are potentially eligible for DC funding, except those specifically excluded via the *Development Charges Act*.
3. "Capital" is defined in the DCA to include the municipal cost to acquire, lease, construct or improve land or facilities, including rolling stock (7+ year life), furniture and equipment (other than computer equipment), library materials as well as related study and financing costs.
4. The Town of Caledon has imposed development charges under the DCA since 1992.
5. This by-law provides for development charge payments which vary with the amount and type of new development, as detailed in Chapter 3.
6. These charges are indexed for inflation as of February 1 and August 1 each year, based on the prescribed Statcan index.
7. The monies collected under a DC by-law are maintained in separate reserve funds, one for each of the services involved. Most of the collections are for Roads, Parks and Recreation. Smaller development charge components are also collected for Library, Vehicles and Equipment, Fire, Animal Control Facilities and Growth Studies.
8. Each development charge paid is allocated, as a statutory requirement, to those reserve funds, in accordance with the development charge for each service. It is also required that the monies only be expended for the purposes for which the DC was calculated.
9. In calculating the charge, it is necessary to:
 - establish a new development forecast for population and housing, and for employees and floor area;

- determine and cost the additional services such new development will require and ensure that the program has Council approval;
 - make the cost deductions required by the Act with respect to service level, benefit to existing development, excess capacity, grants and contributions, the statutory 10%, etc.;
 - calculate development charges by type of use and document this in a Background Study and by-law;
 - take the study and proposed by-law through a public process, seeking Council approval thereof.
10. Development charges represent a significant capital funding source for many services and serve to provide a portion of funding for designated projects. The current by-law updating process is designed to ensure full DC coverage for Town services.

1.2.2 Development Charge Prerequisites

As per the *Development Charges Act, 1997*, the Town can impose development charges for:

1. A Town service and funding responsibility other than:
 - cultural or entertainment facilities such as museums, theatres and art galleries;
 - tourism facilities, including convention centres;
 - parkland acquisition;
 - hospital provision;
 - waste management services;
 - Municipal/local board general administration headquarters.
2. A service which will experience an increase in capital needs at least partially attributable to residential and/or non-residential growth in Caledon 2009-2019 (or a 2009-2021 planning period in the case of hard services).
3. A service for which Town Council has or will (as part of the DC process) approve(d) a capital forecast which includes capital capacity expansion projects as per para. 2.
4. Such capital capacity expansion projects are not fully funded by grants, subsidies or developer contributions or other contributions.
5. Such capital projects involve the acquisition, lease, construction or improvement of land, buildings, including furniture and equipment, studies and borrowing costs (as well as library materials).

6. Such capital projects do not include computer equipment and rolling stock with an estimated useful life of less than 7 years.
7. Such capital costs don't relate to a time beyond the next decade (except in the case of roads and watercourse improvements).
8. Such capital costs don't serve to increase the future (per capita/employee) level of service beyond the average attained in Caledon over the 1999-2008 period.

1.2.3 The following tabular text sets out the method that must be used to determine development charges. The underlining has been added to the quotations for clarification/emphasis and is not part of the statute or regulation quoted on the left side of the page. The DC calculation process is also summarized schematically in Figure 1-2 which follows.

SUMMARY OF STATUTORY DEVELOPMENT CHARGE CALCULATION REQUIREMENTS

s.s.5(1) of the DCA (and associated Regulations) Para- graph	Commentary
1. "The anticipated amount, type and location of development, <u>for which development charges can be imposed</u> , must be estimated."	Virtually all municipalities forecast <u>all</u> development (including DC-ineligible) in the first instance. That development is used as the denominator in the DC calculation with the <u>full</u> eligible cost of servicing all such development used as the numerator. That way, growth-related servicing costs are equitably spread over <u>all</u> benefiting development, the municipality does not recover DCs from exempt development and this would ensure that the requirements of s.s.5(6)3 have been met. That is, capital costs have not been offloaded from one type of development to another.
2. "The increase in the need for service <u>attributable to the anticipated development</u> must be estimated for each service to which the development charge by-law would relate."	<p>This step involves estimating the additional service requirement, individually for parks and recreation, roads, etc., that is needed by the development increment in paragraph 1.</p> <p>The anticipated development in para. 1 must correspond to the service attribution in para. 2.</p> <p>This involves removing statutorily ineligible development (i.e. municipalities, schools, specified industrial expansions, specified residential intensification and other statutorily exempt public uses) and the servicing cost thereof. However, this would be very difficult to accomplish, particularly because numerous unspecified geographic locations are involved for such development, which makes the servicing cost difficult to identify.</p>

s.s.5(1) of the DCA (and associated Regulations)	Commentary
	As a result, the total cost/total development approach outlined above is used and has the same effect on the DC quantum.
<p>3. "The estimate under paragraph 2 may include an increase in need only if the council of the municipality has <u>indicated that it intends to ensure that such an increase in need will be met.</u>"¹</p> <p>O.Reg. 82/98 s.3. "For the purposes of paragraph 3 of subsection 5(1) of the Act, the council of a municipality has indicated that it intends to ensure that an increase in the need for service will be met <u>if the increase in service forms part of an official plan, capital forecast or similar expression of the intention of the council</u> and the plan, forecast or similar expression of the intention of the council has been approved by the council."</p>	The capital forecast underpinning the DC calculation must be formally approved by Council in one of the ways indicated in the Regulation.
<p>4. "The estimate under paragraph 2 must not include an increase that would result in <u>the level of service exceeding the average level of that service provided in the municipality</u> over the 10-year period immediately preceding the preparation of the background study required under section 10.¹ The estimate also must not include an increase in the need for service that relates to a time after the 10-year period immediately following the preparation of the background study unless the service is set out in subsection (5)."</p>	<p>This provision creates a "service level cap" equal to the cost of providing service to the "anticipated development," consistent with the 10-year historical average level of service.</p> <p>In accordance with s.s.5(1)4, services such as emergency medical services, etc., are restricted to a maximum 10-year planning horizon.</p> <p>s.s.5(5) lists water, wastewater, storm water, road, police and fire services. They are not subject to a 10 year planning period cap.</p> <p>Services other than those excluded in s.s.2(4), may be defined by the municipality and, in some cases, grouped into "service categories" for purposes of reserve funds and credits (as per s.7).</p>

¹ The Act notes that the provisions may be further governed by regulations.

s.s.5(1) of the DCA (and associated Regulations)	Commentary
<p>O.Reg. 82/98 s.4(1) "For the purposes of paragraph 4 of subsection 5(1) of the Act, both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service."</p> <p>s.s.4(1.1) provides that in determining the quality of a service, the replacement cost, exclusive of any allowance for depreciation, shall be the amount used.</p> <p>s.s.4(2) addresses the service level in an excluded geographic area where a service is not provided.</p> <p>s.s.4(4) limits the service level in part of a municipality to the level otherwise applicable to the full municipality.</p> <p>s.s.4(3) modifies the service level cap where a higher level is required by another Act.</p> <p>O.Reg. 206/04 amended s.4 of O.Reg. 82/98 by adding the following subsection:</p> <p>"(1.1) In determining the <u>quality</u> of a service under subsection (1), the <u>replacement cost</u> of municipal capital works, exclusive of any allowance for depreciation, shall be the amount used. (underlining added)</p>	<p>Two "level of service" considerations must be taken into account in satisfying compliance re the 10-year historical average level of service cap. These considerations involve "quantity" (e.g. floor space/capita) and "quality" (e.g. cost per s.m. of floor space).</p> <p>} potentially affects area-specific charges</p> <p>} affects water and wastewater requirements in particular</p> <p>The Reg. clarifies that the quality level of service measure is to be based on the undepreciated replacement cost of municipal capital works.</p>
<p>5. "The increase in the need for service attributable to the anticipated development must be <u>reduced</u> by the part of that increase that can be met using the municipality's <u>excess capacity, other than</u> excess capacity that the council of the municipality has indicated an intention would be paid for by new development."²</p> <p>O.Reg. 82/98 s.5. "For the purposes of paragraph 5 of subsection 5(1) of the Act, excess capacity is uncommitted excess capacity</p>	<p>"Uncommitted excess capacity" is available capacity that obviates (part of) the need for new projects. It is different than "Post Period Capacity," which is <u>not</u> needed by development during the planning period and is provided for the use of subsequent, i.e. post-2018 development, which can be required to fund it through future DCs.</p> <p>The Reg. explains the circumstances under which</p>

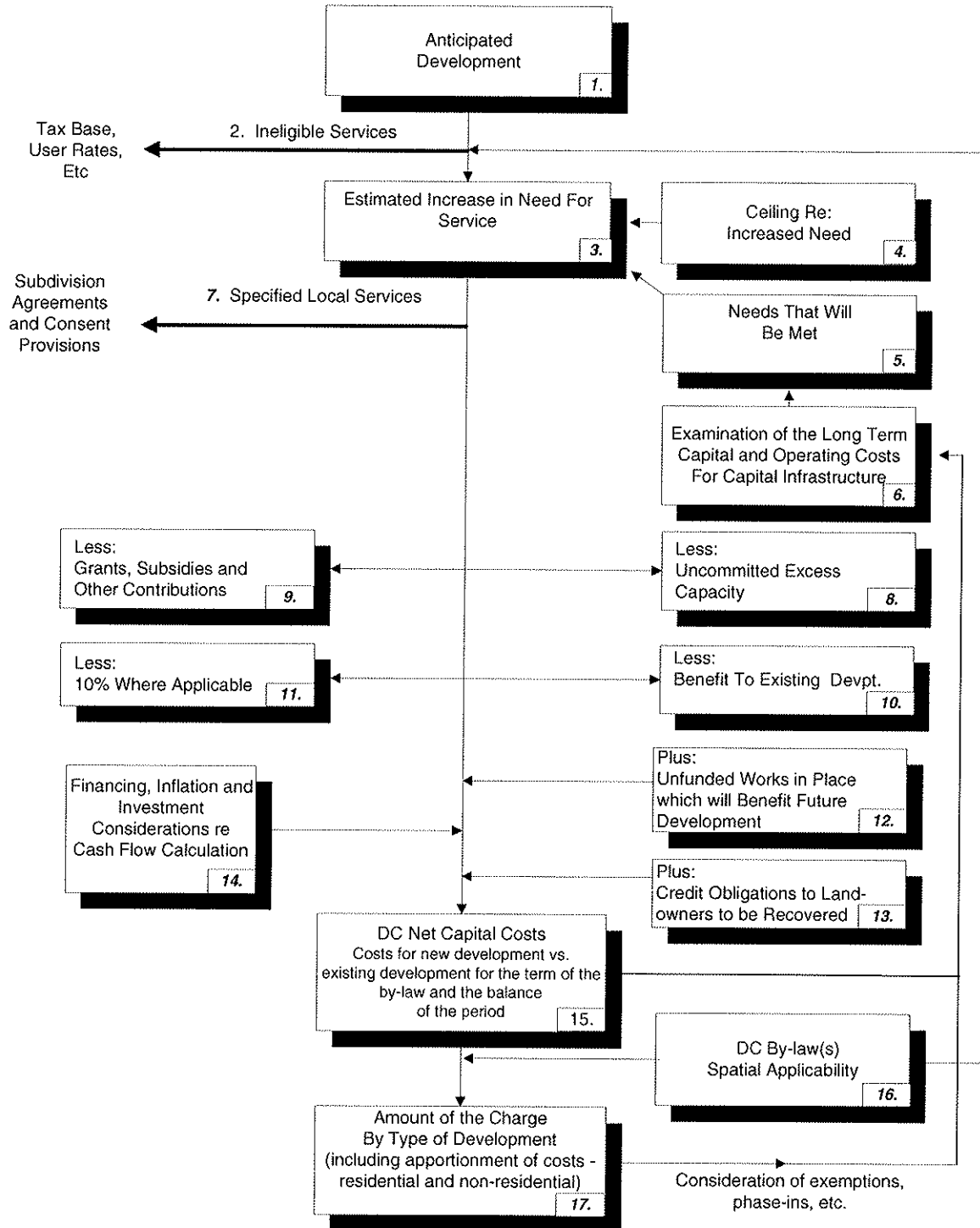
² The Act notes that the provisions may be further governed by regulations.

s.s.5(1) of the DCA (and associated Regulations)	Commentary
<p>unless, either before or at the time the excess capacity was created, the <u>council</u> of the municipality <u>expressed a clear intention that the excess capacity would be paid for by development charges or other similar charges.</u>"</p>	<p>(part of) the cost of "committed excess capacity," (i.e. infrastructure in the ground from prior DC by-laws or otherwise), can be recovered via future DC's.</p>
<p>6. "The increase in the need for service must be reduced by the extent to which an increase in service to meet the increased need would <u>benefit existing development.</u>"¹</p> <p>Note: no regulatory clarification has been provided.</p>	<p>Existing development benefits from:</p> <ul style="list-style-type: none"> • the repair or unexpanded replacement of existing assets; • an increase in average service level or existing operational efficiency; • the elimination of a chronic servicing problem not created by growth; • providing services where none previously existed (e.g. water service).
<p>7. "The <u>capital costs</u> necessary to provide the increased services must be estimated. The capital costs <u>must be reduced by the reductions set out in subsection (2).</u> What is included as a capital cost is set out in subsection (3)."¹</p> <p>O.Reg. 82/98 s. 6 indicates that: Unless the person making the grant, subsidy, etc., was specific as to how it is to be applied, the contribution is to be shared between growth and non-growth project components in proportion to the way in which the costs were allocated in s.s.5(1)6.</p> <p>s.s.5(3) defines capital costs to include:</p> <ul style="list-style-type: none"> • the acquisition or lease of (an interest in) land; • construction, improvement, acquisition or lease (capital component only) costs for buildings/structures/facilities; • 7+ year useful life rolling stock; • FFE, other than computer equipment; • library materials; • studies re above; • DC Background Studies; and • interest on related borrowings. 	<p>s.s.5(2) refers to capital grants, subsidies and other contributions made to a municipality <u>or that Council anticipates</u> will be made in <u>respect of the capital costs.</u></p> <p>These costs exclude "local services" related to a plan of subdivision or a consent approval, to be installed or paid for by the owner (s.s.2(5)).</p> <p>Includes debt payments related to previously constructed growth-related works.</p>

s.s.5(1) of the DCA (and associated Regulations)	Commentary
<p>8. "The capital cost must be reduced by 10 per cent. This paragraph does not apply to services set out in subsection (5)."</p>	<p>For example, the 10% reduction <u>does</u> apply to:</p> <ul style="list-style-type: none"> • Parks and Recreation; • Libraries; • Animal Control. <p>The purpose of this reduction is undefined, beyond the Province's expressed wish in 1997 to moderate development charge quantum. The exclusion of various services under s.s.2(4) serves a similar purpose. (i.e. Cultural/entertainment facilities, including museums, theatres and art galleries; tourism facilities, including convention centres; parkland acquisition; public hospitals, waste management services; and general administration headquarters for municipalities/local boards).</p>
<p>9. "Rules <u>must be</u> developed to determine if a development charge is payable in any particular case and to determine the amount of the charge, subject to the limitations set out in subsection (6)."</p> <p>s.s.5(6):</p> <p>"The rules developed under paragraph 9 of subsection (1) to determine if a development charge is payable in any particular case and to determine <u>the amount of the charge are subject to the following restrictions:</u></p> <ol style="list-style-type: none"> 1. The rules must be such that the total of the development charges that would be imposed upon the anticipated development is less than or equal to the capital costs determined under paragraphs 2 to 8 of subsection (1) <u>for all the services to which the development charge by-law relates.</u> 2. If the rules expressly identify a type of development <u>they must not provide for the type of development to pay development</u> 	<p>These are mandatory DC by-law inclusions as to how the charge is to be applied to development types and circumstances.</p> <p>These are three over-riding tests to be met by the DC by-law.</p> <p>A municipality cannot collect more than the calculated cost for each service (if the amount of development and resultant revenue outpaces the forecast, then address via a reserve fund deduction in the DC calculation in the next round or other appropriate means).</p> <p>A municipality cannot offload the cost of servicing one type of development onto another type. e.g. Industrial</p>

s.s.5(1) of the DCA (and associated Regulations)	Commentary
<p><u>charges that exceed the capital costs, determined under paragraphs 2 to 8 of subsection (1), that arise from the increase in the need for services attributable to the type of development.</u></p> <p>However, it is <u>not necessary that the amount of the development charge</u> for a particular development <u>be limited to the increase in capital costs, if any, that are attributable to that particular development.</u></p> <p>3. If the development charge by-law will exempt a type of development, phase in a development charge, or otherwise provide for a type of development to have a lower development charge than is allowed, <u>the rules for determining development charges may not provide for any resulting shortfall to be made up through higher development charges for other development.</u>"</p>	<p>servicing costs cannot be transferred to residential development and single detached unit servicing costs cannot be transferred to apartments.</p> <p>It is not necessary that the <u>average</u> municipal-wide per unit servicing costs funded by the DC reflect the needs of any <u>particular</u> development project.</p> <p>Provides further clarification on the inability of the by-law to offload cost recovery from one type of development to another, in this case from exempt or discounted development to non-exempt development.</p>
<p>10. "The rules <u>may provide</u> for full or partial exemptions for types of development and for the phasing in of development charges. The rules <u>may also provide</u> for the indexing of development charges based on the prescribed index."</p>	<p>Optional by-law inclusions such as authority to set rules on discretionary exemptions, phasing in of DCs and indexing of DCs.</p>

FIGURE 1-2
THE PROCESS OF CALCULATING A DEVELOPMENT CHARGE UNDER THE DCA, 1997



2. CURRENT TOWN OF CALEDON POLICY

2. CURRENT TOWN OF CALEDON POLICY

2.1 Schedule of Charges

On August 10, 2004, the Town of Caledon passed By-law 2004-118 under the *Development Charges Act, 1997*. The by-law came into effect on August 11, 2004 and expires August 11, 2009. It imposes development charges on residential and non-residential land uses. The rates in effect for the first and the current period are as follows.

Use	Effective August 31, 2004	Effective February 1, 2009
Residential Development (per Dwelling Unit)		
Single Detached, Semi-detached and Duplex Dwellings	\$11,590	\$19,180.58
Apartment Dwellings (min. 10 units/building) <ul style="list-style-type: none"> • 70 s.m. or greater • Less than 70 s.m. 	\$3,257 nil	\$5,390.12 nil
Apartment Dwellings (Mayfield West Community) <ul style="list-style-type: none"> • 70 s.m. or greater • Less than 70 s.m. 	Town-wide charges	\$12,770.99 \$7,380.88
Apartment Dwellings (Less than 10 units and outside Mayfield West) <ul style="list-style-type: none"> • 70 s.m. or greater • Less than 70 s.m. 	\$7,717 \$4,460	\$12,770.99 \$7,380.88
Other Residential Dwellings	\$10,543	\$17,447.80
Non-Residential Development		
Per square metre of Gross Floor Area <ul style="list-style-type: none"> • Retail • Other Non-Residential 	\$23.90 15.69	\$42.63 28.00

2.2 By-law Amendment

The charges noted above were indexed for inflation and, in addition, were amended by By-law No. 2008-089, which was passed August 5, 2008. This amendment significantly increased the road costs which had been included in the Town's 2004 DC calculation for the Mayfield West community, as a result of the detailed planning work which had taken place in the interim.

2.3 Services Covered

The following are the services covered under By-law 2004-118:

1. Development-related Studies;
2. Roads;
3. Vehicles and Equipment;
4. Parkland Development;
5. Major Indoor Recreation Facilities;
6. Animal Control Facilities;
7. Fire; and
8. Library. (s.s.4(1))

2.4 Timing of DC Payment

Development charges are payable in relation to a building or structure, on the date that an applicable building permit is issued. In the alternative, the Town may accept the provision of services in full or partial payment to the DC otherwise payable or enter into an agreement providing for earlier or later payment. (s.12)

2.5 Indexing

The development charges are to be adjusted on February 1 and August 1 of each year, commencing February 1, 2005 in accordance with the six month charge from August 1, 2004 in the regulated Statcan index. (s.11)

2.6 Redevelopment Credit

A redevelopment credit is applied against development charges payable where in conjunction with the redevelopment of land, a building was demolished on or after November 6, 1991 or converted from one use to another. The credit is calculated as the applicable DC, multiplied by the amount of development demolished or converted. (s.8)

2.7 Non-Statutory Exemptions

The following discretionary exemptions are provided in the By-law, in addition to the DCA statutory exemptions:

- a) the Bolton Business Improvement Area;
- b) the Caledon East Commercial Core Area;

- c) a college or university that is eligible to receive Provincial funding;
- d) a hospital (as per the *Public Hospitals Act*);
- e) the Ontario Provincial Police;
- f) temporary buildings (8 month limit);
- g) an accommodation facility (overnight rooms);
- h) a garden suite;
- i) a non-residential agricultural building (other than buildings used for retail sale);
- j) an outbuilding (for accessory storage);
- k) a rehabilitation building (non-residential building on former aggregates landfill extraction site);
- l) an open-sided tent;
- m) partial DC rebates to non-residential buildings providing defined green initiatives. (s.10 and s.s.2(3))

2.8 Phasing In

Apartment dwellings and non-residential, non-retail uses were subject to the new charges as of August 11, 2004, whereas other forms of development were not subject to the new charges until August 31, 2004. Where a building containing retail uses submitted a complete building permit application prior to August 31, 2004, which was issued by October 31, 2004, then the pre-existing DC is payable. (s.14)

3. ANTICIPATED DEVELOPMENT IN CALEDON

3. ANTICIPATED DEVELOPMENT IN CALEDON

3.1 Requirements of the Act

Subsection 5(1) of the DCA sets out the method that must be used to determine development charges. The first step states that:

“The anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.”

Steps 2 and 5 go on to refer to “the increase in need for service attributable to the anticipated development...” Thus, the estimate of anticipated development is an important starting point to the process.

The requirement of the Act is for a development forecast, which refers to residential, commercial, industrial and institutional development. Such development generates increased service needs, via its occupancy and use, which is measured in terms of households, population, employment and visitors (tourists, customers, patrons and suppliers). This chapter therefore addresses both the anticipated increase in development and the users thereof. It covers all forms of development, whether or not they are included in the schedule of development charges, in order to avoid transferring the servicing cost responsibility of exempt development to non-exempt development.

The Act requires that the amount, type and location of development be estimated. “Timing” is not referenced, other than indirectly, in section 8 para 3 of O.Reg. 82/98, where capital costs to be incurred during the term of the proposed development charge by-law, must be set out. Also, s.s.5(1)4 of the Act restricts the estimate of the increase in the need for services other than water supply, waste water, storm water drainage and control, police and fire protection, to a maximum of 10 years following the preparation of the background study. Accordingly, this chapter addresses the anticipated timing of development.

3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast

The growth forecast summarized in this Chapter (with supplemental tables in Appendix A) provides the anticipated development for which the Town of Caledon will be required to provide services over a ten year time horizon (mid-2009 to mid-2019) and to 2021 in the case of roads. By the year 2019, the Town of Caledon is anticipated to reach a population of approximately 79,761 (excluding Census undercount), which represents an increase of 22,135 persons over the 10-year forecast period. In terms of housing growth, Caledon is anticipated to grow by

approximately 7,650 dwelling units over the same 10-year growth period. Over the somewhat longer time horizon to 2021, Caledon is anticipated to reach a population of 84,444 and 27,892 households, an increase from 2009 of 26,818 persons and 9,300 occupied dwelling units, respectively.

The detailed growth forecast is contained in Appendix A and is briefly summarized below:

Year (mid)	Population	Households
2009	57,626	18,592
2019	79,761	26,242
2021	84,444	27,892
'09-'19 Increase	22,135	7,650
'09-2021 Increase	26,818	9,300

Year (mid)	Employment	Non-Residential GFA (sq.ft.)
2009	20,553	
2019	34,734	
2021	37,970	
'09-'19 Increase	14,181	11,086,500
'09-2021 Increase	17,417	13,612,300

4. THE RESULTANT INCREASE IN THE NEED FOR SERVICE

4. THE RESULTANT INCREASE IN THE NEED FOR SERVICE

4.1 Introduction

This chapter addresses the requirements of s.s.5(1) of the DCA, 1997 with respect to the establishment of the estimated increased need for service attributable to the anticipated development, which underpins the development charge calculation. These requirements were detailed in section 1.2 above.

4.2 Services Potentially Involved

Table 4-1 lists the full range of municipal service categories that are eligible for inclusion in the DC calculation.

A number of these services are referenced in s.s.2(4) of the DCA, 1997 as being ineligible for inclusion in development charges. These are shown as “ineligible” on Table 4-1. In addition, two ineligible costs defined in s.s.5(3) of the DCA are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years...” In addition, local stormwater management and road works are recovered separately under subdivision agreements and related means (as are other local services). Services which are potentially eligible for inclusion by the Town are so noted and potential coverage by the Regional development charge are separately indicated.

4.3 The Increase in the Need for Service

The development charge calculation commences with an estimate of “the increase in the need for service attributable to the anticipated development,” for the services to be covered by the by-law. There must be some form of link or attribution between the anticipated development and the estimated increase in the need for service. While the need could conceivably be expressed generally in terms of units of capacity, s.s.5(1)3 (and s.3 of the associated regulation), which requires that Municipal Council indicate that it intends to ensure that such an increase in need will be met, suggests that a project-specific expression of need would normally be applicable.

TABLE 4-1
CATEGORIES OF MUNICIPAL SERVICES
TO BE ADDRESSED AS PART OF THE CALCULATION

CATEGORIES OF MUNICIPAL SERVICES	ELIGIBILITY FOR INCLUSION IN THE DC CALCULATION	SERVICE COMPONENTS	MAXIMUM POTENTIAL DC RECOVERY %
1. Services Related to a Highway	<ul style="list-style-type: none"> ✓/Regional ✓/Dev. Agreements Dev. Agreements ✓/Regional/Dev. Agreements ✓/ Dev. Agreements 	<ul style="list-style-type: none"> 1.1 Arterial roads 1.2 Collector roads 1.3 Local roads 1.4 Traffic signals 1.5 Sidewalks and streetlights 	<ul style="list-style-type: none"> 100 100 100 100 100
2. Other Transportation Services	<ul style="list-style-type: none"> N/A N/A ✓ ✓ ✓ n/a n/a 	<ul style="list-style-type: none"> 2.1 Transit vehicles 2.2 Other transit infrastructure 2.3 Municipal parking spaces - indoor 2.4 Municipal parking spaces - outdoor 2.5 Works Yards 2.6 Rolling stock¹ 2.7 Ferries 2.8 Airport facilities 	<ul style="list-style-type: none"> 90 90 90 90 100 100 90 90
3. Storm Water Drainage and Control Services	<ul style="list-style-type: none"> Area-specific DC/ Dev. Agreements Area-specific DC/ Dev. Agreements Area-specific DC/ Dev. Agreements 	<ul style="list-style-type: none"> 3.1 Main channels and drainage trunks 3.2 Channel connections 3.3 Retention/detention ponds 	<ul style="list-style-type: none"> 100 100 100
4. Fire Protection Services	<ul style="list-style-type: none"> ✓ ✓ ✓ 	<ul style="list-style-type: none"> 4.1 Fire stations 4.2 Fire pumpers, aerials and rescue vehicles 4.3 Small equipment and gear 	<ul style="list-style-type: none"> 100 100 100
5. Outdoor Recreation Services (i.e. Parks and Open Space)	<ul style="list-style-type: none"> Ineligible ✓ ✓ ✓ ✓ ✓ 	<ul style="list-style-type: none"> 5.1 Acquisition of land for parks, woodlots and ESAs 5.2 Development of local parks 5.3 Development of district parks 5.4 Development of Municipal-wide parks 5.5 Development of special purpose parks 5.6 Parks rolling stock¹ and yards 	<ul style="list-style-type: none"> 0 90 90 90 90 90
6. Indoor Recreation Services	<ul style="list-style-type: none"> ✓ ✓ 	<ul style="list-style-type: none"> 6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land) 6.2 Recreation vehicles and equipment¹ 	<ul style="list-style-type: none"> 90 90
7. Library Services	<ul style="list-style-type: none"> ✓ ✓ 	<ul style="list-style-type: none"> 7.1 Public library space (incl. furniture and equipment) 7.2 Library materials 	<ul style="list-style-type: none"> 90 90
8. Electrical Power Services	<ul style="list-style-type: none"> Ineligible Ineligible Ineligible 	<ul style="list-style-type: none"> 8.1 Electrical substations 8.2 Electrical distribution system 8.3 Electrical system rolling stock¹ 	<ul style="list-style-type: none"> 0 0 0

¹ with 7+ year life time

*same percentage as service component to which it pertains
computer equipment excluded throughout

CATEGORIES OF MUNICIPAL SERVICES	ELIGIBILITY FOR INCLUSION IN THE DC CALCULATION	SERVICE COMPONENTS	MAXIMUM POTENTIAL DC RECOVERY %
9. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	9.1 Cultural space (e.g. art galleries, museums and theatres)	0
	Ineligible	9.2 Tourism facilities and convention centres	0
10. Waste Water Services	Region	10.1 Treatment plants	100
	Region	10.2 Sewage trunks	100
	Region/Dev. Agreements	10.3 Local systems	100
	Region	10.4 Vehicles and equipment	100
11. Water Supply Services	Region	11.1 Treatment plants	100
	Region	11.2 Distribution systems	100
	Region/Dev. Agreements	11.3 Local systems	100
12. Waste Management Services	Ineligible	12.1 Collection, transfer vehicles and equipment	0
	Ineligible	12.2 Landfills and other disposal facilities	0
	Ineligible	12.3 Other waste diversion facilities	0
13. Police Services	Region	13.1 Police detachments	100
	Region	13.2 Police rolling stock ¹	100
	Region	13.3 Small equipment and gear	100
14. Homes for the Aged	Region	14.1 Homes for the aged space	90
15. Day Care	Region	15.1 Day care space	90
16. Health	Region	16.1 Health department space	90
17. Social Services	Region	17.1 Social service space	90
18. Ambulance	Region	18.1 Ambulance station space	90
	Region	18.2 Vehicles ¹	90
19. Hospital Provision	Ineligible	19.1 Hospital capital contributions	
20. Provision of Headquarters for the General Administration of Municipalities and Local Boards	Ineligible	20.1 Office space (all HQ Gen. Admin. services)	0
	Ineligible	20.2 Office furniture	0
	Ineligible	20.3 Computer equipment	0
21. Other Services	✓	21.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ² and facilities, including the DC background study cost	0-100
	✓	21.2 Interest on money borrowed to pay for growth-related capital	0-100

¹ except where a 7+ year life is involved

² same percentage as service component to which it pertains

Roads and Sewer, Water and Stormwater Needs

The Town developed its long-term roads servicing strategy through a 2008 assessment of Mayfield West road needs (By-law Amendment 2008-089) and a 2009 update of engineering requirements conducted by McCormick Rankin Corporation. This material is summarized in Appendix B.

General Service Needs

Descriptive material for the capital requirements of the remaining services (i.e. Development-related Growth Studies, Fire, Vehicles and Equipment, Parkland Development, Major Indoor Recreation Facilities, Animal Control, POA and Library) addressed by the Background Study is provided in Appendix B.

4.4 Local Service Policy

The Town's general policy regarding the delineation of works to be funded through development charges versus local services to be emplaced as a condition of development agreement, is summarized below:

- **Parkland Acquisition:** The developer is responsible for the provision of dedicated parkland which has finished grade, with topsoil, the provision of underground services, fencing and seeding.
- **Roads:** Developer responsibilities include local roads, sidewalks, streetlights, and related work, and inclusive of arterials and collectors which are internal to development and serve primarily the development. Arterials and collectors external to development but within the area to which the plan relates, and which serve primarily the development, are also the responsibility of the developer.
- **Storm Water Management:** Direct developer responsibilities include all development requirements, except where subdivision agreements, private cost-sharing or best efforts arrangements are not applicable and area-specific development charges are required.

4.5 Credits Carried Forward

Section 8 para. 5 of O.Reg. 82/98 indicates that a development charge background study must set out, "The estimated value of credits that are being carried forward relating to the service." s.s.17 para. 4 of the same Regulation indicates that, "...The value of the credit cannot be recovered from future development charges," if the credit pertains to an ineligible service. This

implies that a credit for eligible services can be recovered from future development charges. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs.

The Town does not have any outstanding development charge credits (beyond the Mayfield West credits which are pending and have been addressed herein through the inclusion of the works involved in the DC calculation.

4.6 Eligible Debt and Committed Excess Capacity

Section 66 of the DCA, 1997 states that, for the purposes of developing a development charge by-law, a debt incurred with respect to an eligible service may be included as a capital cost, subject to any limitations or reductions in the Act. Similarly, s.18 of O.Reg. 82/98 indicates that debt with respect to an ineligible service may be included as a capital cost, subject to several restrictions. It is therefore necessary to review the projects on which the Town's long term debt is outstanding, in order to determine whether some or all of those costs are eligible for inclusion in the calculation of the charge.

In order for such costs to be eligible, two conditions must apply. First, they must have funded excess capacity which is able to meet service needs attributable to the anticipated development. Second, the excess capacity must be "committed," that is, either before or at the time it was created, Town Council must have expressed a clear intention that it would be paid for by development charges or other similar charges. For example, this may have been done as part of previous development charge processes. This inclusion is referenced as Box 12 in Figure 1-2 ("Unfunded Works") and includes internal borrowing or long term debt. No debt charges have been included in the calculation.

4.7 Council's Assurance

In order for an increase in need for service to be included in the DC calculation, Town Council must indicate "... that it intends to ensure that such an increase in need will be met" (s.s.5(1)3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast or similar expression of the intention of Council (O.Reg. 82/98 s.3) and, in this case, is being done as part of the Council's approval of the Background Study and DC by-law.

5. DCA CALCULATION REQUIREMENTS

5. DCA CALCULATION REQUIREMENTS

5.1 Introduction

5.1.1 Subsection 5(1) of the DCA sets out the method that must be used to determine development charges. This method specifically calls for five different types of deductions to be made from municipal servicing costs, where applicable, which relate to the need for service attributable to new development anticipated over the planning period. These are:

- level of service cap;
- uncommitted excess capacity;
- benefit to existing development;
- grants, subsidies and other contributions;
- the 10% statutory deduction for “soft services.”

5.1.2 Three other calculation deductions are addressed herein as being implicit requirements. These are:

- post-period capacity;
- uncommitted DC reserve fund balances;
- allocation of the total costs between residential and non-residential benefit.

The basis for, and nature of, each of these DC calculation deductions is outlined below and in Appendix B.

5.2 Level of Service Cap

5.2.1 Paragraph 4 of subsection 5(1) of the DCA, 1997 states that the estimate of the increase in the need for service attributable to the anticipated development, made under paragraph 2 must not include an increase that would result in the level of service exceeding the average level provided in the Town over the 10 year period preceding the preparation of the background study.

s.s.4(3) of O.Reg. 82/98 provides for an exception, such that:

“If the average level of service determined is lower than the standard level of service required under another Act, the standard level of service required under the other Act may be deemed ... to be the average level of service.”

Section 4 of the Regulation also provides that:

- both the quantity and quality of a service shall be taken into account in determining the average level of service.
- a geographic area of the municipality may be excluded in determining the average level of service, if the service is not provided there and the area is identified in the by-law. However, the average level of service so determined, cannot exceed that which would be determined if the by-law applied to the whole municipality.

A commonly-used quantity measure is units per capita (e.g. lane kms, square feet, m³ capacity, hectares, etc.), while quality can be measured in terms of cost per unit, engineering standards or recognized performance measurement systems, depending on circumstances.

5.3 Uncommitted Excess Capacity

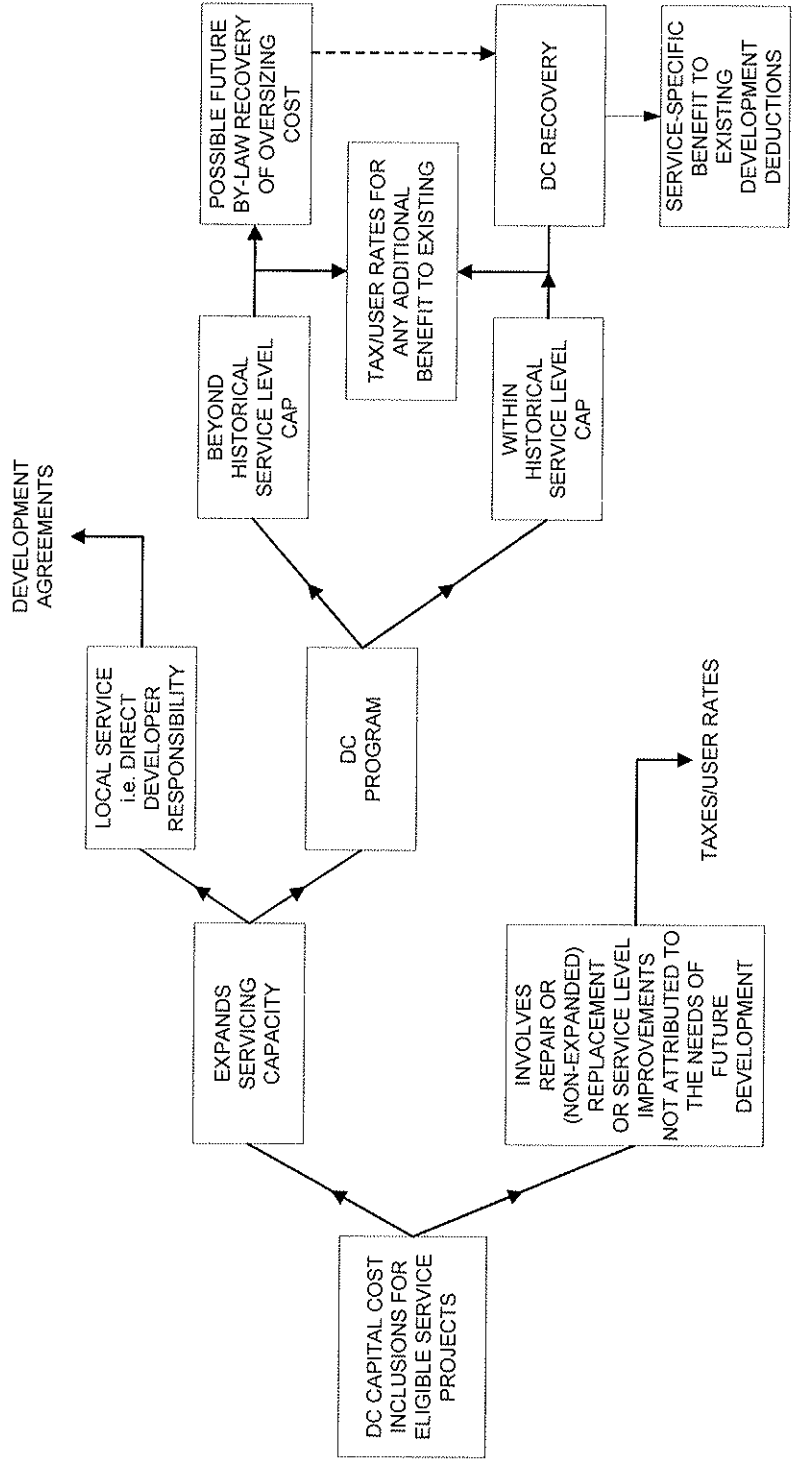
Paragraph 5 of s.s.5(1) of the DCA requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the Town's "excess capacity", other than excess capacity which is "committed", i.e. where Council has indicated a clear intention that it would be paid for by DCs or other similar charges, before or at the time the capacity was created (s.5 of O.Reg. 82/98).

"Excess capacity" is undefined in the Act, but in this case must be able to meet some or all of the increase in need for service, in order to potentially represent a deduction. The deduction of "excess capacity" from the future increase in the need for service, occurs as part of the conceptual planning and feasibility work associated with justifying and sizing new facilities, e.g. if a road widening to accommodate increased traffic is not required because sufficient capacity is already available, then that widening would not be included as an increase in need, in the first instance. Another potential consideration is the relationship between the 2008 level of service and the ten year historical average and/or an operational review of the capacity functioning of a particular facility.

5.4 Benefit to Existing Development

Benefit to existing development deductions have been addressed on a service-specific and project-specific basis. The methodology employed is briefly summarized in Figure 5-1 and discussed in Appendix B.

FIGURE 5-1
BASE RATIONALE FOR BENEFIT TO EXISTING DEVELOPMENT DEDUCTIONS



The primary considerations involved in establishing an appropriate benefit to existing development deduction include:

- Is the project a capacity expansion, necessary to maintain the existing level of municipal service?
- Is the primary service area municipal-wide, large area or small area and how much growth is located in the relevant area?
- Was the project included in previous DC studies and with what level of deduction?
- Is the capital program well beyond the service level cap and to what extent do these projects benefit existing development (rather than representing oversizing for post period recovery)?
- Does the capital expenditure simply represent more of what is already being provided or does it instead offer a broader range of service?
- What is the estimated value of the service change being provided re user proximity, for example?
- Does the project involve a new facility or an existing replacement plus expansion?

5.5 Grants, Subsidies and Other Contributions

s.s.5(1)7 of the DCA requires that the capital costs must be reduced by the reductions set out in subsection (2).

s.s.5(2) states that:

“The capital costs, determined under para. 7 of subsection (1), must be reduced, in accordance with the regulations, to adjust for capital grants, subsidies and other contributions made to a municipality or that the Council of the municipality anticipates will be made in respect of the capital costs.” (underlining added)

Section 6 of O.Reg. 82/98 indicates that any such grant, subsidy or other contribution (including developer contributions) must be used to reduce the s.s.5(1)7 capital costs in the same proportion as the increase in need was reduced under s.s.5(1), para. 6, unless at the time it was made, the person making it expressed a clear intention that all or part be used to benefit existing or new development. In the latter case, a deduction to capital costs must be made, but only to the extent that the funds were intended to benefit new development.

Any grants, subsidies, developer and other contributions anticipated have been reflected in Appendix B, in accordance with the provisions of the Act and Regulation.

5.6 Post-period Capacity

This is a term and a concept which is not specifically referenced in the DCA. It refers the cost of oversized development-related servicing capacity which is not required by development anticipated over the Town's planning period, which will clearly benefit development in a **subsequent** planning period and should therefore be (partially) funded by such subsequent development. This requirement is implicit in s.s.5(1)2 of the DCA, which requires the charge to be based on "the increase in the need for service attributable to the anticipated development...".

The need for any such deduction can be avoided by addressing the needs of a "Buildout" scenario in the case of the hard services and by simply maintaining per capita service levels in the case of other services. Otherwise a post period capacity deduction may be applicable in the case of specific road works which are not operating at standard capacity utilization levels by the end of the planning period.

5.7 DC Reserve Fund Balances

There is no explicit requirement under the DCA calculation method set out in s.s.5(1) to account for the outstanding reserve fund balance as part of making a DC calculation; however, s.35 does restrict the way in which the funds are used in future, i.e.

"The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5(1)."

For services which are subject to a per capita-based, service level "cap," the reserve fund balance should be applied against the development-related costs for which the charge was imposed, once the project is constructed (i.e. the needs of growth which occurred earlier in the by-law period). This cost component is distinct from the development-related costs for the next 10 year period, which underlie the DC calculation herein.

The alternative would involve the municipality seeking to spend all reserve fund monies prior to renewing each by-law, which would often not be a sound basis for capital budgeting. Thus, the Town will use these "soft service" reserve funds for the Town's cost share of applicable development-related projects, which are required, but have not yet been undertaken (i.e. the cost of beyond the service level cap and benefit to existing development). This is a way of directing the funds to the project cost share for which they were collected (rather than largely to the benefit of future development, which will continue to generate the need for additional facilities and development charges, directly proportionate to the amount of growth involved).

As a result, the uncommitted balance of the Town's DC reserve fund (as of the end of 2008) for hard services and growth studies, are to be applied against future spending requirements. These amounts have been accounted for in making the calculations in Appendix C.

These deductions are made in the case of hard services (inclusive of “studies” which is not subject to a per capita service level), in that the DC calculation for these services is geared to funding a large group of development-related works that are being implemented in response to the needs of growth over the long term. While these works are also subject to service level caps, each DC calculation is designed to fund an appropriate share of the overall program of works, over a long term period. Thus, the renewal process involves updating cost estimates and project descriptions, removing completed works and netting reserve fund balances, each time a new hard service DC is calculated.

5.8 Other Deductions

Paragraph 8 of s.s.5(1) of the DCA requires that, “the capital costs must be reduced by 10 per cent.” This paragraph does not apply to water supply services, waste water services, storm water drainage and control services, services related to a highway and to police and fire protection services. The Town services that the 10% reduction does apply to are public works, parks and recreation, library and growth studies and any related financing costs pertaining to these services.

The 10% is to be netted from the capital costs necessary to provide the increased services, once the other deductions (i.e. ineligible, benefit to existing, landowner contributions, etc.) have been made.

5.9 Cost Differentiation by Type of Development

s.s.5(6)2 of the DCA requires that every “type” of development that is expressly identified in the DC by-law cannot be required to pay development charges that exceed the capital costs arising from the increase in the need for service attributable to that particular type of development.

In the first instance, this allocation involves a split between residential and non-residential benefit. This is typically made based on the ratio of incremental growth in population to the total increment in population and employment, except in the case of parks, recreation and libraries where only a nominal non-residential cost share is involved.

6. DEVELOPMENT CHARGE RULES

6. DEVELOPMENT CHARGE RULES

6.1 Introduction

6.1.1 s.s.5(1)9 of the DCA states that rules must be developed:

“... to determine if a development charge is payable in any particular case and to determine the amount of the charge, subject to the limitations set out in subsection 6.”

Paragraph 10 of the section goes on to state that the rules may provide for exemptions, phasing in and/or indexing of development charges.

6.1.2 s.s.5(6) establishes the following restrictions on the rules:

- the total of all DCs that would be imposed on anticipated development must not exceed the capital costs determined under 5(1) 2-8 for all services involved.
- if the rules expressly identify a type of development, they must not provide for it to pay DCs that exceed the capital costs that arise from the increase in the need for service for that type of development. However, this requirement does not relate to any particular development.

In order to address this requirement, the following conventions have been adopted:

1. Costs to residential uses have been assigned to different types of residential units based on the average occupancy for each housing type constructed during the first 20 years of occupancy.
 2. Costs are allocated to residential uses (as opposed to non-residential uses) based upon a number of factors, as may be suited to each service-related circumstance and as outlined in Appendix B.
- if the rules provide for a type of development to have a lower development charge than is allowed, the rules for determining development charges may not provide for any resulting shortfall to be made up via other development.

6.1.3 With respect to “the rules”, Section 6 of the DCA states that a DC by-law must expressly address the matters referred to above re s.s.5(1) para. 9 and 10, as well as how the rules apply to the redevelopment of land.

6.2 The Amount of the Development Charge Payable in Any Particular Case

6.2.1 The rules for determining if development charges are payable in any particular case and for determining the amount of the development charges involved, are set out in the proposed by-law in Appendix F.

6.2.2 The quantum of the development charge which is payable, is as calculated in Appendices B and C and summarized in the Executive Summary and in the proposed by-law.

6.2.3 The rules for determining if development charges are payable in any particular case, are addressed in the by-law and Background Study and deal with matters such as: multiple charges, the connection between servicing needs and development, the list of services for which charges are being imposed, types of development approval triggering the need for the imposition of development charges, the requirements for the installation of local services in addition to payment of the development charge, the method used in calculating development charges for individual developments, the quantum of the charge, the timing of calculation and payment, and the alternative means of payment.

6.3 Development Charge Exemptions

6.3.1 The rules for exemptions, relief and adjustments for the charge are as set out in the proposed by-law in Appendix F. Key modifications from the Town's 2004 DC By-law policies are summarized in paragraph 1.3 of the Executive Summary.

6.4 Phasing-in of Development Charges

6.4.1 Based on the limited proposed change in the Town's development charge, no phasing-in provisions are applicable.

6.5 Indexing of Development Charges

6.5.1 The rules with respect to the indexing of the development charges are as set out in the proposed by-law in Appendix F, that is, that the charges are to continue to be adjusted twice yearly, as of February 1 and August 1 each year, commencing February 1, 2010 in accordance with the Statistics Canada Quarterly, Construction Price Statistics (catalogue number 62-007). No indexing adjustment is required as of August 1, 2009 as the costs included herein are applicable to that point in time.

6.6 The Application of Development Charges to Redevelopment

6.6.1 The rules with respect to redevelopment are as set out in the proposed by-law in Appendix F. Those DC reduction provisions reflect the Town's existing policy except that it is proposed that a five-year window be established between the date of the demolition permit and the building permit for the redevelopment. This provision is standard practice and serves to encourage timely redevelopment.

6.7 Area-specific Charges

The Town of Caledon accommodates a wide range of widely dispersed communities. The Town has consistently sought to provide a uniform level of service to those communities and to avoid the practice of imposing area-specific development charges, which have not been judged to be consistent with the Town's planning and capital budgeting philosophy. The one exception to this practice relates to area-specific charges for storm-water management, which have been introduced in several instances, as part of facilitating front end financing arrangements for a service which is a direct developer responsibility to provide.

7. BY-LAW ADOPTION AND IMPLEMENTATION

7. BY-LAW ADOPTION AND IMPLEMENTATION

7.1 Introduction

This Chapter outlines the process that the Town has carried out as part of arriving at development charge policy which is fair and legally defensible, financially appropriate, and has had regard for public comments and possible development implications.

7.2 Long Term Capital and Operating Cost Examination

Subsection 10(2)(c) of the Act requires that a DC Background Study include an examination for each service to which the development charge by-law would relate, of the long term capital and operating costs for capital infrastructure required for the service.

One standard that could be used in scrutinizing the above-referenced costs is the current level of operating costs per capita. Another more detailed standard that goes beyond the specific requirements of the Act, would be the anticipated impact on tax and user rate levels, as determined by the application of a full fiscal impact model.

The revenue to be generated by the DC by-law during its life of up to five years, will be determined by the quantum of the charge, the amount and type of development occurring and the impact of the rules regarding exemptions, phasing in, indexing, land redevelopment, etc. The net stream of revenue which results, in concert with Town policy with respect to front-ending agreements and long term debt, will determine the rate at which the Town is able to construct the works which underlie the development charge. Consideration of these revenue streams would normally occur as part of the Town's annual Capital Budget and Forecasting process.

Appendix D contains the Long Range Capital and Operating Cost examination applicable in this case.

7.3 Consultation

The Town carried out a public consultation program as part of the amendment of its DC by-law in mid-2008, in order to incorporate appropriate coverage of Mayfield West roads requirements.

With respect to the 2009 DC update process, the Town held a public information meeting for the development community on May 20, prior to the June 17 public meeting of Council, under the DCA. Draft excerpts from the DC Background Study were presented and discussed.

7.4 The By-law Adoption Process

7.4.1 *Public Meeting of Council*

Section 12 of the DCA, 1997 indicates that before passing a development charge by-law, Council must hold at least one public meeting, giving at least 20 clear days notice thereof, in accordance with the Regulation. Council must also ensure that the proposed by-law and background report are made available to the public at least two weeks prior to the (first) meeting.

Any person who attends such a meeting may make representations related to the proposed by-law.

If a proposed by-law is changed following such a meeting, the Council must determine whether a further meeting (under this section) is necessary (i.e. if the proposed by-law which is proposed for adoption has been changed in any respect, the Council should formally consider whether an additional public meeting is required, incorporating this determination as part of the final by-law or associated resolution. It is noted that Council's decision, once made, is final and not subject to review by a Court or the OMB.

7.5 By-law Implementation

7.5.1 *Introduction*

Once the Town has calculated the charge, prepared the complete Background Study, carried out the public process and passed a new by-law, the emphasis shifts to implementation matters. These include notices, potential appeals and complaints, credits, front-ending agreements, subdivision agreement conditions and finally the collection of revenues and funding of projects.

The sections which follow, overview requirements in each case.

7.5.2 *Notice of Passage*

In accordance with s.13 of the DCA, when a DC by-law is passed, the municipal clerk shall give written notice of the passing and of the last day for appealing the by-law (the day that is 40 days after the day it was passed). Such notice must be given not later than 20 days after the day the by-law is passed (i.e. as of the day of newspaper publication or the mailing of the notice).

Section 10 of O.Reg. 82/98 further defines the notice requirements, which are summarized as follows:

- Notice may be given by publication in a newspaper, which is (in the Clerk's opinion) of sufficient circulation to give the public reasonable notice, or by personal service, fax or mail to every owner of land in the area to which the by-law relates.
- s.s.10(4) lists the persons/organizations who must be given notice.
- s.s.10(5) lists the eight items which the notice must cover.

7.5.3 By-law Pamphlet

In addition to the "notice" information, the municipality must prepare a "pamphlet" explaining each development charge by-law in force, setting out:

- a description of the general purpose of the development charges;
- the "rules" for determining if a charge is payable in a particular case and for determining the amount of the charge;
- the services to which the development charges relate; and
- a general description of the general purpose of the Treasurer's statement and where it may be received by the public.

Where a by-law is not appealed to the OMB, the pamphlet must be readied within 60 days after the by-law comes into force. Later dates apply to appealed by-laws.

The Town must give one copy of the most recent pamphlet without charge, to any person who requests one.

7.5.4 Appeals

Sections 13-19 of the DCA, 1997 set out requirements relative to making and processing of a DC by-law appeal and OMB Hearing in response to an appeal. Any person or organization may appeal a DC by-law to the OMB by filing with the municipal clerk a notice of appeal, setting out the objection to the by-law and the reasons supporting the objection. This must be done by the last day for appealing the by-law, which is 40 days after the by-law is passed.

7.5.5 Complaints

A person required to pay a development charge, or his agent, may complain to the Town Council imposing the charge that:

- the amount of the charge was incorrectly determined;
- the credit to be used against the development charge was incorrectly determined; or
- there was an error in the application of the development charge.

Sections 20-25 of the DCA, 1997 set out the requirements that exist, including the fact that a complaint may not be made later than 90 days after a DC (or any part of it) is payable. A complainant may appeal the decision of Municipal Council to the OMB.

7.5.6 Front-Ending Agreements

The Town and one or more landowners may enter into a front-ending agreement, which provides for the costs of a project, which will benefit an area in the municipality to which the DC by-law applies. Such an agreement can provide for the costs to be borne by one or more parties to the agreement who are, in turn, reimbursed in future, by persons who develop land defined in the agreement.

Part III of the DCA, 1997 (Sections 44-57) addresses front-ending agreements and removes some of the obstacles to their use, which were contained in the DCA, 1989. Accordingly, the Town assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Town funds being available.

7.5.7 Severance and Subdivision Agreement Conditions

Section 59 of the DCA, 1997 prevents a municipality from imposing directly or indirectly, a charge related to development or a requirement to construct a service related to development, by way of a condition or agreement under s.51 or s.53 of the *Planning Act*, except for:

- “local services, related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under section 51 of the *Planning Act*,”
- “local services to be installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*.”

It is also noted that s.s.59(4) of the DCA, 1997 requires that the municipal approval authority for a draft plan of subdivision under s.s.51(31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the development charges related to the development, at the time the land is transferred.

APPENDIX A
ANTICIPATED DEVELOPMENT
IN CALEDON 2009-2021

APPENDIX A - ANTICIPATED DEVELOPMENT IN CALEDON 2009-2021

Key Assumptions

The growth forecast contained herein provides the anticipated development which the Town of Caledon will be required to provide services for over two time periods. The first is mid 2009-2019, which is the ten year limit applicable to all services other than roads and storm. The second time period is mid 2009-2021, which extends to the end of coverage by the Town's existing Official Plan and is the planning period being used for roads and related services. In compiling the growth forecast for the Town, the following reports were consulted:

- Town of Caledon Development Charge Background Study, 2004; and
- Town of Caledon Official Plan and O.P.A. 203.

In addition to reviewing these documents, the following key indicators were also considered in generating the population, household and non-residential growth forecast:

- 1996, 2001 and 2006 Census data;
- historical residential building permit and completion data over the past 10-years;
- proposed residential units by dwelling type and location, provided by the Town's Development Services Department;
- historical non-residential building permit values over the past 10-years; and
- 1996, 2001 and 2006 Census employment data.

The process of complying with the Provincial Growth Plan to 2031, modifying the Regional and Town Official Plans and establishing the servicing implications thereof, will not be completed in time for this DC by-law update. The Town's DC requirements will therefore need to be revisited in 2010/11, in order to give consideration to those planning and servicing changes. In the interim, this DC update is necessarily based on the Town's existing Official Plan.

Summary of Residential Growth Forecast

The discussion provided herein summarizes the anticipated growth for the Town and describes the basis for the forecast. The results of the growth forecast analysis are summarized in *Schedule 1*, which broadly estimates population and housing growth for the Town over a 10-year and 12-year time horizon. The population is anticipated to reach 84,444 by 2021, resulting

in an increase of 26,818 persons over the forecast period.¹ In terms of housing growth, Caledon is anticipated to grow by approximately 9,300 dwelling units over the same 12-year growth period.

a. Unit Mix (Appendix A – Schedules 2 through 6)

- The unit mix for the Town was derived from historical development activity (as per *Schedule 6, Appendix A*), as well as discussions with staff regarding anticipated development trends for the Town.
- Based on the above indicators, the 10-year and 12-year household growth forecast is based upon a unit mix of 85% low density (single family and semi-detached), 5% medium density (multiples except apartments) and 10% high density (apartments).

b. Planning Period

- The DCA limits the planning horizon for certain services such as parks, recreation and libraries to a 10-year planning horizon. Roads, water and wastewater services are able to utilize a longer planning period.

c. Population in New Units (Appendix A - Schedules 2 through 5)

- The number of housing units to be constructed in Caledon Town during the short, medium and long term period is presented on *Schedule 1* (an average of approximately 775 units per annum over the 12-year time horizon).
- Population in new units are derived from *Schedules 2 through 5*, which incorporate historical development activity, anticipated units (see unit mix discussion), and 1996, 2001 and 2006 Census data.
- *Schedule 7* summarizes the PPU for the new low, medium and high density housing units by age and type of dwelling based on a 2006 Census custom tabulation. The total calculated PPU has been slightly adjusted to account for the downward PPU trend which has been experienced in both new and older units, largely due to the aging of the population and for Caledon and Peel considered

¹ The population figures used in the calculation of the 2009 Development Charge excludes the net Census undercount, which is estimated at approximately 4%.

together. For low, medium and high density dwelling type the adjusted 20-year average PPU is:¹

- o Low-density: 3.45
- o Medium-density: 2.7
- o High-density: 2.0

d. Existing Units and Population Change (Appendix A - Schedules 2 through 5)

- Existing households for mid 2009 are based on the 2006 Census households, plus estimated residential units constructed between mid 2006 and mid 2009 assuming a six month lag between construction and occupancy (see Schedule 6).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 2 through 5 by aging the existing population over the forecast period.

e. Geographic Location (Schedule 2)

- The anticipated location of population to be developed in the Town over the 12-year period is as follows:

	2021 Population	'06-21 Net Increase
o Bolton	28,000	1,522
o Caledon East	8,400	5,796
o Mayfield West	17,000	14,180
o Villages	8,000	2,581
o Hamlets	1,617	364
o Rural & ICI Centres	<u>21,427</u>	<u>2,002</u>
o Total	84,444	26,445

Summary of Residential Growth Forecast

The discussion provided herein highlights the various inputs to the non-residential growth forecast, and summarizes the anticipated growth in employment and gross floor area (GFA) for the Town of Caledon, as outlined below. The results of the non-residential growth forecast analysis are summarized in *Schedule 9*, which broadly estimates employment and GFA for the Town over a 10-year and 12-year time horizon.

¹ The high density PPU includes consideration of Upper Tier (Peel Region) data due to insufficient sample size for Caledon.

a. Employment (Appendix A, Schedule 9, 10, 11)

- Employment projections are largely based on the activity rate method, which is defined as the number of jobs in a municipality divided by the number of residents. Key employment sectors include primary, industrial, commercial/population related, institutional, and work at home, which are considered individually below.
- 1996, 2001 and 2006 employment data (place of work) for the Town is outlined in Schedule 9. 2006 employment is comprised of the following sectors:
 - 370 primary (0.4%);
 - 3,030 work at home employment (12.7%);
 - 7,388 industrial (69.6%);
 - 5,128 retail (11.9%); and
 - 2,630 institutional (5.4%).
- This provides a total employment figure (excluding No Fixed Place of Work) of 18,545, based on the 2006 Census. Additional details regarding historical employment trends by sub-sector are summarized in Schedule 11. This data reveals an upward trend in recent years for the industrial, population related, and institutional employment sectors.
- Total employment for the Town (excluding No Fixed Place of Work) is anticipated to reach approximately 34,734 by mid 2019 and 37,970 by mid 2021. The employment increase is 14,181 for the 10-year period, and 17,417 for the 12-year period.

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

- Square footage estimates calculated in Schedule 9 are based on the following employee density assumptions:
 - 1,000 sq.ft per employee for industrial;
 - 400 sq.ft per employee for commercial; and
 - 700 sq.ft. per employee for institutional employment.
- The forecast incremental Gross Floor Area (GFA) increase for the Town is approximately 11,086,500 over the 10-year period and 13,612,300 for the 12-year period.

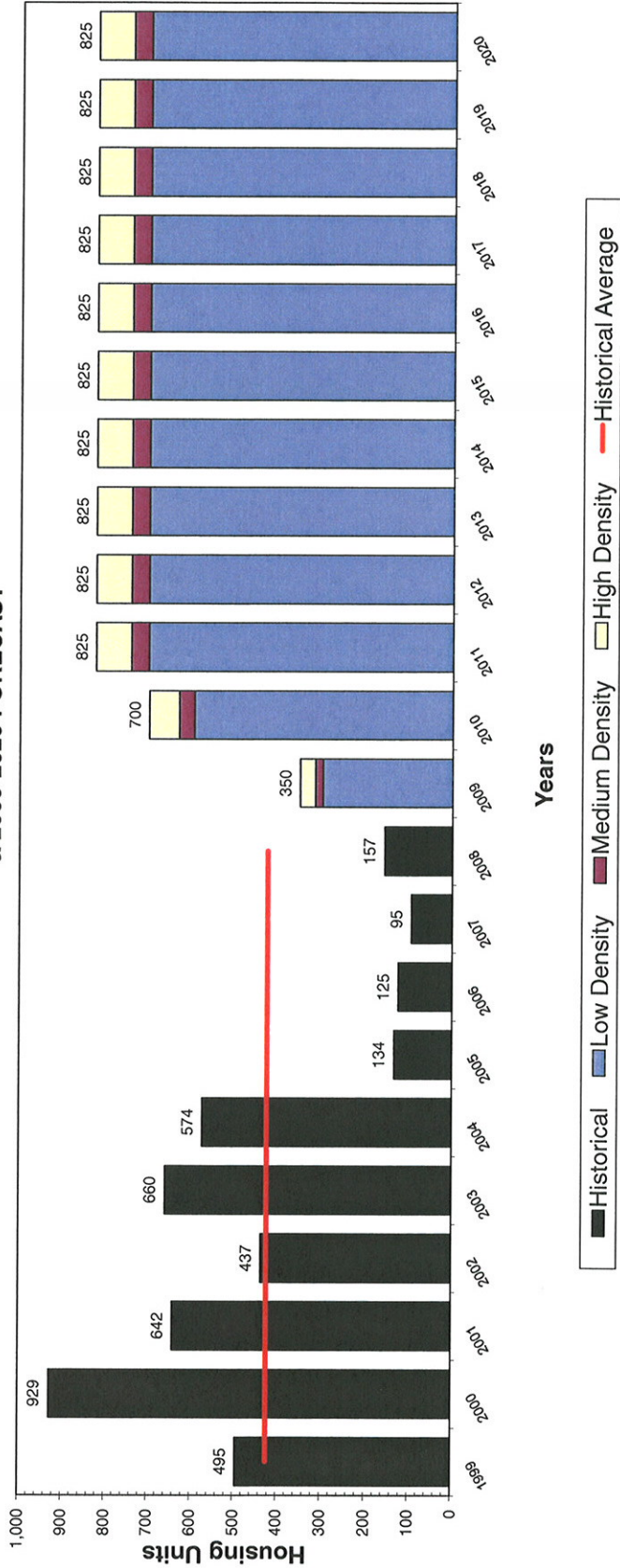
- The 10-year forecast incremental GFA by sector is as follows:
 - Industrial 89%;
 - Retail 6%;
 - Institutional 5%.

**SCHEDULE 1
TOWN OF CALEDON
RESIDENTIAL GROWTH FORECAST SUMMARY**

Year	Population	Households				Total	Person Per Unit (PPU)
		Single Family	Multiples	Apartments	Other		
Mid 1991	34,965	10,210	150	315	70	10,745	3.25
Mid 1996	39,893	11,515	555	400	75	12,545	3.18
Mid 2001	50,595	14,740	855	435	45	16,075	3.15
Mid 2006	57,050	16,575	1,140	455	45	18,215	3.13
Mid 2009	57,626	16,811	1,170	566	45	18,592	3.10
Mid 2014	67,840	19,807	1,346	919	45	22,117	3.07
Mid 2019	79,761	23,314	1,552	1,331	45	26,242	3.04
Mid 2021	84,444	24,716	1,635	1,496	45	27,892	3.03
Mid 1996 - Mid 2001	10,702	3,225	300	35	-30	3,530	
Mid 2001 - Mid 2006	6,455	1,835	285	20	0	2,140	
Mid 2006 - Mid 2009	576	236	30	111	0	377	
Mid 2009 - Mid 2019	22,134	6,503	383	765	0	7,650	
Mid 2009 - Mid 2021	26,818	7,905	465	930	0	9,300	

Source: Watson & Associates Economists Ltd., March, 2009
Note: Population forecast excludes the net Census undercount.

**FIGURE A-1
TOWN OF CALEDON
1999-2008 ACTUAL HOUSING UNIT INCREMENT (BUILDING PERMITS)
& 2009-2020 FORECAST**



Source: Historical housing activity (1998-2007) based on Statistics Canada building permits, Catalogue 64-001-XIB

**SCHEDULE 2A
TOWN OF CALEDON
FORECAST POPULATION GROWTH 2006-31**

	2006	2009	2021	2031
A Rural Service Centres	31,902	n/a	53,400	73,076
B Villages	5,419		8,000	10,462
C Hamlets	1,253		1,617	1,617
D Rural Areas	19,252		21,257	22,675
E Industrial/Commercial Centres	173		170	170
Total Town	57,999	57,626	84,444	108,000

vs. 57,050 Census

Source: 2006 Caledon Planning and Development Department

SCHEDULE 2B
TOWN OF CALEDON
FORECAST POPULATION GROWTH IN RURAL SERVICE CENTRES

	Population June 30, 2006	OPA 203 2021	Mid 2006 to Mid 2021 Increase
A Rural Service Centres			
South Albion - Bolton	26,478	28,000	1,522
Caledon East	2,604	8,400	5,796
Mayfield West	2,820	17,000	14,180
Total	31,902	53,400	21,498

SCHEDULE 2C
TOWN OF CALEDON
**FORECAST POPULATION GROWTH IN RURAL AREAS AND
INDUSTRIAL/COMMERCIAL CENTRES**

	Population June 30, 2006	OPA 203 2021	Mid 2006 to Mid 2021 Increase
D Rural Areas			
Palgrave Estates	3,054	4,500	1,446
Rural Area	16,198	16,757	559
Total	19,252	21,257	2,005
E Industrial/Commercial Centres			
Sandhill	86	} n/a	} n/a
Tullamore	7		
Victoria	80		
Total	173	170	(3)

Source: 2006 Caledon Planning and Development Department

SCHEDULE 2D
TOWN OF CALEDON
FORECAST POPULATION IN VILLAGES 2006-2021

	Population June 30, 2006	OPA 203 2021	Mid 2006 to Mid 2021 Increase
B Villages			
Alton	991	1,530	539
Caledon	1,462	1,850	388
Chelthenham	544	1,130	586
Inglewood	834	1,225	391
Mono Mills	758	860	102
Palgrave	830	1,025	195
Unallocated	-	380	380
Total	5,419	8,000	2,581

Source: 2006 Caledon Planning and Development Department

SCHEDULE 2E
TOWN OF CALEDON
FORECAST POPULATION GROWTH IN HAMLETS 2006-2021

	Population June 30, 2006	OPA 203 2021	Mid 2006 to Mid 2021 Increase
C Hamlets			
Albion	70		
Belfountain	315		
Campbell's Cross	150		
Cataract	106		
Claude	53		
Melville	63		
Mono Road	113		
Terra Cotta	217		
Wildfield	113		
Total	1,200	1,617	417

Source: 2006 Caledon Planning and Development Department

**SCHEDULE 2F
TOWN OF CALEDON
EMPLOYMENT GROWTH FORECAST 2006-2021**

	Primary	Work at Home	Industrial	Commercial	Institutional	Total
South Albion - Bolton		620	8,479	623	251	9,973
Caledon East		515	-	517	207	1,239
Mayfield West		779	3,862	783	314	5,738
Remaining Rural	68	468	129	470	188	1,323
Tullamore		-	1,152	-	-	1,152
Total	68	2,382	13,623	2,393	960	19,425
Mid 2006						18,545

Source: 2006 Caledon Planning and Development Department

SCHEDULE 3
TOWN OF CALEDON
CURRENT YEAR GROWTH FORECAST
Mid 2006 TO Mid 2009

		POPULATION	
Mid 2006 Population		57,050	
Occupants of New Housing Units, Mid 2006 to Mid 2009	<i>Units (2)</i>	377	
	<i>multiplied by persons per unit (3)</i>	2.82	
	<i>gross population increase</i>	1,063	1,063
Decline in Housing Unit Occupancy, Mid 2006 to Mid 2009	<i>Units (4)</i>	18,215	
	<i>multiplied by ppu decline rate (5)</i>	-0.0267	
	<i>total decline in population</i>	-487	-487
Population Estimate to Mid 2009		57,626	
<i>Net Population Increase, Mid 2006 to Mid 2009</i>		576	

- (1) 2006 population based on StatsCan Census unadjusted for Census Undercount.
- (2) Estimated residential units constructed, Mid 2006 to the beginning of the growth period, assuming a six month lag between construction and occupancy for low density dwellings and medium/high density dwellings respectively.
- (3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Single family & semi-detached</i>	3.20	63%	2.02
<i>Multiples except apartments</i>	2.70	8%	0.22
<i>Apartments</i>	2.00	29%	0.58
Total		100%	2.82

¹ Based on 2006 Census custom database

² Based on Building permit activity

- (4) 2006 households taken from StatsCan Census.
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

SCHEDULE 4
TOWN OF CALEDON
TEN YEAR GROWTH FORECAST
MID 2009 TO MID 2019

		POPULATION
Mid 2009 Population		57,626
Occupants of New Housing Units, Mid 2009 to Mid 2019	<i>Units (2)</i>	7,650
	<i>multiplied by persons per unit (3)</i>	3.27
	<i>gross population increase</i>	25,016
Decline in Housing Unit Occupancy, Mid 2009 to Mid 2019	<i>Units (4)</i>	18,592
	<i>multiplied by ppu decline rate (5)</i>	-0.1550
	<i>total decline in population</i>	-2,881
Population Estimate to Mid 2019		79,761
<i>Net Population Increase, Mid 2009 to Mid 2019</i>		22,135

(1) Mid 2009 Population based on:

2006 Population (57,050) + Mid 2006 to Mid 2009 estimated housing units to beginning of forecast period (377 x 2.84 = 1,071) + (18,215 x -0.0272 = -495) = 57,626

(2) Based upon forecast building permits assuming a lag between construction and occupancy.

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Single family & semi-detached</i>	3.45	85%	2.93
<i>Multiples except apartments</i>	2.70	5%	0.14
<i>Apartments</i>	2.00	10%	0.20
<i>one bedroom or less</i>	1.35		
<i>two bedrooms or more</i>	2.30		
Total		100%	3.27

¹ Persons per unit based on adjusted Statistics Canada Custom 2006 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2009 households based upon 18,215 (2006 Census) + 377 (Mid 2006 to Mid 2009 unit estimate) = 18,592

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

SCHEDULE 5
TOWN OF CALEDON
LONG TERM GROWTH FORECAST
MID 2009 TO MID 2021

		POPULATION	
Mid 2009 Population		57,626	
Occupants of New Housing Units, Mid 2009 to Mid 2021	<i>Units (2)</i>	9,300	
	<i>multiplied by persons per unit (3)</i>	3.27	
	<i>gross population increase</i>	30,411	30,411
Decline in Housing Unit Occupancy, Mid 2009 to Mid 2021	<i>Units (4)</i>	18,592	
	<i>multiplied by ppu decline rate (5)</i>	-0.1933	
	<i>total decline in population</i>	-3,593	-3,593
Population Estimate to Mid 2021		84,444	
<i>Net Population Increase, Mid 2009 to Mid 2021</i>		26,818	

(1) Mid 2009 Population based on:

$$2006 \text{ Population } (57,050) + \text{Mid 2006 to Mid 2009 estimated housing units to beginning of forecast period } (377 \times 2.84 = 1,071) + (18,215 \times -0.0272 = -495) = 57,626$$

(2) Based upon forecast building permits, assuming a lag between construction and occupancy.

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Single family & semi-detached</i>	3.45	85%	2.93
<i>Multiplies except apartments</i>	2.70	5%	0.14
<i>Apartments</i>	2.00	10%	0.20
<i>one bedroom or less</i>	1.35		
<i>two bedrooms or more</i>	2.30		
Total		100%	3.27

¹ Persons per unit based on adjusted Statistics Canada Custom 2006 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2009 households based upon 18,215 (2006 Census) + 377 (Mid 2006 to Mid 2009 unit estimate) = 18,592

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

Schedule 6a

TOWN OF CALEDON
HISTORICAL RESIDENTIAL BUILDING PERMITS
YEARS 1999 - 2008

Year	RESIDENTIAL BUILDING PERMITS				Total
	Low Density (Singles & Semis)	Medium Density (Townhouses)	High Density (Apartments)		
1999	423	72	0		495
2000	887	41	1		929
2001	626	16	0		642
2002	435	1	1		437
2003	621	39	0		660
Sub-total	2,992	169	2		3,163
Average (1999 - 2003)	598	34	0		633
% Breakdown	94.6%	5.3%	0.1%		100.0%
2004	555	16	3		574
2005	111	19	4		134
2006	98	21	6		125
2007	62	5	28		95
2008	76	4	77		157
Sub-total	902	65	118		1,085
Average (2004 - 2008)	180	13	24		217
% Breakdown	83.1%	6.0%	10.9%		100.0%
1999 - 2008 Total	3,894	234	120		4,248
Average	389	23	12		425
% Breakdown	91.7%	5.5%	2.8%		100.0%

Sources:
Building Permits- Statistics Canada Publication, 64-001XIB

Schedule 6b

TOWN OF CALEDON
HISTORICAL RESIDENTIAL COMPLETIONS
YEARS 1999 - 2008

Year	RESIDENTIAL BUILDING COMPLETIONS				Total
	Low Density (Singles & Semis)	Medium Density (Townhouses)	High Density (Apartments)		
1999	338	28	0		366
2000	751	38	0		789
2001	778	62	0		840
2002	524	8	0		532
2003	288	0	0		288
Sub-total	2,679	136	0		2,815
Average (1999 - 2003)	536	27	0		563
% Breakdown	95.2%	4.8%	0.0%		100.0%
2004	582	36	0		618
2005	354	18	1		373
2006	87	8	0		95
2007	95	13	0		108
2008	79	10	0		89
Sub-total	1,197	85	1		1,283
Average (2004 - 2008)	239	17	0		257
% Breakdown	93.3%	6.6%	0.1%		100.0%
1999 - 2008 Total	3,538	193	1		3,732
Average	354	19	0		373
% Breakdown	94.8%	5.2%	0.0%		100.0%

Sources:
Completions- CMHC

TABLE 6c
TOWN OF CALEDON
HISTORICAL RESIDENTIAL DEMOLITION PERMITS
YEARS 2002 - 2008

Year	RESIDENTIAL DEMOLITION PERMITS				Total
	Low Density (Singles & Semis)	Medium Density (Townhouses)	High Density (Apartments)		
2002	3	0	0		3
2003	7	0	0		7
2004	4	0	0		4
2005	1	0	0		1
2006	6	0	0		6
2007	18	0	0		18
2008	23	0	0		23
Sub-total	62	0	0		62
Average (2002 - 2008)	9	0	0		9
% Breakdown	100.0%	0.0%	0.0%		100.0%

Sources:
 Demolition Permits- Statistics Canada Publication

SCHEDULE 7a

TOWN OF CALEDON
PERSONS PER UNIT BY AGE AND TYPE OF DWELLING
(2006 CENSUS)

Age of Dwelling	LOW DENSITY - Single and Semi-Detached						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	0.000	3.071	2.273	3.170	5.353	3.202	3.17	
6-10	0.000	0.000	2.200	3.506	5.536	3.539	3.51	
11-15	0.000	0.000	0.000	3.473	4.545	3.593	3.57	
16-20	0.000	0.000	0.000	3.460	4.842	3.569	3.55	3.45
20-25	0.000	0.000	0.000	3.193	3.923	3.223	3.21	
25-35	0.000	0.000	2.316	3.105	3.861	3.152	3.15	
35+	0.000	1.756	1.891	2.771	3.688	2.658	2.66	
Total	0.000	1.957	2.054	3.194	4.340	3.195		

Age of Dwelling	MEDIUM DENSITY - Rows and Apartment in Duplex						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	0.000	0.000	0.000	2.276	0.000	2.212	2.18	
6-10	0.000	0.000	0.000	2.747	0.000	2.756	2.72	
11-15	0.000	0.000	0.000	2.682	0.000	2.667	2.64	
16-20	0.000	0.000	0.000	0.000	0.000	2.800	2.78	2.58
20-25	0.000	0.000	0.000	0.000	0.000	0.000	-	
25-35	0.000	0.000	0.000	0.000	0.000	0.000	-	
35+	0.000	0.000	0.000	3.333	0.000	2.618	2.61	
Total	0.000	1.571	1.952	2.698	0.000	2.601		

Age of Dwelling	HIGH DENSITY - Apartments < > 5 Storeys						Adjusted PPU ¹	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	0.000	0.000	0.000	0.000	0.000	0.000		
6-10	0.000	0.000	0.000	0.000	0.000	0.000		
11-15	0.000	0.000	0.000	0.000	0.000	0.000		
16-20	0.000	0.000	0.000	0.000	0.000	0.000		n/a
20-25	0.000	0.000	0.000	0.000	0.000	1.417		
25-35	0.000	0.000	0.000	0.000	0.000	2.000		
35+	0.000	1.235	1.867	0.000	0.000	1.707		
Total	0.000	1.342	1.759	2.857	0.000	1.725		

Age of Dwelling	ALL DENSITY TYPES					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	0.000	2.938	2.200	3.115	5.353	3.132
6-10	0.000	0.000	2.147	3.417	5.643	3.436
11-15	0.000	0.000	0.000	3.338	4.400	3.408
16-20	0.000	0.000	2.000	3.456	4.974	3.487
20-25	0.000	1.071	2.250	3.161	4.107	3.118
25-35	0.000	1.364	2.182	3.086	3.861	3.108
35+	0.000	1.594	1.868	2.790	3.729	2.611
Total	1.059	1.719	2.009	3.161	4.376	3.121

1. The Census PPU has been adjusted to account for the downward PPU trend which has been recently experienced in both new and older units, largely due to the aging of the population

Note: Does not include Statistics Canada data classified as 'Other'

PPU Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population

SCHEDULE 7b

Region of Peel
PERSONS PER UNIT BY AGE AND TYPE OF DWELLING
(2006 CENSUS)

Age of Dwelling	LOW DENSITY - Single and Semi-Detached						20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	3.610	3.684	3.420	3.766	5.487	3.883	
6-10	3.842	3.429	2.945	3.742	5.329	3.839	
11-15	5.167	3.329	3.271	3.761	4.991	3.901	
16-20	2.000	3.351	3.311	3.692	4.802	3.835	3.86
20-25	0.000	2.969	3.031	3.430	4.466	3.507	
25-35	2.667	2.789	2.660	3.170	4.442	3.247	
35+	2.250	2.000	2.076	2.900	4.139	2.862	
Total	3.179	2.998	2.718	3.456	4.852	3.534	

Age of Dwelling	MEDIUM DENSITY - Rows and Apartment in Duplex						20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	2.941	2.684	2.674	3.140	5.571	3.143	
6-10	2.625	3.101	2.903	3.234	5.276	3.237	
11-15	2.615	2.789	2.698	3.373	5.032	3.358	
16-20	3.098	2.270	2.781	3.451	4.645	3.454	3.30
20-25	2.286	2.508	2.830	3.386	4.500	3.334	
25-35	2.105	2.244	2.447	3.067	4.718	3.028	
35+	0.000	1.791	2.594	3.238	4.130	3.086	
Total	2.652	2.482	2.700	3.233	4.756	3.213	

Age of Dwelling	HIGH DENSITY - Apartments < > 5 Storeys						20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	1.575	1.546	2.103	3.280	0.000	1.954	
6-10	2.122	1.650	2.348	3.727	0.000	2.304	
11-15	2.042	1.707	2.520	3.466	0.000	2.368	
16-20	2.112	1.689	2.300	3.859	3.933	2.317	2.24
20-25	1.942	1.802	2.556	3.530	4.512	2.482	
25-35	2.017	1.769	2.467	3.433	4.310	2.571	
35+	1.766	1.760	2.579	3.267	3.831	2.435	
Total	1.922	1.730	2.455	3.445	4.228	2.422	

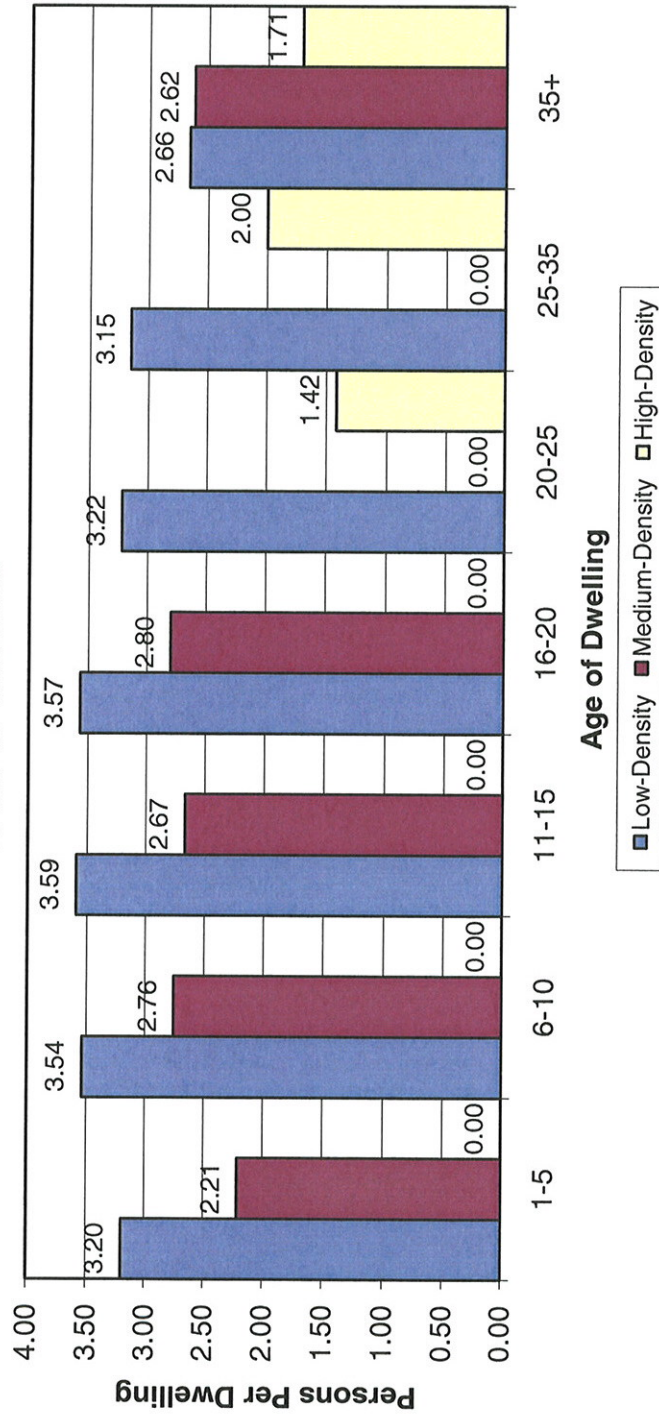
Age of Dwelling	ALL DENSITY TYPES						20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	2.310	2.101	2.740	3.661	5.491	3.581	
6-10	2.609	2.391	2.698	3.623	5.298	3.573	
11-15	2.413	2.002	2.623	3.651	5.023	3.396	
16-20	2.341	1.866	2.438	3.649	4.740	3.368	
20-25	2.050	1.928	2.631	3.432	4.475	3.163	
25-35	2.071	1.848	2.485	3.182	4.445	2.974	
35+	1.829	1.787	2.421	2.972	4.096	2.754	
Total	2.151	1.921	2.536	3.413	4.797	3.209	

1. The Census PPU has been adjusted to account for the downward PPU trend which has been recently experienced in both new and older units, I

Note: Does not include Statistics Canada data classified as 'Other' - Value of 285

Note: Does not include institutional population

**SCHEDULE 8
PERSONS PER UNIT BY STRUCTURAL TYPE AND AGE OF DWELLING
(2006 CENSUS)
FOR
TOWN OF CALEDON**



SCHEDULE 9
EMPLOYMENT AND GROSS FLOOR AREA (GFA) FORECAST, 2009 TO 2021
TOWN OF CALEDON

Period	Population			Activity Rate			Employment					Square Feet (Estimated) 1				
	Primary	Work at Home	Industrial	Population Related	Institutional	Total	Primary	Work at Home	Industrial	Population Related	Institutional	Total	Industrial	Commercial	Institutional	Total
1996	39,893	0.012	0.057	0.126	0.051	0.338	485	2,285	5,015	3,635	2,070	13,490				
2001	50,585	0.007	0.055	0.137	0.084	0.325	335	2,780	6,915	4,295	2,170	16,435				
2006	57,050	0.006	0.053	0.129	0.090	0.325	370	3,030	7,388	5,128	2,630	18,545				
Mid 2009	57,626	0.006	0.054	0.152	0.098	0.357	373	3,118	8,786	5,537	2,737	20,553	8,785,000	2,214,800	1,915,800	12,915,700
Mid 2019	79,761	0.005	0.062	0.234	0.090	0.435	430	4,954	18,703	7,169	3,478	34,734	18,703,000	2,867,600	2,434,800	24,005,200
Mid 2021	84,444	0.005	0.064	0.249	0.089	0.450	438	5,412	21,010	7,520	3,590	37,970	21,010,000	3,008,000	2,513,000	26,531,000
Incremental Change																
1996 - 2001	10,702	-0.006	-0.002	0.011	-0.007	-0.013	-150	495	1,900	600	100	2,845				
2001 - 2006	6,455	0.000	-0.002	-0.007	0.006	0.003	35	250	473	883	460	2,110				
2006 - Mid 2009	576	0.000	-0.010	0.0230	0.0082	0.0316	3	88	1,401	410	107	2,008				
Mid 2009 - Mid 2019	22,134	-0.011	0.0080	0.0820	-0.0062	0.0788	57	1,836	9,915	1,632	741	14,181	9,915,000	652,800	518,700	11,086,500
Mid 2009 - Mid 2021	26,818	-0.013	0.0100	0.0963	-0.0070	0.0930	65	2,294	12,222	1,983	853	17,417	12,222,000	783,200	597,100	13,612,300
Annual Average																
1996 - 2001	2,140	-0.00111	-0.00047	0.00218	-0.00148	-0.00180	-30	98	380	120	20	589				
2001 - 2006	1,291	-0.00003	-0.00037	-0.00144	0.00123	0.00064	7	50	95	179	92	422				
2006 - Mid 2009	182	0.0000	-0.0003	0.0077	0.0021	0.0105	1	29	467	137	36	689				
Mid 2009 - Mid 2019	2,213	-0.00011	0.00080	0.00820	-0.00062	0.00788	6	184	982	163	74	1,418	991,500	65,200	51,870	1,108,650
Mid 2009 - Mid 2021	2,235	-0.00011	0.00083	0.00803	-0.00059	0.00775	5	191	1,019	165	71	1,451	1,018,500	66,100	49,758	1,134,358

1. Square Foot Per Employee Assumptions
Industrial 1000
Commercial 400
Institutional 700

**SCHEDULE 10
TOWN OF CALEDON
NON-RESIDENTIAL CONSTRUCTION VALUE
YEARS 1999 - 2008
(000's 2008 \$)**

YEAR	Commercial			Industrial			Institutional			Total			
	New	Improve	Additions	New	Improve	Additions	New	Improve	Additions	New	Improve	Additions	Total
1999			6,877			0			476			0	7,353
2000		3,209	0		6,698	1,203		16,447	6,657		535		23,942
2001		3,482	1,154		1,985	764		6,949	208		2,655		10,796
Sub-total Average		1,449	427		2,631	554		5,695	506		1,053		7,254
2002	21,328	977	6,877	7,662	368	0	8,030	8,030	476	0	0	7,731	36,245
2003	12,160	3,209	0	8,546	6,698	1,203	16,447	16,447	6,657	535	0	20,986	34,499
2004	30,691	3,482	1,154	4,200	1,985	764	6,949	6,949	208	2,655	0	3,531	35,559
2005	14,569	1,449	427	2,509	2,631	554	5,695	5,695	506	1,053	0	4,377	19,896
2006	36,286	4,597	3,317	3,450	1,443	0	4,893	4,893	168	0	0	436	40,003
2007	74,623	15,236	7,185	1,847	4,029	806	6,683	6,683	2,125	18,814	0	20,938	76,470
2008	72,181	14,737	6,950	1,787	3,897	780	6,464	6,464	2,055	18,198	0	20,253	73,968
Sub-total	261,837	43,687	25,910	30,002	21,051	4,108	55,161	55,161	12,194	41,255	0	78,250	316,641
Percent of Total	79%	13%	8%	54%	38%	7%	100%	100%	16%	53%	0%	100%	100%
Average	37,405	6,241	3,701	4,266	3,007	587	7,880	7,880	1,742	5,894	0	11,179	45,234
1999 - 2008							77,047	77,047				75,888	152,935
10 Year Total							7,705	7,705				7,589	15,294
% Breakdown							18.7%	18.7%				18.4%	100.0%

SOURCE: STATISTICS CANADA PUBLICATION, 64-001-XIB
Note: Inflated to year-end 2008 dollars using Southam Construction Cost Index

SCHEDULE 11
EMPLOYMENT TO POPULATION RATIO BY MAJOR EMPLOYMENT SECTOR, 1996, 2001 AND 2006
TOWN OF CALEDON

		Year			Change		Comments
		1996	2001	2006	96-01	01-06	
Employment by industry							
1.0	Primary Industry Employment						Categories which relate to local land-based resources.
1.1	All primary	1,015	860	715	-155	-145	
Sub-total		1,015	860	715	-155	-145	
2.0	Industrial and Other Employment						Categories which relate primarily to industrial land supply and demand.
2.1	Manufacturing	3,170	4,160	4,140	990	-20	
2.2	Wholesale trade	700	990	1,175	290	185	
2.3	Construction	845	995	1,255	150	260	
2.4	Transportation, storage, communication and other utility	895	1,518	1,715	623	198	
Sub-total		5,610	7,663	8,285	2,053	623	
3.0	Population Related Employment						Categories which relate primarily to population growth within the municipality.
3.1	Retail trade	1,400	1,605	1,655	205	50	
3.2	Finance, insurance, real estate operator and insurance agent	460	525	710	65	185	
3.3	Business service	945	1,383	1,775	438	393	
3.4	Accommodation, food and beverage and other service	1,820	1,965	2,535	145	570	
Sub-total		4,625	5,478	6,675	853	1,198	
4.0	Institutional						
4.1	Government Service	760	480	490	-280	10	
4.2	Education service, Health, Social Services	1,480	1,955	2,380	475	425	
Sub-total		2,240	2,435	2,870	195	435	
Total Employment		13,490	16,435	18,545	2,945	2,110	
Population		39,893	50,595	57,050	10,702	6,455	
Employment to Population Ratio							
	Industrial and Other Employment	0.14	0.15	0.15	0.01	-0.01	
	Population Related Employment	0.12	0.11	0.12	-0.01	0.01	
	Institutional Employment	0.06	0.05	0.05	-0.01	0.00	
	Primary Industry Employment	0.03	0.02	0.01	-0.01	0.00	
Total		0.34	0.32	0.33	-0.01	0.00	

Source: Statistics Canada Employment by Place of Work

Note: 1996-2001 employment figures are classified by Standard Industrial Classification (SIC) Code

APPENDIX B
DEVELOPMENT CHARGE RECOVERABLE COST
CALCULATIONS

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B-1 FIRE

B-1 FIRE

B-1.1 DC Calculation Planning Period

2009-18

B-1.2 Service Coverage and Capital Program

The capital program covers fire facilities, vehicles and supporting equipment required throughout the Town. This program includes an addition to the Mayfield West fire station, replacement of the Bolton fire station and additions to the Mono Mills, Alton, Palgrave and Caledon Village fire stations, as well as provision of a fire training facility. Additional vehicle requirements include four new pumper/rescues, an aerial truck, an emergency support unit and a new pumper/quint vehicle. The total program is approximately \$6.2 million in excess of the Town's level of service cap.

B-1.3 Local Service and Developer Contribution Policy

Not applicable.

B-1.4 Level of Service Measurement

Separate schedules follow for fire facilities (sq.ft. per capita), fire vehicles (vehicles per capita) and fire equipment (number per capita).

B-1.5 Benefit to Existing Development Deduction

Three deduction levels have been established at 5%, 10% and 25%, respectively, in order to reflect the potential impact of the capital program in terms of improved response time, functionality of vehicles and equipment and overall system effectiveness. The 5% deductions apply to the Mayfield West projects, where the majority of the Town's growth is anticipated. The 10% deductions apply to a number of the new vehicles, as well as an additional fire station between Snelgrove and Bolton. And finally, the 25% deductions apply to the fire training facility, the replacement of the Bolton fire station as well as improvements in areas subject to lower growth rates.

B-1.6 Post Period/Excess Capacity Deduction

The 2018 DC-funded service level for fire is also at or below the Town's 10-year average. As a result, no post period capacity is involved. No excess capacity is involved as the Town's current level of service is similar to the historical 10-year average.

B-1.7 Provision for Grants, Subsidies and Other Contributions

Not applicable.

B-1.8 10% Statutory Deduction

Not applicable.

B-1.9 Use of Existing Reserve Funds

Not applicable. (Reserve fund deficit forms part of capital program.)

B-1.10 Residential vs. Non-Residential Split

The population/employment ratio (2009-2018) has been used, i.e.

$$\frac{22,135 \text{ population growth}}{22,135 \text{ population growth} + 14,181 \text{ employment growth}} = 61\% \text{ residential and } 39\% \text{ non-residential}$$

SERVICE: FIRE PROTECTION COMPONENT: VEHICLES

Municipality: Town of Caledon

Level of Service Calculation Sheet

Contact :
Unit Measure:

Number of Vehicles

Vehicle Name	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Value (\$/veh.)
Pumpers	8	9	9	9	10	10	10	10	10	10	466,000
Tankers	8	8	8	8	4	4	4	4	3	2	399,000
Rescue Squad Vehicles	1	1	1	1	1	0	0	0	0	0	475,000
Pumper/Rescues	8	9	9	9	9	9	9	9	9	9	475,000
Pumper Aerial	1	1	1	1	1	1	1	1	1	1	575,000
Pumper Tankers	0	1	1	1	4	6	6	6	6	7	466,000
Tactical Unit	1	1	1	1	1	0	0	0	0	1	113,000
Command Unit	0	0	1	1	1	1	1	1	1	1	40,000
Vans	0	0	0	1	2	2	2	2	2	2	53,000
SUVs	2	2	2	2	3	3	3	3	3	3	53,000
Total	29	32	33	34	36	36	36	36	35	36	398,222

Population	45,896	47,508	50,595	52,379	53,520	55,338	56,901	57,050	57,360	57,581
Level of Service (per 1,000 persons)	0.63	0.67	0.65	0.65	0.67	0.65	0.63	0.63	0.61	0.63

Note:
1.

Values (rounded) from 2004 DC Background Study have been indexed 33% as per 2004-2008 increase to the Stats. Can. Non-residential building construction index.

10 Year Average	0.64
Quantity	398,222
Quality (\$/vehicle)	254,862
Combined Quantity/Quality Level (\$/1,000)	255
Combined Quantity/Quality Level (\$/capita)	255
Maximum DC Amount (before deductions)	2009-2019
Forecast Population Increase	22,135
\$ per Capita	255
Eligible Amount	5,644,425

Vehicles valued at replacement value including equipment

SERVICE: FIRE PROTECTION

COMPONENT: EQUIPMENT

Municipality:
Level of Service Calculation Sheet

Town of Caledon

Contact :
Unit Measure:

Number of equipment

Road Type	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Value ¹ (\$/item)
Autoextraction	14	14	14	14	14	14	13	11	11	12	47,000
Oxygen Cylinders	56	56	54	54	54	54	54	54	54	54	5,000
Ventilators	16	16	18	18	18	20	20	21	21	22	5,000
SCBA	11	22	33	44	150	150	150	150	150	150	5,000
Equipped Fire fighters (eg. Bunker gear, pagers, etc.)	185	185	210	220	230	235	240	245	250	255	5,000
Total	282	293	329	350	466	473	477	481	486	493	5,000

Population	45,896	47,508	50,595	52,379	53,520	55,338	56,901	57,050	57,360	57,581	
Level of Service (per 1,000 persons)	6.14	6.17	6.50	6.68	8.71	8.55	8.38	8.43	8.47	8.56	
10 Year Average											
Quantity (item/1,000 persons)	7.66										
Quality (\$/item)	5,000										
Combined Quantity/Quality level (\$/1,000)	38,300										
Combined Quantity/Quality level (\$/capita)	38										

Note: 1.

Values (rounded) from 2004 DC Background Study have been indexed 33% as per 2004-2008 increase to the Stats. Can. Non-residential building construction index.

Maximum DC Amount (before deductions)	2009-2019
Forecast Population Increase	22,135
\$ per capita	38
Eligible Amount	847,771

B-2 PARKLAND DEVELOPMENT

B-2 PARKLAND DEVELOPMENT

B-2.1 DC Calculation Planning Period

2009-18

B-2.2 Service Coverage and Capital Program

The capital program for Parkland Development consists of a number of park projects of various types, in Mayfield West, together with several in Caledon East and other parts of the Town, such as Bolton, Cheltenham, Palgrave and Alton. A number of the projects, such as trail development, are Town-wide in coverage.

B-2.3 Local Service and Developer Contribution Policy

With respect to Parkland acquisition, the developer is responsible for the provision of dedicated parkland which is finished grade, with top soil, the provision of underground services, fencing and seeding.

B-2.4 Level of Service Measurement

Separate schedules follow for parkland development (acres per capita) and trails (km per capita).

B-2.5 Benefit to Existing Development Deduction

Four indicators of benefit to existing development have been used and include zero, 5%, 10% and 15%, respectively. This deduction includes consideration of improved proximity benefits to higher quality parkland facilities, where applicable. No deduction was made in the case of neighbourhood parks located in Mayfield West. A 5% deduction was made for parkettes and neighbourhood parks in Bolton and Caledon East. A 10% deduction was made in the case of Town-wide parks and those in smaller communities and finally a 15% deduction was made in the case of the tournament sports park.

B-2.6 Post Period/Excess Capacity Deduction

The 2018 DC-funded service level for parkland development is at or below the Town's 10-year average. As a result, no post period capacity is involved. Similarly, the current level of service is below the historical 10-year average.

B-2.7 Provision for Grants, Subsidies and Other Contributions

Not applicable.

B-2.8 10% Statutory Deduction

A 10% deduction has been made from the DC recoverable costs pursuant to s.s.5(1)8 of the DCA.

B-2.9 Use of Existing Reserve Funds

Not applicable.

B-2.10 Residential vs. Non-Residential Split

95% residential and 5% non-residential, based on estimated service usage and accepted municipal norms for Parkland Development.

SERVICE: PARKS

COMPONENT: PARKLAND DEVELOPMENT

Municipality:
Level of Service Calculation Sheet

Town of Caledon

Contact :
Unit Measure:

Acres of Parkland

Park Classification and Facilities	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Value ¹ (\$/acre)
Community and District Parks	160.8	165.8	171.0	180.0	188.0	188.0	190.0	191.5	192.5	192.5	109,430
Neighbourhood Parks	68.0	68.0	68.0	68.0	68.0	68.0	68.0	68.0	68.0	68.0	108,240
Local (sub-neighbourhood) parks/parkettes	20.4	28.4	33.7	36.0	37.0	37.6	37.6	37.8	37.8	37.8	125,290
Concrete Skatepark, North Hill Park									1.0	1.0	300,000
Subtotal (ac)	249.2	262.2	272.7	284.0	293.0	293.6	295.6	297.3	299.3	299.3	\$111,200
Population	45,896	47,508	50,595	52,379	53,520	55,338	56,901	57,050	57,360	57,581	
Service Level/1,000 persons	5.4	5.5	5.4	5.4	5.5	5.3	5.2	5.2	5.2	5.2	

10 Year Average	
Quantity (ac/1,000)	5.34
Quality (\$/acre)	111,200
Combined Quantity/Quality (\$/1,000 persons)	593,808
Combined Quantity/Quality (\$/capita)	594

Maximum DC Amount (before deductions)	2009-2019
Forecast Population	22,135
\$ per 1,000 persons	594
Eligible Amount	13,148,190

Note:

1. Values (rounded) from 2004 DC Background Study have been indexed 33% as per 2004-2008 increase to the Stats. Can. Non-residential building construction index.

SERVICE: PARKS

COMPONENT: PARKLAND DEVELOPMENT (TRAILS)

Municipality: Town of Caledon
 Level of Service Calculation Sheet

Contact :
 Unit Measure:

Kilometres of trail

	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Value (\$/km)
Developed Trails Trailway Bridge, Hwy. 10	40.0	40.0	41.0	41.2	41.2	43.2	43.2	45.2	45.2	46.2	110,000
								0.2	0.2	0.2	1,000,000
Subtotal (ac)	40.0	40.0	41.0	41.2	41.2	43.2	43.2	45.4	45.4	46.4	\$111,251
Population	45,896	47,508	50,595	52,379	53,520	55,338	56,901	57,050	57,360	57,581	
Service Level/1,000 persons	0.9	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	

10 Year Average	
Quantity (km/1,000)	0.80
Quality (\$/km)	111,251
Combined Quantity/Quality (\$/1,000 persons)	89,001
Combined Quantity/Quality (\$/capita)	89

Maximum DC Amount (before deductions)	2009-2019
Forecast Population	22,135
\$ per capita	89
Eligible Amount	1,970,015

MUNICIPALITY: TOWN OF CALEDON
 SERVICE: PARK DEVELOPMENT

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2009-2018	Timing	2009 Gross Capital Cost Est.	Ineligible re: Level of Service	Eligible Increase in Need	Benefit to Existing Development/ U.E.C.*	Less:		Other (e.g. 10% Statutory Deduction)	Net Costs Benefiting New Development	Potential DC Recoverable Cost	
							Grants, Subsid Other Contribut Attrib. to New Development	Sub Total			Residential Share 95%	Non-Residential Share 5%
Cost to be Incurred During Term of Proposed By-law												
	Parquette	2009-2014	150,000	-	150,000	7,500	5%	142,500	128,250	121,838	6,413	
	Parquette	2009-2014	180,000	-	180,000	9,000	5%	171,000	153,900	146,205	7,695	
	Neighbourhood Park (2 acres)	2009-2014	275,000	-	275,000	13,750	5%	261,250	235,125	223,969	11,756	
	Soccer Field	2009-2014	275,000	-	275,000	27,500	10%	247,500	222,750	211,813	11,136	
	2 Community Parks (10 acres)	2009-2014	1,600,000	-	1,600,000	80,000	5%	1,520,000	1,368,000	1,299,600	66,400	
	Neighbourhood Parks (2 Acres)	2009-2014	275,000	-	275,000	-	0%	275,000	247,500	235,125	12,375	
	Special Purpose Park	2009-2014	500,000	-	500,000	50,000	10%	450,000	405,000	384,750	20,250	
	Parquette	2009-2014	160,000	-	160,000	8,000	5%	152,000	136,800	129,960	6,840	
	Palgrave	2009-2014	125,000	-	125,000	12,500	10%	112,500	101,250	96,188	5,063	
	District Park (50 acres)	2009-2014	4,800,000	-	4,800,000	480,000	10%	4,320,000	3,888,000	3,693,600	194,400	
	Town wide	2009-2014	750,000	-	750,000	75,000	10%	675,000	607,500	577,125	30,375	
Cost to be Incurred Post By-law Term (i.e. beyond 2013)												
	Community Park (5 acres)	2014-2018	800,000	-	800,000	80,000	10%	720,000	648,000	615,600	32,400	
	Special Purpose Park	2014-2018	500,000	-	500,000	50,000	10%	450,000	405,000	384,750	20,250	
	Neighbourhood Park (1 acre)	2014-2018	275,000	-	275,000	-	0%	275,000	247,500	235,125	12,375	
	Community Park (5 Acres)	2014-2018	800,000	-	800,000	40,000	5%	760,000	684,000	649,800	34,200	
	Tournament Sports Park (15 Acres)	2014-2018	1,800,000	-	1,800,000	270,000	15%	1,530,000	1,377,000	1,308,150	68,850	
	Community Park	2014-2018	800,000	-	800,000	40,000	5%	760,000	684,000	649,800	34,200	
	Neighbourhood Park	2014-2018	275,000	-	275,000	-	0%	275,000	247,500	235,125	12,375	
	Neighbourhood Park	2014-2018	250,000	-	250,000	12,500	5%	237,500	213,750	203,063	10,688	
	Town Wide	2014-2018	750,000	221,795	528,205	26,410	5%	501,795	451,615	429,035	22,581	
	Total Estimated Capital Cost		\$ 15,340,000	\$ 221,795	\$ 15,118,205	\$ 1,282,160	\$ -	\$ 13,836,045	\$ 12,452,440	\$ 11,829,818	\$ 622,622	

* Uncommitted excess capacity and inclusive of post planning period capacity, where applicable

Service	Eligible Amount
Parkland	13,148,190
Trails	1,970,015
	15,118,205

B-3 RECREATION

B-3 RECREATION

B-3.1 DC Calculation Planning Period

2009-18

B-3.2 Service Coverage and Capital Program

The capital program relates largely to a new recreation centre in Mayfield West, active sports and recreation facilities in Bolton/Caledon East, community rooms in various locations and two property services vehicles.

B-3.3 Local Service and Developer Contribution Policy

Not applicable.

B-3.4 Level of Service Measurement

A separate schedule follows for indoor recreation facilities (sq.ft. per capita). Approximately 35% of the capital program is DC ineligible as it is beyond the historical level of service cap.

B-3.5 Benefit to Existing Development Deduction

The deductions made are all in the amount of 10%, in order to reflect improved proximity of existing populations to a broader range of facilities.

B-3.6 Post Period/Excess Capacity Deduction

The 2018 DC-funded service level for indoor recreation facilities is at the Town's 10-year average. As a result, no post period capacity is involved. The Town's current service level is somewhat above the 10-year average, but the facilities involved that are in proximity of the anticipated growth do not have available prime-time capacity.

B-3.7 Provision for Grants, Subsidies and Other Contributions

Not applicable.

B-3.8 10% Statutory Deduction

A 10% deduction has been made from the DC recoverable costs pursuant to s.s.5(1)8 of the DCA.

B-3.9 Use of Existing Reserve Funds

Not applicable.

B-3.10 Residential vs. Non-Residential Split

95% residential and 5% non-residential, based on estimated service usage and accepted municipal norms for Recreation.

SERVICE: RECREATION

COMPONENT: FACILITIES

Municipality:
Level of Service Calculation Sheet

Town of Caledon

Contact :
Unit Measure:

Square Feet of Building Area

Facility Name	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Value (\$/s.f.)
Albion Bolton Arena	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	28,000	188
Albion Bolton Community Centre	27,040	27,040	27,040	27,040	29,748	29,748	29,748	29,748	29,748	29,748	241
Alton Optimist Hall	5,090	5,090	5,090	5,090	5,090	5,090	5,090	5,090	5,090	5,090	241
Belfountain Community Hall	2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994	2,994	214
Bolton Kinsmen	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	1,437	214
Caledon Centre for Recreation and Wellness	16,118	16,118	16,118	16,118	16,118	16,118	16,118	16,118	16,118	16,118	313
Caledon Community Complex	6,471	6,471	6,471	6,471	6,471	6,471	6,471	6,471	6,471	6,471	241
Caledon Pool	5,758	5,758	5,758	6,442	6,442	6,442	6,442	6,442	6,442	6,442	214
Caledon Village Place	1,188	1,188	1,188	1,188	1,188	1,188	2,269	2,269	2,269	2,269	241
Cheltenham Hall	9,182	9,182	9,182	9,182	9,182	9,182	9,182	9,182	9,182	9,182	241
Inglewood Community Centre	22,623	24,423	24,423	24,423	24,423	24,423	24,423	24,423	24,423	24,423	188
Lloyd Wilson Arena	79,696	79,696	79,696	79,696	79,696	79,696	79,696	79,696	79,696	79,696	245
Mayfield Recreation Complex	3,091	3,091	3,091	3,091	5,820	5,820	5,820	5,820	5,820	5,820	241
Old Caledon Township Hall	2,822	2,822	2,822	2,822	2,822	2,822	2,822	2,822	2,822	2,822	446
Valleywood Community Room	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	482
Victoria Parks Community Centre											214
Volunteer Portable											
Total	215,110	216,910	216,910	262,556	267,993	267,993	269,074	270,574	331,550	331,550	\$242

Population	45,896	47,508	50,595	52,379	53,520	55,338	56,901	57,050	57,360	57,581
Per Capita Level of Service	4.69	4.57	4.29	5.01	5.01	4.84	4.73	4.74	5.78	5.76

10 Year Average	2009-2019
Quantity	4.94
Quality (\$/sq. ft.)	242
Combined Quantity/Quality Level (\$/capita)	1195

Maximum DC Amount (before deductions)	2009-2019
Forecast Population Increase	22,135
\$ per Capita	1195
Eligible Amount	26,451,325

Note:

- Values from 2004 DC Background Study have been indexed 33% as per 2004-2008 increase to the Stats. Can. Non-residential building construction index.

MUNICIPALITY:
 SERVICE:

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION
 TOWN OF CALEDON
 Recreation

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2009-2018	Timing	2009 Gross Capital Cost Est.	Ineligible re: Level of Service	Eligible Increase in Need	Benefit to Existing Development ¹ U.E.C. ¹	Less:		Net Costs Benefiting New Development	Potential DC Recoverable Cost	
							Grants, Subsidies & Other Contributions Attrib. to New Development	Sub Total		Other (e.g. 10% Statutory Deduction)	Residential Share 95%
	Cost to be Incurred During Term of Proposed By-law										
	Mayfield West Recreation Centre	2013	14,500,000	-	14,500,000	1,450,000 10%	13,050,000	1,305,000	11,745,000	11,157,750	587,250
	Active Sports and Recreation facilities - Caledon East	2014	8,000,000	-	8,000,000	800,000 10%	7,200,000	720,000	6,480,000	6,196,000	324,000
	Community Rooms - Bolton/Palgrave	2010	3,000,000	-	3,000,000	300,000 10%	2,700,000	270,000	2,430,000	2,306,500	121,500
	Property Services vehicle	2010	50,000	-	50,000	5,000 10%	45,000	4,500	40,500	38,475	2,025
	Cost to be Incurred Post By-law Term (i.e. beyond 2013)										
	Active Sports and Recreation Facilities - Bolton/Caledon East	2016	10,000,000	9,088,675	901,325	90,133 10%	811,193	\$1,119	730,073	693,570	36,504
	Community Rooms - Town-wide (West Side)	2017	5,000,000	5,000,000	-	-	-	-	-	-	-
	Property Services vehicle	2014	50,000	50,000	-	-	-	-	-	-	-
	Total Estimated Capital Cost		\$ 40,600,000	\$ 14,148,675	\$ 26,451,325	\$ 2,645,133	\$ 23,806,193	\$ 2,380,619	\$ 21,425,573	\$ 20,354,295	\$ 1,071,279

¹ Uncommitted excess capacity and inclusive of post planning period capacity, where applicable

Service
 Recreation

Eligible Amount
 26,451,325

B-4 LIBRARY

B-4 LIBRARY

B-4.1 DC Calculation Planning Period

2009-18

B-4.2 Service Coverage and Capital Program

The capital program includes two new library facilities in Alton and Mayfield West.

B-4.3 Local Service and Developer Contribution Policy

Not applicable.

B-4.4 Level of Service Measurement

Separate schedules follow for library facilities (sq.ft./capita) and materials (items/capita).

B-4.5 Benefit to Existing Development Deduction

A 10% deduction has been used in the case of both projects. For the largest project, this provides for the benefit to existing development in the service area for the new Mayfield West library that would benefit from being in proximity to it, in terms of travel time.

B-4.6 Post Period/Excess Capacity Deduction

The 2018 DC-funded service level for library is at or below the Town's 10-year average. As a result, no post period capacity is involved. Similarly, no excess capacity is involved, in that the Town's current level of service for library is similar to its 10-year historical level of service.

B-4.7 Provision for Grants, Subsidies and Other Contributions

Not applicable.

B-4.8 10% Statutory Deduction

A 10% deduction has been made from the DC recoverable costs pursuant to s.s.5(1)8 of the DCA.

B-4.9 Use of Existing Reserve Funds

Not applicable.

B-4.10 Residential vs. Non-Residential Split

95% residential and 5% non-residential, based on estimated service usage and accepted municipal norms for Library.

SERVICE: LIBRARY

COMPONENT: FACILITIES

Municipality:
Town of Caledon

Service Standard Calculation Sheet

Contact :
Unit Measure: Square Feet of Building Area

Facility Name	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Value ¹ (\$/s.f.)
Bolton	9,600	9,600	20,000	20,000	24,000	24,000	24,000	24,000	24,000	24,000	290
Aiton	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	250
Belfountain	750	750	750	750	750	750	750	750	750	750	160
Caledon Village	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	250
Caledon East	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	250
Inglewood	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	250
Margaret Dunn Valleywood (Mayfield West)	3,600	3,600	3,600	3,600	3,600	3,600	3,600	4,900	4,900	4,900	250
Total	27,050	27,050	37,450	37,450	41,450	41,450	41,450	42,750	42,750	42,750	270

Population	45,896	47,508	50,595	52,379	53,520	55,338	56,901	57,050	57,360	57,581
Per Capita Level of Service	0.59	0.57	0.74	0.71	0.77	0.75	0.73	0.75	0.75	0.74

10 Year Average	2009-2019
Quantity	0.71
Quality (\$/sq.ft.)	270
Combined Quantity/Quality (\$/capita)	192

Maximum DC Amount (before deductions)	2009-2019
Forecast Population Increase	22,135
\$ per Capita	192
Eligible Amount	4,249,920

Note:

1. Values from 2004 DC Background Study have been indexed 33% as per 2004-2008 increase to the Stats. Can. Non-residential building construction index. (except for Margaret Dunn Valleywood)

SERVICE: LIBRARY

COMPONENT: COLLECTION

Municipality:
Level of Service Calculation Sheet

Town of Caledon

Contact:
Unit Measure:

Items of Library Resources

Item Name	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Value (\$/item)
Books	125,241	128,692	133,021	137,888	137,604	130,057	128,562	128,428	127,298	127,207	47
Periodicals	320	1,144	1,365	2,283	1,723	1,967	2,022	2,515	2,679	2,517	45
Newspapers	28	28	28	20	22	22	22	22	22	22	120
Audio Material (handicapped)	1,046	1,131	1,324	1,502	1,701	1,701	1,701	1,701	1,701	1,701	100
Audio Cassettes	4,098	4,179	4,485	3,966	3,136	3,101	2,614	2,254	2,197	1,964	35
Video Cassettes	5,142	5,617	5,445	6,036	6,871	7,290	7,016	7,143	6,945	7,129	30
Computer Software	374	432	522	615	659	705	750	569	508	475	101
Multi-Media Kits	343	391	456	465	457	775	1,297	2,362	3,309	3,913	60
Total	136,592	141,614	146,646	152,775	152,173	145,618	143,984	144,994	144,659	144,928	47

Population	45,896	47,508	50,595	52,379	53,520	55,338	56,901	57,050	57,360	57,581
Per Capita Level of Service	2.98	2.98	2.90	2.92	2.84	2.63	2.53	2.54	2.52	2.52

Note:

- Values from 2004 DC Background Study have been indexed 33% as per 2004-2008 increase to the Stats. Can. Non-residential building construction index.

10 Year Average	
Quantity	2.74
Quality (\$/item)	47
Combined Quantity/Quality Level (\$/capita)	129

Maximum DC Amount (before deductions)	2009-2019
Forecast Population Increase	22,135
\$ per Capita	129
Eligible Amount	2,855,415

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

MUNICIPALITY: TOWN OF CALEDON

SERVICE: Library

Pri. No.	Increased Service Attributable to Anticipated Development 2009-2018	2009 Gross Capital Cost Est.	Ineligible re: Level of Service	Eligible Increase in Need	Benefit to Existing Development/ U.E.C. ¹	Less: Grants, Subsidies & Other Contributions Attrib. to New Development	Sub Total	Less: Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost			
									Net Costs Benefiting New Development	Residential Share	Non-Residential Share	
	Cost to be Incurred During Term of Proposed By-law											
	Alton Branch 2011	300,000	-	300,000	30,000	10%	270,000	27,000	243,000	230,850	12,150	
	MW Library 2013	7,250,000	444,665	6,805,335	680,534	10%	6,124,802	612,480	5,512,321	5,236,705	275,616	
	Cost to be Incurred Post By-law Term (i.e. beyond 2013)											
	Total Estimated Capital Cost	\$ 7,550,000	\$ 444,665	\$ 7,105,335	\$ 710,534		\$ 6,394,802	\$ 639,480	\$ 5,755,321	\$ 5,467,555	\$ 287,766	

¹ Uncommitted excess capacity and inclusive of post planning period capacity, where applicable

Service Eligible Amount
 Facilities 4,249,920
 Collections 2,855,415
 7,105,335
² 25,000 sq.ft. X \$290/sq.ft. = \$7,250,000

B-5 WORKS DEPARTMENT

B-5 WORKS DEPARTMENT

B-5.1 DC Calculation Planning Period

2009-18

B-5.2 Service Coverage and Capital Program

The provision for capital considers the need to replace and enlarge Yard #3, at a location between Bolton and Mayfield West, together with the need to add tandem plows/sanders, graders, wheel loaders and ½ tonne pick-up trucks. These additional requirements relate to the growth in local streets and other Town road improvements and the need to expand the staffing and fleet required to maintain these additional assets.

B-5.3 Local Service and Developer Contribution Policy

Not applicable.

B-5.4 Level of Service Measurement

Separate schedules follow for works facilities (sq.m./capita) and vehicles (value of vehicles/equipment per capita).

B-5.5 Benefit to Existing Development Deduction

No deduction for benefit to existing development has been made, in that the additional vehicles and equipment and the space required to maintain and accommodate them are simply required to maintain additional Town roads and other assets and are not expected to offer any additional benefits to existing development.

B-5.6 Post Period/Excess Capacity Deduction

The 2018 DC-funded service level for works assets is also at or below the Town's 10-year average. As a result, no post period capacity is involved. Similarly, the current level of service is similar to the 10-year historical level of service and no excess capacity is available.

B-5.7 Provision for Grants, Subsidies and Other Contributions

Not applicable

B-5.8 10% Statutory Deduction

A 10% deduction has been made from the DC recoverable costs pursuant to s.s.5(1)8 of the DCA (despite the fact that the Works Department operation can be regarded as a component of the roads service).

B-5.9 Use of Existing Reserve Funds

Not applicable.

B-5.10 Residential vs. Non-Residential Split

The population/employment ratio (2009-2018) of 61% residential and 39% non-residential has been used.

SERVICE: WORKS DEPARTMENT SERVICE: FACILITIES

Municipality: Town of Caledon
 Level of Service Calculation Sheet

Contact :
 Unit Measure: Square Metres of Building Area

Facility Name	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Value ¹ (\$/s.m.)
Yard 1 - Castlederg	700	700	700	700	715	715	715	835	835	835	1,724
Yard 2 - Quarry Road	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,724
Yard 3 - Columbia Way/50	400	400	400	400	400	400	400	400	400	400	1,724
Yard 1 - Castlederg/Salt Storage			70	70	70	70	70	70	70	70	1,724
Total	2,180	2,180	2,250	2,250	2,265	2,265	2,265	2,385	2,385	2,385	1,724

Population	45,896	47,508	50,595	52,379	53,520	55,338	56,901	57,050	57,360	57,581
Per Capita Level of Service	0.05	0.05	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04

10 Year Average	
Quantity	0.04
Quality (\$/sq.m.)	1,724
Combined Quantity/Quality Level (\$/capita)	\$69

Maximum DC Amount (before deductions)	2009-2019
Forecast Population Increase	22,135
\$ per Capita	\$69
Eligible Amount	\$1,527,315

X 15% for additional storage facilities= \$1,756,412
 which have not been separately
 itemized

SERVICE: WORKS DEPARTMENT

COMPONENT: WORKS FLEET

Municipality: Town of Caledon
 Level of Service Calculation Sheet

Contact :
 Unit Measure:

Value of Vehicles/Equipment

Equipment Name	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Value (\$/item)
Works Fleet Value (000's \$) ¹	7,541	8,343	8,979	9,634	10,270	11,257	11,257	10,676	10,676	10,542	n/a

Population	45,896	47,508	50,595	52,379	53,520	55,338	56,901	57,050	57,360	57,581	
Level of Service (per capita)	164.31	175.61	177.47	183.93	191.89	203.42	197.83	187.13	186.12	183.08	

10 Year Average	2009-2019
Quantity (items per 1,000 persons)	n/a
Quality (\$/item)	n/a
Combined Quantity/Quality level (\$/capita)	185.08

Maximum DC Amount (before deductions)	2009-2019
Forecast Population Increase \$ per capita	22,135
Eligible Amount	185
	4,096,746

Note:

1. Values from 2004 DC Background Study have been indexed 33% as per 2004-2008 increase to the Stats. Can. Non-residential building construction index.

MUNICIPALITY: TOWN OF CALEDON
 SERVICE: Public Works

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Pri No	Increased Service Needs Attributable to Anticipated Development 2009-2018	Timing	2009 Gross Capital Cost Est.	Ineligible re Level of Service	Eligible Increase in Need	Benefit to Existing Development/ U.S.G.I.	Loss: Grants, Subsidies & Other Contributions Attrib. to New Development	Sub Total	Loss: Other (e.g. 10% Statutory Deduction)	Net Costs Benefiting New Development	Federal DC Recoverable Cost	Residential Share	Non-Residential Share
	Cost to be Incurred During Term of Proposed By-law												
	Fleet Expansion, Equipment and Works Yard		\$ 724,000		\$ 724,000			572,400		572,400	5,151,600	3,139,916	2,011,684
	Cost to be Incurred Post By-law Term (i.e. beyond 2013)												
	Total Estimated Capital Cost		\$ 5,724,000	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$

The vehicles are primarily tandem plow/sanders, 5 ton trucks, graders, wheel loaders, and 1/2 tonne pickups. The Works Yard is an expanded replacement for Yard 3 between Bolton and Mayfield West.

Service Eligible Amount
 Facilities 1,756,412
 Fleet 4,096,746
 5,853,158

(1,400 s.m. - 400 s.m.) X \$1,724/s.m. = \$1,724,000

B-6 ANIMAL CONTROL

B-6 ANIMAL CONTROL

B-6.1 DC Calculation Planning Period

2009-18

B-6.2 Service Coverage and Capital Program

The capital program consists of coverage of underfunding for previous animal shelter capacity, together with a proposed enlargement to the shelter, possibly in a Mayfield West location.

B-6.3 Local Service and Developer Contribution Policy

Not applicable.

B-6.4 Level of Service Measurement

A separate schedule follows for animal control facilities (sq.ft. per capita).

B-6.5 Benefit to Existing Development Deduction

A 5% deduction was made, to reflect a minor potential benefit to existing development relating to the new expanded facilities.

B-6.6 Post Period/Excess Capacity Deduction

The 2018 DC-funded service level for animal control is also at or below the Town's 10-year average. As a result, no post period capacity is involved. No excess capacity is involved in that the current level of service is similar to the historical 10-year average.

B-6.7 Provision for Grants, Subsidies and Other Contributions

Not applicable.

B-6.8 10% Statutory Deduction

A 10% deduction has been made from the DC recoverable costs pursuant to s.s.5(1)8 of the DCA.

B-6.9 Use of Existing Reserve Funds

Not applicable. (Reserve fund deficit forms part of capital program.)

B-6.10 Residential vs. Non-Residential Split

These works benefit residential development entirely and, therefore, no allocation has been made to non-residential development.

SERVICE: ANIMAL CONTROL

Municipality:
Level of Service Calculation Sheet

Town of Caledon

Contact :
Unit Measure:

Square Feet of Building Area

Facility Name	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Value ¹ (\$/s.f.)
Animal Shelter	1,060	1,060	1,060	0	0	0	0	0	0	0	160
New Shelter				3,200	3,200	3,200	3,200	3,200	3,200	3,200	279
Total	1,060	1,060	1,060	3,200	3,200	3,200	3,200	3,200	3,200	3,200	\$264

Population	45,896	47,508	50,595	52,379	53,520	55,338	56,901	57,050	57,360	57,581
Per Capita Level of Service	0.02	0.02	0.02	0.06	0.06	0.06	0.06	0.06	0.06	0.06

10 Year Average	
Quantity	0.05
Quality (\$/sq.ft.)	\$264
Combined Quantity/Quality Level (\$/capita)	\$13

Maximum DC Amount (before deductions)	2009-2019
Forecast Population Increase	22,135
\$ per Capita	\$13
Eligible Amount	\$292,182

Note:

1.

Values from 2004 DC Background Study have been indexed 33% as per 2004-2008 increase to the Stats. Can. Non-residential building construction index.

B-7 STUDIES

B-7 STUDIES

B-7.1 DC Calculation Planning Period

2009-18

B-7.2 Service Coverage and Capital Program

The study program is significant in size in that it reflects proposed Town intention to fund future policy planning and related development study costs that are wholly or partially related to development as part of the development charge program. These studies include secondary plans, zoning by-law updates, urban boundary reviews, community improvement plans, heritage conservation studies, parks, recreation, transportation and other master plans, development charge policy studies, growth monitoring frameworks, Village studies and the like.

B-7.3 Local Service and Developer Contribution Policy

Landowners are required to fund other types of servicing, planning and other studies pertaining to their developments that are not included herein.

B-7.4 Level of Service Measurement

The requirement for these planning and policy studies relates to the Town's Official Plan and provincial policy requirements, including Places to Grow. The geographic scope of the studies reflects the size of the Town and the large number of settlements within it that are expected to accommodate growth.

B-7.5 Benefit to Existing Development Deduction

Several deductions have been established and vary by type of study. These are zero, 5%, 10%, 25%, 50% and 100%, respectively. The nil deduction is applicable to the development charge policy studies, the 5% deduction applies to settlement expansion studies, the 10% deduction applies to masterplans, such as Parks and Recreation, the 25% deduction applies to growth-related heritage studies, the 50% deduction applies to zoning by-law and certain heritage conservation studies and masterplans, and the 100% deduction applies to community improvement plans.

B-7.6 Post Period/Excess Capacity Deduction

A substantial deduction has been made for post 2018 benefits, in that it is anticipated that many of the studies will be primarily directed toward growth to be accommodated during the 2021-2031 time period. The range of deductions made reflect this circumstance.

B-7.7 Provision for Grants, Subsidies and Other Contributions

Not applicable.

B-7.8 10% Statutory Deduction

The deduction is nil in the case of studies pertaining to roads, storm and fire capital requirements. A 10% deduction is applicable to all other services. A blended deduction of 3% has been used for the studies program.

B-7.9 Use of Existing Reserve Funds

The December 31, 2008 uncommitted DC reserve fund balance for studies has been netted in making the DC calculation for this service.

B-7.10 Residential vs. Non-Residential Split

The population/employment ratio (2009-2018) of 61% residential and 39% non-residential has been used.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION
MUNICIPALITY: TOWN OF CALEDON

SERVICE: Studies

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2009-2018	Timing	2009 Gross Capital Cost Est.	Benefit to Existing Development/ U.E.C. ¹	Less: Post 2018 Benefit	Sub Total	Less: Other (e.g. 10% Statutory Deduction) ²	Net Costs Benefiting New Development	Potential DC Recoverable Cost	
									Residential Share 61%	Non-Residential Share 39%
	Cost to be Incurred During Term of Proposed By-law									
	South Albion-Bolton Settlement Expansion Project	2009-13	800,000	40,000 5%	380,000 50%	380,000	11,400	368,600	224,663	143,937
	Provincial Policy Conformity Exercise	2009-13	165,000	82,500 50%	41,250 50%	41,250	1,238	40,012	24,388	15,625
	Cheltenham Village Study	2009-13	15,000	7,500 50%	- 0%	14,250	428	13,822	8,425	5,398
	Designation Studies (Built Heritage)	2009-13	20,000	5,000 25%	- 0%	15,000	450	14,550	8,868	5,682
	Cultural Heritage Landscape Inventory	2009-13	13,000	3,250 25%	- 0%	9,750	293	9,458	5,764	3,693
	Built Heritage Inventory	2009-13	5,000	1,250 25%	- 0%	3,750	113	3,638	2,217	1,420
	Caledon Transportation Needs Study Update	2009-13	10,000	5,000 50%	2,500 50%	75	1,478	2,425	1,478	947
	Alton Village Study	2009-13	125,000	6,250 5%	59,375 50%	59,375	1,781	57,594	35,104	22,490
	Bolton Community Improvement Plan	2009-13	15,000	15,000 100%	-	-	-	-	-	-
	Mayfield West Phase 2	2009-13	570,000	28,500 5%	351,975 65%	189,525	5,686	183,839	112,051	71,789
	Mayfield West Phase 2 - TRCA Fees	2009-13	278,000	13,900 5%	171,665 65%	92,435	2,773	89,662	54,649	35,013
	OP 5 Year Review / PPC Exercise	2009-13	200,000	100,000 50%	75,000 50%	25,000	750	24,250	14,780	9,470
	Comprehensive Zoning Bylaw Update	2009-13	100,000	50,000 50%	25,000 50%	25,000	750	24,250	14,780	9,470
	Mayfield West Phase 2 Completion	2009-13	48,000	2,400 5%	34,200 75%	11,400	342	11,058	6,740	4,318
	Urban Boundary Expansions/Municipal Comprehensive Reviews-Tullamore	2009-13	650,000	32,500 5%	308,750 50%	308,750	9,263	299,488	182,539	116,949
	Urban Boundary Expansions/Municipal Comprehensive Reviews-Tullamore	2009-13	250,000	12,500 5%	118,750 50%	118,750	3,553	115,198	70,207	44,990
	Urban Boundary Expansions/Municipal Comprehensive Reviews-Mayfield West Employment Expansion	2009-13	200,000	10,000 5%	95,000 50%	95,000	2,850	92,150	56,166	35,984
	Community Improvement Plan: Alton	2009-13	100,000	100,000 100%	-	-	-	-	-	-
	Community Improvement Plan: Caledon East	2009-13	100,000	100,000 100%	-	-	-	-	-	-
	Heritage Designation Studies	2009-13	60,000	15,000 25%	- 0%	45,000	1,350	43,650	26,605	17,045
	Heritage Conservation District Study: Bolton	2009-13	30,000	15,000 50%	- 0%	15,000	450	14,550	8,868	5,682
	Heritage Conservation District Study: Alton	2009-13	30,000	15,000 50%	- 0%	15,000	450	14,550	8,868	5,682
	Archaeological Master Plan	2009-13	100,000	50,000 50%	0%	50,000	1,500	48,500	29,561	18,939
	Transportation Planning Studies	2009-13	100,000	50,000 50%	12,500 25%	37,500	1,125	36,375	22,171	14,204
	Bolton Transportation Master Plan/Transit Feasibility Study (year 2)	2009-13	160,000	80,000 50%	40,000 50%	40,000	1,200	38,800	23,649	15,151
	Bolton Special Policy Area Update	2009-13	100,000	5,000 5%	47,500 50%	47,500	1,425	46,075	28,083	17,992
	Sustainability Initiatives (eg ICSP, Adaptive Management, Climate Change Mitigation, Monitoring Frameworks)	2009-13	100,000	25,000 25%	- 0%	75,000	2,250	72,750	44,341	28,409
	Intensification Strategy (P2G)	2009-13	50,000	2,500 5%	23,750 50%	23,750	713	23,038	14,041	8,996
	Recreation and Parks Masterplan	2009-13	200,000	20,000 10%	- 0%	180,000	5,400	174,600	106,419	68,181
	DC Background Study	2013	100,000	- 0%	- 0%	100,000	3,000	97,000	59,122	37,878
	Sub-total 2009-2013		4,694,000	886,300	1,787,215	2,020,485	60,615	1,959,870	1,194,647	765,323
	Cost to be Incurred Post By-law Term (i.e. beyond 2013)									
	OP 5 Year Review / PPC Exercise	2014-18	200,000	100,000 50%	100,000 100%	-	-	-	-	-
	Comprehensive Zoning Bylaw Update	2014-18	100,000	50,000 50%	- 0%	50,000	1,500	48,500	29,561	18,939
	SSMP's - Caledon Village, Mono Mills & Palgrave	2014-18	450,000	22,500 5%	320,625 75%	106,875	3,206	103,669	63,186	40,482
	SSMP Updates - Inglewood, Cheltenham, Alton	2014-18	450,000	22,500 5%	427,500 100%	-	-	-	-	-
	South Albion/Bolton Urban Expansion	2014-18	1,150,000	57,500 5%	1,092,500 100%	-	-	-	-	-
	Victoria - Employment Expansion	2014-18	900,000	45,000 5%	855,000 100%	-	-	-	-	-
	Caledon Transportation Master Plan Update	2014-18	100,000	50,000 50%	50,000 100%	-	-	-	-	-
	Cultural Heritage Landscapes Inventory Update	2014-18	40,000	10,000 25%	30,000	900	29,100	17,737	11,363	6,374
	Built Heritage Inventory Update	2014-18	40,000	10,000 25%	30,000	900	29,100	17,737	11,363	6,374
	Designation Studies	2014-18	75,000	18,750 25%	- 0%	56,250	1,688	54,563	33,256	21,306
	Cultural Heritage Master Plan	2014-18	80,000	40,000 50%	- 0%	40,000	1,200	38,800	23,649	15,151
	Transportation Planning Studies	2014-18	125,000	62,500 50%	31,250 50%	31,250	938	30,313	18,476	11,837
	Snell's Hollow Secondary Plan	2014-18	800,000	40,000 5%	380,000 50%	380,000	11,400	368,600	224,663	143,937
	OP Policy Implementation	2014-18	125,000	6,250 5%	118,750 50%	118,750	3,553	115,198	70,207	44,990
	Recreation and Parks Masterplan	2014-18	200,000	20,000 10%	- 0%	180,000	5,400	174,600	106,419	68,181
	DC Background Study	2018	100,000	- 0%	- 0%	100,000	3,000	97,000	59,122	37,878
	Sub-total 2014-2018		4,935,000	555,000	3,256,875	1,123,125	33,694	1,089,431	684,012	425,420
	Total Estimated Capital Cost		\$ 9,629,000	\$ 1,441,300	\$ 5,044,090	\$ 3,143,610	\$ 94,308	\$ 3,049,302	\$ 1,858,559	\$ 1,190,743

¹ Uncommitted excess capacity and inclusive of post planning period capacity, where applicable

² A 3% deduction was made as it is assumed that 70% of the studies will be for roads, storm drainage and fire.

B-8 POA COURT FACILITIES

B-8 POA COURT FACILITIES

B-8.1 DC Calculation Planning Period

2009-18

B-8.2 Service Coverage and Capital Program

The Town is responsible for provincial offenses administration and must provide appropriate court and support facilities as part of performing that function. Based on population and traffic volume growth within the Town, it is anticipated that a Court expansion requirement of approximately 5,000 sq.ft. will need to be met late in the period, prior to 2018.

B-8.3 Local Service and Developer Contribution Policy

Not applicable.

B-8.4 Level of Service Measurement

A calculation of the Town's POA court facility level of service follows for the 1999-2008 period.

B-8.5 Benefit to Existing Development Deduction

A 5% benefit to existing development deduction was made to reflect the minimal nature of the benefit involved with the expansion, to existing development.

B-8.6 Post Period/Excess Capacity Deduction

The 2018 DC-funded service level for POA is at the Town's 10-year average. As a result, no post period capacity is involved. Minimal functional excess capacity exists within the present facilities.

B-8.7 Provision for Grants, Subsidies and Other Contributions

A 50% deduction has been made from the net growth-related capital costs, in order to reflect potential net revenue from the POA operation that may be available to capital purposes.

B-8.8 10% Statutory Deduction

A 10% deduction has been made from the DC recoverable costs, pursuant to s.s.5(1)8 of the DCA.

B-8.9 Use of Existing Reserve Funds

Not applicable.

B-8.10 Residential vs. Non-Residential Split

The population/employment ratio (2009-2018) of 61% residential and 39% non-residential has been used.

SERVICE: POA

**COMPONENT: FACILITIES
POA COURT FACILITIES**

Municipality:
Level of Service Calculation Sheet

Town of Caledon

Contact :
Unit Measure:

Square Feet of Building Area

Facility Name	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	Value ¹ (\$/s.f.)
Caledon East POA Court	n/a	n/a	n/a	n/a	7,681	7,681	7,681	7,681	7,681	7,681	443
Total	n/a	n/a	n/a	n/a	7,681	7,681	7,681	7,681	7,681	7,681	\$443

Population	45,896	47,508	50,595	52,379	53,520	55,338	56,901	57,050	57,360	57,581
Per Capita Level of Service	0.00	0.00	0.00	0.00	0.14	0.14	0.13	0.13	0.13	0.13

10 Year Average	2009-2019
Quantity	0.13
Quality (\$/sq.ft.)	443
Combined Quantity/Quality Level (\$/capita)	58

Maximum DC Amount (before deductions)	2009-2019
Forecast Population Increase	22,135
\$ per Capita	58
Eligible Amount	1,283,830

Note:
1. Values from 2004 DC Background Study have been indexed 33% as per 2004-2008 increase to the Stats. Can. Non-residential building construction index.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

TOWN OF CALEDON
Provincial Offences Court

MUNICIPALITY:
SERVICE:

Proj No	Increased Service Needs attributable to Development 2009-2018	Timing	2009 Gross Capital Cost Est.	Ineligible re. Level of Service	Eligible Increase in Need	Benefit to Existing Development/ U.S.C.*	Less: Grants, Contributions & Aids to New Development	Sub Total	Other (e.g. IDW Stationary Decisions)	Net Costs Benefiting New Development	Potential DC Recoverable Cost Residential Share 61%	Non-Residential Share 39%
	Cost to be incurred During Term of Proposed Bylaw											
	Cost to be incurred Post Bylaw Term (i.e. beyond 2013)	2018	2,250,000	966,170	1,283,830	64,192	609,819	609,819	609,819	60,982	548,837	214,319
	5,000 sq.ft. Court Expansion											
	Total Estimated Capital Cost		\$ 2,250,000	\$ 966,170	\$ 1,283,830	\$ 64,192	\$ 609,819	\$ 609,819	\$ 609,819	\$ 60,982	\$ 548,837	\$ 214,319

* Uncommitted excess capacity and inclusive of post planning period capacity, where applicable

Level of Service Cap 1,283,830

B-9 ROADS AND RELATED

TOWN OF CALEDON

TRANSPORTATION INFRASTRUCTURE ANALYSIS FOR THE DEVELOPMENT CHARGES BY-LAW

May 2009

McCormick Rankin Corporation

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APPENDICES

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1. INTRODUCTION

The Town of Caledon retained McCormick Rankin Corporation to assist in the development of the transportation infrastructure component of the Development Charges Bylaw which must be prepared in accordance with the 1997 Development Charges Act (Bill 98) and the implementing Regulation.

McCormick Rankin was responsible for establishing the portion of the required transportation infrastructure that can be attributed to new development throughout all of Caledon including both the settlement areas and rural areas based on an analysis of future traffic related to the growth and non-growth. In addition, the updated road improvement costs and growth / non-growth cost sharing for the Bolton Arterial Roads (BAR) was also established.

It should be noted that the growth/non-growth proportioning and costing principles used in this analysis are consistent to those used previously in the 1991, 1995, 1999, and 2004 Development Charges Studies.

2. METHODOLOGY USED FOR 2009 DEVELOPMENT CHARGES UPDATE

The technical analysis that has been carried out for the current Development Charges Update was carried out in a manner to maintain consistency with the previous study undertaken in 2004. The analysis consisted of updating the construction unit prices, updating existing traffic data to current conditions, updating the 2021 proposed land use and updating the future traffic projections in each settlement area, updating the Growth/Non-Growth cost sharing based on current traffic data, reviewing the current Rural road update needs based on future traffic demands, the addition of the improvements in Mayfield West, and the addition of improvements identified in the Caledon Area Transportation Study. The technical analysis was undertaken based on the same methodology that was previously utilized in the 2004 DC Study and as a result most of the road projects in the current DC roads program are similar.

The future growth related site traffic volumes on affected roads were estimated by establishing the change in growth between the land use that had been used in the 1999 and 2004 studies and the current proposed 2021 land use. The 1999 and 2004 DC studies were based on the traffic growth that was forecast to occur between 1993 and 2021. The current DC update is based on the traffic growth forecast to occur between 2008 and 2021. A comparison of the difference in total growth forecast by settlements area, village, and hamlet was carried out and a growth factor was calculated to apply to the forecast site trips on specific roads that service each specific area. This analysis revealed an increase in future trips in Mayfield West and reductions in future trips destined to all other areas.

The existing and the forecast 2021 total population used in the 2009 development charges update are shown in Table 1.

Table 1 – Town of Caledon Land Data (2006-2021)

Area	2006 Population	Forecast 2021 Population	Population Growth (‘06-’21)
Rural Service Centres	31902	53400	21498
Villages	5419	8000	2581
Hamlets	1253	1617	364
Rural Areas	19252	21257	2005
Industrial/Commercial Centres	173	170	(3)
Total	57999	84444	26445

3. FUTURE SITE TRIP ANALYSIS

The current future site trips were calculated for each part of Caledon and based on the rate of 3.28 persons per dwelling unit in Bolton, Mayfield West, and Caledon East and 3.45 persons per unit in the rest of Caledon and 7 trips per dwelling unit. The future site trips were calculated by factoring the site trips by area that were developed for the 2004 DC study to reflect the current population forecasts.

Site trip assignments were made to the area road network based on the same “hand-assigned” methodology that has been used on the past several DC studies. The site trips for each settlement area were further disaggregated to the specific areas being developed within the settlement boundaries. The hand assignments were conducted for each settlement area based on the following principles:

- trips use the Town of Caledon roads to access Regional and MTO roads.
- trips will use Regional and MTO roads for the majority of their trip length because of the higher levels of service experienced on these roads.
- trips will use Town of Caledon roads to begin their trips or for longer distance trips if a significant reduction in distance and travel time can be achieved.
- In the major settlement areas, a significant portion of the trips are assumed to access Regional and MTO roads without using any existing Town of Caledon roads.

4. ROADS COSTING ANALYSIS

4.1 Rural Road Program

The Rural Road program reflected total build out to 2031. The Rural Road program was reduced by 40% to reflect an interim Rural Permit build out to year 2021 only. The Rural Road costs have been further reduced for affordability reasons.

4.2 Residential / Non-Residential Cost Share

Res/Non-Res cost sharing is based on the following assumptions:

- Rural Roads - 100% Residential
- Industrial Roads - 100% Non-Residential
- Settlement Area Roads - 85% Residential / 15% Non-Residential - based on proportion of future Population and Employment growth to 2021 established in the 1999 and 2004 DC Studies which reflects high usage of Regional and MTO roads.

4.3 Road Improvement Classes

The following road improvement classes have been used for this study:

- Urban Reconstruction (RSS) – reconstruction of roads in urbanized areas with storm sewers
- Rural Reconstruction (REC) – reconstruction with Hot-mix on roads with traffic > 2000 AADT
- Rural Hot Mix Resurfacing (STD B) - roads with traffic > 1000 AADT
- Rural Gravel Surface (STD A) - roads with traffic between 400 and 1000 AADT

4.4 Benefit to Existing Development

The cost sharing methodology is based on an equitable assessment of benefit to existing. If the required road upgrade is warranted today based on existing traffic then the benefit to existing is calculated based on the percentage of the existing traffic relative to the total future traffic. If an existing road is already paved and is providing acceptable operating conditions to existing users and must be upgraded specifically to handle growth related traffic, the benefit to existing is calculated based on the cost to maintain the existing road over the future 12 year period (resurfacing of road) as a percent of the total required improvement costs. It should be noted that similar cost sharing methodologies have been recently used in the preparation of development charges studies for the Region of Peel and City of Mississauga.

4.5 Growth / Non-Growth Proportioning

Future Year 2021 background traffic was estimated based on updated 2008 AADT counts provided by the Town of Caledon. An annual growth in background traffic of 1.0% was assumed for all rural roads to reflect growth in both future site traffic and some component of through traffic growth. The percentage of growth related traffic in 2021 on each Town of Caledon roadway section affected by development was determined by comparing trips on the road link that are attributed to future site growth to the total year 2021 total traffic (background + site trips). The traffic assignments and growth / non-growth proportioning for specific roadway sections are shown in the costing tables in the Appendix.

The growth / non-growth cost sharing for the Bolton Arterial Roads was established in the 1999 and 2004 DC study based on a review of the existing (1993) and future (2021) dwelling unit totals for the Bolton rural service area, as shown in Table 2. The growth component of the forecast year 2021 dwelling units accounts for 53% of the total future residential land use in Bolton. In order to maintain consistency with the methodology and DC financing plan that was

established in the previous DC studies, the proposed growth share for the Bolton Arterial Roads remains at 53% of the construction and property costs.

Table 2 - Bolton Arterial Roads Future Growth / Non-Growth Proportioning

Land Use	Estimated 1993	Forecast 2021
Dwelling Units	3,584	7,595
% Growth	53%	

5. 2009 ROADS DC COSTS

The updated roads DC costs are summarized as follows. Detailed summaries of the Rural and Settlement Area roads DC program are included in the Appendix.

Rural Roads Program Costs

TOTAL - ULTIMATE PROGRAM (2031)	\$134,258,800		
GROWTH	\$ 46,017,200	34.3%	
NON-GROWTH	\$ 88,241,600	65.7%	
AVAILABLE RURAL PERMITS	754		
PERMITS TO YEAR 2021	452	60%	(based on methodology established in 1999 and 2004 DC Studies)
TOTAL TO YEAR 2021	\$ 80,555,280	(60% of Ultimate Roads Program)	
GROWTH	\$ 27,610,320	34.3%	
NON-GROWTH	\$ 52,944,960	65.7%	

Town of Caledon
 Transportation Component of 2009 Development Charges By-law Update.

Settlement Area Roads Costs

TOTAL	\$ 230,941,200
GROWTH %	74.3%
GROWTH	\$ 171,656,950
NON-GROWTH	\$ 59,284,250

GROWTH RELATED PROGRAM

RESIDENTIAL	69.3%	\$ 118,897,840
NON-RESIDENTIAL	30.7%	\$ 52,759,110

Total Road Program Costs

TOTAL	\$ 311,496,480
GROWTH	\$199,267,270 64.0%
NON-GROWTH	\$112,229,211 36.0%

1. Roads Upgrade Criteria
 - a) RSS Urban reconstruction with storm sewers, 2 lanes, 9.8 metre pavement width gutter to gutter \$1,704 per meter of road
 - b) REC Rural reconstruction with open ditches, 2 lanes, 6.7 metre pavement width, 1.8 metre wide shoulders \$ 982 per meter of road
 - c) STD-A Rural nominal road upgrade with base improvements and open ditches, 2 lanes, 6.7m travelled gravel surface, 1.8 wide shoulders \$ 305 per meter of road
 - d) STD-B Rural nominal road upgrade with base improvements and open ditches, 2 lanes, 6.7m travelled paved surface, 1.8 wide shoulders \$ 431 per meter of road
2. Criteria for application Road Upgrade Requirement
 - a) None If combined future traffic count is less than 400 trips per day
 - b) STD-A If combined future traffic count exceeds 400 trips per day
 - c) STD-B If combined future traffic count exceeds 1,000 trips per day
 - d) REC If combined future traffic count exceeds 2,000 trips per day
 - e) RSS If road within a defined settlement area

**TOWN OF CALEDON
10 YEAR HISTORICAL SERVICE LEVEL - ROADS
LANE KM PER CAPITA**

Year	Population	Lane.km				Lane km Per Capita ¹				Total	
		Gravel	Rural Road	Semi Urban	Urban	Gravel	Rural Road	Semi Urban	Urban		
1998	44,196										
1999	45,896										
2000	47,508										
2001	50,595										
2002	52,379										
2003	53,520										
2004	55,338										
2005	56,901										
2006	57,050										
2007	57,360										
2008	57,581										
2009	57,581										
Average	52,992	367.2	649.9	182.8	265.0	1464.7	5.2	9.2	2.6	3.8	20.8
Forecast 2021 Growth 1998 - 2021	84,444 26,863										
Additional Lane km Allowed by 2021 Based on Population and Employment Growth		218.3	386.4	108.7	157.6	1478.1					
Value of Eligible Road Improvements		\$ 33,250,409	\$ 489,732,702	\$ 53,356,392	\$ 134,268,780	\$ 410,608,283					

Notes:
 1. b.d. - to be determined
 Per Capita - 1000 population + employment
 Employment based on 1998 and is linear interpolated

FINDINGS OF ANALYSIS: PROPOSED IMPROVEMENTS RESULT IN LOWER OVERALL SERVICE LEVEL THAN 10 YEAR HISTORICAL AVERAGE

Additional Section Prepared by Watson & Associates Economists Ltd.

6. As in the past, a downward adjustment has been made in the size of the Town's growth-related road program to be funded via development charges to 2021. This adjustment has been made in order to reflect limitations on the Town's anticipated ability to co-fund the program from tax or related sources.

It is anticipated that during the 2009-2021 period, the Town will be in a position to fund the equivalent of approximately \$46.5 million (2009 \$) in own-purpose growth-related road improvement expenditures. This estimate is based on the plan to institute a sustained 1%/year tax increase for this purpose, plus the positive impact of a growing assessment base and \$13.5 million in Gas Tax revenue. (50% of \$36 million in total Gas Tax revenue being allocated to road improvements (vs. maintenance) and approximately 25% of that amount applied against the DC share for that particular group of projects in accordance with the Regulations)

It is further proposed that the core of the Town's roads DC program consist of those works which have the lowest benefit to existing development deduction, i.e. those with deductions of 0-35%. This will consume \$13.1 million of the Town's tax and related funding capability to 2021, with approximately \$33 million to be applied toward the funding of rural and settlement roads having larger benefit to existing development deductions. It is proposed that the specifics of this latter capital project selection, from the full program set out herein, be made annually, as individual and cumulative development locations and roads needs are clarified across the Town.

APPENDIX

TOWN OF CALEDON 2009 DEVELOPMENT CHARGES UPDATE
2009 DC ROADS COSTING - FINAL DRAFT

RURAL ROAD PROGRAM

TOTAL - ULTIMATE PROGRAM	\$ 134,258,800	
GROWTH	\$ 46,017,200	34.3%
NON-GROWTH	\$ 88,241,600	65.7%
AVAILABLE RURAL PERMITS	754	
PERMITS TO YEAR 2021	452	60%
TOTAL TO YEAR 2021	\$ 80,555,280	
GROWTH	\$ 27,610,320	
NON-GROWTH	\$ 52,944,960	

SETTLEMENT AREA ROADS

TOTAL	\$ 229,941,563
GROWTH %	74.3%
GROWTH	\$ 170,757,309
NON-GROWTH	\$ 59,184,254
GROWTH RELATED PROGRAM	
RESIDENTIAL	69.2% \$ 118,133,140
NON-RESIDENTIAL	30.8% \$ 52,624,169

TOTAL ROAD PROGRAM

TOTAL	\$ 310,496,843	
GROWTH	\$ 198,367,629	63.9%
NON-GROWTH	\$ 112,129,214	36.1%

2004 DC ROADS COSTING - PREVIOUS COSTS

RURAL ROAD PROGRAM

TOTAL - ULTIMATE PROGRAM	\$ 106,826,000	
GROWTH	\$ 45,676,930	42.8%
NON-GROWTH	\$ 61,149,070	57.2%
AVAILABLE RURAL PERMITS	754	
PERMITS TO YEAR 2021	452	60%
TOTAL TO YEAR 2021	\$ 64,095,600	
GROWTH	\$ 27,406,158	
NON-GROWTH	\$ 36,689,442	

SETTLEMENT AREA ROADS

TOTAL	\$ 159,646,700
GROWTH %	71.2%
GROWTH	\$ 113,635,660
NON-GROWTH	\$ 46,011,040
GROWTH RELATED PROGRAM	
RESIDENTIAL	77.1% \$ 87,661,760
NON-RESIDENTIAL	22.9% \$ 25,973,900

TOTAL ROAD PROGRAM

TOTAL	\$ 223,742,300	
GROWTH	\$ 141,041,818	63.0%
NON-GROWTH	\$ 82,700,482	37.0%

COSTING METHODOLOGY

1. Background growth is included in the calculation of growth related improvement costs
2. Where upgrade is required NOW, improvements cost is split based on growth/nongrowth traffic
3. Where upgrade is not required to meet existing demand, non-growth (existing) share of improvements cost is calculated based on cost of resurfacing road

Date: 29-May-09

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

MUNICIPALITY: TOWN OF CALEDON

SERVICE: Rural Roads

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2009-2021	Name	To	From	km	Gross Capital Cost Est.	Benefit to Existing Development \$	Less: Grants, Subsidies & Other Contributions Attrib. to New Development	Net Costs Benefiting New Development	Potential DC Recoverable Cost	
										Residential Share	Non-Residential Share
TRAFFIC ZONE 1289:											
A001	Innis Lake Road	Mayfield Rd.	Healey Road	King St. W	3.0	2,945,910	736,478	25%	2,209,433	2,209,433	2,209,433
A003	Innis Lake Road	Healey Road	King St. W	Castlederg SDR	3.1	3,044,107	761,027	25%	2,283,080	2,283,080	-
A005	Innis Lake Road	King St. W	Healey Road	Castlederg SDR	3.1	-	-	-	-	-	-
A021	Centreville Creek Rd.	Mayfield Rd	Healey Road	King St.	3.0	1,292,850	1,060,137	82%	232,713	232,713	232,713
A023	Centreville Creek Rd.	Mayfield Rd	Healey Road	King St.	3.0	944,167	755,334	80%	188,833	188,833	188,833
A025	Centreville Creek Rd.	King St.	Healey Road	Castlederg SDR	3.0	913,710	730,968	80%	182,742	182,742	182,742
A027	Centreville Creek Rd.	Castlederg SDR	Healey Road	Old Church Road	3.1	944,167	802,542	85%	141,625	141,625	141,625
A037	Centreville Creek Rd.	Castlederg SDR	Healey Road	Mayfield Rd	3.0	1,292,850	1,111,851	86%	180,999	180,999	180,999
A039	Humber Station Rd.	2.8 km N of Healey (Belomat Ct)	Healey Road	Mayfield Rd	2.8	1,206,660	965,328	80%	241,332	241,332	241,332
A041	Humber Station Rd.	King St.	Healey Road	Castlederg SDR	0.3	129,285	109,692	85%	19,593	19,593	19,593
A043	Humber Station Rd.	0.4 km N of King St	King St.	King St. W	0.4	172,380	144,799	84%	27,581	27,581	27,581
A045	Humber Station Rd.	Castlederg SRD	Castlederg SRD	Old Church Rd	2.6	1,120,470	952,400	85%	168,071	168,071	168,071
A047	Humber Station Rd.	Old Church Road	Castlederg SRD	Castlederg SRD	3.1	1,335,945	1,135,553	85%	200,392	200,392	200,392
A067	Duffy's Lane	1.9 km N of King St W	Castlederg SRD	Castlederg SRD	1.7	517,769	388,327	75%	129,442	129,442	129,442
A069	Duffy's Lane	Castlederg SRD	Castlederg SRD	Old Church Rd	2.9	-	-	-	-	-	-
A123	Healey Rd	Airport Road	Healey Rd	Castlederg SRD	2.9	603,330	488,697	81%	114,633	114,633	114,633
A125	Healey Rd	Innis Lake Rd	Innis Lake Rd	Centreville Creek Rd	1.4	603,330	518,864	86%	84,466	84,466	84,466
A127	Healey Rd	Centreville Creek Rd	The Gore Rd	The Gore Rd	1.4	1,374,758	206,214	15%	1,168,544	1,168,544	1,168,544
A129	Healey Rd	The Gore Rd	Humber Station Rd	Humber Station Rd	1.4	1,374,758	1,168,544	85%	206,214	206,214	206,214
A131	Healey Rd	Humber Station Rd	Humber Station Rd	Coleraine Dr.	1.4	1,374,758	1,164,797	84%	219,961	219,961	219,961
A137	Castlederg SRD	Innis Lake Rd	Centreville Creek Rd	Centreville Creek Rd	1.4	426,398	375,230	88%	51,168	51,168	51,168
A139	Castlederg SRD	Centreville Creek Rd	Centreville Creek Rd	The Gore Rd	1.4	603,330	211,166	35%	392,165	392,165	392,165
A141	Castlederg SRD	The Gore Rd	Humber Station Rd	Humber Station Rd	1.4	603,330	211,166	35%	392,165	392,165	392,165
A143	Castlederg SRD	Humber Station Rd	Humber Station Rd	0.5 km E	0.5	215,475	189,618	88%	25,857	25,857	25,857
A145	Castlederg SRD	Duffy's Lane	Duffy's Lane	0.9 km W	0.9	387,855	341,312	88%	46,543	46,543	46,543
A147	Castlederg SRD	Duffy's Lane	Duffy's Lane	Regional Road 50	0.8	344,760	296,151	83%	58,609	58,609	58,609
TRAFFIC ZONE 1288:											
CG001	Heritage Rd.	Mayfield Rd	Mayfield Rd	Old School Rd	3.1	944,167	793,100	84%	151,067	151,067	151,067
CG013	Creditview Rd	Mayfield Rd	Mayfield Rd	Old School Rd	3.0	913,710	767,516	84%	146,194	146,194	146,194
CG023	Chinguacousy Rd.	Old School Rd	Old School Rd	Mayfield Rd	3.0	1,292,850	1,060,137	82%	232,713	232,713	232,713
CG031	Mcl.oughlin Rd.	Mayfield Rd	Mayfield Rd	Old School Rd	3.1	1,335,945	1,095,475	82%	240,470	240,470	240,470
CG049	Heart Lake Rd.	Mayfield Rd	Mayfield Rd	Old School Rd	2.6	2,553,122	2,246,747	88%	306,375	306,375	306,375
CG057	Bramaia Road	Mayfield Rd	Mayfield Rd	Old School Rd	3.1	3,044,107	1,217,643	40%	1,826,464	1,826,464	1,826,464
CG063	Torbiam Road	REG. RD. 14	REG. RD. 14	Old School Rd.	3.2	3,142,304	1,099,806	35%	2,042,498	2,042,498	2,042,498
TRAFFIC ZONE 1296:											
CG003	Heritage Rd.	Old School Rd	Old School Rd	0.2 km S of King St	2.8	852,796	707,821	83%	144,975	144,975	144,975
CG005	Heritage Rd	0.2 km S of King St	King St	King St	0.2	60,914	51,777	85%	9,137	9,137	9,137
CG007	Heritage Rd	King St	King St	0.7 km N of King St	0.7	-	-	-	-	-	-

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

MUNICIPALITY: TOWN OF CALEDON

SERVICE: Rural Roads

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2009-2021	To	From	km	Gross Capital Cost Est.	Less:		Benefit to Existing Development \$	Grants, Subsidies & Other Contributions Attrib. to New Development	Net Costs Benefiting New Development	Residential Share	Non-Residential Share
						%	%					
CG009	Heritage Rd	0.7 km N of King St	North End	1.7	-	-	-	-	-	-	-	-
CG011	Rocksides Rd	Ballinafad Rd	Old Base Line Rd	1.2	-	-	-	-	-	-	-	-
CG015	Creditview Rd	Old School Rd	King St	3.1	944,167	745,892	79%	198,275	198,275	198,275	198,275	-
CG021	Creditview Rd	Boston Mills Rd	Old Base Line Rd	1.2	365,484	274,113	75%	91,371	91,371	91,371	91,371	-
CG025	Chinguacousy Rd.	King St	Old School Rd	3.1	-	-	-	-	-	-	-	-
CG029	Chinguacousy Rd.	Old Base Line Rd	Boston Mills Rd	1.3	-	-	-	-	-	-	-	-
CG033	McLaughlin Rd	Old School Rd	1.1 km S of King St	2.0	609,140	456,855	75%	152,285	152,285	152,285	152,285	-
CG035	McLaughlin Rd	1.1 km S of King St	King St	1.1	335,027	251,270	75%	83,757	83,757	83,757	83,757	-
CG037	McLaughlin Rd	King St	Boston Mills Rd	3.1	944,167	783,659	83%	160,508	160,508	160,508	160,508	-
CG039	McLaughlin Rd	Boston Mills Rd	Old Base Line Rd	1.1	335,027	281,423	84%	53,604	53,604	53,604	53,604	-
CG043	Kennedy Rd	Old School Rd	King St	2.7	2,651,319	2,333,161	88%	318,158	318,158	318,158	318,158	-
CG045	Kennedy Rd	King St	Boston Mills Rd	3.1	1,335,945	467,581	35%	868,364	868,364	868,364	868,364	-
CG047	Kennedy Rd	Boston Mills Rd	Old Base Line	1.1	474,045	165,916	35%	308,129	308,129	308,129	308,129	-
CG051	Heart Lake Rd	Old School Rd	King St	3.1	3,044,107	2,678,814	88%	365,293	365,293	365,293	365,293	-
CG053	Heart Lake Rd	King St	1.9km N of King St	1.9	-	-	-	-	-	-	-	-
CG055	Heart Lake Rd	1.9km N of King St	Old Base Line	2.4	-	-	-	-	-	-	-	-
CG059	Bramalea Road	King St	Old School Rd	3.1	3,044,107	1,217,643	40%	1,826,464	1,826,464	1,826,464	1,826,464	-
CG061	Bramalea Road	King St	Old Base Line	4.2	1,809,990	723,996	40%	1,085,994	1,085,994	1,085,994	1,085,994	-
CG065	Torbram Road	Old School Rd	Old Base Line	3.2	3,142,304	1,099,806	35%	2,042,498	2,042,498	2,042,498	2,042,498	-
CG067	Torbram Road	REG. RD. 9	REG. RD. 9	4.2	4,124,274	1,443,496	35%	2,680,778	2,680,778	2,680,778	2,680,778	-
CG069	Old School Rd	Heritage Rd	Heritage Rd	1.4	426,398	349,646	82%	76,752	76,752	76,752	76,752	-
CG071	Old School Rd	Winston Churchill Blvd	Mississauga Rd	1.4	426,398	375,230	88%	51,168	51,168	51,168	51,168	-
CG073	Old School Rd	Mississauga Rd	Creditview Rd	1.4	426,398	336,854	79%	89,544	89,544	89,544	89,544	-
CG075	Old School Rd	Creditview Rd	Chinguacousy Rd	1.4	426,398	366,702	86%	59,696	59,696	59,696	59,696	-
CG077	Old School Rd	Chinguacousy Rd	McLaughlin Rd	1.4	426,398	353,910	83%	72,488	72,488	72,488	72,488	-
CG079	Old School Rd	McLaughlin Rd	Huronario St	1.4	603,330	211,166	35%	392,165	392,165	392,165	392,165	-
CG081	Old School Rd	Huronario St	Kennedy Rd	1.3	1,276,561	191,484	15%	1,085,077	1,085,077	1,085,077	1,085,077	-
CG083	Old School Rd	Kennedy Rd	Heart Lake Rd	1.4	1,374,758	206,214	15%	1,168,544	1,168,544	1,168,544	1,168,544	-
CG085	Old School Rd	Heart Lake Rd	Dixie Rd	1.4	1,374,758	206,214	15%	1,168,544	1,168,544	1,168,544	1,168,544	-
CG087	Old School Rd	Dixie Rd	Bramalea Rd	1.4	603,330	506,797	84%	96,533	96,533	96,533	96,533	-
CG089	Old School Rd	Bramalea Rd	Torbram rd	1.4	603,330	518,864	86%	84,466	84,466	84,466	84,466	-
CG091	Old School Rd	Torbram Rd	Airport Rd	1.4	603,330	506,797	84%	96,533	96,533	96,533	96,533	-
CG093	Ballinafad Rd	Rocksides Rd	Winston Churchill Blvd	1.4	-	-	-	-	-	-	-	-
CG095	Boston Mills Rd	Mississauga Rd	0.5 km W	0.5	-	-	-	-	-	-	-	-
CG097	Boston Mills Rd	Mississauga Rd	Creditview Rd	1.4	-	-	-	-	-	-	-	-
CG099	Boston Mills Rd	Creditview Rd	Chinguacousy Rd	1.4	-	-	-	-	-	-	-	-
CG101	Boston Mills Rd	Chinguacousy Rd	Chinguacousy Rd	1.4	426,398	319,799	75%	106,600	106,600	106,600	106,600	-
CG103	Boston Mills Rd	McLaughlin Rd	McLaughlin Rd	1.4	426,398	370,966	87%	55,432	55,432	55,432	55,432	-
CG105	Boston Mills Rd	Huronario St	Huronario St	1.4	426,398	362,438	85%	63,960	63,960	63,960	63,960	-
CG107	Boston Mills Rd	Huronario St	Kennedy Rd	1.4	-	-	-	-	-	-	-	-
CG109	Boston Mills Rd	Kennedy Rd	Dixie Rd	1.3	-	-	-	-	-	-	-	-
CG111	Boston Mills Rd	Dixie Rd	Bramalea Rd	1.4	-	-	-	-	-	-	-	-
CG113	Boston Mills Rd	Bramalea Rd	Torbram Rd	1.4	-	-	-	-	-	-	-	-
CG115	Boston Mills Rd	Torbram Rd	Airport Rd	1.4	-	-	-	-	-	-	-	-
TRAFFIC ZONE 1300:												

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

MUNICIPALITY: TOWN OF CALEDON

SERVICE: Rural Roads

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2009-2021	To	From	km	Gross Capital Cost Est.	Benefit to Existing Development \$	Less: %	Grants, Subsidies & Other Contributions Attrib. to New Development	Net Costs Benefiting New Development	Potential DC Recoverable Cost Residential Share	Non-Residential Share
A013	Innis Lake Road	1.6 km N of Old Church Rd.	Patterson SDR	1.5	646,425	181,606	25%		484,819	484,819	-
A015	Innis Lake Road	Patterson SDR	3.7 km N	3.7							
A017	Glen Haffy Road	Coolihans SDR	1.1 km N	1.1							
A019	Glen Haffy Road	1.1 km N of Coolihans SDR	HWY 9	1.0							
A029	Centreville Creek Rd.	Old Church Road	Patterson SDR	3.1							
A031	Centreville Creek Rd.	Patterson SDR	Finnerty SDR	3.0							
A033	Centreville Creek Rd.	Finnerty SDR	Coolihans SDR	3.1							
A035	Centreville Creek Rd.	Coolihans SDR	HWY 9	1.1							
A049	Humber Station Rd.	Patterson SDR	Old Church Road	3.0							
A051	Humber Station Rd.	Finnerty SDR	Patterson SDR	3.0							
A053	Humber Station Rd.	HWY 9	Finnerty SDR	2.5							
A071	Duffy's Lane	Old Church Rd	0.1 km N	0.1							
A073	Duffy's Lane	Patterson SDR	0.3 km S	0.3							
A075	Duffy's Lane	Patterson SDR	2.4 km N	2.4							
A077	Duffy's Lane	2.4 km N of Patterson SDR	Finnerty SDR	1.0							
A079	Duffy's Lane	Finnerty SDR	HWY 9	1.6							
A161	Patterson SDR	Airport Road	Innis Lake Rd	1.4	426,398	294,215	69%		132,183	132,183	
A163	Patterson SDR	Innis Lake Rd	Centreville Creek Rd	1.4	603,330	211,166	35%		392,165	392,165	
A165	Patterson SDR	Centreville Creek Rd	The Gore Rd	1.4	426,398	375,230	88%		51,168	51,168	
A167	Patterson SDR	The Gore Rd	1.1 km E	1.1	335,027	234,519	70%		100,508	100,508	
A169	Patterson SDR	1.1 km E of The Gore Rd	Duffy's Lane	1.7	517,769	429,748	83%		88,021	88,021	
A171	Patterson SDR	Duffy's Lane	Regional Road 50	1.4	426,398	341,118	80%		85,280	85,280	
A177	Finnerty SDR	Airport Road	1.0 km E	1.0							
A179	Finnerty SDR	1.0 km E of Airport Road	Centreville Creek Rd	1.8							
A181	Finnerty SDR	Centreville Creek Rd	The Gore Rd	1.5							
A183	Finnerty SDR	The Gore Rd	Humber Station Rd	1.4							
A185	Finnerty SDR	Humber Station Rd	Duffy's Lane	1.4							
A187	Finnerty SDR	Duffy's Lane	Regional Road 50	1.4							
A191	Coolihans SDR	Airport Road	Glenn Rd	0.2							
A193	Coolihans SDR	Glenn Rd	Glen Haffy Rd	1.2							
A195	Coolihans SDR	Glen Haffy Rd	Centreville Creek Rd	1.4							
A197	Coolihans SDR	Centreville Creek Rd	The Gore Rd	1.4							
A199	Coolihans SDR	The Gore Rd		0.5							
TRAFFIC											
ZONE											
1302:											
C007	Shaws Creek Rd.	Olde Base Line	Charleston SDR	3.1							
C011	Shaws Creek Rd.	Bush St	Charleston SDR	3.0	913,710	767,516	84%		146,194	146,194	
C021	Mississauga Rd.	Forks of Credit Rd.	1.5km N	1.5	646,425	523,604	81%		122,821	122,821	
C023	Mississauga Rd.	Cataract Rd.	1.0km S	1.0	430,950	150,833	35%		280,118	280,118	
C025	Mississauga Rd.	Charleston SDR	Cataract Rd	1.2	517,140	180,999	35%		336,141	336,141	
C035	Creditview Road	Old base Line Rd	0.2km N of the Grange SDR	3.7							
C041	Chinguacousy Rd.	0.3km N of Old Base Line Rd	0.3km N	0.3							
C043	Chinguacousy Rd.	Forks of Credit Rd	0.5 km N	0.5							
C045	McLaren Rd.	Forks of Credit Rd	The Grange SDR	2.3							

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

MUNICIPALITY: TOWN OF CALEDON

SERVICE: Rural Roads

Pjt. No.	Increased Service Needs Attributable to Anticipated Development 2009-2021	Name	To	From	km	Gross Capital Cost Est.	Less:		Benefit to Existing Development \$	Grants, Subsidies & Other Contributions Attrib. to New Development	Net Costs Benefiting New Development	Potential DC Recoverable Cost	
							%					Residential Share	Non-Residential Share
C047		McLaren Rd.	2.9km S of Charleston SRD	Forks of Credit Rd	1.6	-	-	-	-	-	-	-	-
C049		McLaren Rd.	Charleston SRD	2.9km S	2.9	-	-	-	-	-	-	-	-
C055		McLaughlin Rd.	North Limit of Inglewood	The Grange SRD	2.1	639,597	-	562,845	88%	76,752	76,752	-	-
C057		McLaughlin Rd.	The Grange SRD	Forks of Credit Rd	1.7	517,169	-	455,637	88%	62,132	62,132	-	-
C059		Willoughby Rd.	Escarpment SRD	0.8km N	0.5	-	-	-	-	-	-	-	-
C061		Willoughby Rd.	0.5km N of Escarpment SRD	Charleston SRD	0.5	-	-	-	-	-	-	-	-
C147		The Grange SRD	Winston Churchill Blvd	Shaws Creek Rd	1.4	-	-	-	-	-	-	-	-
C149		The Grange SRD	Shaws Creek Rd	Mississauga Rd	1.4	426,398	-	319,799	75%	106,600	106,600	-	-
C151		The Grange SRD	Mississauga Rd	Creditview Rd	1.4	-	-	-	-	-	-	-	-
C153		The Grange SRD	Creditview Rd	0.7km E of Creditview Rd	0.7	-	-	-	-	-	-	-	-
C155		The Grange SRD	0.7km E of Creditview Rd	McLaren Rd	1.6	-	-	-	-	-	-	-	-
C157		The Grange SRD	McLaren Rd	Huroniano St	2.1	-	-	-	-	-	-	-	-
C169		Puckering lane	McLaren Rd	West End	1.0	-	-	-	-	-	-	-	-
C171		Escarpment SRD	Willoughby Rd	Huroniano St	1.4	-	-	-	-	-	-	-	-
TRAFFIC ZONE 1304:													
C077		Kennedy Rd.	0.6km N of Charleston SRD	Beech Grove SRD	2.7	1,163,565	-	977,395	84%	186,170	186,170	-	-
C079		Kennedy Rd.	Beech Grove SRD	Highpoint SRD	3.1	1,335,945	-	467,581	35%	868,364	868,364	-	-
C081		Kennedy Rd.	Highpoint SRD	HWY 9	2.6	-	-	-	-	-	-	-	-
C089		Hearth Lake Rd.	Charleston SRD	Beech Grove SRD	3.0	1,292,850	-	1,085,994	84%	206,856	206,856	-	-
C091		Hearth Lake Rd.	Beech Grove SRD	Highpoint SRD	3.1	1,335,945	-	1,122,194	84%	213,751	213,751	-	-
C093		Hearth Lake Rd.	Highpoint SRD	HWY 9	1.8	775,710	-	667,111	86%	108,599	108,599	-	-
C107		Horseshoe Hill Rd.	1.4km N of Beech Grove SDR	Charleston SRD	1.6	-	-	-	-	-	-	-	-
C109		Horseshoe Hill Rd.	Beech Grove SRD	1.4km S	1.4	-	-	-	-	-	-	-	-
C111		Horseshoe Hill Rd.	Tanglewood Dr.	Beech Grove SRD	2.0	-	-	-	-	-	-	-	-
C113		Horseshoe Hill Rd.	HWY 9	Tanglewood Dr.	2.0	-	-	-	-	-	-	-	-
C123		St. Andrew's Rd.	Beech Grove SRD	Charleston SRD	3.1	1,335,945	-	467,581	35%	868,364	868,364	-	-
C125		St. Andrew's Rd.	1.8km S of HWY 9	Beech Grove SRD	1.3	560,235	-	196,082	35%	364,153	364,153	-	-
C127		St. Andrew's Rd.	HWY 9	1.8 km S	1.8	548,226	-	460,510	84%	87,716	87,716	-	-
C139		Mountainview Rd.	Charleston SDR	2.8km N of Charleston SRD	2.8	-	-	-	-	-	-	-	-
C141		Mountainview Rd.	2.8km N of Charleston SDR	Beech Grove SRD	0.3	-	-	-	-	-	-	-	-
C143		Mountainview Rd.	Beech Grove SDR	1.9km N of Beech Grove SRD	1.9	-	-	-	-	-	-	-	-
C145		Mountainview Rd.	1.9km N of Beech Grove SRD	HWY 9	0.3	-	-	-	-	-	-	-	-
C197		Beech Grove SRD	Huroniano St	Kennedy St	1.4	426,398	-	319,799	75%	106,600	106,600	-	-
C199		Beech Grove SRD	Kennedy St	Hearth Lake Rd	1.4	-	-	-	-	-	-	-	-
C201		Beech Grove SRD	Hearth Lake Rd	Horseshoe Hill Rd	1.4	-	-	-	-	-	-	-	-
C203		Beech Grove SRD	Horseshoe Hill Rd	St. Andrews Rd	1.4	-	-	-	-	-	-	-	-
C205		Beech Grove SRD	St. Andrews Rd	Mountainview Rd	1.4	-	-	-	-	-	-	-	-
C207		Beech Grove SRD	Mountainview Rd	Mountainview Rd	1.4	-	-	-	-	-	-	-	-
C208		Beech Grove SRD	0.6 km E of Mountainview Rd	Airport Road	1.4	426,398	-	319,799	75%	106,600	106,600	-	-
C225		Highpoint SRD	Huroniano St	Kennedy St	1.4	-	-	-	-	-	-	-	-
C227		Highpoint SRD	Kennedy St	Hearth Lake Rd	1.4	-	-	-	-	-	-	-	-
TRAFFIC ZONE 1306:													

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

MUNICIPALITY: TOWN OF CALEDON

SERVICE: Rural Roads

Prj. No.	Increased Service Needs Attributable to Anticipated Development 2009-2021	From	To	km	Gross Capital Cost Est.	Less:		Benefit to Existing Development \$	Grants, Subsidies & Other Contributions Attrib. to New Development	Net Costs Benefiting New Development	Potential DC Recoverable Cost	
						%	%				Residential Share	Non-Residential Share
C051	Porterfield Rd.	Queen St E	Beech Grove SRD	1.6	-	-	-	-	-	-	-	-
C063	Willoughby Rd.	Charleston SRD	Beech Grove SRD	3.0	2,945,910	2,533,483	86%	412,427	412,427	412,427	412,427	-
C065	Willoughby Rd.	Beech Grove SRD	0.4km S of Highpoint SRD	2.7	2,851,319	2,280,134	86%	371,185	371,185	371,185	371,185	-
C067	Willoughby Rd.	0.4km S of Highpoint SRD	0.4km N of Highpoint SRD	0.8	785,576	675,595	86%	109,981	109,981	109,981	109,981	-
C069	Willoughby Rd.	Town Limit	0.4km N of Highpoint SRD	3.6	3,535,092	530,264	15%	3,004,828	3,004,828	3,004,828	3,004,828	-
C191	Beech Grove SRD	Porterfield Rd	Porterfield Rd	1.8	-	-	-	-	-	-	-	-
C193	Beech Grove SRD	Porterfield Rd	Willoughby Rd	1.4	-	-	-	-	-	-	-	-
C195	Beech Grove SRD	Willoughby Rd	Huroniano St	1.3	395,941	295,956	75%	98,985	98,985	98,985	98,985	-
C223	Highpoint SRD	Willoughby Rd	Huroniano St	1.4	426,398	336,854	79%	89,544	89,544	89,544	89,544	-
	TRAFFIC											
	ZONE											
1307:												
C001	Winston Churchill Blvd.	Highpoint SRD	Beech Grove SRD	3.1	3,044,107	2,617,932	86%	426,175	426,175	426,175	426,175	-
C003	Winston Churchill Blvd.	1.0km S of E Garafraxa	Highpoint SRD	2.6	2,553,122	2,221,216	87%	331,906	331,906	331,906	331,906	-
C005	Winston Churchill Blvd.	0.4km S of E Garafraxa	1.0km S of E Garafraxa	0.6	569,182	518,480	88%	70,702	70,702	70,702	70,702	-
C008	Winston Churchill Blvd.	E Garafraxa T/L	0.4 km S	3.1	-	-	-	-	-	-	-	-
C013	Shaws Creek Rd.	Charleston SRD	1.8km N	1.6	487,312	414,215	85%	73,097	73,097	73,097	73,097	-
C015	Shaws Creek Rd.	1.6km N Charleston SRD	Beech Grove SRD	1.6	487,312	423,961	87%	63,351	63,351	63,351	63,351	-
C017	Shaws Creek Rd.	Beech Grove SRD	Highpoint SRD	3.1	944,167	689,242	73%	254,925	254,925	254,925	254,925	-
C019	Shaws Creek Rd.	Highpoint SRD	E. Garafraxa - Caledon T/L	3.5	1,065,995	884,776	83%	181,219	181,219	181,219	181,219	-
C033	Mississauga Rd.	Highpoint SRD	1.8km N	1.8	548,226	449,545	82%	98,681	98,681	98,681	98,681	-
C037	Main Street	North Limit of Allon	Highpoint SRD	1.2	517,140	180,999	35%	336,141	336,141	336,141	336,141	-
C039	Main Street	Highpoint SRD	E. Garafraxa - Caledon T/L	3.2	1,379,040	1,117,022	81%	262,018	262,018	262,018	262,018	-
C185	Beech Grove SRD	Winston Churchill Blvd	Shaws Creek Rd	1.3	395,941	295,956	75%	98,985	98,985	98,985	98,985	-
C187	Beech Grove SRD	Shaws Creek Rd	Mississauga Rd	1.4	-	-	-	-	-	-	-	-
C211	Highpoint SRD	Winston Churchill Blvd	Shaws Creek Rd	1.3	-	-	-	-	-	-	-	-
C213	Highpoint SRD	Shaws Creek Rd	Mississauga Rd	1.6	-	-	-	-	-	-	-	-
C215	Highpoint SRD	Shaws Creek Rd	Mississauga Rd	1.4	-	-	-	-	-	-	-	-
C217	Highpoint SRD	Main St	Main St	1.4	-	-	-	-	-	-	-	-
C219	Highpoint SRD	1.0 km E of Main St.	1.0 km E of Main St.	1.0	-	-	-	-	-	-	-	-
C229	E. Garafraxa-Caledon T/L	Winston Churchill Blvd	Porterfield Rd	0.7	-	-	-	-	-	-	-	-
C231	E. Garafraxa-Caledon T/L	Shaws Creek Rd	Shaws Creek Rd	1.3	1,276,561	1,123,374	88%	153,187	153,187	153,187	153,187	-
	TRAFFIC											
	ZONE											
1308:												
C071	Kennedy Rd.	The Grange SRD	The Grange SRD	3.1	944,167	708,125	75%	236,042	236,042	236,042	236,042	-
C073	Kennedy Rd.	The Grange SRD	Escarpment SRD	3.1	944,167	708,125	75%	236,042	236,042	236,042	236,042	-
C075	Kennedy Rd.	Escarpment SRD	0.3km S of Charleston SRD	3.0	913,710	776,654	85%	137,057	137,057	137,057	137,057	-
C083	Hearth Lake Rd.	The Grange SRD	The Grange SRD	3.0	2,945,910	2,533,483	86%	412,427	412,427	412,427	412,427	-
C085	Hearth Lake Rd.	The Grange SRD	Escarpment SRD	3.1	3,044,107	2,648,373	87%	395,734	395,734	395,734	395,734	-
C087	Hearth Lake Rd.	Escarpment SRD	Charleston SRD	3.1	3,044,107	2,648,373	87%	395,734	395,734	395,734	395,734	-
C095	Horseshoe Hill Rd.	1.9 km S of The Grange SRD	1.9 km S	1.1	-	-	-	-	-	-	-	-
C097	Horseshoe Hill Rd.	The Grange SDR	The Grange SDR	1.9	-	-	-	-	-	-	-	-
C099	Horseshoe Hill Rd.	1.4km S of Escarpment SRD	The Grange SRD	1.7	-	-	-	-	-	-	-	-

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

MUNICIPALITY: TOWN OF CALEDON

SERVICE: Rural Roads

Prj. No.	Increased Service Needs Attributable to Development 2009-2021	Name	To	From	km	Gross Capital Cost Est.	Benefit to Existing Development		Less: Grants, Subsidies & Other Contributions Attrib. to New Development	Net Costs Benefiting New Development	Residential Share	Non-Residential Share
							\$	%				
C101		Horseshoe Hill Rd.	Escarpment SRD	1.4km S	1.4	-	-	-	-	-	-	-
C103		Horseshoe Hill Rd.	1.4km S of Charleston SRD	Escarpment SRD	1.8	-	-	-	-	-	-	-
C105		Horseshoe Hill Rd.	Charleston SRD	1.3km S	1.3	-	-	-	-	-	-	-
C115		St. Andrew's Rd.	The Grange SRD	Old Base Line	3.1	1,335,945	467,581	35%	868,364	868,364	868,364	-
C117		St. Andrew's Rd.	1.7km S of Escarpment SRD	The Grange SRD	1.5	646,425	555,926	86%	90,500	90,500	90,500	-
C119		St. Andrew's Rd.	Escarpment SDR	1.7km S	1.7	732,615	637,375	87%	95,240	95,240	95,240	-
C121		St. Andrew's Rd.	Charleston SRD	Escarpment SRD	3.1	1,335,945	1,148,913	86%	187,032	187,032	187,032	-
C129		Mountainview Rd.	Old Base Line Rd	1.4km N of Old base Line Rd	1.4	603,330	211,466	35%	392,165	392,165	392,165	-
C131		Mountainview Rd.	1.4km N of Old base Line Rd	Granite Stone Dr	2.3	991,185	348,915	35%	644,270	644,270	644,270	-
C133		Mountainview Rd.	Granite Stone Dr	1.1km N of Granite Stone	1.1	335,027	264,671	79%	70,356	70,356	70,356	-
C135		Mountainview Rd.	1.1km N of Granite Stone	Escarpment SRD	1.4	426,398	345,382	81%	81,016	81,016	81,016	-
C137		Mountainview Rd.	Escarpment SRD	Charleston SRD	3.1	-	-	-	-	-	-	-
C159		The Grange SRD	Huronlaro St	Kennedy St	1.4	426,398	281,423	66%	144,975	144,975	144,975	-
C161		The Grange SRD	Kennedy St	Heart Lake Rd	1.4	426,398	298,479	70%	127,919	127,919	127,919	-
C163		The Grange SRD	Heart Lake Rd	Horseshoe Hill Rd	1.4	426,398	341,118	80%	85,280	85,280	85,280	-
C165		The Grange SRD	Horseshoe Hill Rd	St. Andrews Rd	1.4	426,398	362,438	85%	63,960	63,960	63,960	-
C167		The Grange SRD	St. Andrews Rd	Mountainview Rd.	1.4	426,398	332,590	78%	93,808	93,808	93,808	-
C173		Escarpment SRD	Huronlaro St	Kennedy Rd	1.4	-	-	-	-	-	-	-
C175		Escarpment SRD	Kennedy Rd	Heart Lake Road	1.4	-	-	-	-	-	-	-
C177		Escarpment SRD	Heart Lake Road	Horseshoe Hill Rd	1.4	-	-	-	-	-	-	-
C179		Escarpment SRD	Horseshoe Hill Rd	St. Andrews Rd	1.4	-	-	-	-	-	-	-
C181		Escarpment SRD	St. Andrews Rd	Mountainview Rd	1.4	-	-	-	-	-	-	-
C183		Escarpment SRD	Mountainview Rd	Airport Rd	1.4	-	-	-	-	-	-	-
Total Estimated Capital Cost						\$ 134,258,802	\$ 88,241,622		\$	\$ 46,017,180	\$ 46,017,180	\$

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

MUNICIPALITY: TOWN OF CALEDON

SERVICE: Settlement Area Roads

Pri. No.	Increased Service Needs Attributable to Anticipated Development 2009-2021	Name	To	From	km	Gross Capital Cost Est.	Less:		Benefit to Existing Development \$	Grants, Subsidies & Other Contributions Attrib. to New Development	Net Costs Benefiting New Development	Residential Share	Non-Residential Share
							%	%					
ALTON SETTLEMENT AREA													
AL019	Queen St. W	Mississauga Rd	John St.	James St.	0.6	1,022,622		10%	102,262		920,360	782,306	138,054
AL021	Queen St. W	John St.	James St.	James St.	0.2	340,874		10%	34,087		306,787	260,769	46,018
AL023	Queen St. W	Emeline St.	James St.	Emeline St.	0.1	170,437		10%	17,044		153,393	130,384	23,009
AL025	Queen St. W	Emeline St.	Main Street	Emeline St.	0.6	1,022,622		10%	102,262		920,360	782,306	138,054
AL057	Main Street	Queen St.	Queen St.	Queen St.	0.2	340,874		10%	34,087		306,787	260,769	46,018
TOWN LINES AND SIDEROAD													
C221	Highpoint SRD	Porterfield Rd	Willoughby Rd	Queen St.	1.4	426,398		87%	370,753		55,645	47,298	8,347
C029	Mississauga Rd	Beech Grove SRD	Queen St.	Queen St.	1.5	456,855		78%	357,489		99,366	84,481	14,905
BELFOUNTAIN SETTLEMENT AREA													
C009-A	Shaws Creek Rd	The Grange SDR	South Limit of Belfountain	Bush Street	2.0	609,140		43%	264,671		344,469	292,798	51,670
C009-B	Shaws Creek Rd	South Limit of Belfountain	South Limit of Belfountain	Bush Street	1.1	1,874,807		43%	814,604		1,060,203	901,173	159,031
CALEDON VILLAGE SETTLEMENT AREA													
CV081	Kennedy Rd.	0.8km S of Charleston SRD	Charleston SRD	Charleston SRD	0.8	1,363,496		74%	1,007,624		355,872	302,492	53,381
CV083	Kennedy Rd	Charleston SRD	0.8km N of Charleston SRD	Charleston SRD	0.8	1,363,496		70%	948,311		415,185	352,907	62,278
CALEDON EAST SETTLEMENT AREA													
CE059	Walker Rd. W	Mountainview Rd	0.6 km E	0.6 km E	0.6	1,022,622		10%	102,262		920,360	782,306	138,054
TOWN LINES AND SIDEROAD													
A010	Innis Lake Road	Patterson SR	1.6 Km N of Old Church Rd	1.6 Km N of Old Church Rd	1.5	1,472,955		15%	220,943		1,252,012	1,064,210	187,802
A011-A	Innis Lake Road	1.6 Km N of Old Church Rd	0.6m N of Old Church Rd	0.6m N of Old Church Rd	1.0	981,970		15%	147,296		834,675	709,473	125,201
A011-B	Innis Lake Road	0.6 Km N of Old Church Rd	0.6 Km N of Old Church Rd	0.6 Km N of Old Church Rd	0.6	1,022,622		10%	102,262		920,360	782,306	138,054
A135	Castlederg SDR	Airport Road	Innis Lake Road	Innis Lake Road	1.4	1,374,758		15%	206,214		1,168,544	993,263	175,282
CATARACT SETTLEMENT AREA													
CT007	William St. E	Albert St.	Cataract Rd	Cataract Rd	0.5	852,185		10%	85,219		766,967	651,922	115,045
CHELTENHAM SETTLEMENT AREA													
CH003	Mill Street	Mississauga Rd	1.0 km E	1.0 km E	1.0	1,704,370		22%	369,848		1,334,522	1,134,343	200,178
CH005	Mill Street	0.1 km E Mississauga Rd	Creditview Drive	Creditview Drive	0.6	1,022,622		22%	221,909		800,713	680,606	120,107
CH009	Station Rd.	Creditview Rd	Chinguacousy Rd	Chinguacousy Rd	1.6	487,312		17%	84,549		402,763	342,349	60,415
CH011	Kennedy Road	Creditview Rd	Creditview Rd	Creditview Rd	0.7	1,193,059		61%	725,976		467,083	397,020	70,062
CH013	Credit Road	Kennedy Road	0.6km S	0.6km S	0.6	1,022,622		61%	622,265		400,357	340,303	60,053
CG017	Creditview Road	Kennedy Road	King Street	King Street	2.4	4,090,488		35%	1,421,445		2,669,043	2,268,687	400,357
CG019	Creditview Road	Boston Mills Road	Kennedy Rd	Kennedy Rd	0.7	301,665		35%	104,829		196,836	167,311	29,525
TOWN LINES AND SIDEROAD													
CG027	Chinguacousy Rd	Boston Mills Rd	King St.	King St.	3.1	1,335,945		43%	580,468		755,477	642,155	113,322
INGLEWOOD SETTLEMENT AREA													
I001	McLaughlin Road	0.5 km N of Olde Base Line	N. Limit of Inglewood	N. Limit of Inglewood	1.5	2,556,555		10%	255,656		2,300,900	1,955,765	345,135
C053	McLaughlin Road	Old Base Line	0.5 km North	0.5 km North	0.5	852,185		10%	85,219		766,967	651,922	115,045
I017	MacDONALD St	McLaughlin Rd	0.1km East	0.1km East	0.1	170,437		10%	17,044		153,393	130,384	23,009
I019	MacDONALD St	McLaughlin Rd	Lorne St.	Lorne St.	0.1	170,437		10%	17,044		153,393	130,384	23,009
I021	MacDONALD St	McLaughlin Rd	Lorne St	Victoria St	0.1	170,437		10%	17,044		153,393	130,384	23,009
BOLTON SETTLEMENT AREA													
B2199	Old King Rd.	Bond St.	Nunville Rd	Nunville Rd	0.7	1,878,336		10%	187,834		1,690,502	1,436,927	253,575
B2201	Old King Rd.	Nunville Rd	Albon /Vaughan Rd	Albon /Vaughan Rd	0.2	317,016		10%	31,702		285,314	242,517	42,797
B2195	Bond Street	King Rd.	South End	South End	0.2	279,720		10%	27,972		251,748	213,986	37,762
B2207	Nunville Rd	Old King Rd	Albon /Vaughan Rd	Albon /Vaughan Rd	0.9	2,436,840		10%	243,684		2,193,156	1,864,183	328,973
B3053	Glasgow Rd.	Deer Valley Dr.	King St W	King St W	1.0	1,704,370		10%	170,437		1,533,933	1,303,843	230,090
B1079	Station Rd.	Ellwood Dr.	King St W	King St W	0.6	1,118,880		10%	111,888		1,006,992	855,943	151,049

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

MUNICIPALITY: TOWN OF CALEDON
 SERVICE: Settlement Area Roads

Pri. No.	Increased Service Needs Attributable to Anticipated Development 2009-2021	To	From	km	Gross Capital Cost Est.	Less:		Benefit to Existing Development		Grants, Subsidies & Other Contributions Attrib. to New Development	Potential DC Recoverable Cost	
						\$	%	\$	%		Net Costs Benefiting New Development	Residential Share
B1019	Healey Rd.	Coleraine Dr	Hardwick Rd	0.9	1,678,320	839,160	50%	839,160	50%	839,160	125,874	713,286
A117	Caledon/King T/L S	Columbia Way	King St E	2.3	3,920,051	588,008	15%	588,008	15%	3,332,043	2,832,237	499,807
A207	Columbia Way	Mount Hope Rd	0.5km E	0.5	852,185	127,828	15%	127,828	15%	724,357	615,704	108,654
A208	Columbia Way	0.5km E	Caledon/King T/L S	0.8	1,363,496	204,524	15%	204,524	15%	1,158,972	985,126	173,846
	Mount Hope Road	Columbia Way	Guardhouse Dr.	0.4	172,380	60,333	35%	60,333	35%	112,047	95,240	16,807
	Industrial Road	Caledon/King T/L S	Regional Rd. No. 50	0.6	1,022,622	-	0%	-	0%	1,022,622	-	1,022,622
	Industrial Road - Land	Regional Road No. 50	Coleraine Dr	0.3	1,296,000	-	0%	-	0%	1,296,000	-	1,296,000
	G. Bolton Pkwy (E-W Road)	Regional Road No. 50	Albion/Vaughan Rd	1.3	504,000	-	0%	-	0%	504,000	-	504,000
	McEwan Drive	Regional Road No. 50	Industrial Rd	0.0	5,760,000	-	0%	-	0%	5,760,000	-	5,760,000
	McEwan Drive - Land	Regional Rd No. 50	Industrial Rd	0.0	1,533,933	-	0%	-	0%	1,533,933	-	1,533,933
	Albion-Vaughan Rd	widen 2 to 4 lanes		0.0	576,000	-	0%	-	0%	576,000	-	576,000
	OPA 89 ROADS:				6,157,200	615,720	10%	615,720	10%	5,541,480	4,710,258	831,222
	B2073* B207 Queensgate Blvd	Regional Rd 50	Albion/Vaughan Rd	1.2	144,000	15,494	11%	15,494	11%	128,506	109,230	19,276
	SIGNALS & INTERSECTIONS:											
	Daveston St (Daisy Meadow La @ Albion/Vaughan Rd		lights & turning lane		397,440	-	0%	-	0%	397,440	337,824	59,616
	Columbia Way @ Kingsview Dr		lights		238,464	-	0%	-	0%	238,464	202,694	35,770
	Healey Rd. @ Coleraine Drive		lights		238,464	-	0%	-	0%	238,464	35,770	202,694
	Coleraine Drive @ Wilton-Downey (Livingston/Box lights & turning lane		lights & turning lane	0.0	397,440	-	0%	-	0%	397,440	-	397,440
	Wilton-Downey (Livingston/Brya @ Coleraine Drive		100m to E	0.1	170,437	-	0%	-	0%	170,437	-	170,437
	Coleraine Drive @ Bolton Parkway (E/W Service F lights & turning lane		lights & turning lane	0.0	397,440	-	0%	-	0%	397,440	-	397,440
	Mayfield Road @ Pillsworth (Nixon Rd) Extension lights & turning lane		lights & turning lane	0.0	397,440	-	0%	-	0%	397,440	-	397,440
	Pillsworth Rd (Nixon Road) @ Mayfield Road		100m to N	0.1	170,437	-	0%	-	0%	170,437	-	170,437
	Mayfield Road @ Simpson Road Extension		lights & turning lane	0.0	397,440	-	0%	-	0%	397,440	-	397,440
	Simpson Road @ Mayfield Road		lights & turning lane	0.1	170,437	-	0%	-	0%	170,437	-	170,437
	Regional Road 50 @ Bolton Pkwy (E/W Service Rd) lights		lights	0.0	170,437	-	0%	-	0%	170,437	-	170,437
	Regional Road 50 @ Wilton-Downey Blvd (Livingstor lights		lights	0.0	238,464	-	0%	-	0%	238,464	-	238,464
	Wilton-Downey Blvd (Livingstor @ Regional Road 50		100m to W	0.1	170,437	-	0%	-	0%	170,437	-	170,437
	Reg. Rd. 50 Sidewalk	Healey Road	Industrial Road	0.9	216,000	-	0%	-	0%	216,000	-	216,000
	Reg. Rd. 50 Sidewalk - W/Side CPR	North Sta. 355m	Elkwood Drive	0.9	187,200	-	0%	-	0%	187,200	-	187,200
	Reg. Rd. 50 Sidewalk - W/Side 100m N of Healey Road	North Sta. 635m	Healey Road	0.1	20,160	-	0%	-	0%	20,160	-	20,160
	Reg. Rd. 50 Sidewalk - W/Side Healey Road	North Sta. 775m	McEwan Drive	0.4	424,800	-	0%	-	0%	424,800	-	424,800
	Reg. Rd. 50 Sidewalk - W/Side McEwan Drive	North Sta. 960m	George Bolton Parkway	0.4	432,000	-	0%	-	0%	432,000	-	432,000
	Reg. Rd. 50 Sidewalk - W/Side George Bolton Parkway	Mayfield Sideroad	Mayfield Sideroad	1.3	187,200	-	0%	-	0%	187,200	-	187,200
	Reg. Rd. 50 Sidewalk - E/Side Mayfield Sideroad	North Sta. 355m	North Sta. 355m	0.4	532,800	-	0%	-	0%	532,800	-	532,800
	Reg. Rd. 50 Sidewalk - E/Side North Sta. 635m	North Sta. 635m	North Sta. 635m	0.3	684,000	-	0%	-	0%	684,000	-	684,000
	Reg. Rd. 50 Sidewalk - E/Side North Sta. 775m	North Sta. 775m	North Sta. 775m	0.2	273,600	-	0%	-	0%	273,600	-	273,600
	Reg. Rd. 50 Sidewalk - E/Side North Sta. 960m	North Sta. 960m	North Sta. 960m	0.2	309,600	-	0%	-	0%	309,600	-	309,600
	Reg. Rd. 50 Sidewalk - E/Side North Sta. 1145m	North Sta. 1145m	North Sta. 1145m	0.2	223,200	-	0%	-	0%	223,200	-	223,200
	Reg. Rd. 50 Sidewalk - E/Side Industrial Drive	Industrial Drive	Industrial Drive	0.4	511,200	-	0%	-	0%	511,200	-	511,200
	Reg. Rd. 50 Sidewalk - E/Side Industrial Drive	McEwan Drive	McEwan Drive	0.5	489,600	-	0%	-	0%	489,600	-	489,600
	Reg. Rd. 50 Sidewalk - E/Side McEwan Drive	to CPR	to CPR	0.6	79,200	-	0%	-	0%	79,200	-	79,200
	Reg. Rd. 50 Sidewalk - E/Side CPR Crossing (Ped Br.)			0.0	720,000	-	0%	-	0%	720,000	-	720,000
	Reg. Rd. 50 Sidewalk - E/Side CPR Crossing (Ped Br.)			1.2	244,800	-	0%	-	0%	244,800	-	244,800

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

MUNICIPALITY: TOWN OF CALEDON
 SERVICE: Settlement Area Roads

Pri. No.	Increased Service Needs Attributable to Anticipated Development 2009-2021	Name	To	From	km	Gross Capital Cost Est.	Less:		Potential DC Recoverable Cost			
							Benefit to Existing Development \$	%	Grants, Subsidies & Other Contributions Attrib. to New Development	Net Costs Benefiting New Development	Residential Share	Non-Residential Share
		King St. W. N/Side	Station Road	Coleraine Drive	0.3	676,800	-	0%	-	676,800	-	676,800
		King St. W. W/Side	Coleraine Drive	Humber Shed Cres	0.7	191,520	-	0%	-	191,520	-	191,520
		King St. W. S/Side	Humber Shed Cres.	Harvest Moon Drive	0.5	324,000	-	0%	-	324,000	-	324,000
		King St. W. E/Side	Coleraine Drive	Humber Lea Rd	0.3	50,400	-	0%	-	50,400	-	50,400
		King St. W. E/Side	DeRosa Avenue	Glasgow Road	0.3	262,080	-	0%	-	262,080	-	262,080
		King St. E. (SW & Multi Use P&I Humber Lea Rd	Albion-Vaughan Rd		1.5	157,000	15,700	10%	-	141,300	-	141,300
		BOLTON ARTERIAL ROADS **										
		ROADWORKS										
		Albion/Vaughan Rd	N. of King Street	Queensgate Boulevard	4.0	-	-	-	-	-	-	-
		Albion/Vaughan Rd	Queensgate Boulevard	Regional Rd. 50	3.5	6,420,000	3,017,400	47%	-	3,402,600	2,892,210	510,390
		Coleraine Drive	Regional Rd. 50/ Major Mac.	Mayfield Rd	3.0	6,110,000	2,871,700	47%	-	3,238,300	2,752,555	485,745
		Coleraine Drive	N. of George Bolton	Mayfield Rd	2.6	6,500,000	3,055,000	47%	-	3,445,000	2,928,250	516,750
		Coleraine Drive	N. of George Bolton	S. of Holland Rd	1.7	5,762,000	2,708,140	47%	-	3,053,860	2,595,781	458,079
		Coleraine Drive	S. of Holland Rd	King St	1.2	4,820,000	2,285,400	47%	-	2,534,600	2,171,410	383,190
		Coleraine Drive	King St	Regional Road 50 North	0.0	-	-	-	-	-	-	-
		Albion/Vaughan Rd	@ CPR Line	Grade Separation	0.0	9,000,000	4,230,000	47%	-	4,770,000	4,054,500	715,500
		Coleraine Drive	@ CPR Line	Grade Separation	0.0	12,000,000	5,640,000	47%	-	6,360,000	5,406,000	954,000
		PROPERTY ACQUISITION										
		Albion/Vaughan Rd	N. of King Street	Queensgate Boulevard	-	-	-	-	-	-	-	-
		Albion/Vaughan Rd	Queensgate Boulevard	Regional Rd. 50	-	1,612,800	758,016	47%	-	854,784	726,566	128,218
		Coleraine Drive	Regional Rd. 50/ Major Mac.	Mayfield Rd	-	4,500,000	2,115,000	47%	-	2,385,000	2,027,250	357,750
		Coleraine Drive	Mayfield Rd	CPR Line	0.0	6,830,000	3,210,100	47%	-	3,619,900	3,076,915	542,985
		Coleraine Drive	CPR Line	Regional Road 50 North	-	-	-	-	-	-	-	-
		Costs based on Mayfield West DC Update Study by CN Watson and Associates (adjusted 2004 Original Costs)										
		MAYFIELD WEST SETTLEMENT AREA										
		SETTLEMENT										
		1) Kennedy Road	Mayfield Rd	867m north of Mayfield Rd	-	5,948,132	297,407	5%	-	5,650,725	4,803,117	847,609
		2) Kennedy Rd S. Res. Transition	248m - Mayfield W. Development		-	4,640,023	232,001	5%	-	4,408,022	3,746,819	661,203
		3) Kennedy Rd Res. Coll. S.	420m - Mayfield W. Development		-	3,365,735	168,287	5%	-	3,197,448	2,717,831	479,617
		4) Kennedy Rd Village Centre N.	586m - Mayfield W. Development		-	4,033,427	201,671	5%	-	3,831,756	3,256,992	574,763
		5) Kennedy Rd Res. Coll. N.	464m - Mayfield W. Development		-	3,594,845	179,742	5%	-	3,415,103	2,902,837	512,265
		6) Kennedy Rd	N. Limit OPA 208	Old School Rd 620m	-	2,234,368	111,718	5%	-	2,122,650	1,804,252	318,397
		7) Heart Lake Road	Mayfield Rd	N. Limit OPA 208	-	10,695,073	534,794	5%	-	10,160,279	3,046,096	7,114,183
		8) Heart Lake Road	N. Limit OPA 208	Old School Rd	-	2,695,861	134,793	5%	-	2,561,068	769,320	1,791,748
		9) Old School Rd	Highway 10	Dixie Rd	-	9,770,996	977,100	10%	-	8,793,896	7,474,812	1,319,084
		10) Kennedy Rd	Highway 410 Bridge		-	2,272,553	227,255	10%	-	2,045,298	1,738,503	306,795
		11) Heart Lake Road	Highway 410 Bridge		-	4,392,366	439,237	10%	-	3,953,129	1,185,939	2,767,191
		12) Deleted			-	-	-	-	-	-	-	-
		13) Mayfield W. Ind. Coll. Oversize	Kennedy Rd	Dixie Rd	-	2,496,390	-	0%	-	2,496,390	749,517	1,746,873
		14) Main St Coll. Village Centre	Streetscaping		-	426,581	21,329	5%	-	405,252	121,576	283,676
		15) Sidewalk and Street Lighting			-	2,333,649	466,730	20%	-	1,866,919	1,586,881	280,038
		16) Intersection Signalization			-	1,317,928	-	0%	-	1,317,928	1,120,239	197,689
		17) Growth Related Studies			-	561,865	28,093	5%	-	533,772	453,706	80,066
		18) McLaughlin Rd	Mayfield Rd	1.2 km North	-	6,908,212	4,144,927	60%	-	2,763,285	2,348,792	414,493

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

MUNICIPALITY: TOWN OF CALEDON
SERVICE: Settlement Area Roads

Table with columns: Prj. No., Increased Service Needs Attributable to Anticipated Development, Name, To, From, km, Gross Capital Cost Est., Benefit to Existing Development \$, Benefit to Existing Development %, Grants, Subsidies & Other Contributions Attrib. to New Development, Net Costs Benefiting New Development, Residential Share, Non-Residential Share, Potential DC Recoverable Cost.

Watson & Associates Economists Ltd. S/11/2009 10:03 AM Caledon DC 2009

APPENDIX C
DEVELOPMENT CHARGE CALCULATION

APPENDIX C -DEVELOPMENT CHARGE CALCULATION

Table C-1 presents the standard average cost development charge calculation for those services with a 10-year planning horizon. The calculation is made for both residential and non-residential purposes. In each case, the applicable costs have been totalled, DC reserve fund balances in the case of studies have been netted from the total and the total residential cost has been divided by the 2009-2019 gross population increase. The resultant cost per capita has then been multiplied by the average occupancy for new dwelling units by type in Caledon. A similar calculation was made for non-residential development, in this case using as a denominator the expected increase in floor area, over the same time period. The breakdown of the charge by individual service is contained on the right side of the table.

Table C-2 performs the same calculation for the roads and related program, in this case over the 12-year period 2009-2021. The program has been sized in accordance with the discussion on page B-37 and the roads program involved. The December 31, 2008 DC reserve fund balance for roads has been deducted as part of the calculation.

Table C-3 sets out the components of the calculation charge by service and compares them with the Town's current charge as of February 1, 2009.

TABLE C-1
Town of Caledon
DEVELOPMENT CHARGE CALCULATION
Municipal-wide Services
2009-2019

SERVICE	2009 \$ DC Eligible Cost		2009 \$ DC Eligible Cost		
	Residential	Non-Residential	SDU	per s.f.	per s.m.
1.0 Fire	\$ 5,597,676	\$ 3,586,324	\$ 770	\$ 0.31	\$ 3.32
2.0 Parkland Development	11,829,818	622,622	1,627	0.06	0.65
3.0 Recreation	20,354,295	1,071,279	2,799	0.10	1.08
4.0 Library	5,467,555	287,766	752	0.03	0.32
5.0 Public Works	3,139,916	2,011,684	432	0.18	1.94
6.0 Animal Control	269,826	-	37	-	-
7.0 Studies	1,858,559	1,190,743			
Less: Studies DC Reserve Funds	<u>(200,260)</u> ¹	<u>(128,035)</u> ¹			
Studies Sub-total	1,658,299	1,062,708	228	0.10	1.08
8.0 POA Courts	334,518	214,319	45	0.02	0.22
TOTAL	48,651,903	8,856,702	\$6,690	\$0.80	8.61
DC ELIGIBLE CAPITAL COST	\$48,651,903	\$8,856,702			
10 yr. Gross Population / GFA Growth (sq.ft.)	25,092	11,086,500			
Cost Per Capita / Non-Residential GFA (sq.ft.)	1,939	\$0.80			
<u>By Residential Unit Type</u>	<u>p.p.u</u>				
Single family & semi-detached	3.45	\$6,690			
Multiples except apartments	2.70	\$5,235			
Apartments > 70 s.m.	2.30	\$4,460			
Apartments <= 70 s.m.	1.35	\$2,618			

n/a - Not available

¹ \$328,295 X 0.61 = \$200,260
 \$328,295 X 0.39 = \$128,035
 \$328,295

TABLE C-2
Town of Caledon
DEVELOPMENT CHARGE CALCULATION
Municipal-wide Services
2009-2021

SERVICE	2009 \$ DC Eligible Cost		2009 \$ DC Eligible Cost		
	Residential	Non-Residential	SDU	per s.f.	per s.m.
	\$	\$	\$	\$	\$
1.0 Roads with 0-35% BTE	81,314,070	45,850,732			
Balance of Roads Program	30,150,000	3,350,000			
Less: Gas Tax Deduction	(4,050,000)	(450,000)			
Subtotal	107,414,070	48,750,732			
Less: Roads and Related DC Reserve Fund	(1,302,227)	(558,097)			
TOTAL	106,111,843	48,192,635	\$12,001	\$3.54	\$38.10
DC ELIGIBLE CAPITAL COST	106,111,843	48,192,635			
12 yr. Gross Population / GFA Growth (sq.ft.)	30,504	13,612,300			
Cost Per Capita / Non-Residential GFA (sq.ft.)	\$3,478.62	\$3.54			
<u>By Residential Unit Type</u>	<u>p.p.u</u>				
Single family & semi-detached	3.45	\$12,001			
Multiples except apartments	2.70	\$9,392			
Apartments > 70 s.m.	2.30	\$8,001			
Apartments <= 70 s.m.	1.35	\$4,696			

¹ \$1,860,324 X 0.7 Res. = \$1,302,227.

**Table C-3
Town of Caledon
Comparison of Development Charges**

	Residential			Non-Residential		
	Per Single Detached Unit			Per Sq.m. of GFA		
	Current Feb. 1, 2009	Calculated Herein	Change	Current Feb. 1, 2009	Calculated Herein	Change
Studies	\$ 251	\$ 228	\$ (23)	\$1.05	1.08	\$ 0.03
Animal Control	20	37	17	-	-	-
Fire	663	770	107	2.85	3.32	0.47
Roads	12,409	12,001	(408)	35.43	38.10	2.67
Parkland	1,687	1,627	(60)	0.90	0.65	(0.25)
Recreation	3,301	2,799	(502)	1.65	1.08	(0.57)
Library	783	752	(31)	0.45	0.32	(0.13)
Vehicles & Equipment	67	432	365	0.30	1.94	1.64
POA	-	45	45	-	0.22	0.22
TOTAL	\$ 19,181	\$ 18,691	\$ (490)	\$ 42.63	\$ 46.71	4.08

APPENDIX D
LONG TERM CAPITAL AND OPERATING COST
EXAMINATION

APPENDIX D - LONG TERM CAPITAL AND OPERATING COST EXAMINATION

This Appendix presents the examination required under s.s.10(2)(c) of the DCA, 1997 of the long-term capital and operating costs for capital infrastructure required for each service to which the by-law relates.

1. Services

As indicated in the Town's proposed development charge by-law, charges are proposed for the following services:

- (a) Development-related Studies
- (b) Fire
- (c) Roads and Related
- (d) Park Development
- (e) Indoor Recreation Facilities
- (f) Libraries
- (g) Animal Shelter
- (h) POA.

The three sections which follow address, in turn, the operating cost implications of these services, as well as the capital cost implications (medium and long term). The final section completes the cost examination with a brief commentary on its affordability.

2. Operating Cost Implications

- (a) **Studies** - The "capital infrastructure" involved, consists of development-related studies. These will be administered and implemented by existing staff and have no additional operating cost implications.
- (b) **Fire** - The capital program provides for the expansion/replacement of six existing stations, the establishment of one new fire station and fire training facility, and the acquisition of seven additional vehicles. The associated annual operating cost increases are estimated as follows:

	Staffing	Building	Other Costs	Total
Expanded Mayfield Station	-	\$2,500	\$5,000	\$7,500
Expanded Caledon Village Station	-	2,500	5,000	7,500
Fire Training Facility	-	2,500	10,000	12,500
Expanded Bolton Fire Station	-	2,500	5,000	7,500
Expanded Palgrave Station	-	2,500	5,000	7,500
Expanded Mono Mills Station	-	2,500	5,000	7,500
Expanded Alton Station	-	2,500	5,000	7,500
New Fire Station (Between Snelgrove and Bolton)	\$1,600,000	10,000	20,000	1,630,000
TOTAL	\$1,600,000	\$27,500	\$60,000	\$1,687,500

Annual costs for fuel, maintenance and repair for the additional vehicles is expected to range from \$10,000 for a pumper rescue to \$20,000 for an aerial truck. The total cost is estimated to be \$100,000 per annum once all vehicles are in service.

- (c) **Roads and Related** – The roads program to be partially funded by DCs will involve the addition of a limited amount of lane kms of roads. The estimated maintenance and snow clearing costs is \$3,500 per lane kilometre. Much of the program involves urbanization of existing rural roads which will serve to reduce the maintenance cost per lane km.
- (d) **Parks** – Over the next decade, it is anticipated that over 100 acres of parkland will be developed. The annual cost of maintaining these parks, including labour, materials and equipment is estimated at \$6,000 per acre, for a total of more than \$600,000 per year by the end of the ten year period.
- (e) **Recreation** – The following estimated annual expenditures and revenues are forecast for the recreation projects:

	Gross Cost*	Revenue	Estimated Net Cost
Mayfield West Recreation Centre	\$3,150,000	\$2,800,000	\$350,000
Active Sports and Recreation Facilities	650,000	350,000	300,000
Community Rooms	250,000	100,000	150,000
TOTAL			\$800,000

*includes staffing, building maintenance and utilities, program costs, etc.

The annual operating cost for the property services vehicle is anticipated to be \$15,000 for fuel, maintenance and repairs.

- (f) **Libraries** - The planned additional library facilities will result in increased staffing and other operating costs. These increases have been estimated as follows:

	Staffing	Building	Total
Alton	\$25,000	\$15,000	\$40,000
Mayfield West	400,000	100,000	500,000
TOTAL			\$540,000

- (g) **Animal Shelter** – The new animal shelter will involve an estimated \$115,000 per year in staffing costs and approximately \$40,000 per year for utilities, supplies, maintenance and repairs.

The annual operating cost for the new vehicles is expected to be a total of \$20,000 including fuel, repairs and maintenance.

- (h) **POA** – The costs associated with the expansion to the POA facility are limited to staffing. The estimated cost of an additional full-time court clerk is \$60,000/annum. The expanded building is not expected to give rise to a significant increase in maintenance cost.

3. Capital Cost Implications

- (a) **Administrative** - Development-related studies do not, of themselves, have initial or subsequent capital cost implications. The works that they address are covered under other service headings.
- (b) **Fire** - Capital funding is expected to occur via a combination of capital funding from the current budget, development charge and other reserve funds (existing and to be accumulated), with front-end financing as required.

Over the long term, it is expected that the new stations will require substantial repair after 15 years or replacement after 60 years. Vehicles are to be moved from primary to secondary service after 15 years and replaced after 20 years time.

It is anticipated that the Town's capital reserve fund will fund a portion of this long term cost, based on a future contribution schedule to be established. This also applies to the other services.

- (c) **Roads and Related** - Capital funding is expected to occur via a combination of the current budget, development charge and other reserve funds (existing and to be accumulated), with front-end financing as required.

The road program is expected to be carried out on a gradual basis over the period, as development charges and supplementary funding sources become available and roads-related needs arise. Consideration has been given to the Town's ability to fund the tax-share of the roads program which underpins the DC.

Over the long term, capital repair and replacement expenditures are anticipated, based on the following general schedule:

Road Resurfacing – every 10-15 years at a cost of \$90,000/km.

Road Reconstruction – every 20-25 years at a cost of \$1,500,000 per km.

- (d) **Parks** - The parks development program is to be programmed and scheduled in accordance with the availability of development charges and other funding sources (existing reserve funds, parkland cash-in-lieu, taxation) and the needs of new development. Parkland amenities will require substantial replacement after 15 – 20 years.
- (e) **Recreation** - Capital funding is expected to occur via a combination of the current budget, development charge and other reserve funds (existing and to be accumulated).

With respect to long term capital repair and replacement, the following general schedule is expected to apply:

Facilities – 35 years - substantial repair or replacement

- (f) **Libraries** - Capital funding is expected to occur via a combination of the current budget, development charge, other reserve funds (existing and to be accumulated), with front-end financing as required.

Replacement of library circulation materials is expected to occur after 6 years. Buildings are expected to require substantial repair or replacement after 20 years.

- (g) **Animal Shelter** – Capital funding is expected to occur via a combination of the current budget, development charge, other reserve funds (existing and to be accumulated), with front-end financing as required.

Facilities are expected to require substantial repair or replacement after 15 years. Vehicles are to be replaced after 8 years.

- (h) **POA** – Capital funding is expected to occur via a combination of the current budget, development charge, other reserve funds (existing and to be accumulated), with front-end financing as required.

The building will require substantial repair or replacement after 15-25 years.

4. Affordability Implications

The foregoing sections have examined the long term operating and capital cost implications of the services and infrastructure required for the specific services to which the development charge by-law relates. These requirements are in addition to the operating cost and capital renewal needs of the 2009 base population and existing facilities, although a portion of the capital and operating costs of these new facilities will also be the responsibility of the existing population, based on the benefits to be received.

Over the 10-year period, Town population is expected to increase by 38%. Non-residential floor area is forecast to increase by 86% 2009-2019. Population and non-residential floor area increases for the 2009-2021 period are forecast to be 47% and over 100%, respectively. It is anticipated that revenues from property taxation, development charges (which only cover a portion of development-related capital costs), user charges and other revenue sources will generally increase proportionately, as a result. These revenue increases will be available to the Town on a gradual basis over time, to assist in funding the foregoing, based on the averages below.

Summary of Selected Town Revenue Sources 2007

Revenue Category	\$	\$/capita (2007 pop)
Taxes (total Town)	24,203,751	422
Fees, service charges, donations	8,736,231	152
TOTAL	\$32,939,982	\$574

APPENDIX E
DEVELOPMENT CHARGE ECONOMIC IMPACT MATERIAL

APPENDIX E - DEVELOPMENT CHARGE ECONOMIC IMPACT MATERIAL

1. Introduction

Probably the most significant policy issue and emerging trend faced by many Ontario municipalities, relates to the widespread impetus to increase development charge quantum. This is in response to:

- high levels of infrastructure construction cost inflation, beyond coverage by the prescribed DC index;
- rapid growth and increasing needs for service, much of which is not coverable by DCs (i.e. the needs of exempt development, ineligible costs and services and expenditures beyond the historical service level cap or which partially benefit existing development). This, in turn, restricts municipalities' ability to finance additional DC reductions.

This need should, however, be considered in the light of the recessionary conditions and world-wide financial turmoil, which have emerged over the past six months and beyond. These circumstances impact growth potential in terms of housing and industrial/commercial development. They also have the potential to impact directly on municipal revenue sources and short-medium term fiscal prospects, including expenditure deflation. As a result, where significant development charge increases are proposed, careful consideration should be given to their potential impact on development activity in the circumstances involved, in order to determine appropriate transition policies.

2. DC Quantum

The following summarizes the results of previous research conducted by Watson & Associates concerning the potential impact of (increased) development charges on economic development.

1. Many municipalities impose the full residential DC and, in some cases, discount or exempt only a portion of their non-residential (i.e. industrial/commercial) charges, in the interests of attracting more of such development. Their policy position, implicitly or explicitly, is that the rate of industrial and/or commercial development may be impacted by the quantum of their DCs. Their actions suggest that this is not the case with residential development, or at least that the "growth pays for growth" philosophy is expected to be more operative in that case.

Residential Development Impacts

2. A change in DC quantum is thought by some to reflect itself directly and automatically on house prices. However, in a strong market, house prices reflect demand pressures, more than a simple cost recovery formula. DC increases are absorbed in pricing (and/or land purchase), but may not always be a significant determinant of such pricing, due to overall market dynamics. However, in poor markets, house prices may be unable to fully absorb DC increases. As a result, DC increases may impact profits and/or construction activity. Over a longer period of time, DC increases may result in compensating land price decreases, where the selling price of the final product cannot be increased sufficiently. This is particularly the case where there is a high “value-add” to the undeveloped land value.
3. The potential impact of DC quantum shifts on the residential housing market is also impacted by the competitive environment and by the price and nature of the housing involved. For example, Caledon is part of the GTA which includes municipalities which impose higher residential DCs. Caledon’s charges are generally mid-range in size; however, land costs, building forms, the planning process, ease of construction, tax rates, municipal and commercial service levels and lifestyle also vary significantly between those markets. It is the cumulative effect of these socio-economic forces which determines whether a significant addition to Caledon’s residential DCs will diminish its rate of residential growth. This, in turn, raises the question of whether a small reduction in residential growth, resulting from an increase in DC quantum which better equips the Town to fund its growth-related servicing needs, is an acceptable trade-off.
4. Housing projects which are geared to the rental market, affordable or assisted housing, or sites which are expensive to service or remediate, could be impacted by a significant increase in DCs. For example, a DC increase of \$10,000 is only 5% of a \$200,000 housing price, but at the margin, that may be the difference between an acceptable financial return and one which is not. Thus, there may be housing projects which are made less feasible as a result of a significant increase in DCs.
5. When one plots DC quantum against residential development activity amounts in different municipalities, an indirect cause and effect relationship is not apparent. That is, in part, because municipalities which are attractive, high growth areas, are able to impose high DCs as part of maintaining high service levels. Municipalities with lower market appeal tend to moderate DCs in the hopes of encouraging more growth. However, the primary determinants of the amount of residential development in a municipality generally relate more to serviced/zoned land availability, amenity/lifestyle, access to job opportunities, development industry focus, etc.

Industrial/Commercial Development Impacts

6. The decision as to whether or not Caledon should establish full cost recovery industrial/office/institutional development charges and, if so, how high they should be and whether they should vary between industrial and commercial uses, is an important policy issue. Essentially, it involves a trade-off between increased capital contributions (which must otherwise come from property taxes and/or user rates) and a potential deterrent of indeterminate size to new and expanded development activity within the Town.

7. The potential impact of DC quantum shifts on the industrial and commercial market is also impacted by the competitive environment and by the price and nature of the development involved. Land costs, building forms, the planning process, ease of construction, tax rates, municipal and commercial service levels and lifestyle also vary significantly between those two markets. It is the cumulative effect of these socio-economic forces which determines whether a significant increase to Caledon's industrial DCs will diminish the rate of growth. Since DCs provide a one-time contribution, while property taxes establish an on-going revenue stream to municipalities, this, in turn, raises the question of whether a reduction in industrial development, resulting from an increase in development charges, improves or diminishes the Town's financial position.

Industrial and commercial properties are generally acknowledged as paying more in property taxes than the cost of the municipal services they consume. It is this net positive contribution to municipal revenues that helps support the services and programs the Town provides to its residents. The long-term fiscal sustainability of such municipal services is therefore benefited by maintaining a strong industrial and office property tax base.

8. Municipalities are generally more concerned with attracting industrial/office development, than with residential development, because the former brings local jobs, commercial services, no increased need for some municipal services, economic stimulus and more highly taxed assessment.

In this regard, industrial and head office development is often given added attention, in comparison with retail and service sector employment, which is generally "population-related". The latter is more captive to urban population centres than industry (for example, the automotive industry, which has located plants in smaller communities such as Alliston, Cambridge and Ingersoll).

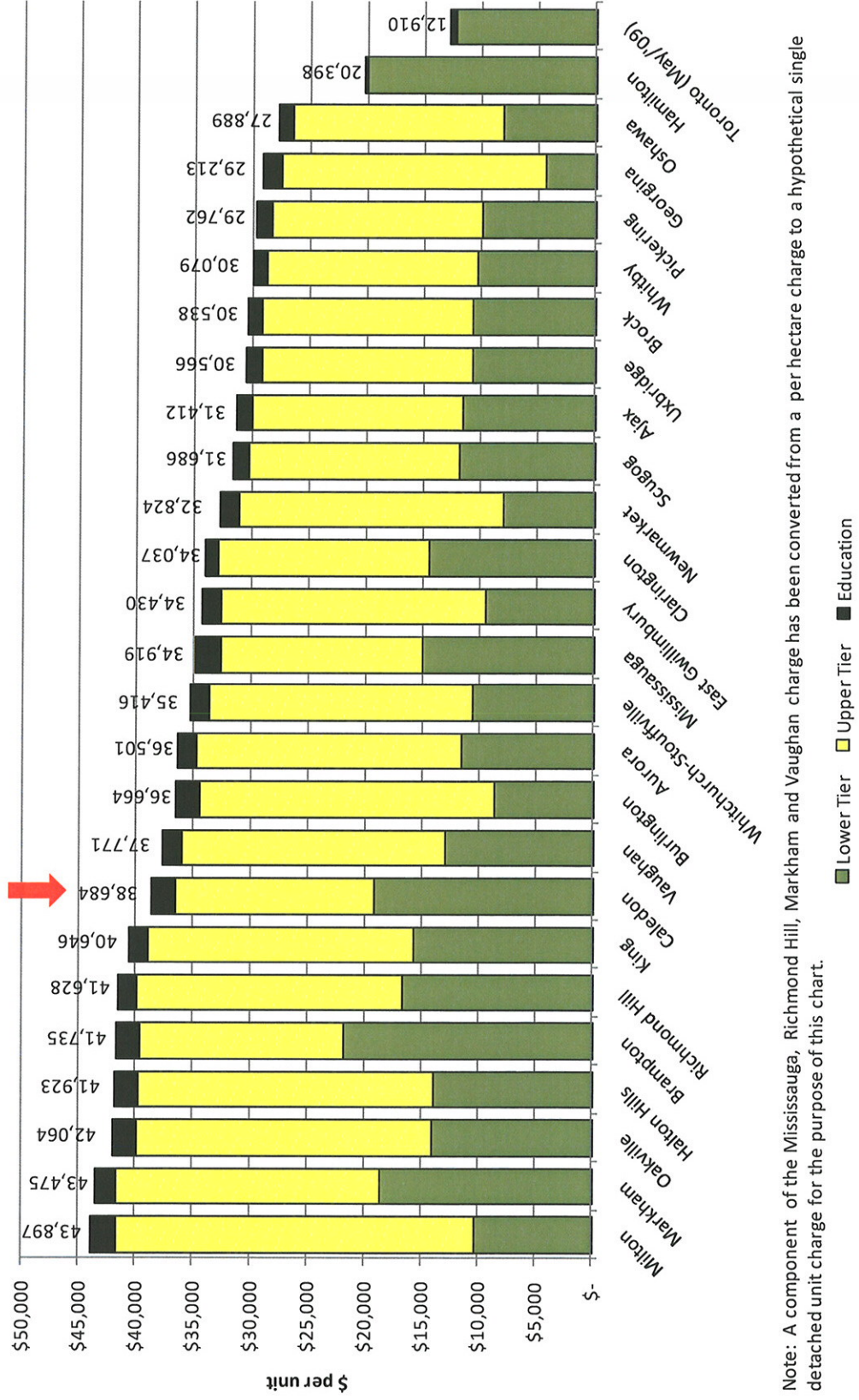
9. Industrial site selection analysis generally focuses on non-financial matters, such as transportation access to markets, proximity to labour and suppliers, quality of life/image/amenity and the suitability of the available real estate. Financial matters are often less

important and relate more to land and construction cost, as well as property tax and utility rate costs. DCs are a relatively small component of the latter, but at the margin, can have an impact on a cumulative basis, particularly where property taxes are relatively high.

10. “Market optics” can play a role in a municipality’s ability to attract industrial/commercial development. This often relates more to planning approval matters, but having discounted DCs, can be part of sending out a favourable message – once again at a price.
11. Some of the ways that are sometimes used to moderate the negative impacts of non-residential development charges include transition measures such as:
 - “grandfathering” certain types of previous approvals;
 - providing a “grace period” for the introduction of the charge;
 - phasing in the increase in the charge over a period of years;
 - leaving the indexing of the charge as a discretionary annual decision and one which can be waived by Council in poor economic periods;
 - fully or partially exempting those types of development likely to be most negatively impacted by a DC increase (subject to difficulties involved in distinguishing one type of development from another at the point of DC collection).

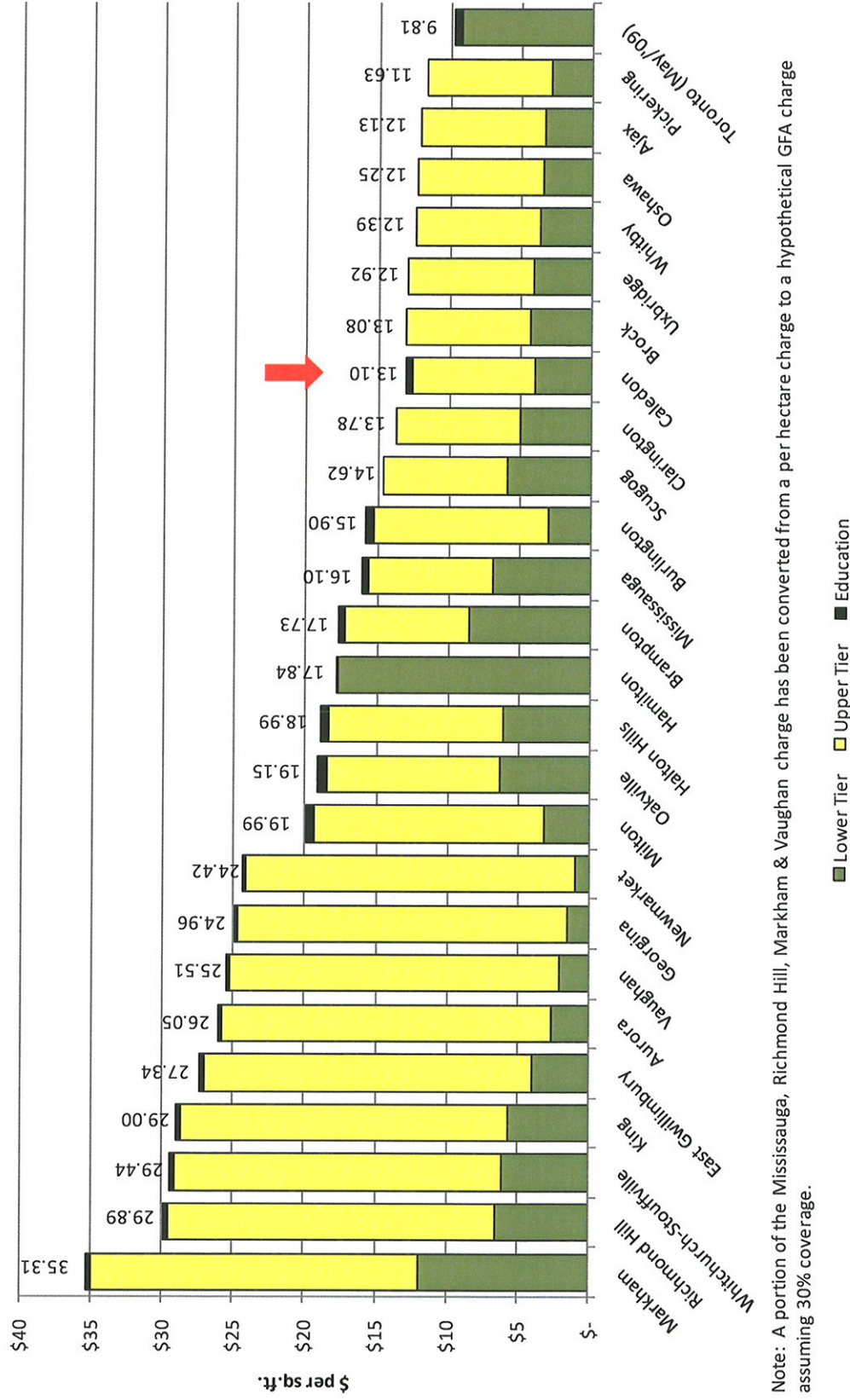
The Town has, in the past, used some of these measures. It is evident that all of these measures involve sacrificing capital revenues that must be generated from other sources.

Residential Development Charges Per Single Detached Dwelling For Greater Toronto Area Municipalities and Hamilton (as of April 1, 2009)



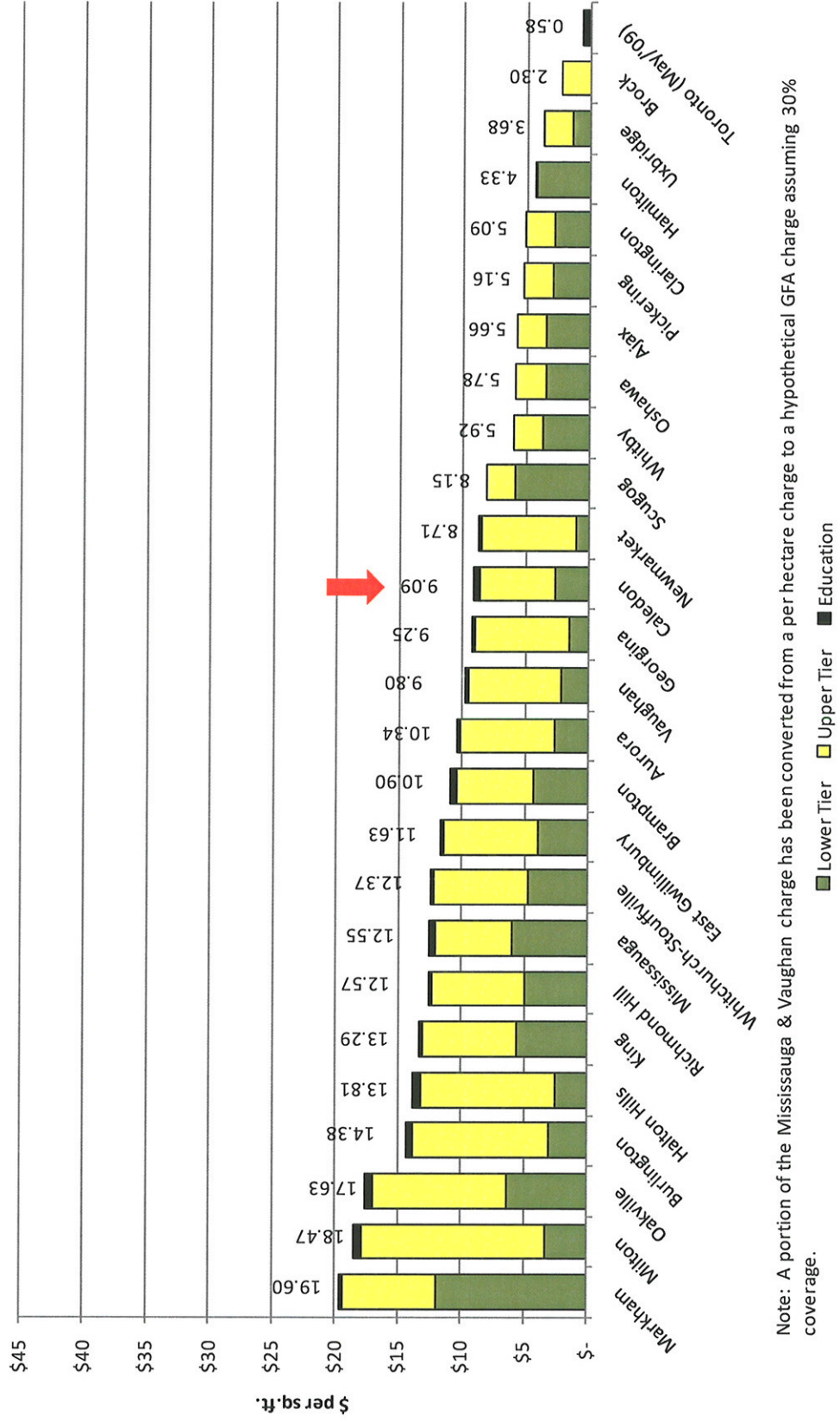
Note: A component of the Mississauga, Richmond Hill, Markham and Vaughan charge has been converted from a per hectare charge to a hypothetical single detached unit charge for the purpose of this chart.

Non-Residential Development Charges Per GFA of Retail Floor Area For Greater Toronto Area Municipalities and Hamilton (as of April 1, 2009)



Note: A portion of the Mississauga, Richmond Hill, Markham & Vaughan charge has been converted from a per hectare charge to a hypothetical GFA charge assuming 30% coverage.

Non-Residential Development Charges Per GFA of Industrial Floor Area For Greater Toronto Area Municipalities and Hamilton (as of April 1, 2009)



Note: A portion of the Mississauga & Vaughan charge has been converted from a per hectare charge to a hypothetical GFA charge assuming 30% coverage.

APPENDIX F
PROPOSED TOWN OF CALEDON DEVELOPMENT CHARGE
BY-LAW (2009)

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NUMBER 2009-XXXX

Being a by-law to impose and provide for
the payment of development charges for
municipal services in the Town of Caledon

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

AND WHEREAS at the direction of the Council of The Corporation of the Town of Caledon, Watson & Associates Economists Ltd. has prepared a development charge background study entitled *Town of Caledon 2009 Development Charge Background Study (inclusive of Background Studies and Proposed By-laws for Bolton Area Specific Charges for Storm Water Management and Related Purposes)* dated 1 June 2009;

AND WHEREAS extracts of the draft *Town of Caledon 2009 Development Charge Background Study* dated 15 May 2009 was reviewed with representatives of the development community at a meeting held on 20 May 2009;

AND WHEREAS notice of a public meeting was given during the week of 23 May 2009 as required by the *Development Charges Act, 1997* and in accordance with Ontario Regulation 82/98;

AND WHEREAS the Council of The Corporation of the Town of Caledon made the *Town of Caledon 2009 Development Charge Background Study* dated 1 June 2009 and a draft version of this by-law available to the public as of 1 June 2009 as required by the *Development Charges Act, 1997*;

AND WHEREAS the Council of The Corporation of the Town of Caledon held a public meeting on 17 June 2009 at which all persons in attendance were provided with an opportunity to make representations relating to the draft version of this by-law as required by the *Development Charges Act, 1997*;

AND WHEREAS, by resolution passed on 7 July 2009, the Council of The Corporation of the Town of Caledon

- (a) adopted the *Town of Caledon 2009 Development Charge Background Study*;
- (b) determined that it was not necessary to hold any further public meetings with respect to this by-law;
- (c) expressed its intention to ensure that the increased need for services arising from development in the area to which this by-law applies will be met; and,
- (d) expressed its intention to ensure that any excess capacity in any existing services of The Corporation of the Town of Caledon will be paid for by new development;

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts as follows:

Definitions

1. (1) In this by-law

“accessory”, where used to describe a building, structure or use, means a building, structure or use that is subordinate, incidental and exclusively devoted to a principal building, structure or use and that is located on the same land as such principal building, structure or use

“Act” means the *Development Charges Act, 1997, S.O. 1997, c.27*

“agricultural building or structure” means a building or structure that is used for the purposes of or in conjunction with animal husbandry, the growing of crops including fruit, tree farming, sod farming, market gardening, horticulture or any other use that is customarily associated with a farming operation of a bona fide farmer

“agricultural tourism building or structure” means a building or structure or part of a building or structure located on a working farm of a bona fide farmer for the purpose of providing enjoyment, education or active involvement in the activities of the farm where the principle activity on the property remains as a farm and where products used in the activity are produced on the property and/or are related to farming. The building or structure may be related to activities such as a hay or corn maze; petting zoo; hay rides and sleigh, buggy or carriage rides; farm tours; processing demonstrations; pick-your-own produce; a farm theme playground for children; farm markets; farm produce stands, and farmhouse dining rooms

“apartment dwelling” means a dwelling unit in a building containing more than six dwelling units where the dwelling units are connected by an interior corridor

“bed and breakfast establishment” means a single detached dwelling or part of a single detached dwelling in which guest rooms are provided for hire or pay, with or without meals, for the traveling or vacationing public, but does not include a hotel or motel

“bona fide farmer” means an individual currently actively engaged in a farm operation with a valid Farm Business Registration number in the Town of Caledon and who shall have owned, actively worked and resided on the subject farm operation for a substantial number of years and excludes the operators of large scale commercial farming operations

“building” means a structure consisting of a wall, roof and floor or any of them;

“commercial building” means a non-residential building other than an agricultural building, an industrial building or an institutional building

“completed” when used with respect to the construction of a green commercial or industrial building, means that the Town’s Chief Building Official or his or her designate is satisfied that such building complies with the applicable building, fire and mechanical requirements of the Ontario Building Code

“development” means the construction, erection or placing of one or more buildings or structures on land and/or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment

“development charge” means a development charge imposed pursuant to this by-law

“duplex dwelling” means a dwelling unit in a building divided horizontally into two dwelling units each of which has a separate entrance

“dwelling unit” means a room or suite of rooms used or designed or intended for use by one or more persons living together in which culinary and sanitary facilities are provided for the exclusive use of such person or persons

“farm based home industry building” means an accessory building to a single detached dwelling where a small-scale use is located, which is located on and is subordinate or incidental to a permitted farm operation; which is associated with limited retailing of products created in whole or in part in the accessory building performed by one or more residents of the farm property and may include a carpentry shop; a craft shop; a metal working shop; a repair shop; a farm equipment repair shop; a farm tractor repair shop; a plumbing shop; an electrical shop; a welding shop; a woodworking shop; a blacksmith, a building for the indoor storage of school buses, boats, snowmobiles, or similar uses, but shall not include an motor repair shop or vehicle paint shop

“farm winery” and “farm cidery” means buildings or structures used for the processing of juice, grapes, fruit or honey in the production of wines or ciders, including the fermentation, production, bottling, aging or storage of such products as a secondary use to a farm operation. The winery or cidery may include a laboratory, administrative office, hospitality room and retail outlet and, if required, must be licensed or authorized under the appropriate legislation

“garden suite” means a one-storey, free standing, temporary and portable residential structure, with a single dwelling unit containing kitchen and bathroom facilities, which is designed for year round occupancy and is accessory to a single-detached dwelling, but excludes a trailer

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

“green commercial or industrial building” means a commercial or industrial building that:

- (i) is Leadership in Energy and Environmental Design (LEED) certified
- or a commercial or industrial building where:
- (ii) twenty-five (25%) percent of the total amount of energy required for full operation of such building, including all equipment and machinery therein, is provided by a solar hot water system;
 - (iii) ten (10%) percent of the total amount of energy required for full operation of such building, including all equipment and machinery therein, is provided by transpired solar collectors;

- (iv) five (5%) percent of the total amount of energy required for full operation of such building, including all equipment and machinery therein, is provided by a solar photovoltaic system;
- (v) all of the employee and visitor parking spaces that are accessory to such building are constructed with permeable pavement; or,
- (vi) there is a storm water cistern accessory to such building that provides one hundred (100%) percent of the water required to irrigate the lot on which such building is located;

“industrial building” means a building used for or in connection with:

- (i) manufacturing, producing, processing, storing or distributing something;
- (ii) research or development in connection with manufacturing, producing or processing something;
- (iii) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place; or,
- (iv) office or administrative purposes, if they are,
 - (1) carried out with respect to manufacturing, producing, processing, storage or distributing of something; and,
 - (2) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution

“institutional use” means the use of land, buildings, or structures for a public or non-profit purpose, including a religious, charitable, educational, health or welfare purpose, and without limiting the generality of the foregoing, may include such uses as schools, hospitals, places of worship, recreation facilities, community centres and government buildings

“local board” means a local board as defined in the *Municipal Act, 2001* other than a board defined in subsection 1(1) of the *Education Act*;

“mixed use” means land, buildings or structures used or designed or intended to be used for a combination of residential uses and non-residential uses

“non-residential” means used or designed or intended to be used other than for residential purposes

“outbuilding” means a building that is accessory to a primary or main non-residential building or mixed use building, that is located on the same land as such primary or main non-residential building and that is used for a storage purpose that is accessory to the primary or main use on such land, such as the storage of equipment used to maintain such land or the buildings and structures thereon or the storage of equipment that is ordinarily used for the purposes of the primary or main use on such land, but shall not include a building used for the storage of inventory

“protracted”, in relation to a temporary building or structure, means the existence of such temporary building or structure for a continuous period of more than eight months

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

“Regulation” means Ontario Regulation 82/98, as amended

“rehabilitation building” means a non-residential building located on land from which aggregate has been lawfully extracted

“residential” means used or designed or intended to be used as a home or residence of one or more persons

“semi-detached dwelling” means a dwelling unit in a building divided vertically into two dwelling units each of which has a separate entrance

“service” means a service described in this by-law or in an agreement made under section 44 of the Act

“single-detached dwelling” means a dwelling unit in a completely detached building containing only one dwelling unit

“structure” means anything constructed or erected and requiring location on or in the ground or attached to something having location on or in the ground

“temporary building or structure” means a building or structure that is constructed, erected or placed on land for a continuous period of not more than eight months, or an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof for a continuous period of not more than eight months

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

- (i) includes space occupied by interior walls and partitions
- (ii) includes, below grade, only the floor area that is used for commercial or industrial purposes
- (iii) includes the floor area of a mezzanine
- (iv) where a building or structure does not have any walls, the total floor area shall be the total area of the land directly beneath the roof of the building or structure and the total areas of the floors in the building or structure
- (v) excludes any parts of the building or structure used for

mechanical equipment related to the operation or maintenance of the building or structure, stairwells, elevators, washrooms, and the parking and loading of vehicles; and

- (vi) excludes the area of any self contained structural shelf and rack storage facility approved by the Building Materials Evaluation Commission; and

“Town” means The Corporation of the Town of Caledon.

- (2) All words defined in the Act or the Regulation have the same meaning in this by-law as they have in the Act or Regulation unless they are defined otherwise in this by-law.
- (3) All references to the provisions of any statute or regulation or to the Ontario Building Code contained in this by-law shall also refer to the same or similar provisions in the statute or regulation or code as amended, replaced, revised or consolidated from time to time.

Affected Land

- 2. (1) Subject to subsections 2 and 3 of this section, this by-law applies to all land in the Town of Caledon, whether or not such land is exempt from taxation under section 3 of the *Assessment Act*.
- (2) This by-law shall not apply to land within
 - (a) the Bolton Business Improvement Area as outlined in By-law No. 80-72, as has been or may be amended; or
 - (b) the Caledon East Commercial Core Area as outlined on Schedule D of the Town of Caledon Official Plan.
- (3) This by-law shall not apply to land that is owned by and used for the purposes of
 - (a) a board as defined in subsection 1(1) of the *Education Act*;
 - (b) a college or university that is eligible to receive funding from the government of the Province of Ontario;
 - (c) a hospital as defined in section 1 of the *Public Hospitals Act*.
 - (d) the Ontario Provincial Police;
 - (e) the Town or any local board thereof;
 - (f) The Regional Municipality of Peel or any local board thereof; or,
 - (g) any other municipality or local board thereof.

Imposition of Development Charges

3. (1) Subject to subsections 2 and 3 of this section, development charges shall be imposed against land that is to be developed if the development requires:
 - (a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (e) a consent under section 53 of the *Planning Act*;
 - (f) the approval of a description under section 50 of the *Condominium Act*; or,
 - (g) the issuing of a building permit for the construction or erection of a building or structure.
- (2) Only one development charge shall be imposed against land to which this by-law applies even though two or more of the actions described in subsection 1 of this section are required for such land to be developed.
- (3) Notwithstanding subsection 2 of this section, if two or more of the actions described in subsection 1 of this section occur at different times, additional development charges shall be imposed in accordance with this by-law in respect of any additional development permitted by the subsequent action.

Description of Services

4. (1) Development charges shall be imposed in accordance with this by-law in respect of the following services based on the following percentages with respect to residential and non-residential development respectively:

	Service	% of Total Charge	
		Residential	Non-Residential
(a)	development-related studies	1.2	2.3
(b)	roads and related structures and installations	64.2	81.6
(c)	Works vehicles and equipment	2.3	4.1
(d)	parkland and trail development	8.7	1.4
(e)	indoor recreation facilities	15.0	2.3
(f)	animal control facilities	0.2	-
(g)	fire facilities, vehicles and equipment	4.1	7.1
(h)	library facilities and materials	4.0	0.7
(i)	Ontario Court of Justice (Provincial Offences) court facilities	0.3	0.5
	Total	100.0	100.0

- (2) The development charges applicable to a development, as determined under this by-law, shall apply without regard to the services required for or to be used by such development.

Calculation of Development Charges

5. (1) The development charges applicable to a development shall be calculated as follows:
- (a) in the case of residential development, or the residential portion of a mixed use development, the development charges shall be based upon the number of dwelling units included in such development; or,
 - (b) in the case of non-residential development, or the non-residential portion of a mixed use development, the development charges shall be based upon the total floor area included in such development.
- (2) The development charges described in Schedule A to this by-law shall be imposed against land that is to be developed for residential uses, including dwelling units accessory to a non-residential use, and, in the case of a mixed use building or structure, on the residential portion of the mixed use building or structure, according to the type of residential development.
- (3) The development charges described in Schedule A to this by-law shall be imposed against land that is to be developed for non-residential uses and, in the case of a mixed use building or structure, on the non-residential portion of the mixed use building or structure, according to the type of non-residential development.

Residential Intensification

6. (1) This by-law shall not apply with respect to any of the actions described in subsection 1 of section 3 of this by-law if the only effect of such action is to:
- (a) permit the enlargement of an existing dwelling unit;
 - (b) permit the creation of one or two additional dwelling units in an existing single-detached dwelling, provided that the total gross floor area of the additional dwelling unit or the additional dwelling units is not greater than the gross floor area of the dwelling unit in the existing single-detached dwelling;
 - (c) permit the creation of one additional dwelling unit in an existing semi-detached or row dwelling, provided that the gross floor area of the additional dwelling unit is not greater than the gross floor area of the dwelling unit in the existing semi-detached or row dwelling; or
 - (d) permit the creation of one additional dwelling unit in any other existing residential building, provided that the gross floor area of the additional dwelling unit is not greater than the gross floor area of the smallest dwelling unit in the existing residential building.
- (2) Notwithstanding any other provision of this by-law, for the purpose of subsection 1 of this section, the terms “single-detached dwelling”, “semi-detached dwelling”, “row dwelling” and “gross floor area” shall have the meanings provided for them in the Regulation.

Industrial Expansion

7. (1) Notwithstanding any other provision of this by-law, if a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge applicable to such development shall be determined as follows:
- (a) if the gross floor area is enlarged by fifty percent or less, the amount of the development charge in respect of the enlargement shall be zero; or,
 - (b) if the gross floor area is enlarged by more than fifty percent, the amount of the development charge in respect of the enlargement shall be calculated on the amount by which the enlargement exceeds fifty percent of the gross floor area of the existing industrial building before the enlargement.
- (2) Notwithstanding any other provision of this by-law, for the purpose of subsections 1 and 5 of this section, the terms “existing industrial building” and “gross floor area” shall have the meanings provided for them in the Regulation.
- (3) For the purpose of interpreting the definition of “existing industrial building” in the Regulation, regard shall be had for the classification of the land on which the existing industrial building is located under the *Assessment Act* and in particular:

- (a) whether the land is within a tax class such that taxes on the land are payable at the industrial tax rate; and,
 - (b) whether more than fifty percent of the gross floor area of the existing industrial building has an industrial property code for assessment purposes.
- (4) For the purpose of applying subsection 1 of this section, the gross floor area of an existing industrial building shall be calculated as it was prior to the first enlargement of such existing industrial building for which an exemption under subsection 1 of this section applies.
- (5) Notwithstanding any other provision of this by-law, development charges shall not be imposed with respect to the construction or erection of a building that is accessory to, and not more than fifty percent of the gross floor area of an existing industrial building or the construction or erection of buildings that are accessory to, and, in total, not more than fifty percent of the gross floor area of an existing industrial building, provided that, prior to a building permit or building permits being issued for such building or buildings, the owner or owners of the land on which such building or buildings are to be constructed or erected enter into a written agreement with the Town which has the effect of counting the floor area of such building or buildings against the exemption provided for in subsection 1 of this section.

Redevelopment

8. Subject to section 7 of this by-law, where, in conjunction with the redevelopment of land, a building or structure on such land was demolished in whole or in part on or after November 6, 1991 or is to be demolished in whole or in part or converted from a residential use to a non-residential use or vice-versa, the development charge to be imposed with respect to such redevelopment shall be reduced by the following amounts:
- (1) in the case of a residential building or the residential portion of a mixed use building or structure, an amount calculated by multiplying the applicable development charge under section 5 of this by-law by the number of dwelling units, according to the type thereof, that have been or are to be demolished or converted to a non-residential use; or,
 - (2) in the case of a non-residential building or the non-residential portion of a mixed use or building or structure, an amount calculated by multiplying the applicable development charge under section 5 of this by-law by the total floor area, according to the type thereof, that has been or is to be demolished or converted to a residential use;

provided that such amounts shall not exceed in total the amount of the development charges to otherwise be imposed with respect to the redevelopment.

Green Commercial and Industrial Buildings

9. (a) Upon application being made for a building permit for the construction of a commercial or industrial building that is intended to be a green commercial or

industrial building a professional architect or engineer shall certify to the Town in writing that such commercial or industrial building is intended to be a green commercial or industrial building.

- (b) If a professional architect or engineer has certified that a commercial or industrial building is intended to be a green commercial or industrial building, prior to the issuance of a building permit therefor:
 - (i) non-residential development charges, discounted in accordance with Schedule B attached hereto, shall be paid to the Town with respect to such commercial or industrial building; and,
 - (iii) an irrevocable letter of credit issued by a Canadian chartered bank, in a form satisfactory to the Town, in the amount of the discount referred to in paragraph (ii) of this subsection shall be deposited with the Town.
- (c) If, within two (2) years after the construction of a commercial or industrial building that is intended to be a green commercial or industrial building has been completed:
 - (i) an independent consultant who is recognized by the Canada Green Building Council certifies to the Town in writing, with all of the supporting information required by the Town, that such commercial or industrial building meets LEED Certified, LEED Silver, LEED Gold or LEED Platinum, as the case may be; or,
 - (ii) a professional architect or engineer certifies to the Town in writing that such commercial or industrial building otherwise meets the requirements of a green commercial or industrial building;

the Town shall release the letter of credit referred to in paragraph (iii) of subsection (a) of this section.

- (d) If, within two (2) years after the construction of a commercial or industrial building that is intended to be a green commercial or industrial building has been completed:
 - (i) an independent consultant who is recognized by the Canada Green Building Council has not certified to the Town in writing, with all of the supporting information required by the Town, that such commercial or industrial building meets LEED Certified, LEED Silver, LEED Gold or LEED Platinum, as the case may be; or,
 - (ii) a professional architect or engineer has not certified to the Town in writing that such commercial or industrial building otherwise meets the requirements of a green commercial or industrial building;

then:

- (iii) non-residential development charges, without any discount therefrom, shall be applicable to such commercial or industrial building;

- (iv) the amount of the discount referred to in paragraph (ii) of subsection (b) of this section shall immediately become payable to the Town; and,
 - (v) if the amount of the discount referred to in paragraph (ii) of subsection (b) of this section is not paid to the Town within thirty (30) days after the expiry of such two (2) year period, the Town shall be entitled to draw upon the letter of credit referred to in paragraph (iii) of subsection (a) of this section and to use the proceeds thereof to collect such amount.
- (e) Unless otherwise authorized by the Council of the Town, if the total amount of the discounts referred to in paragraph (ii) of subsection (a) of this section with respect to all commercial and industrial buildings where a professional architect or engineer has certified to the Town that such commercial or industrial building is intended to be a green commercial or industrial building reaches more than two hundred and fifty thousand (\$250,000.00) dollars in any year, this section shall not apply to any commercial or industrial building for the rest of that year.

Temporary Buildings or Structures

10. (1) Notwithstanding any other provision of the by-law, development charges shall not be imposed under this by-law in respect of the construction or erection of a temporary building or structure so long as its status as a temporary building or structure is maintained in accordance with the provisions of this by-law.
- (2) Upon application being made for the issuance of a building permit for the construction or erection of a temporary building or structure to which, but for subsection 1 of this section, development charges apply, the Town may require the owner or owners of the land on which such temporary building or structure is to be constructed or erected to enter into an agreement with the Town pursuant to section 27 of the Act and submit security, satisfactory to the Town, to be realized upon in the event that the temporary building or structure becomes protracted and development charges thereby become payable.
- (3) In the event that a temporary building or structure becomes protracted, it shall be deemed not to be, nor ever to have been a temporary building or structure and, subject to any agreement made pursuant to section 27 of the Act, development charges under this by-law shall become payable forthwith.

Exemptions

11. (1) Notwithstanding any other provision of this by-law, development charges shall not apply to
- (a) a bed & breakfast establishment,
 - (b) a building or structure used for the purpose of agricultural tourism,
 - (c) a farm based home industry,
 - (d) a farm cidery,
 - (e) a farm winery,

- (f) a garden suite,
- (g) a non-residential agricultural building or structure,
- (h) an outbuilding, and
- (i) a rehabilitation building

provided that a development charge, calculated in accordance with this by-law, shall be immediately payable if such bed & breakfast establishment, building or structure used for the purpose of agricultural tourism, farm based home industry, farm cider or winery, garden suite, non-residential agricultural building or structure, outbuilding or rehabilitation building is converted to a use that is not exempt under this by-law.

- (2) Notwithstanding any other provision of this by-law, the Council of the Town may, by resolution, waive the payment of development charges in whole or in part with respect to land to be developed for an institutional use.

Indexing

- 12. The development charges described in Schedule A to this by-law shall be adjusted without amendment to this by-law on February 1st and August 1st in each year, commencing on February 1st, 2010, in accordance with the Statistics Canada Quarterly Construction Price Statistics (catalogue number 62-007) with the base index value being that in effect on August 1, 2009.

Payment of Development Charges

- 13. (1) Development charges, adjusted in accordance with 12 of this by-law to the date of payment, shall be payable:
 - (a) in regard to development charges imposed under subsection 2 of section 5 of this by-law, with respect to each dwelling unit in a building or structure for which a building permit is issued, on the date that the building permit is issued; and,
 - (b) in regard to development charges imposed under subsection 3 of section 5 of this by-law, with respect to a building or structure for which a building permit is issued, on the date that the building permit is issued.
- (2) In the alternative to payment by the means provided in subsection 1 of this section, the Town may, by an agreement made under section 38 of the Act with the owner or owners of land that is to be developed, accept the provision of services in full or partial satisfaction of development charges otherwise payable by such owner or owners, provided that:
 - (a) if the Town and such owner or owners cannot agree as to the reasonable cost of providing the services, the dispute shall be referred to the Council of the Town and its decision shall be final and binding; and,
 - (b) if the reasonable cost of providing the services exceeds the amount of the development charge for the service to which the work relates:

- (i) the excess amount shall not be credited against the development charge for any other service, unless the Town has so agreed in an agreement made under section 39 of the Act; and,
 - (ii) in no event shall the Town be required to make a cash payment to such owner or owners.
- (3) Nothing in this by-law shall prevent the Council of the Town from requiring, as a condition of any approval under the *Planning Act*, that the owner or owners of land install such local services as the Council of the Town may require in accordance with the policies of the Town with respect to local services.
- (4) The Town may require the owner or owners of land that is to be developed to enter into an agreement, including the provision of security for the obligations of such owner or owners under the agreement, pursuant to section 27 of the Act providing for all or part of a development charge to be paid before or after it otherwise would be payable, and the terms of such agreement shall prevail over the provisions of this by-law.

Unpaid Development Charges

14. (1) If a development charge or any part thereof remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.
- (2) If any unpaid development charges are collected as taxes in accordance with subsection 1 of this section, the monies so collected shall be credited to the appropriate development charges reserve fund.

Phasing In

15. The development charges imposed pursuant to this by-law shall be payable in full, subject to any exemptions provided for in this by-law, from and including July 8, 2009.

Effective Date

16. This by-law shall come into force and effect on 7 July 2009.

Repeal

17. By-law No. 2004-118, as amended, shall be and is hereby repealed effective on the date that this by-law comes into force and effect.

Expiry Date

18. This by-law shall expire five years from the date that it comes into force and effect, unless it is repealed at an earlier date by a subsequent by-law.

Registration

19. A certified copy of this by-law may be registered in the by-law register in the Peel Land Registry Office and/or against the title to any land to which this by-law applies.

Severability

20. In the event that any provision of this by-law is found by a court of competent jurisdiction to be invalid, such provision shall be deemed to be severed, and the remaining provisions of this by-law shall remain in full force and effect.

Headings

21. The headings inserted in this by-law are for convenience of reference only and shall not affect the interpretation of this by-law.

Schedules

22. Schedules A and B attached to this by-law shall be deemed to be a part of this by-law.

Short Title

23. This by-law may be referred to as the *2009 Town-Wide Development Charges By-law*.

Read a first, second and third
time and finally passed in
open Council
this 7th day of July, 2009

Marolyn Morrison, Mayor

Karen Landry, Clerk

SCHEDULE A

BY-LAW 2009-XXX

SCHEDULE OF DEVELOPMENT CHARGES

Type of Development	Development Charge
Residential 1.1 Single detached, semi-detached and duplex dwellings 1.2 Apartments larger than 70 s. m. 1.3 Apartment 70 s.m. and smaller 1.4 Other residential dwellings	Development Charge per Dwelling Unit \$18,691.00 \$12,461.00 \$7,314.00 \$14,627.00
Non-residential	Development Charge per s.m. of Total Floor Area \$46.71

**SCHEDULE B
BY-LAW 2009-xxxx**

**DEVELOPMENT CHARGE DISCOUNT APPLICABLE TO QUALIFYING
COMMERCIAL AND INDUSTRIAL BUILDINGS**

GREEN MEASURE	INCLUSIONS	DISCOUNT AS A PERCENTAGE OF NON- RESIDENTIAL DEVELOPMENT CHARGE
Green Technologies	Solar hot water system	5% for any inclusion or any combination of inclusions
	Transpired solar collectors	
	Solar photovoltaic system	
	Permeable pavement	
	Storm water cistern	
LEED Certified	Certified and registered with the Green Building Council of Canada as meeting the applicable LEED Canada 1.0 Rating System (or its successor)	20%
LEED Silver		22.5%
LEED Gold		25%
LEED Platinum		27.5%

APPENDIX G

BACKGROUND STUDIES AND BY-LAWS FOR THE TOWN'S AREA-SPECIFIC DC BY-LAWS FOR STORM WATER MANAGEMENT AND OTHER SERVICES

**2009 UPDATE OF BY-LAWS
2004-142 AND 2004-143**

APPENDIX G - BACKGROUND STUDIES AND BY-LAWS FOR THE TOWN'S AREA-SPECIFIC DC BY-LAWS FOR STORM WATER MANAGEMENT AND OTHER SERVICES

Sixteen years ago, the Town of Caledon passed the following three area-specific Bolton South Hill by-laws:

- 93-59** • applicable to all lands in the Bolton South Hill Area
 - imposed a charge per dwelling unit, variable by type
 - relating to the cost of land for half of roads fronting parks and parkettes, in the subject area as well as land for major roads and the cost of studies and agreements for the area

- 93-60** • applicable to developing lands to be serviced by storm water management pond No.1
 - imposed a charge per net hectare of land area
 - relating to the cost of the storm water pond in question

- 93-63** • applicable to developing lands to be served by storm water management ponds No. 2, 3 and 4
 - imposed a charge per net hectare of land area
 - relating to the cost of the storm water ponds in question

These charges were amended by the Ontario Municipal Board in its order of January 27, 1995, based on a lengthy process of expert meetings, OMB facilitation, negotiations and a subsequent OMB hearing. The resultant charges, inclusive of indexing, are as follows:

Type of Dwelling	Roads and Related	Storm Water Management Ponds		
		N. Pond 1	Pond 2/3	Pond 4
Residential		Per Net Hectare		
Single Detached, Semi-Detached and Duplex Dwellings	\$2,085.02	10,200.42	62,461.39	65,971.70
Apartment Dwellings (70 s.m. or more)	1,191.84			
Apartment Dwellings (less than 70 s.m.)	833.19			
All Other Dwellings (townhouse)	1,726.35			
Non-Residential	17.32			

NOTE: Charge for storm water drainage is imposed at the time of subdivision registration.

In order to ensure that the capital costs authorized by the OMB are collected in their entirety and consistent with the *Development Charges Act, 1997*, it is proposed that the small amount of remaining developable lands continue to absorb its fair share of the costs incurred and to be incurred based on the same schedule of charges (plus indexing as authorized by the Act and included in the by-laws).

The basis for these charges is set out below and continues to apply.

RECALCULATION OF SOUTH HILL UNIT CHARGE (LATE 1994\$)		
• Hazard land	\$3,300/acre X 14.11 ha X 2.471 acres/ha	\$115,057
• Studies and agreements	430,000 X 1.03 GST X 1.02 inflation	\$451,758
• Queensgate Blvd. land 5th Sideroad credit	(2.56 ha X 2.471 acres/ha X \$150,000) minus (1.76 ha X 2.471 acres/ha X \$150,000/acre) = \$948,864 - \$652,344 = \$296,520	296,520
• Landsbridge land	.099 ha X 2.471 acres/ha X \$149,600/acre	36,596
• Street D land	.098 ha X 2.471 acres/ha X \$149,600/acre	36,227
• Roads abutting parks and parkettes		
o Land	1.64 ha X 2.471 acres/ha X \$149,600/acre	606,245
o Construction	\$813,850 X 1.03 GST X 1.02 inflation	855,031
Total (1994/5 \$)		\$2,397,434

$$\begin{aligned}
 & \$2,397,434 \div 7,250 \text{ persons} \times 3.5 \\
 & = \$1,157 \text{ per single detached unit}
 \end{aligned}$$

BOLTON SOUTH HILL AREA
LAND-BASED DEVELOPMENT CHARGES FOR STORM PONDS

Pond 1	<p>The 1993 calculation was \$23,193 per net ha (\$497,375 land plus \$148,320 construction ÷ 27.84 ha benefiting area)</p> <p>The 1995 calculation is \$21,965 per net ha, a reduction of \$1,228/net ha. The construction cost was not altered (existing facility), but the land cost has been adjusted, in order to accord with the current land value estimates (i.e. 1.15 ha x 2.471 X \$3,300/acre (inclusive of 10% acquisition cost provision) = \$9,377). This yields a total cost of \$157,697 (\$9,377 land plus \$148,320 construction) and a per ha charge of \$5,664.</p>																																	
Ponds 2 and 3	<p>The 1993 calculation was as follows:</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;">Pond 2</td> <td style="text-align: center;">Land</td> <td style="text-align: center;">Construction</td> <td style="text-align: center;">Total</td> </tr> <tr> <td style="text-align: center;">Pond 3</td> <td style="text-align: center;">\$601,175 886,625</td> <td style="text-align: center;">\$248,302 256,089</td> <td style="text-align: center;">\$ 849,477 1,142,714</td> </tr> </table> <p>In calculating a per ha charge in 1993, Ponds 2 and 3 were consolidated with Ponds 4, creating a consolidated service area.</p> <p>The 1995 calculation for Ponds 2 and 3 updated both land and construction costs as follows:</p>	Pond 2	Land	Construction	Total	Pond 3	\$601,175 886,625	\$248,302 256,089	\$ 849,477 1,142,714	<table border="1" style="margin-left: auto; margin-right: auto;"> <tr> <td style="text-align: center;">Pond 2</td> <td style="text-align: center;">Land</td> <td style="text-align: center;">Construction</td> <td style="text-align: center;">Total</td> <td style="text-align: center;">Service Area (net ha)</td> <td style="text-align: center;">Charge (per net ha)</td> </tr> <tr> <td style="text-align: center;">Pond 3</td> <td style="text-align: center;"> <p>\$149,600/acre X 2.471 acres/ha X (.41 ha + (0.9 ha/2) + .08 ha) = \$347,482</p> <p>\$149,600/acre X (1.47/ha + .08 ha abutting road) X 2.471 acres/ha) + \$100,000 possible injurious affection = \$672,975</p> </td> <td style="text-align: center;"> <p>312,700 Pond 45,500 Road 358,200 X 1.03 GST = \$368,946</p> <p>244,500 Pond 45,500 Road 290,000 X 1.03 GST = \$298,700</p> </td> <td style="text-align: center;">716,428</td> <td style="text-align: center;">55.81</td> <td style="text-align: center;">\$30,247</td> </tr> <tr> <td colspan="3"></td> <td style="text-align: center;">971,675</td> <td></td> <td></td> </tr> <tr> <td colspan="3"></td> <td style="text-align: center;">1,688,103</td> <td></td> <td></td> </tr> </table>	Pond 2	Land	Construction	Total	Service Area (net ha)	Charge (per net ha)	Pond 3	<p>\$149,600/acre X 2.471 acres/ha X (.41 ha + (0.9 ha/2) + .08 ha) = \$347,482</p> <p>\$149,600/acre X (1.47/ha + .08 ha abutting road) X 2.471 acres/ha) + \$100,000 possible injurious affection = \$672,975</p>	<p>312,700 Pond 45,500 Road 358,200 X 1.03 GST = \$368,946</p> <p>244,500 Pond 45,500 Road 290,000 X 1.03 GST = \$298,700</p>	716,428	55.81	\$30,247				971,675						1,688,103		
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			971,675																															
			1,688,103																															
Pond 4	<p>The 1993 calculation incorporated \$1,444,550 for land and \$322,416 for construction, for a total of \$1,766,966. In calculating a per ha charge in 1993, Pond 4 was consolidated with Ponds 2 and 3 and that charge was \$35,021 per net ha (1993\$).</p> <p>The 1995 calculation was not determined by the Board, pending further consideration of the land area, value and completion of the design and costing of the storm water facility.</p>																																	

**TABLE S-3
TOWN OF CALEDON
COMPARISON OF CURRENT AND 2004 CALCULATED
AREA-SPECIFIC DEVELOPMENT CHARGES (APPENDIX D)**

		Per Net Hectare of Land Area	
		Current Charge	Calculated Herein ¹
1.	Bolton South Hill Area Storm Water Management Ponds Development Charge N. Pond 1 (No. 99-111)	\$ 7,293.16	\$ 7,309
2.	Bolton South Hill Area Storm Water Management Ponds Development Charge Pond 2/3 (No. 99-111)	\$ 44,657.55	\$ 44,756
3.	Bolton South Hill Area Storm Water Management Ponds Development Charge Pond 4 (No. 99-111)	\$ 47,167.53	\$ 47,271
4.	Ferrier Storm Ponds Area-specific Development Charge (No. 2000-122)	\$ 39,487.68	\$ 39,575
Bolton South Hill Area Storm Water Management Ponds Development Charge for Other Works (No. 99-110)			
<u>Residential</u>		<u>Per Unit</u>	<u>Per Unit</u>
• Single-detached, Semi-detached and Duplex Development		\$ 1,490.27	\$ 1,494
• Apartments 750 sq.ft. or larger		\$ 851.78	\$ 854
• Apartments less than 750 sq.ft.		\$ 595.84	\$ 597
• Other Multiples		\$ 1,234.35	\$ 1,237
<u>Non-Residential</u>		<u>Per GFA</u>	<u>Per GFA</u>
• Per square metre of gross floor area		\$ 12.39	\$ 12.42

¹ Based on an increment of 0.22% from the current charge reflecting the increase in the index from February 1, 2004 (3rd Quarter/03 = 137.7) to August 1, 2004 (1st Quarter/04 = 138.0).

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NUMBER 2009-XXX

Being a By-law to Impose and Provide for
the Payment of Development Charges for
Storm Water Management Ponds in
the Bolton South Hill Area

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

AND WHEREAS, at the direction of the Council of The Corporation of the Town of Caledon, Watson & Associates Economists Ltd. has prepared a development charge background study entitled "Town of Caledon 2009 Development Charge Background Study (Inclusive of Background Studies and Proposed By-laws for Bolton Area-Specific Charges for Storm Water Management and Related Purposes)" dated June 1, 2009;

AND WHEREAS extracts from the May 15, 2009 draft of the Town of Caledon 2009 Development Charge Background Study were reviewed with representatives of the development community at a meeting held on May 20, 2009;

AND WHEREAS notice of a public meeting was given during the week of May 23, 2009 as required by Paragraph 12(1)(b) of the Development Charges Act, 1997 and in accordance with Ontario Regulation 82/98;

AND WHEREAS the Council of The Corporation of the Town of Caledon made the Town of Caledon 2009 Development Charge Background Study and a draft version of this by-law available to the public as of June 1, 2009 as required by Paragraph 12(1)(c) of the Development Charges Act, 1997;

AND WHEREAS the Council of The Corporation of the Town of Caledon held a public meeting on June 17, 2009 at which all persons in attendance were provided with an opportunity to make representations relating to the draft version of this by-law as required by Subsection 12(2) of the Development Charges Act, 1997;

AND WHEREAS, by resolution passed on July 7, 2009, the Council of The Corporation of the Town of Caledon:

- (a) adopted the Town of Caledon 2009 Development Charge Background Study, and;
- (b) determined that it was not necessary to hold any further public meetings with respect to this by-law;

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts as follows:

Definitions

1. (1) In this by-law:
 - (a) “accessory”, where used to describe a building, structure or use, means a building, structure or use that is subordinate, incidental and exclusively devoted to a main building, structure or use and that is located on the same lot as such main building, structure or use;
 - (b) “Act” means the Development Charges Act, 1997, S.O. 1997, c.27;
 - (c) “agricultural building or structure” means a building or structure that is used for the purposes of or in conjunction with animal husbandry, field crops, fruit farming, tree farming, sod farming, market gardening, horticulture or any other use that is customarily associated with a bona fide farming operation, but excludes buildings or structures used for the retail sale of agricultural products or products produced from agricultural products;
 - (d) “apartment dwelling unit” means a dwelling unit in a building containing three or more dwelling units that share a common external access to the outside through a common vestibule or a common corridor system or a combination thereof;
 - (e) “Bolton South Hill Area” means that part of the Town of Caledon that is outlined on Schedule C-2 of the Town of Caledon Official Plan;
 - (f) “building” means a structure consisting of any combination of walls, roof and floor or any structural system serving the function thereof, including all associated plumbing, works, fixtures and service systems;
 - (g) “development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment;
 - (h) “development charge” means a development charge imposed pursuant to this by-law;
 - (i) “duplex dwelling unit” means a dwelling unit in a building divided horizontally into two separate dwelling units, each such dwelling unit having an independent entrance either directly from outside the building or through a common vestibule;
 - (j) “dwelling unit” means a room or rooms which function as a housekeeping unit used or intended to be used as a domicile by one or more persons, in which a kitchen, living quarters and sanitary facilities are provided for the exclusive use of the residents and with a private entrance from outside the building or from a common hallway or stairway;

- (k) “garden suite” means a one-storey, free standing, temporary and portable residential structure, with one dwelling unit containing kitchen and bathroom facilities, which is designed for year round occupancy and is accessory to a single-detached dwelling, but excludes a trailer;
- (l) “grade” means the average level of finished ground adjoining a building or structure at all of its exterior walls;
- (m) “institutional use” means the use of land, buildings or structures for a public or non-profit purpose, including a religious, charitable, educational, health or welfare purpose, and, without limiting the generality of the foregoing, may include such uses as schools, hospitals, places of worship, recreation facilities, community centres and government buildings;
- (n) “local board” means a local board as defined in the Municipal Act, 2001;
- (o) “lot” means a parcel of land that is capable of being legally conveyed in accordance with Section 50 of the Planning Act or is described in accordance with a registered plan of condominium;
- (p) “mixed use” means land, buildings or structures used or designed or intended to be used for a combination of residential uses and non-residential uses;
- (q) “multiple dwelling unit” means a dwelling unit other than a dwelling unit in a single-detached dwelling, a semi-detached dwelling, a duplex dwelling, an apartment building or a garden suite;
- (r) “non-residential” means used or designed or intended to be used other than for residential purposes;
- (s) “protracted”, in relation to a temporary building or structure, means the existence of such temporary building or structure for a continuous period of more than eight months;
- (t) “redevelopment” means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure on such land has been or is to be demolished, or changing the use of a building or structure from residential to mixed use or non-residential or from non-residential to residential or mixed use or from mixed use to residential or non-residential;
- (u) “Regulation” means Ontario Regulation 82/98, as amended;
- (v) “residential” means used or designed or intended to be used as a home or residence of one or more persons;
- (w) “semi-detached dwelling unit” means a dwelling unit in a building divided vertically by a common wall both above and below grade into two separate dwelling units, each such dwelling unit having an independent

entrance either directly from outside the building or through a common vestibule;

- (x) “service” means a service described in this by-law or in an agreement made under Section 44 of the Act;
- (y) “single-detached dwelling unit” means a dwelling unit in a building containing only one dwelling unit;
- (z) “structure” means anything constructed, the use of which requires location on or in the ground or attached to something having location on or in the ground;
- (aa) “temporary building or structure” means a building or structure that is constructed, erected or placed on land for a continuous period of not more than eight months, or an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof for a continuous period of not more than eight months;
- (bb) “total floor area” means the total of the areas of the floors in a building or structure, whether at, above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses, or from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall, and:
 - (i) includes space occupied by interior walls and partitions;
 - (ii) includes, below grade, only the floor area that is used for commercial or industrial purposes;
 - (iii) includes the floor area of a mezzanine;
 - (iv) where a building or structure does not have any walls, the total floor area shall be the total area of the land directly beneath the roof of the building or structure and/or the total area of the floors in the building or structure;
 - (v) excludes any parts of the building or structure used for mechanical equipment related to the operation or maintenance of the building or structure, stairwells, elevator shafts, washrooms, and the parking and loading of vehicles; and,
 - (vi) excludes the area of any self contained structural shelf and rack storage facility approved by the Building Materials Evaluation Commission; and,
- (cc) “Town” means The Corporation of the Town of Caledon.
- (dd) “townhouse dwelling unit” means a dwelling unit in a building divided vertically both above and below grade into three or more dwelling units,

each such dwelling unit having an independent entrance either directly from outside the building or through a common vestibule;

- (2) All words defined in the Act or the Regulation have the same meaning in this by-law as they have in the Act or Regulation unless they are defined otherwise in this by-law.
- (3) All references to the provisions of any statute or regulation or to the Ontario Building Code contained in this by-law shall also refer to the same or similar provisions in the statute or regulation or code as amended, replaced, revised or consolidated from time to time.

Affected Land

2. (1) Subject to Subsection 2 of this Section, this by-law applies to all land in the Bolton South Hill Area, whether or not such land is exempt from taxation under Section 3 of the Assessment Act.
- (2) This by-law shall not apply to land that is owned by and used for the purposes of:
 - (a) a board as defined in Subsection 1(1) of the Education Act;
 - (b) a college or university that is eligible to receive funding from the government of the Province of Ontario;
 - (c) a hospital as defined in Section 1 of the Public Hospitals Act.
 - (d) the Ontario Provincial Police;
 - (e) the Town or any local board thereof;
 - (f) The Regional Municipality of Peel or any local board thereof; or,
 - (g) any other municipality or local board thereof.

Imposition of Development Charges

3. (1) Subject to Subsections 2 and 3 of this Section, development charges shall be imposed against land that is to be developed if the development requires:
 - (a) the passing of a zoning by-law or of an amendment to a zoning by-law under Section 34 of the Planning Act;
 - (b) the approval of a minor variance under Section 45 of the Planning Act;
 - (c) a conveyance of land to which a by-law passed under Subsection 50(7) of the Planning Act applies;
 - (d) the approval of a plan of subdivision under Section 51 of the Planning Act;

- (e) a consent under Section 53 of the Planning Act;
 - (f) the approval of a description under Section 50 of the Condominium Act, 1998; or,
 - (g) the issuing of a building permit for the construction or erection of a building or structure.
- (2) Only one development charge shall be imposed against land to which this by-law applies even though two or more of the actions described in Subsection 1 of this Section are required for such land to be developed.
- (3) Notwithstanding Subsection 2 of this Section, if two or more of the actions described in Subsection 1 of this Section occur at different times, additional development charges shall be imposed in accordance with this by-law in respect of any additional development permitted by the subsequent action.

Description of Services

4. (1) Development charges shall be imposed in accordance with this by-law in respect of the following services:
- (a) land for storm water management ponds in the Bolton South Hill Area; and,
 - (b) construction of storm water management ponds in the Bolton South Hill Area.
- (2) The development charges applicable to a development, as determined under this by-law, shall apply without regard to the services required for or to be used by such development.

Calculation of Development Charges

5. Development charges that are to be imposed upon land in the Bolton South Hill Area that is to be developed for any purpose, including, without limiting the generality of the foregoing, residential uses, non-residential uses and/or mixed uses, shall be calculated at the rates described in Schedule A to this by-law for the areas outlined on Schedule B to this by-law.

Residential Intensification

6. (1) This by-law shall not apply with respect to any of the actions described in Subsection 1 of Section 3 of this by-law if the only effect of such action is to:
- (a) permit the enlargement of an existing dwelling unit;
 - (b) permit the creation of one or two additional dwelling units in an existing single-detached dwelling, provided that the total gross floor area of the additional dwelling unit or the additional dwelling units is not greater than the gross floor area of the existing dwelling unit in the existing single-detached dwelling;

- (c) permit the creation of one additional dwelling unit in an existing semi-detached dwelling unit or an existing townhouse dwelling unit, provided that the gross floor area of the additional dwelling unit is not greater than the gross floor area of the existing dwelling unit in the existing semi-detached dwelling or the existing townhouse dwelling; or,
 - (d) permit the creation of one additional dwelling unit in any other existing residential building, provided that the gross floor area of the additional dwelling unit is not greater than the gross floor area of the smallest existing dwelling unit in the existing residential building.
- (2) Notwithstanding any other provision of this by-law, for the purpose of Subsection 1 of this Section, "gross floor area" shall have the same meaning as in the Regulation.

Industrial Expansion

7. (1) Notwithstanding any other provision of this by-law, if a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge applicable to such development shall be determined as follows:
- (a) if the gross floor area is enlarged by fifty percent or less, the amount of the development charge in respect of the enlargement shall be zero; or,
 - (b) if the gross floor area is enlarged by more than fifty percent, the amount of the development charge in respect of the enlargement shall be calculated on the amount by which the enlargement exceeds fifty percent of the gross floor area of the existing industrial building before the enlargement.
- (2) Notwithstanding any other provision of this by-law, for the purpose of Subsections 1 and 5 of this Section, "existing industrial building" and "gross floor area" shall have the same meaning as in the Regulation.
- (3) For the purpose of interpreting the definition of "existing industrial building" in the Regulation, regard shall be had for the classification of the land on which the existing industrial building is located under the Assessment Act and in particular:
- (a) whether the land is within a tax class such that taxes on the land are payable at the industrial tax rate; and,
 - (b) whether more than fifty percent of the gross floor area of the existing industrial building has an industrial property code for assessment purposes.
- (4) For the purpose of applying Subsection 1 of this Section, the gross floor area of an existing industrial building shall be calculated as it was prior to the first enlargement of such existing industrial building for which an exemption under Subsection 1 of this Section applies.

- (5) Notwithstanding any other provision of this by-law, development charges shall not be imposed with respect to the construction or erection of a building that is accessory to, and not more than fifty percent of the gross floor area of an existing industrial building or the construction or erection of buildings that are accessory to, and, in total, not more than fifty percent of the gross floor area of an existing industrial building, provided that, prior to a building permit or building permits being issued for such building or buildings, the owner or owners of the land on which such building or buildings are to be constructed or erected enter into a written agreement with the Town which has the effect of counting the gross floor area of such building or buildings against the exemption provided for in Subsection 1 of this Section.

Redevelopment

8. Subject to Section 7 of this by-law, where, in conjunction with the redevelopment of land, a building on such land was demolished in whole or in part on or after November 6, 1991 or is to be demolished in whole or in part or converted from a residential use to a non-residential use or vice-versa, the development charge to be imposed with respect to such redevelopment shall be reduced by the following amounts:
 - (1) in the case of a residential building or the residential portion of a mixed use building, an amount calculated by multiplying the applicable development charge under Section 5 of this by-law by the number of dwelling units, according to the type thereof, that have been or are to be demolished or converted to a non-residential use; or,
 - (2) in the case of a non-residential building or the non-residential portion of a mixed use building, an amount calculated by multiplying the applicable development charge under Section 5 of this by-law by the total floor area, according to the type thereof, that has been or is to be demolished or converted to a residential use;

provided that such amounts shall not exceed in total the amount of the development charge to otherwise be imposed with respect to the redevelopment.

Temporary Buildings or Structures

9.
 - (1) Notwithstanding any other provision of this by-law, development charges shall not be imposed under this by-law in respect of the construction or erection of a temporary building or structure so long as its status as a temporary building or structure is maintained in accordance with the provisions of this by-law.
 - (2) Upon application being made for the issuance of a building permit for the construction or erection of a temporary building or structure to which, but for Subsection 1 of this Section, development charges apply, the Town may require the owner or owners of the land on which such temporary building or structure is to be constructed or erected to enter into an agreement with the Town pursuant to Section 27 of the Act and submit security, satisfactory to the Town, to be realized upon in the event that the temporary building or structure becomes protracted and development charges thereby become payable.

- (3) In the event that a temporary building or structure becomes protracted, it shall be deemed not to be, nor ever to have been a temporary building or structure and, subject to any agreement made pursuant to Section 27 of the Act, development charges under this by-law shall become payable forthwith.

Exemptions

10. (1) Notwithstanding any other provision of this by-law, development charges shall not apply to:

- (a) a garden suite; or,
- (b) a non-residential agricultural building or structure;

provided that a development charge, calculated in accordance with this by-law, shall be immediately payable if such garden suite or non-residential agricultural building or structure or open-sided tent is converted to a use that is not exempt under this by-law.

- (2) Notwithstanding any other provision of this by-law, the Council of the Town may, by resolution, waive the payment of development charges in whole or in part with respect to land to be developed for an institutional use.

Indexing

11. The development charges described in Schedule A to this by-law shall be adjusted without amendment to this by-law on February 1st and August 1st in each year, commencing on August 1st, 2009, in accordance with the Statistics Canada Quarterly Construction Price Statistics (catalogue number 62-007) with the base index value being that in effect on February 1, 2009.

Payment of Development Charges

12. (1) Development charges, adjusted in accordance with Section 11 of this by-law to the date of payment, shall be payable either:

- (a) prior to final approval of a plan of subdivision or a plan of condominium that includes the land that is to be developed;
- (b) prior to a certificate being issued for a consent that includes the land that is to be developed; or,
- (c) prior to a building permit being issued for the construction of a building or structure on the land that is to be developed;

whichever occurs earlier.

- (2) In the alternative to payment by the means provided in Subsection 1 of this Section, the Town may, by an agreement made under Section 38 of the Act with the owner or owners of land that is to be developed, accept the provision of services in full or partial satisfaction of development charges otherwise payable by such owner or owners, provided that:

- (a) if the Town and such owner or owners cannot agree as to the reasonable cost of providing the services, the dispute shall be referred to the Council of the Town and its decision shall be final and binding; and,
- (b) if the reasonable cost of providing the services exceeds the amount of the development charge for the service to which the work relates:
 - (i) the excess amount shall not be credited against the development charge for any other service, unless the Town has so agreed in an agreement made under Section 38 of the Act; and,
 - (ii) in no event shall the Town be required to make a cash payment to such owner or owners.
- (3) Nothing in this by-law shall prevent the Council of the Town from requiring, as a condition of any approval under the Planning Act, that the owner or owners of land install such local services as the Council of the Town may require in accordance with the policies of the Town with respect to local services.
- (4) The Town may require the owner or owners of land that is to be developed to enter into an agreement, including the provision of security for the obligations of such owner or owners under the agreement, pursuant to Section 27 of the Act providing for all or part of a development charge to be paid before or after it otherwise would be payable, and the terms of such agreement shall prevail over the provisions of this by-law.

Unpaid Development Charges

- 13. (1) If a development charge or any part thereof remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.
- (2) If any unpaid development charges are collected as taxes in accordance with Subsection 1 of this Section, the monies so collected shall be credited to the appropriate development charges reserve fund.

Phasing In

- 14. The development charges imposed pursuant to this by-law shall be payable in full, subject to any exemptions provided for in this by-law, from and including July 8, 2009.

Effective Date

- 15. This by-law shall come into force and effect on July 7, 2009.

Repeal

- 16. By-law No. 2004-143, as amended, shall be and is hereby repealed effective on the date that this by-law comes into force and effect.

Expiry Date

17. This by-law shall expire five years from the date that it comes into force and effect, unless it is repealed at an earlier date by a subsequent by-law.

Registration

18. A certified copy of this by-law may be registered in the by-law register in the Peel Land Registry Office and/or against the title to any land to which this by-law applies.

Severability

19. In the event that any provision of this by-law is found by a court or tribunal of competent jurisdiction to be invalid, such provision shall be deemed to be severed, and the remaining provisions of this by-law shall remain in full force and effect.

Headings

20. The headings inserted in this by-law are for convenience of reference only and shall not affect the interpretation of this by-law.

Schedule

21. Schedules A and B attached to this by-law shall be deemed to be a part of this by-law.

Short Title

22. This by-law may be referred to as the Bolton South Hill Area Storm Water Management Ponds Development Charges By-law.

Read a first, second and third
time and finally passed this 7th
day of July, 2009

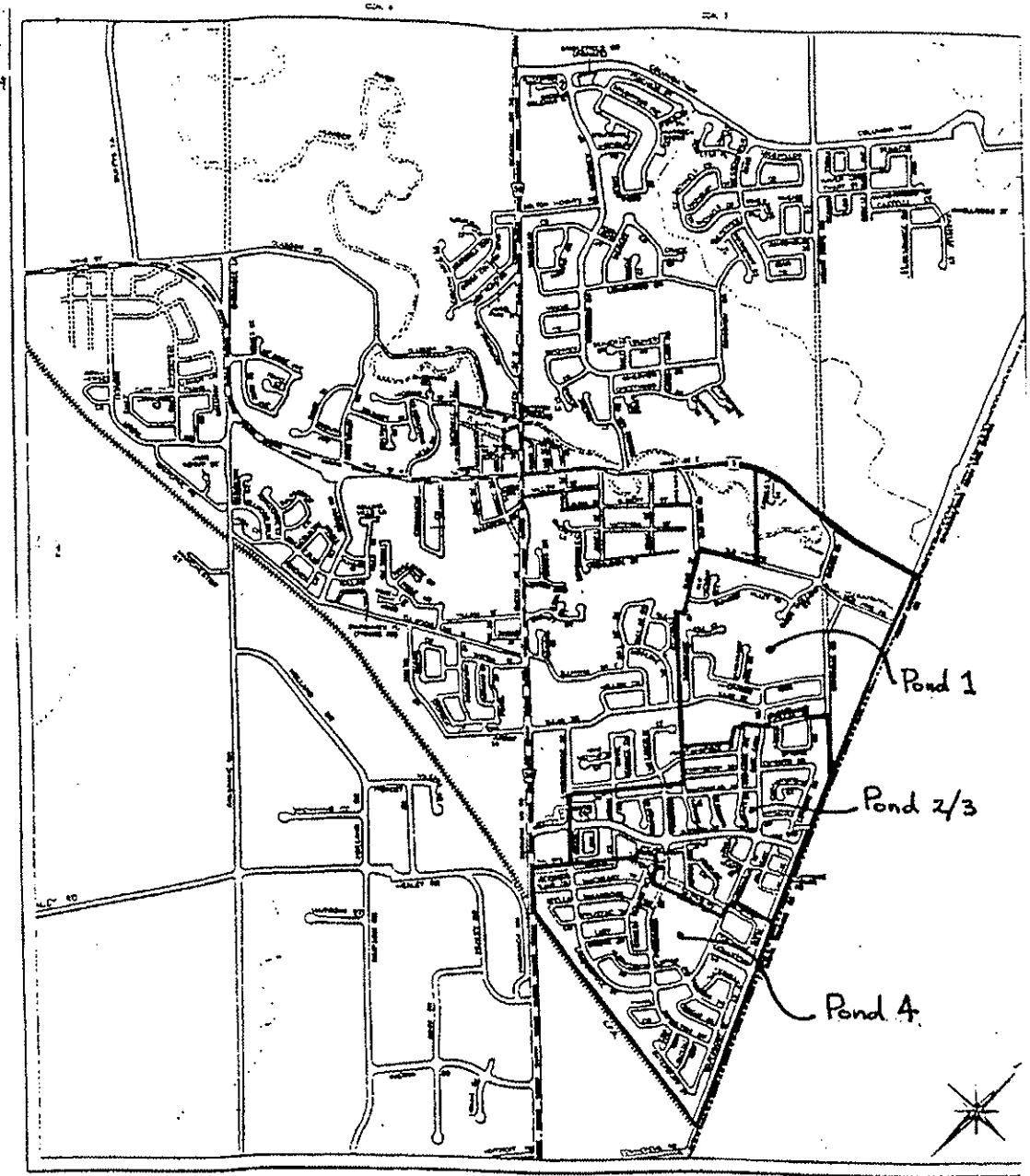
Marolyn Morrison, Mayor

Karen Landry, Clerk

**SCHEDULE A
TOWN OF CALEDON
BOLTON SOUTH HILL AREA CHARGE
SCHEDULE OF DEVELOPMENT CHARGES**

Services & Designated Development Charge Financing Areas	Development Charge (per net hectare)
N. Pond 1	\$10,200.42
Pond 2/3	\$62,461.39
Pond 4	\$65,971.30

Schedule B



THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NUMBER 2009-XXX

Being a By-law to Impose and Provide for
the Payment of Development Charges for
Certain Municipal Services in
the Bolton South Hill Area

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

AND WHEREAS, at the direction of the Council of The Corporation of the Town of Caledon, Watson & Associates Economists Ltd. has prepared a development charge background study entitled "Town of Caledon 2009 Development Charge Background Study (Inclusive of Background Studies and Proposed By-laws for Bolton Area-Specific Charges for Storm Water Management and Related Purposes)" dated June 1, 2009;

AND WHEREAS extracts from the May 15, 2009 draft of the Town of Caledon 2009 Development Charge Background Study were reviewed with representatives of the development community at a meeting held on May 20, 2009;

AND WHEREAS notice of a public meeting was given during the week of May 23, 2009 as required by Paragraph 12(1)(b) of the Development Charges Act, 1997 and in accordance with Ontario Regulation 82/98;

AND WHEREAS the Council of The Corporation of the Town of Caledon made the Town of Caledon 2009 Development Charge Background Study and a draft version of this by-law available to the public as of June 1, 2009 as required by Paragraph 12(1)(c) of the Development Charges Act, 1997;

AND WHEREAS the Council of The Corporation of the Town of Caledon held a public meeting on June 17, 2009 at which all persons in attendance were provided with an opportunity to make representations relating to the draft version of this by-law as required by Subsection 12(2) of the Development Charges Act, 1997;

AND WHEREAS, by resolution passed on July 7, 2009, the Council of The Corporation of the Town of Caledon:

- (a) adopted the Town of Caledon 2009 Development Charge Background Study, and;
- (b) determined that it was not necessary to hold any further public meetings with respect to this by-law;

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts as follows:

Definitions

1. (1) In this by-law:
 - (a) “accessory”, where used to describe a building, structure or use, means a building, structure or use that is subordinate, incidental and exclusively devoted to a main building, structure or use and that is located on the same lot as such main building, structure or use;
 - (b) “Act” means the Development Charges Act, 1997, S.O. 1997, c.27;
 - (c) “agricultural building or structure” means a building or structure that is used for the purposes of or in conjunction with animal husbandry, field crops, fruit farming, tree farming, sod farming, market gardening, horticulture or any other use that is customarily associated with a bona fide farming operation, but excludes buildings or structures used for the retail sale of agricultural products or products produced from agricultural products;
 - (d) “apartment dwelling unit” means a dwelling unit in a building containing three or more dwelling units that share a common external access to the outside through a common vestibule or a common corridor system or a combination thereof;
 - (e) “Bolton South Hill Area” means that part of the Town of Caledon that is outlined on Schedule C-2 of the Town of Caledon Official Plan;
 - (f) “building” means a structure consisting of any combination of walls, roof and floor or any structural system serving the function thereof, including all associated plumbing, works, fixtures and service systems;
 - (g) “development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment;
 - (h) “development charge” means a development charge imposed pursuant to this by-law;
 - (i) “duplex dwelling unit” means a dwelling unit in a building divided horizontally into two separate dwelling units, each such dwelling unit having an independent entrance either directly from outside the building or through a common vestibule;
 - (j) “dwelling unit” means a room or rooms which function as a housekeeping unit used or intended to be used as a domicile by one or more persons, in which a kitchen, living quarters and sanitary facilities are provided for the exclusive use of the residents and with a private entrance from outside the building or from a common hallway or stairway;

- (k) “garden suite” means a one-storey, free standing, temporary and portable residential structure, with one dwelling unit containing kitchen and bathroom facilities, which is designed for year round occupancy and is accessory to a single-detached dwelling, but excludes a trailer;
- (l) “grade” means the average level of finished ground adjoining a building or structure at all of its exterior walls;
- (m) “institutional use” means the use of land, buildings or structures for a public or non-profit purpose, including a religious, charitable, educational, health or welfare purpose, and, without limiting the generality of the foregoing, may include such uses as schools, hospitals, places of worship, recreation facilities, community centres and government buildings;
- (n) “local board” means a local board as defined in the Municipal Act, 2001;
- (o) “lot” means a parcel of land that is capable of being legally conveyed in accordance with Section 50 of the Planning Act or is described in accordance with a registered plan of condominium;
- (p) “mixed use” means land, buildings or structures used or designed or intended to be used for a combination of residential uses and non-residential uses;
- (q) “multiple dwelling unit” means a dwelling unit other than a dwelling unit in a single-detached dwelling, a semi-detached dwelling, a duplex dwelling, an apartment building or a garden suite;
- (r) “non-residential” means used or designed or intended to be used other than for residential purposes;
- (s) “protracted”, in relation to a temporary building or structure, means the existence of such temporary building or structure for a continuous period of more than eight months;
- (t) “redevelopment” means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure on such land has been or is to be demolished, or changing the use of a building or structure from residential to mixed use or non-residential or from non-residential to residential or mixed use or from mixed use to residential or non-residential;
- (u) “Regulation” means Ontario Regulation 82/98, as amended;
- (v) “residential” means used or designed or intended to be used as a home or residence of one or more persons;
- (w) “semi-detached dwelling unit” means a dwelling unit in a building divided vertically by a common wall both above and below grade into two separate dwelling units, each such dwelling unit having an independent

entrance either directly from outside the building or through a common vestibule;

- (x) “service” means a service described in this by-law or in an agreement made under Section 44 of the Act;
- (y) “single-detached dwelling unit” means a dwelling unit in a building containing only one dwelling unit;
- (z) “structure” means anything constructed, the use of which requires location on or in the ground or attached to something having location on or in the ground;
- (aa) “temporary building or structure” means a building or structure that is constructed, erected or placed on land for a continuous period of not more than eight months, or an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof for a continuous period of not more than eight months;
- (bb) “total floor area” means the total of the areas of the floors in a building or structure, whether at, above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses, or from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall, and:
 - (i) includes space occupied by interior walls and partitions;
 - (ii) includes, below grade, only the floor area that is used for commercial or industrial purposes;
 - (iii) includes the floor area of a mezzanine;
 - (iv) where a building or structure does not have any walls, the total floor area shall be the total area of the land directly beneath the roof of the building or structure and/or the total area of the floors in the building or structure;
 - (v) excludes any parts of the building or structure used for mechanical equipment related to the operation or maintenance of the building or structure, stairwells, elevator shafts, washrooms, and the parking and loading of vehicles; and,
 - (vi) excludes the area of any self contained structural shelf and rack storage facility approved by the Building Materials Evaluation Commission; and,
- (cc) “Town” means The Corporation of the Town of Caledon.
- (dd) “townhouse dwelling unit” means a dwelling unit in a building divided vertically both above and below grade into three or more dwelling units,

each such dwelling unit having an independent entrance either directly from outside the building or through a common vestibule;

- (2) All words defined in the Act or the Regulation have the same meaning in this by-law as they have in the Act or Regulation unless they are defined otherwise in this by-law.
- (3) All references to the provisions of any statute or regulation or to the Ontario Building Code contained in this by-law shall also refer to the same or similar provisions in the statute or regulation or code as amended, replaced, revised or consolidated from time to time.

Affected Land

2. (1) Subject to Subsection 2 of this Section, this by-law applies to all land in the Bolton South Hill Area, whether or not such land is exempt from taxation under Section 3 of the Assessment Act.
- (2) This by-law shall not apply to land that is owned by and used for the purposes of:
 - (a) a board as defined in Subsection 1(1) of the Education Act;
 - (b) a college or university that is eligible to receive funding from the government of the Province of Ontario;
 - (c) a hospital as defined in Section 1 of the Public Hospitals Act.
 - (d) the Ontario Provincial Police;
 - (e) the Town or any local board thereof;
 - (f) The Regional Municipality of Peel or any local board thereof; or,
 - (g) any other municipality or local board thereof.

Imposition of Development Charges

3. (1) Subject to Subsections 2 and 3 of this Section, development charges shall be imposed against land that is to be developed if the development requires:
 - (a) the passing of a zoning by-law or of an amendment to a zoning by-law under Section 34 of the Planning Act;
 - (b) the approval of a minor variance under Section 45 of the Planning Act;
 - (c) a conveyance of land to which a by-law passed under Subsection 50(7) of the Planning Act applies;
 - (d) the approval of a plan of subdivision under Section 51 of the Planning Act;

- (e) a consent under Section 53 of the Planning Act;
 - (f) the approval of a description under Section 50 of the Condominium Act, 1998; or,
 - (g) the issuing of a building permit for the construction or erection of a building or structure.
- (2) Only one development charge shall be imposed against land to which this by-law applies even though two or more of the actions described in Subsection 1 of this Section are required for such land to be developed.
- (3) Notwithstanding Subsection 2 of this Section, if two or more of the actions described in Subsection 1 of this Section occur at different times, additional development charges shall be imposed in accordance with this by-law in respect of any additional development permitted by the subsequent action.

Description of Services

4. (1) Development charges shall be imposed in accordance with this by-law in respect of the following services:
- (a) development-related studies with respect to the Bolton South Hill Area;
 - (b) land for roads fronting parks and parkettes in the Bolton South Hill Area; and,
 - (c) land for major roads in the Bolton South Hill Area.
- (2) The development charges applicable to a development, as determined under this by-law, shall apply without regard to the services required for or to be used by such development.

Calculation of Development Charges

5. (1) The development charges applicable to a development shall be calculated as follows:
- (a) in the case of residential development, or the residential portion of a mixed use development, the development charges shall be based upon the number of dwelling units included in such development; or,
 - (b) in the case of non-residential development, or the non-residential portion of a mixed use development, the development charges shall be based upon the total floor area included in such development.
- (2) The development charges described in Schedule A to this by-law shall be imposed against land in the Bolton South Hill Area that is to be developed for residential uses, including dwelling units accessory to a non-residential use, and, in the case of a mixed use building or structure, on the residential portion of the mixed use building or structure, according to the type of residential development.

- (3) The development charges described in Schedule A to this by-law shall be imposed against land in the Bolton South Hill Area that is to be developed for non-residential uses and, in the case of a mixed use building or structure, on the non-residential portion of the mixed use building or structure, according to the type of non-residential development.

Residential Intensification

6. (1) This by-law shall not apply with respect to any of the actions described in Subsection 1 of Section 3 of this by-law if the only effect of such action is to:
- (a) permit the enlargement of an existing dwelling unit;
 - (b) permit the creation of one or two additional dwelling units in an existing single-detached dwelling, provided that the total gross floor area of the additional dwelling unit or the additional dwelling units is not greater than the gross floor area of the existing dwelling unit in the existing single-detached dwelling;
 - (c) permit the creation of one additional dwelling unit in an existing semi-detached dwelling unit or an existing townhouse dwelling unit, provided that the gross floor area of the additional dwelling unit is not greater than the gross floor area of the existing dwelling unit in the existing semi-detached dwelling or the existing townhouse dwelling; or,
 - (d) permit the creation of one additional dwelling unit in any other existing residential building, provided that the gross floor area of the additional dwelling unit is not greater than the gross floor area of the smallest existing dwelling unit in the existing residential building.
- (2) Notwithstanding any other provision of this by-law, for the purpose of Subsection 1 of this Section, "gross floor area" shall have the same meaning as in the Regulation.

Industrial Expansion

7. (1) Notwithstanding any other provision of this by-law, if a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge applicable to such development shall be determined as follows:
- (a) if the gross floor area is enlarged by fifty percent or less, the amount of the development charge in respect of the enlargement shall be zero; or,
 - (b) if the gross floor area is enlarged by more than fifty percent, the amount of the development charge in respect of the enlargement shall be calculated on the amount by which the enlargement exceeds fifty percent of the gross floor area of the existing industrial building before the enlargement.

- (2) Notwithstanding any other provision of this by-law, for the purpose of Subsections 1 and 5 of this Section, “existing industrial building” and “gross floor area” shall have the same meaning as in the Regulation.
- (3) For the purpose of interpreting the definition of “existing industrial building” in the Regulation, regard shall be had for the classification of the land on which the existing industrial building is located under the Assessment Act and in particular:
 - (a) whether the land is within a tax class such that taxes on the land are payable at the industrial tax rate; and,
 - (b) whether more than fifty percent of the gross floor area of the existing industrial building has an industrial property code for assessment purposes.
- (4) For the purpose of applying Subsection 1 of this Section, the gross floor area of an existing industrial building shall be calculated as it was prior to the first enlargement of such existing industrial building for which an exemption under Subsection 1 of this Section applies.
- (5) Notwithstanding any other provision of this by-law, development charges shall not be imposed with respect to the construction or erection of a building that is accessory to, and not more than fifty percent of the gross floor area of an existing industrial building or the construction or erection of buildings that are accessory to, and, in total, not more than fifty percent of the gross floor area of an existing industrial building, provided that, prior to a building permit or building permits being issued for such building or buildings, the owner or owners of the land on which such building or buildings are to be constructed or erected enter into a written agreement with the Town which has the effect of counting the gross floor area of such building or buildings against the exemption provided for in Subsection 1 of this Section.

Redevelopment

8. Subject to Section 7 of this by-law, where, in conjunction with the redevelopment of land, a building on such land was demolished in whole or in part on or after November 6, 1991 or is to be demolished in whole or in part or converted from a residential use to a non-residential use or vice-versa, the development charge to be imposed with respect to such redevelopment shall be reduced by the following amounts:
 - (1) in the case of a residential building or the residential portion of a mixed use building, an amount calculated by multiplying the applicable development charge under Section 5 of this by-law by the number of dwelling units, according to the type thereof, that have been or are to be demolished or converted to a non-residential use; or,
 - (2) in the case of a non-residential building or the non-residential portion of a mixed use building, an amount calculated by multiplying the applicable development charge under Section 5 of this by-law by the total floor area, according to the type thereof, that has been or is to be demolished or converted to a residential use;

provided that such amounts shall not exceed in total the amount of the development charge to otherwise be imposed with respect to the redevelopment.

Temporary Buildings or Structures

9. (1) Notwithstanding any other provision of this by-law, development charges shall not be imposed under this by-law in respect of the construction or erection of a temporary building or structure so long as its status as a temporary building or structure is maintained in accordance with the provisions of this by-law.
- (2) Upon application being made for the issuance of a building permit for the construction or erection of a temporary building or structure to which, but for Subsection 1 of this Section, development charges apply, the Town may require the owner or owners of the land on which such temporary building or structure is to be constructed or erected to enter into an agreement with the Town pursuant to Section 27 of the Act and submit security, satisfactory to the Town, to be realized upon in the event that the temporary building or structure becomes protracted and development charges thereby become payable.
- (3) In the event that a temporary building or structure becomes protracted, it shall be deemed not to be, nor ever to have been a temporary building or structure and, subject to any agreement made pursuant to Section 27 of the Act, development charges under this by-law shall become payable forthwith.

Exemptions

10. (1) Notwithstanding any other provision of this by-law, development charges shall not apply to:
 - (a) a garden suite; or,
 - (b) a non-residential agricultural building or structure;

provided that a development charge, calculated in accordance with this by-law, shall be immediately payable if such garden suite or non-residential agricultural building or structure or open-sided tent is converted to a use that is not exempt under this by-law.
- (2) Notwithstanding any other provision of this by-law, the Council of the Town may, by resolution, waive the payment of development charges in whole or in part with respect to land to be developed for an institutional use.

Indexing

11. The development charges described in Schedule A to this by-law shall be adjusted without amendment to this by-law on February 1st and August 1st in each year, commencing on August 1st, 2009, in accordance with the Statistics Canada Quarterly Construction Price Statistics (catalogue number 62-007) with the base index value being that in effect on February 1, 2009.

Payment of Development Charges

12. (1) Development charges, adjusted in accordance with Section 11 of this by-law to the date of payment, shall be payable:
 - (a) in regard to development charges imposed under Subsection 2 of Section 5 of this by-law, with respect to each dwelling unit in a building or structure for which a building permit is issued, on the date that the building permit is issued; and,
 - (b) in regard to development charges imposed under Subsection 3 of Section 5 of this by-law, with respect to a building or structure for which a building permit is issued, on the date that the building permit is issued.
- (2) In the alternative to payment by the means provided in Subsection 1 of this Section, the Town may, by an agreement made under Section 38 of the Act with the owner or owners of land that is to be developed, accept the provision of services in full or partial satisfaction of development charges otherwise payable by such owner or owners, provided that:
 - (a) if the Town and such owner or owners cannot agree as to the reasonable cost of providing the services, the dispute shall be referred to the Council of the Town and its decision shall be final and binding; and,
 - (b) if the reasonable cost of providing the services exceeds the amount of the development charge for the service to which the work relates:
 - (i) the excess amount shall not be credited against the development charge for any other service, unless the Town has so agreed in an agreement made under Section 38 of the Act; and,
 - (ii) in no event shall the Town be required to make a cash payment to such owner or owners.
- (3) Nothing in this by-law shall prevent the Council of the Town from requiring, as a condition of any approval under the Planning Act, that the owner or owners of land install such local services as the Council of the Town may require in accordance with the policies of the Town with respect to local services.
- (4) The Town may require the owner or owners of land that is to be developed to enter into an agreement, including the provision of security for the obligations of such owner or owners under the agreement, pursuant to Section 27 of the Act providing for all or part of a development charge to be paid before or after it otherwise would be payable, and the terms of such agreement shall prevail over the provisions of this by-law.

Unpaid Development Charges

13. (1) If a development charge or any part thereof remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.

- (2) If any unpaid development charges are collected as taxes in accordance with Subsection 1 of this Section, the monies so collected shall be credited to the appropriate development charges reserve fund.

Phasing In

14. The development charges imposed pursuant to this by-law shall be payable in full, subject to any exemptions provided for in this by-law, from and including July 8, 2009.

Effective Date

15. This by-law shall come into force and effect on July 7, 2009.

Repeal

16. By-law No. 2004-142, as amended, shall be and is hereby repealed effective on the date that this by-law comes into force and effect.

Expiry Date

17. This by-law shall expire five years from the date that it comes into force and effect, unless it is repealed at an earlier date by a subsequent by-law.

Registration

18. A certified copy of this by-law may be registered in the by-law register in the Peel Land Registry Office and/or against the title to any land to which this by-law applies.

Severability

19. In the event that any provision of this by-law is found by a court or tribunal of competent jurisdiction to be invalid, such provision shall be deemed to be severed, and the remaining provisions of this by-law shall remain in full force and effect.

Headings

20. The headings inserted in this by-law are for convenience of reference only and shall not affect the interpretation of this by-law.

Schedule

21. Schedule A attached to this by-law shall be deemed to be a part of this by-law.

Short Title

22. This by-law may be referred to as the Bolton South Hill Area Other Works Development Charges By-law.

Read a first, second and third
time and finally passed this 7th
day of July, 2009

Marolyn Morrison, Mayor

Karen Landry, Clerk

**SCHEDULE A
TOWN OF CALEDON
BOLTON SOUTH HILL AREA CHARGE
SCHEDULE OF DEVELOPMENT CHARGES**

Uses of Land, Buildings, or Structures	Residential Development Charge (Per Dwelling Unit)				Non-Residential Development Charge (per s.m. of Total Floor Area)
	Single Detached, Semi-Detached and Duplex Dwellings	Apartments More than 70 s.m.	Apartments 70 s.m. or less	Other Residential Dwellings	
1. Roads and Related Services	\$2,085.02	\$1,191.84	\$833.19	\$1,726.35	\$17.32

UPDATE OF BY-LAW 2004-144

The following pages are excerpts from the Background Study completed on September 7, 2000 which established the Ferrier Storm Ponds charge. This charge and the aforementioned basis (which was \$53,363.08 per net hectare under By-law 2004-144, as of February 1, 2009), continues to be applicable, subject to indexing as provided in the by-law.

**TOWN OF CALEDON
DEVELOPMENT CHARGE
BACKGROUND STUDY
RE THE FERRIER STORM
PONDS
AREA-SPECIFIC DEVELOPMENT
CHARGES**

SEPTEMBER 7, 2000

PLANNING FOR GROWTH



**C.N. WATSON
AND ASSOCIATES LTD.**

ECONOMISTS

4304 Village Centre Court
Mississauga, Ontario, Canada
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2. THE PROPOSED DEVELOPMENT CHARGE

2.1 Introduction

This chapter summarizes the requirements of the DCA, 1997, as they are applied, in the context of the subject lands. This summary includes an outline of:

- the anticipated development;
- the estimated increase in the need for storm drainage service attributable thereto;
- the various reductions which must be considered with respect to such need;
- the calculation of the resultant development charge on a land area basis;
- the long term capital and operating cost examination associated with the works;
- the proposed development charge rules which apply to exemptions, phasing in, indexing, the calculation, the amount of the charge by development type and the applicability to the redevelopment of land.

2.2 Anticipated Development and the Increase in the Need for Service

Development charges are generally recovered from development applications on a building area or unit basis, at the building permit stage, in order to tie the charge to an actual development trigger and to minimize developer cash flow requirements prior to such development occurring.

An alternative approach and one often used in the case of an area-specific development charge, is to base the DC on net land area. Land area is chosen in order to avoid the problem of differences between development quantity estimates and actuals. That is, if the charge were based on development at an assumed 25% site coverage and the Town experienced only 20% instead, then a significant under-recovery would occur as a result. "Net" land areas are used in order to avoid cost sharing for land required for environmental areas, roads or storm drainage works.

In this case, the net area of the lands involved is 25.19 ha (62.24 acres) as set out above on Figure 3.

The increase in the need for service attributable to the anticipated development of those lands is as illustrated on Figure 2 above and costed on Figure 4.

2.3 Reductions in the Increase in the Need for Service

The DCA, 1997 requires that the increase in need for service that can be funded via development charges, be reduced where it would result in the level of service exceeding the Town's average over the past decade; where part of the need can be met using the Town's excess capacity; where the increase in service would benefit existing development; and in accordance with any applicable capital grants, subsidies and other contributions made to the Town for this purpose. None of these areas of reduction are applicable in this case. The landscaping requirement is consistent with the site exposure and prominence, the Town's practice in other similar locations and the anticipated marketing benefits thereof. The pond engineering is based on normal practice within the Town, based on standard run-off estimates and provisions.

2.4 The Development Charge Calculation

On this basis, the calculation of the development charge to be imposed is straightforward. The numerator of the calculation is the cost estimate set out in Figure 4 (\$650,000) plus the cost of financing the Town's front-end expenditure of that amount, during the period the Town anticipates recovering the development charges (6.75% per year debenture debt funding for ten years).

In the event that the actual cost is (significantly) higher or lower than \$650,000, Council can decide to amend the by-law, in order to increase or reduce the charge, in order to match costs and anticipated recoveries.

It is assumed, based on economic development input, that the land development and DC recovery timetable would be approximately as follows:

Year	% of Subject Land Developed (and DC paid)	Acres
2002	15	10
2003	20	13
2004	10	6
2005	10	6
2006	10	6
2007	10	7
2008	10	6
2009	5	3
2010	5	3
2011	5	2.24
	100%	62.24

It is further assumed that the servicing would be complete in 2001, with the Town's first debenture payment due in 2002. Finally, it is assumed that the initial building permit applications and DC payments will commence in 2002 as indicated above.

Accordingly, Figure 6 indicates the requirement for a development charge of \$13,773/acre (\$34,033/ha) in 2002, in order to cover the cost of \$650,000 fully debentured at 6.75% and to absorb any reserve fund interest expenses/earnings, while leaving a reserve fund balance of virtually nil by the end of the ten year anticipated financing period.

It should be noted that the Town's funding source is completely dependent upon the development of the land involved at the rate indicated and receipt of the DC as part thereof and on its ability to legally sustain a development charge of the anticipated level, over the period. Any shortfall therein must be met via taxation or alternative sources.

2.5 Long Term Capital and Operating Cost Examination

The DCA, 1997 requires that a Development Charge Background Study include a long term capital and operating cost examination which is "... an examination for each service to which the development charge by-law would relate, of the long term capital and operating costs for capital infrastructure required for the service." The by-law deals with a specific project and a single service (storm water management).

The operating cost to the Town of the two storm ponds are expected to be in the order of \$27,000 per year (Figure 7). Over the long term, capital repair and replacement expenditures are also expected. These requirements are in addition to the operating costs and capital renewal needs of the existing population and Town facilities. Development of the subject area over time will result in gradual tax and non-tax revenue increases. The latter are sufficient to absorb the expenditure increase noted above, along with the expenditure requirements for other services and are expected to generate an operating surplus for the Town. Thus, there is no apparent financial or operating problem associated with the project, once the land has been developed and the initial servicing cost has been funded by benefiting development.

2.6 Development Charge Rules

The proposed rules with respect to this area-specific by-law are virtually identical to those previously adopted by the Town with respect to the Bolton South Hill Residential Area Storm Water Management Pond charge. The rules involved are incorporated in the proposed by-law, which is included herein as Appendix A.

**FIGURE 6
AREA-SPECIFIC DEVELOPMENT CHARGE CALCULATION**

Year	Reserve Fund Opening Balance	Annual Payment on \$650,000 10 Year Debenture at 6.75%	Acres Developed	DC/Acre Inflated at 2.0% per year	Anticipated Revenue	Annual Surplus/ (Deficit)	Reserve Fund Interest Earned (or Cost Incurred) at 5%	Reserve Fund Closing Balance
2002	0	91,479	10	13,773	137,730	46,251	2,313	48,564
2003	48,564	91,479	13	14,048	182,630	91,151	4,558	144,272
2004	144,272	91,479	6	14,329	85,977	-5,502	-275	138,495
2005	138,495	91,479	6	14,616	87,696	-3,783	-189	134,522
2006	134,522	91,479	6	14,908	89,450	-2,029	-101	132,392
2007	132,392	91,479	7	15,207	106,446	14,967	748	148,107
2008	148,107	91,479	6	15,511	93,064	1,585	79	149,771
2009	149,771	91,479	3	15,821	47,463	-44,016	-2,201	103,554
2010	103,554	91,479	3	16,137	48,412	-43,067	-2,153	58,333
2011	58,333	91,479	2.24	16,460	36,870	-54,609	-2,730	994
								62.24

THE CORPORATION OF THE TOWN OF CALEDON
BY-LAW NUMBER 2009-XXX

Being a By-law to Impose and Provide for
the Payment of Development Charges for
Storm Water Management Services in
part of the Bolton South Industrial Area

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

AND WHEREAS, at the direction of the Council of The Corporation of the Town of Caledon, Watson & Associates Economists Ltd. has prepared a development charge background study entitled "Town of Caledon 2009 Development Charge Background Study (Inclusive of Background Studies and Proposed By-laws for Bolton Area-Specific Charges for Storm Water Management and Related Purposes)" dated June 1, 2009;

AND WHEREAS extracts from the May 15, 2009 draft of the Town of Caledon 2009 Development Charge Background Study was reviewed with representatives of the development community at a meeting held on May 20, 2009;

AND WHEREAS notice of a public meeting was given during the week of May 23, 2009 as required by Paragraph 12(1)(b) of the Development Charges Act, 1997 and in accordance with Ontario Regulation 82/98;

AND WHEREAS the Council of The Corporation of the Town of Caledon made the Town of Caledon 2009 Development Charge Background Study and a draft version of this by-law available to the public as of June 1, 2009 as required by Paragraph 12(1)(c) of the Development Charges Act, 1997;

AND WHEREAS the Council of The Corporation of the Town of Caledon held a public meeting on June 17, 2009 at which all persons in attendance were provided with an opportunity to make representations relating to the draft version of this by-law as required by Subsection 12(2) of the Development Charges Act, 1997;

AND WHEREAS, by resolution passed on July 7, 2009, the Council of The Corporation of the Town of Caledon:

- (a) adopted the Town of Caledon 2009 Development Charge Background Study, and;
- (b) determined that it was not necessary to hold any further public meetings with respect to this by-law;

NOW THEREFORE the Council of The Corporation of the Town of Caledon enacts as follows:

Definitions

1. (1) In this by-law:
 - (a) “accessory”, where used to describe a building, structure or use, means a building, structure or use that is subordinate, incidental and exclusively devoted to a main building, structure or use and that is located on the same lot as such main building, structure or use;
 - (b) “Act” means the Development Charges Act, 1997, S.O. 1997, c.27;
 - (c) “agricultural building or structure” means a building or structure that is used for the purposes of or in conjunction with animal husbandry, field crops, fruit farming, tree farming, sod farming, market gardening, horticulture or any other use that is customarily associated with a bona fide farming operation, but excludes buildings or structures used for the retail sale of agricultural products or products produced from agricultural products;
 - (d) “apartment dwelling unit” means a dwelling unit in a building containing three or more dwelling units that share a common external access to the outside through a common vestibule or a common corridor system or a combination thereof;
 - (e) “building” means a structure consisting of any combination of walls, roof and floor or any structural system serving the function thereof, including all associated plumbing, works, fixtures and service systems;
 - (f) “development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment;
 - (g) “development charge” means a development charge imposed pursuant to this by-law;
 - (h) “duplex dwelling unit” means a dwelling unit in a building divided horizontally into two separate dwelling units, each such dwelling unit having an independent entrance either directly from outside the building or through a common vestibule;
 - (i) “dwelling unit” means a room or rooms which function as a housekeeping unit used or intended to be used as a domicile by one or more persons, in which a kitchen, living quarters and sanitary facilities are provided for the exclusive use of the residents and with a private entrance from outside the building or from a common hallway or stairway;
 - (j) “garden suite” means a one-storey, free standing, temporary and portable residential structure, with one dwelling unit containing kitchen and

- bathroom facilities, which is designed for year round occupancy and is accessory to a single-detached dwelling, but excludes a trailer;
- (k) “grade” means the average level of finished ground adjoining a building or structure at all of its exterior walls;
 - (l) “institutional use” means the use of land, buildings or structures for a public or non-profit purpose, including a religious, charitable, educational, health or welfare purpose, and, without limiting the generality of the foregoing, may include such uses as schools, hospitals, places of worship, recreation facilities, community centres and government buildings;
 - (m) “local board” means a local board as defined in the Municipal Act, 2001;
 - (n) “lot” means a parcel of land that is capable of being legally conveyed in accordance with Section 50 of the Planning Act or is described in accordance with a registered plan of condominium;
 - (o) “mixed use” means land, buildings or structures used or designed or intended to be used for a combination of residential uses and non-residential uses;
 - (p) “multiple dwelling unit” means a dwelling unit other than a dwelling unit in a single-detached dwelling, a semi-detached dwelling, a duplex dwelling, an apartment building or a garden suite;
 - (q) “non-residential” means used or designed or intended to be used other than for residential purposes;
 - (r) “protracted”, in relation to a temporary building or structure, means the existence of such temporary building or structure for a continuous period of more than eight months;
 - (s) “redevelopment” means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure on such land has been or is to be demolished, or changing the use of a building or structure from residential to mixed use or non-residential or from non-residential to residential or mixed use or from mixed use to residential or non-residential;
 - (t) “Regulation” means Ontario Regulation 82/98, as amended;
 - (u) “residential” means used or designed or intended to be used as a home or residence of one or more persons;
 - (v) “semi-detached dwelling unit” means a dwelling unit in a building divided vertically by a common wall both above and below grade into two separate dwelling units, each such dwelling unit having an independent entrance either directly from outside the building or through a common vestibule;

- (w) “service” means a service described in this by-law or in an agreement made under Section 44 of the Act;
- (x) “single-detached dwelling unit” means a dwelling unit in a building containing only one dwelling unit;
- (y) “structure” means anything constructed, the use of which requires location on or in the ground or attached to something having location on or in the ground;
- (z) “temporary building or structure” means a building or structure that is constructed, erected or placed on land for a continuous period of not more than eight months, or an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof for a continuous period of not more than eight months;
- (aa) “total floor area” means the total of the areas of the floors in a building or structure, whether at, above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses, or from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall, and:
 - (i) includes space occupied by interior walls and partitions;
 - (ii) includes, below grade, only the floor area that is used for commercial or industrial purposes;
 - (iii) includes the floor area of a mezzanine;
 - (iv) where a building or structure does not have any walls, the total floor area shall be the total area of the land directly beneath the roof of the building or structure and/or the total area of the floors in the building or structure;
 - (v) excludes any parts of the building or structure used for mechanical equipment related to the operation or maintenance of the building or structure, stairwells, elevator shafts, washrooms, and the parking and loading of vehicles; and,
 - (vi) excludes the area of any self contained structural shelf and rack storage facility approved by the Building Materials Evaluation Commission; and,
- (bb) “Town” means The Corporation of the Town of Caledon.
- (cc) “townhouse dwelling unit” means a dwelling unit in a building divided vertically both above and below grade into three or more dwelling units, each such dwelling unit having an independent entrance either directly from outside the building or through a common vestibule;

- (2) All words defined in the Act or the Regulation have the same meaning in this by-law as they have in the Act or Regulation unless they are defined otherwise in this by-law.
- (3) All references to the provisions of any statute or regulation or to the Ontario Building Code contained in this by-law shall also refer to the same or similar provisions in the statute or regulation or code as amended, replaced, revised or consolidated from time to time.

Affected Land

2. (1) Subject to Subsection 2 of this Section, this by-law applies to all land in that part of the Bolton South Industrial Area that is outlined on Schedule A to this by-law, whether or not such land is exempt from taxation under Section 3 of the Assessment Act.
- (2) This by-law shall not apply to land that is owned by and used for the purposes of:
 - (a) a board as defined in Subsection 1(1) of the Education Act;
 - (b) a college or university that is eligible to receive funding from the government of the Province of Ontario;
 - (c) a hospital as defined in Section 1 of the Public Hospitals Act.
 - (d) the Ontario Provincial Police;
 - (e) the Town or any local board thereof;
 - (f) The Regional Municipality of Peel or any local board thereof; or,
 - (g) any other municipality or local board thereof.

Imposition of Development Charges

3. (1) Subject to Subsections 2 and 3 of this Section, development charges shall be imposed against land that is to be developed if the development requires:
 - (a) the passing of a zoning by-law or of an amendment to a zoning by-law under Section 34 of the Planning Act;
 - (b) the approval of a minor variance under Section 45 of the Planning Act;
 - (c) a conveyance of land to which a by-law passed under Subsection 50(7) of the Planning Act applies;
 - (d) the approval of a plan of subdivision under Section 51 of the Planning Act;
 - (e) a consent under Section 53 of the Planning Act;

-
-
- (f) the approval of a description under Section 50 of the Condominium Act, 1998; or,
 - (g) the issuing of a building permit for the construction or erection of a building or structure.
- (2) Only one development charge shall be imposed against land to which this by-law applies even though two or more of the actions described in Subsection 1 of this Section are required for such land to be developed.
 - (3) Notwithstanding Subsection 2 of this Section, if two or more of the actions described in Subsection 1 of this Section occur at different times, additional development charges shall be imposed in accordance with this by-law in respect of any additional development permitted by the subsequent action.

Description of Services

- 4. (1) Development charges shall be imposed in accordance with this by-law in respect of storm water management services, including two storm water management ponds, in that part of the Bolton South Industrial Area that is outlined on Schedule A to this by-law.
- (2) The development charges applicable to a development, as determined under this by-law, shall apply without regard to the services required for or to be used by such development.

Calculation of Development Charges

- 5. Development charges that are to be imposed upon land in that part of the Bolton South Industrial Area that is outlined on Schedule A to this by-law that is to be developed for any purpose, including, without limiting the generality of the foregoing, residential uses, non-residential uses and/or mixed uses, shall be calculated at the rate of \$53,363.08 per net hectare, excluding land that is or is to be used for a public highway or a storm water management pond.

Residential Intensification

- 6. (1) This by-law shall not apply with respect to any of the actions described in Subsection 1 of Section 3 of this by-law if the only effect of such action is to:
 - (a) permit the enlargement of an existing dwelling unit;
 - (b) permit the creation of one or two additional dwelling units in an existing single-detached dwelling, provided that the total gross floor area of the additional dwelling unit or the additional dwelling units is not greater than the gross floor area of the existing dwelling unit in the existing single-detached dwelling;
 - (c) permit the creation of one additional dwelling unit in an existing semi-detached dwelling unit or an existing townhouse dwelling unit, provided that the gross floor area of the additional dwelling unit is not greater than

the gross floor area of the existing dwelling unit in the existing semi-detached dwelling or the existing townhouse dwelling; or,

- (d) permit the creation of one additional dwelling unit in any other existing residential building, provided that the gross floor area of the additional dwelling unit is not greater than the gross floor area of the smallest existing dwelling unit in the existing residential building.
- (2) Notwithstanding any other provision of this by-law, for the purpose of Subsection 1 of this Section, "gross floor area" shall have the same meaning as in the Regulation.

Industrial Expansion

7. (1) Notwithstanding any other provision of this by-law, if a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge applicable to such development shall be determined as follows:
- (a) if the gross floor area is enlarged by fifty percent or less, the amount of the development charge in respect of the enlargement shall be zero; or,
 - (b) if the gross floor area is enlarged by more than fifty percent, the amount of the development charge in respect of the enlargement shall be calculated on the amount by which the enlargement exceeds fifty percent of the gross floor area of the existing industrial building before the enlargement.
- (2) Notwithstanding any other provision of this by-law, for the purpose of Subsections 1 and 5 of this Section, "existing industrial building" and "gross floor area" shall have the same meaning as in the Regulation.
- (3) For the purpose of interpreting the definition of "existing industrial building" in the Regulation, regard shall be had for the classification of the land on which the existing industrial building is located under the Assessment Act and in particular:
- (a) whether the land is within a tax class such that taxes on the land are payable at the industrial tax rate; and,
 - (b) whether more than fifty percent of the gross floor area of the existing industrial building has an industrial property code for assessment purposes.
- (4) For the purpose of applying Subsection 1 of this Section, the gross floor area of an existing industrial building shall be calculated as it was prior to the first enlargement of such existing industrial building for which an exemption under Subsection 1 of this Section applies.
- (5) Notwithstanding any other provision of this by-law, development charges shall not be imposed with respect to the construction or erection of a building that is accessory to, and not more than fifty percent of the gross floor area of an existing industrial building or the construction or erection of buildings that are accessory

to, and, in total, not more than fifty percent of the gross floor area of an existing industrial building, provided that, prior to a building permit or building permits being issued for such building or buildings, the owner or owners of the land on which such building or buildings are to be constructed or erected enter into a written agreement with the Town which has the effect of counting the gross floor area of such building or buildings against the exemption provided for in Subsection 1 of this Section.

Redevelopment

8. Subject to Section 7 of this by-law, where, in conjunction with the redevelopment of land, a building on such land was demolished in whole or in part on or after November 6, 1991 or is to be demolished in whole or in part or converted from a residential use to a non-residential use or vice-versa, the development charge to be imposed with respect to such redevelopment shall be reduced by the following amounts:

- (1) in the case of a residential building or the residential portion of a mixed use building, an amount calculated by multiplying the applicable development charge under Section 5 of this by-law by the number of dwelling units, according to the type thereof, that have been or are to be demolished or converted to a non-residential use; or,
- (2) in the case of a non-residential building or the non-residential portion of a mixed use building, an amount calculated by multiplying the applicable development charge under Section 5 of this by-law by the total floor area, according to the type thereof, that has been or is to be demolished or converted to a residential use;

provided that such amounts shall not exceed in total the amount of the development charge to otherwise be imposed with respect to the redevelopment.

Temporary Buildings or Structures

9. (1) Notwithstanding any other provision of this by-law, development charges shall not be imposed under this by-law in respect of the construction or erection of a temporary building or structure so long as its status as a temporary building or structure is maintained in accordance with the provisions of this by-law.
- (2) Upon application being made for the issuance of a building permit for the construction or erection of a temporary building or structure to which, but for Subsection 1 of this Section, development charges apply, the Town may require the owner or owners of the land on which such temporary building or structure is to be constructed or erected to enter into an agreement with the Town pursuant to Section 27 of the Act and submit security, satisfactory to the Town, to be realized upon in the event that the temporary building or structure becomes protracted and development charges thereby become payable.
- (3) In the event that a temporary building or structure becomes protracted, it shall be deemed not to be, nor ever to have been a temporary building or structure and, subject to any agreement made pursuant to Section 27 of the Act, development charges under this by-law shall become payable forthwith.

Exemptions

10. (1) Notwithstanding any other provision of this by-law, development charges shall not apply to:
- (a) a garden suite; or,
 - (b) a non-residential agricultural building or structure;
- provided that a development charge, calculated in accordance with this by-law, shall be immediately payable if such garden suite or non-residential agricultural building or structure or open-sided tent is converted to a use that is not exempt under this by-law.
- (2) Notwithstanding any other provision of this by-law, the Council of the Town may, by resolution, waive the payment of development charges in whole or in part with respect to land to be developed for an institutional use.

Indexing

11. The development charges described in Schedule A to this by-law shall be adjusted without amendment to this by-law on February 1st and August 1st in each year, commencing on August 1st, 2009, in accordance with the Statistics Canada Quarterly Construction Price Statistics (catalogue number 62-007) with the base index value being that in effect on February 1, 2009.

Payment of Development Charges

12. (1) Development charges, adjusted in accordance with Section 11 of this by-law to the date of payment, shall be payable either:
- (a) prior to final approval of a plan of subdivision or a plan of condominium that includes the land that is to be developed;
 - (b) prior to a certificate being issued for a consent that includes the land that is to be developed; or,
 - (c) prior to a building permit being issued for the construction of a building or structure on the land that is to be developed;
- whichever occurs earlier.
- (2) In the alternative to payment by the means provided in Subsection 1 of this Section, the Town may, by an agreement made under Section 38 of the Act with the owner or owners of land that is to be developed, accept the provision of services in full or partial satisfaction of development charges otherwise payable by such owner or owners, provided that:
- (a) if the Town and such owner or owners cannot agree as to the reasonable cost of providing the services, the dispute shall be referred to the Council of the Town and its decision shall be final and binding; and,

- (b) if the reasonable cost of providing the services exceeds the amount of the development charge for the service to which the work relates:
 - (i) the excess amount shall not be credited against the development charge for any other service, unless the Town has so agreed in an agreement made under Section 38 of the Act; and,
 - (ii) in no event shall the Town be required to make a cash payment to such owner or owners.
- (3) Nothing in this by-law shall prevent the Council of the Town from requiring, as a condition of any approval under the Planning Act, that the owner or owners of land install such local services as the Council of the Town may require in accordance with the policies of the Town with respect to local services.
- (4) The Town may require the owner or owners of land that is to be developed to enter into an agreement, including the provision of security for the obligations of such owner or owners under the agreement, pursuant to Section 27 of the Act providing for all or part of a development charge to be paid before or after it otherwise would be payable, and the terms of such agreement shall prevail over the provisions of this by-law.

Unpaid Development Charges

- 13. (1) If a development charge or any part thereof remains unpaid after it is payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.
- (2) If any unpaid development charges are collected as taxes in accordance with Subsection 1 of this Section, the monies so collected shall be credited to the appropriate development charges reserve fund.

Phasing In

- 14. The development charges imposed pursuant to this by-law shall be payable in full, subject to any exemptions provided for in this by-law, from and including July 8, 2009.

Effective Date

- 15. This by-law shall come into force and effect on July 7, 2009.

Repeal

- 16. By-law No. 2004-144, as amended, shall be and is hereby repealed effective on the date that this by-law comes into force and effect.

Expiry Date

- 17. This by-law shall expire five years from the date that it comes into force and effect, unless it is repealed at an earlier date by a subsequent by-law.

Registration

18. A certified copy of this by-law may be registered in the by-law register in the Peel Land Registry Office and/or against the title to any land to which this by-law applies.

Severability

19. In the event that any provision of this by-law is found by a court or tribunal of competent jurisdiction to be invalid, such provision shall be deemed to be severed, and the remaining provisions of this by-law shall remain in full force and effect.

Headings

20. The headings inserted in this by-law are for convenience of reference only and shall not affect the interpretation of this by-law.

Schedule

21. Schedule A attached to this by-law shall be deemed to be a part of this by-law.

Short Title

22. This by-law may be referred to as the Ferrier Storm Water Management Ponds Development Charges By-law.

Read a first, second and third
time and finally passed this 7th
day of July, 2009

Marolyn Morrison, Mayor

Karen Landry, Clerk

SCHEDULE A

