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TO: GENERAL COMMITTEE

SUBJECT: CITY-WIDE DEVELOPMENT CHARGE BY-LAW

PREPARED BY AND KEY CONTACT: ALISON GALLANT, CPA, CMA, BUDGET ANALYST (EXT 4503)  
MICHAEL JERMEY, CPA, CA, DEPUTY TREASURER (EXT 4407) 

SUBMITTED BY: D. MCKINNON, CGA, DIRECTOR OF FINANCE 

GENERAL MANAGER APPROVAL: R. FORWARD, MBA, M.Sc., P.Eng.  
GENERAL MANAGER OF COMMUNITY & CORPORATE SERVICES 

CHIEF ADMINISTRATIVE OFFICER APPROVAL: CARLA LADD, CHIEF ADMINISTRATIVE OFFICER 

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**RECOMMENDED MOTION**

1. That the City of Barrie Development Charge Background Study dated June 6, 2014 for City-wide and Area Specific Development Charges By-law, as amended by the Addendum to the Background Study dated July 22<sup>nd</sup>, be approved under Section 10 of the *Development Charges Act, 1997*.
2. That the assumptions contained in the Development Charge Background Study be adopted as an 'anticipation' with respect to capital grants, subsidies and other contributions.
3. That staff, whenever appropriate, request that grants, subsidies and other contributions be clearly designated by the donor as being to the benefit of existing development, or new development as applicable.
4. That no further public meetings are required pursuant to Section 12 of the *Development Charges Act, 1997*.
5. That the draft by-law attached as Appendix "I" to Staff Report FIN011-14 be enacted and By-law 2013-032 be repealed.
6. That staff report back to General Committee with a proposal for a staff administered Affordable Housing Grants and Forgivable Loans Incentive program designed to provide grants and forgivable loans equivalent to all or part of the development charges based on recommended criteria.
7. That staff report back to General Committee with a proposed strategy to fund growth related costs that the City is responsible for as they relate to benefit to existing tax payers, discounts, and transitional measures.

**PURPOSE & BACKGROUND**

8. The purpose of this report is to update Barrie's City-wide Development Charge (DC) By-law, encompassing former municipal boundaries and Salem and Hewitt's Secondary Plan Areas. Before a new by-law can be passed, the *Development Charges Act (DCA)* requires the completion of a comprehensive background study that, among other things, sets out a population forecast and growth-related shares of capital infrastructure requirements that provide the basis for the calculated development charge rates.

9. The current City-wide DC By-law 2013-032 was enacted in February 2013 and repealed the previous DC By-law 2008-111. By-law 2013-032 and the associated DC Background Study dated November 23, 2012 represented an interim update of the City-wide Development Charges, with the intention to update the By-law upon completion of the Secondary Plan for the Annexed Lands, hereafter referred to as the Salem and Hewitt's Secondary Plan Areas. The By-law applies to all land, buildings and structures within the City limits as they existed on December 31, 2009. Accordingly, By-law 2013-032 does not include the 2,335 hectares of land within the Town of Innisfil that became part of Barrie on January 1, 2010 per *Bill 196, Barrie-Innisfil Boundary Adjustment Act, 2009* or reflect the development potential of these additional lands (Salem and Hewitt's Secondary Plan Areas).
10. A Growth Plan was adopted by the Province in 2006 and provides the foundation for a long term growth management strategy for the Greater Golden Horseshoe, which includes the City of Barrie. The City is permitted to grow to a population of 210,000 with an additional 101,000 jobs over a 20 year planning period. The Growth Plan incorporates policies that will guide decisions on a wide range of issues including transportation, infrastructure planning, land use planning, urban form, housing, natural heritage and resource protection. Accordingly, these policies have directed the location and timing of growth and have provided guidance regarding the ensuing infrastructure requirements.
11. The growth planning exercise for the City incorporating the Salem and Hewitt's Secondary Plans has now been completed. This includes Council approval of the two Secondary Plans and a series of Infrastructure Master Plans for water, wastewater, stormwater and transportation services. The population and employment projections together with the capital infrastructure requirements and costs have been identified. This information forms the basis for the assumptions and calculations used in the updated DC Background Study.
12. The Fiscal Impact Analysis (FIA) and Infrastructure Implementation Plan (IIP) were prepared in order to assess the overall affordability of the growth management plans and asset renewal (FIA). A key assumption in this financing analysis was that no discretionary DC discounts or exemptions would be offered. However, it is understood that the strategic use of DC discounts and exemptions may, in some instances, yield a superior long-term economic development outcome than would be achieved by steadfastly pursuing a no discounts policy

#### **Council Direction**

13. Council provided staff with the directions listed below for the preparation of the DC By-law update. These directions are reflected in the recommendations from staff:
  - a) Motion 13-G-289 - "That staff investigate the potential to reduce/discount industrial development charges as part of Development Charges Background Study, with the intent that any reduction/discount be revenue neutral and report back to General Committee".
  - b) Motion 13-G-304 - "That staff investigate the potential to provide:
    - i. Financial incentives as part of the Affordable Housing Strategy; and
    - ii. Discounts associated with affordable housing projects as part of the Development Charges By-law Background Study".

#### **Public Consultation**

14. The *DCA* sets out requirements for public consultation and communication for the DC Background Study and associated by-law development process. To date, all requirements of the *DCA* in this regard have been met. Appendix "A" presents a listing of the requirements under the *DCA* as well as the actions taken by staff to satisfy those requirements.

15. Questions and comments regarding the DC Background Study and proposed By-law were accepted up to July 4, 2014 and are listed, along with the respective response from staff, in Appendix "B". Staff communicated to each respondent directly to ensure the response was understood. With the exception of certain technical comments that were largely addressed by an addendum to the DC Background Study; respondents were generally concerned about the lack of transitional provisions and the potentially adverse impact the increased DC rates could have on development. The original correspondence received is attached in Appendix "J".
16. Responses were provided based on the information available at the time. However, once staff had the opportunity to identify common themes arising from the collective feedback the decision was made to introduce the discounts and transitional measures recommended in this report. These measures are intended to provide assistance to the development community through the implementation of this By-law.

#### **Addendum**

17. Certain issues affecting proposed DC rates attributable to Parks and Recreation, Wastewater Collection Systems, and Water Distribution Systems were discovered subsequent to the release of the DC Background Study. In addition, concerns were raised by the development community related to the service standard calculation for Roads. In order to improve the overall accuracy of the rates, an Addendum was issued. The impact the corrections had on the proposed rates was not materially different from the rates originally published; therefore, staff did not feel an additional public meeting was warranted. The Addendum was issued on July 22, 2014 and released to the public on July 23, 2014.
18. Appendix "C" presents a table comparing the DC rates from the DC Background Study made public on June 6, 2014 against the rates in the Addendum. The Addendum reflects adjustments to the Water and Wastewater Residential/Non-Residential split, costing for certain Wastewater, Parks and Roads projects, and a revised Roads service standard based on quality and quantity measures (original study used dollar value per capita). The change in service standard for Roads did not contribute to the change in DC rates.

#### **ANALYSIS**

19. Development charges are fees collected from new development. The principle behind these fees is that "growth pays for growth" so that the cost of growth-related infrastructure does not fall on the existing community in the form of higher property taxation or user fees. Development charges are levied on residential, industrial, commercial, and institutional development at building permit, or at subdivision agreement in the case of hard services for residential development. The City retains the right to enter an agreement with a developer to provide for the payment of DCs before or after building permit issuance (e.g. Memorandum of Understanding (MOU) with Annexed Lands Landowners).
20. The DC Background Study identifies approximately \$1.3 billion in net costs attributable to new development that is forecast to occur within the City over the study period (2014-2023 for soft services, 2014-2031 for hard services, and 2014-Buildout for Salem and Hewitt's Area Specific charges). These costs are eligible for potential cost recovery from new land development through DCs.

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21. Over the life of the By-law (estimated to be 5 years), gross capital costs of \$648 million have been identified, of which \$369 million may be recovered by development charges. The remaining \$279 million will need to be contributed from taxes and user rates, grants, subsidies or other sources. As described in the DC Background Study, it is recommended that the DC rates be calculated and implemented using a combination of City-wide and Area Specific rates. Area Specific rates were introduced to reflect costs that were either unique or did not apply to the Annexed Lands (e.g. There are no drainage projects in the Annexed Lands as they are included in the Roads and Roads Related costs). Development-related capital costs will fall into one of the following categories for the purpose of calculating the applicable DC rate:
- a) Uniform City-wide DC calculation for all City services except: Stormwater Drainage and Control, Water – Distribution Systems, and Wastewater – Collection Systems;
  - b) Area Specific DC calculations for Stormwater Drainage and Control, Water – Distribution Systems, and Wastewater – Collection Systems in the Former City Municipal Boundary areas;
  - c) Area Specific DC calculations for Water – Distribution Systems, and Wastewater – Collection Systems in the Salem and Hewitt's Secondary Plan areas.
22. The *DCA* does not permit the recovery of costs associated with waste management services, headquarters for general administration, cultural, entertainment or tourism facilities. The *DCA* requires a 10% reduction of capital costs associated with soft services such as libraries and recreation facilities. In addition, the *DCA* further limits the amount of recoverable costs by deducting amounts in excess of 10 year average historic service level, which is particularly challenging for municipalities incurring significant growth within a short period of time. To the extent that development charges, as permitted under the *DCA*, are not sufficient to cover growth-related costs, a portion of these costs would need to be funded from other non-development charge sources, such as, property taxes, user fees, or alternative agreements with developers.
23. The City recently reached an agreement with the Hewitt's and Salem Secondary Plan Owners, referred to hereafter as the MOU (ref. Motion 14-G-126). The MOU specifies various terms and conditions related to the payment of development charges as well as front ending of infrastructure, front ending of environmental assessment and design costs, and capital contributions. The agreement was an important step in ensuring that growth pays for growth to the greatest extent possible and will also assist the City in managing potential cash flow challenges associated with the growth plan. The capital contribution provision is especially important as a funding mechanism for growth related costs that are not eligible for development charges under the *DCA*. The agreement is currently in place with the majority of the annexed land developers but it is the intention of the City to enter into similar agreements with developers in the former municipal boundaries for capital contribution and early payment of DCs.
24. The following table lists the Area Specific and City-wide rates from the July 22, 2014 Addendum to the DC Background Study. Current rates under By-law 2013-032 have been presented for comparison. Appendix "D" presents a table which includes a calculation of the dollar and percentage change between current and proposed rates:

| Type of Development   | Current Rate<br>(as of<br>January 1,<br>2014) | July 22, 2014<br>Addendum to June 6<br>Background Study<br>Calculated Rates –<br>Former City<br>Municipal Boundary<br>Areas | July 22 2014<br>Addendum to June 6<br>Background Study<br>Calculated Rates –<br>Salem & Hewitt's<br>Secondary Plan<br>Areas |
|---|---|---|---|
| <b>Residential (per unit):</b>                                |   |   |   |
| Single and semis  | \$ 30,788                                     | \$ 40,773   | \$ 41,541   |
| 2-Bedroom & Larger Apts                                       | 17,803  | 25,140  | 25,614  |
| Bachelor & 1-Bedroom Apts                                     | 13,084  | 17,976  | 18,315  |
| All Other Dwellings   | 23,016  | 30,481  | 31,056  |
| <b>Non-Residential (per sq ft<br/>of gross floor area):</b>   |   |   |   |
| Retail  | \$ 16.81                                      | \$ 27.41  | \$ 28.67  |
| Industrial*   | 11.11   | 18.82   | 18.83   |
| Other non-residential   | 13.65   | 18.82   | 18.83   |
| Ancillary storage building to<br>existing industrial facility | 2.01  | 2.01  | 2.01  |

\*Current rate reflects discount provided under Section 9(2) (c) for industrial uses

25. Key drivers for the rate increases over the current DC rates include:

Roads:

- Traffic models, updated with population growth in former Barrie boundaries and Salem & Hewitt's areas, resulted in the need for road widenings as well as connectivity for the City's active transportation routes; and,
- Highway interchange at McKay Road.

Water and Wastewater:

- Lake Simcoe Protection Act requirements have become more stringent, particularly for phosphorus;
- Increased debt related to the Surface Water Treatment Plant and the Wastewater Treatment Facility; and,
- New servicing requirements in Salem & Hewitt's areas for water and wastewater.

Parks and Recreation:

- New South Barrie Sports complex and facilities in Salem & Hewitt's Areas;
- Increased service standard for Parkland due to the inclusion of open areas and environmentally protected land, thereby increasing the service standard cap on eligible DCs; and,
- Renovation to Allandale Recreation Facility.

Stormwater:

- Addition of drainage improvements in watersheds to support intensification; and,
- Stormwater pond retrofits.

Transit:

- Increased service standard due to the inclusion of a facility on Welham Road and an increased value for buses due to technology requirements.

Other:

- Costs for annexation studies and master plan updates not previously included;
- Parking – new category added to the DC background study; and,
- Social Housing – new category added to the background study.

Chapter 5 of the DC Background Study provides a full account of all eligible costs by service.

26. Appendices "F" to "H" provide a comparison of the City of Barrie's current and proposed rates against other municipalities within the surrounding areas and/or of similar size. The charts have been updated to reflect peer group information available to August 5, 2014.

Statutory Discounts and Exemptions:

27. The *DCA* sets out various discounts and exemptions for: Residential, Institutional, Government, Local Board, and Industrial development. The proposed by-law has been prepared in accordance with these requirements. Details of these discounts and exemptions are found in Section 10(a) of the proposed by-law.

Discretionary Discounts and Exemptions:

28. In deciding whether to impose the fully calculated development charge, or some reduced amount, it is important to consider the City's overall financial condition and assumptions in the FIA pertaining to the financial mechanisms required to fund infrastructure (i.e. no DC discounts). These considerations must be weighed against other pressures such as broader economic development goals, fairness to developers that have marketed their product based on previous DC rates, and the overall growth management strategy.
29. Discretionary discounts and exemptions currently in-force under By-law 2013-032 include discounts for the City Centre Planning Area (CCPA) and institutional buildings, and a reduced rate for industrial development and accessory industrial buildings. It is estimated that from 2009 to 2013, the discounted development charges under section 9(2) of the current DC by-law have resulted in approximately \$13 million of lost DC revenues. This amount should be offset by additional tax revenue that may not have been realized if the discounts were not available (has not been quantified). Appendix "E" provides a full list of current and proposed discounts and exemptions.
30. Staff are recommending the continuation of the following discounts and reduced rates from By-law 2013-032:
  - a) 50% discount for non-profit institutional uses; and,
  - b) Reduced rate of \$2.01 per square foot for accessory industrial buildings.
31. Staff are recommending the discontinuation of the following discounts, exemptions, and reduced rates from By-law 2013-032:
  - a) CCPA discounts (100% non-residential and 50% residential);
  - b) Reduced rate for industrial development; and
  - c) Exemptions for places of worship and hospitals,
32. Staff are recommending a revision to the exemption from development charges on additions to existing industrial buildings up to and including 50% of the existing gross floor area. The revision would result in multiple expansions of less than 50% that aggregate to more than a 50% increase in gross floor area becoming subject to development charges.

33. In response to concerns raised by the development community, Staff are recommending the addition of the following discounts and transitional provisions:
- a) 50% discount for office buildings in the CCPA – this discount applies to the development of office buildings within the CCPA as set out in Schedule “B” of the Official Plan. The estimated DC revenue exposure is \$100,000;
  - b) Phase-in of City-wide DC rates for Industrial and Office Building development – this transitional provision applies to non-residential development meeting the criteria for industrial or office use. The updated DC rates would be fully implemented one year from the date the new by-law comes into effect with the increase over current rates coming into effect in the following increments set out in Schedules B-1 through B-5 of the proposed by-law. The estimated DC revenue exposure is \$930,000; and,
  - c) Grandfathering for applications that are currently “in the system” – a development application would need to meet both of the following criteria to take advantage of this transitional provision: 1) A complete application of full Site Plan approval or a complete application for Draft Plan of Subdivision approval has been received and accepted by the City on or before August 1, 2014; and, 2) the resulting building permit(s) has (have) been issued on or before December 1, 2014. The estimated DC revenue exposure is \$6,700,000.

Appendix “E” provides a full list of current and proposed discounts and exemptions.

#### Affordable Housing Forgivable Loan and Grant Program

34. Staff are recommending further investigation of an Affordable Housing Forgivable Loan and Grant Program with a proposal for a City administered program to follow. It is important to note that the City already provides an annual contribution to the Social Housing program administered by the County of Simcoe, ranging between \$5-7 million annually. The cost associated with any program proposal would be over-and-above the contribution made to the County of Simcoe.
35. Programs of this type are a common mechanism used by municipalities to provide Affordable Housing incentives. These programs provide the flexibility of evaluating projects on a case by case basis which provides Council more control over the decision making process and financial exposure generated by the program. In addition, they encourage longer term commitments by private rental housing developers as developers are typically required to commit to providing affordable housing for a minimum period of time under the terms of the forgivable loan.
36. Staff also considered including a discount in the DC By-law for this type of development. Although this discount may serve to encourage development, adding it into the By-law could have unintended consequences such as restricting the flexibility and level of control over who is eligible for financial support and at what level. For these reasons, this option is not recommended.
37. The funding for this program would be reflected in the City’s annual operating budget and therefore subject to Council’s review and approval annually.

#### ENVIRONMENTAL MATTERS

38. There are no environmental matters related to the recommendations.

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**ALTERNATIVES**

39. There are four alternatives available for consideration by General Committee:

**Alternative #1**

General Committee could alter the recommended rates to include a discount for Affordable Housing development.

This alternative is not recommended. As discussed previously, there are various options for offering incentives to encourage Affordable Housing development. Adding this discount into the DC By-law changes the assumptions in the FIA and could shift the burden of paying for development to other revenue sources. Adding this discount to the by-law also requires that a clear definition be included in the by-law and, once defined, restricts flexibility on who is eligible and at what amount. A policy outside of the DC by-law will create the opportunity to evaluate each project individually and provide a greater ability to control the level of financial support offered. It is recommended that this incentive not be included in the by-law; rather, that City staff be directed to develop a grant/forgivable loan policy that is consistent with best practices.

**Alternative #2**

General Committee could postpone the effective date of implementing the new rates and related DC by-law from the proposed date of August 25, 2014 to a later date.

This alternative is not recommended as the new rates reflect the timing and costs of projects required by the Growth Management Plan. Delaying the implementation of the new rates could delay the City's ability to grow as sufficient funding may not be available for required infrastructure. Staff believe that the transition measures recommended in this report are a more effective approach for mitigating the impact of the new rates on development in the City.

**Alternative #3**

General Committee could alter the recommended rates to exclude the discretionary discounts, exemptions, and transitional measures contained in the proposed by-law. Currently consisting of:

- a) 50% discount for development of lands owned by not-for-profit institutions for their own use;
- b) Set rate of \$2.01 per square foot for accessory industrial buildings;
- c) Grandfathering for eligible applications;
- d) Phase-in for eligible Industrial and office developments; and,
- e) 50% discount for office developments in the CCPA

This alternative is not recommended as it does not reflect economic development considerations or the tools to mitigate the impact of increased rates on the development community.



**Alternative #4**

General Committee could postpone consideration of the proposed by-law until the new council is elected.

This alternative is not recommended as the City would be unable to collect on approximately \$25M in development charges resulting from the increased rates between August 25<sup>th</sup> and December 1<sup>st</sup>. Further, the financial model used to prepare the FIA contemplated 2014 development at the increased rates. Therefore, a delay in the implementation of the new rates could delay the City's growth plan.

**FINANCIAL AND OTHER CONSIDERATIONS**

40. The proposed DC by-law will be in effect for a maximum of five years with an estimated \$369M of gross DCs collectible over that time. The gross DCs collected would be reduced by approximately \$7.7M as a result of the proposed discounts and transitional provisions. Staff will monitor the actual cost and timing of infrastructure against plan. Staff will recommend undertaking a new DC Background Study and update to the by-law if actual results begin to deviate significantly from plan. A copy of the draft By-law can be found in Appendix "I".
41. As explained in the DC background study, the calculated rates are in accordance with the *Development Charges Act, 1997*, using population and employment growth forecasts, the growth-related costs for eligible services from the Capital Plan and various master plans. The background study used the 2006 Census population per unit (ppu) to calculate the residential charges by development type
42. As noted in the Purpose & Background section, Council directed staff to investigate the potential for discounts on Industrial DCs on a revenue neutral basis. The development charge rates approved by Council cannot be greater than the calculated rates included in the DC background study. DC costs related to one land use (e.g. non-residential) cannot be cross-subsidized through the DC on another land use (e.g. residential). Therefore, the only way for an Industrial DC discount to remain revenue neutral is to fund the discount from tax/user rates.
43. Given that the FIA was developed based on the assumption that there would be no discounts or exemptions, if the recommended motion is approved by Council there will be a DC funding gap estimated at \$7.7M. The City is also responsible for the portion of the growth related costs that provide a benefit to existing tax payers in the amount of \$279M for the period covered by this by-law alone. In order to ensure that the funding for growth related costs that the City is responsible for is available when the new infrastructure required for the City's growth plans can proceed as planned, staff are recommending that a financial planning strategy be developed and brought back to Council for approval as part of the Long Range Financial Plan update. Generally, the available options include: allocating funds from existing reserves, which will reduce the level of funding available for replacing existing assets; or, through new user/tax rates, or some combination thereof.
44. Upon completion of the Development Charges Background Study and By-law, the FIA will be recalculated to assess the impact of the final DC rates on the overall financing plan.

**LINKAGE TO COUNCIL STRATEGIC PRIORITIES**

45. The recommendations included in this Staff Report support Council's goal to strengthen Barrie's financial condition.

**APPENDIX "A"**

**SCHEDULE OF KEY DEVELOPMENT CHARGE PROCESS DATES**

| <b>Key Process/Deliverable</b>   | <b>Legislated Due Date per DCA</b>                         | <b>Date Achieved</b>                           | <b>Other Comments</b>  |
|--|--|--|--|
| 1. Stakeholder meeting   | N/A  | June 2, 2014                                   | Invitations sent to 42 members of development community, 14 attended. Meeting was also advertised in the local paper   |
| 2. Statutory public meeting advertisement placed in newspaper                                | June 2, 2014 (min 20 days' notice prior to public meeting) | May 29, 2014                                   |  |
| 3. Additional public meeting advertisements placed in newspaper                              | N/A  | June 5, 2014<br>June 12, 2014<br>June 19, 2014 | Also advertised on digital screens at the Recreation Centres and via social media  |
| 4. DC Background study and proposed by-law available to the public                           | June 9, 2014 (min 2 weeks' notice prior to public meeting) | June 6, 2014                                   | Available on the City's website and in hard copy format in the Legislative and Court Services Department   |
| 5. Statutory public meeting  | No specific date; however meeting is required under DCA    | June 23, 2014                                  | No questions or comments were raised by the public at the meeting  |
| 6. Addendum to DC Background Study issued  | N/A  | July 22, 2014                                  | A link to the file on the City's website was emailed directly to parties who expressed an interest; also, a communication was published in the newspaper on July 31. |
| 7. General Committee consideration of DC Background Study, Addendum, By-law and Staff Report | N/A  | August 11, 2014                                |  |
| 8. Council consideration of the General Committee recommendation and By-law passage          | N/A  | August 25, 2014                                |  |
| 9. Newspaper notice given of By-law passage  | Maximum 20 days after By-law passage                       |  |  |
| 10. Last day for By-law appeal   | 40 days after By-law passage                               |  |  |
| 11. City makes pamphlet available (where By-law not appealed)                                | By 60 days after in force date                             |  |  |

**APPENDIX "B"**

**QUESTIONS/COMMENTS RECEIVED**

| Question/Comment   | City Response   |
|--|---|
| <p>1. Comment at June 2, 2014 Information Session, objecting to the removal of 50% discount for downtown residential, based on the premise that at present the downtown is still in a state of flux. Only the introduction of more residential infill will improve this situation. The Ontario economy is still fragile and only new development will help Barrie from slipping.</p> | <p>At this time, staff are not recommending any discounts other than the ones identified in section 11 of the draft By-law.</p>   |
| <p>2. Has the City considered phasing the implementation of the new rates?</p>   | <p>Phasing the implementation is not recommended by City staff due to the timing of future capital projects and the resulting cash flow requirements.</p>   |
| <p>3. Has the City considered adding additional categories to address new housing trends or using GFA (gross floor area) for residential (right now, a 7,500sqft home pays the same as a 1,000sqft home).</p>  | <p>Per Watson &amp; Associates, other options are being investigated in some municipalities, such as charging per bedroom, charging based on occupancy, charging on a per-square-foot basis. There are possible concerns with these methods. Staff are not recommending this alternative as the concept is still in its early stages.</p> |
| <p>4. What accounts for the change in DC charges for the Annexed Lands between the MOU and the DC background study?</p>  | <p>Several factors account for the difference; see Memorandum from Watson &amp; Associates dated June 18, 2014 for a complete reconciliation, attached in this Appendix.</p>  |
| <p>5. Letter from SmartCentres dated June 18, 2014, containing comments for inclusion in the Public Meeting.</p>   | <p>There were no specific questions contained in the letter, so a response was not provided.</p>  |
| <p>6. Letter to Chris Barnett, DAVIS LLP, from John Tjeerdsma, R.J. Burnside &amp; Associates Limited dated June 23, 2014, containing questions related to committed funds (page 4-7 of the Study), and Water and Wastewater project-specific questions.</p>   | <p>City staff confirmed that the projects were not double counted in debt or committed balances. Three errors were identified in the Wastewater Collection category for Hewitt's &amp; Salem areas (page 5-53 of the Study). They have been corrected in the Addendum to the Study issued July 22, 2014.</p>                              |
| <p>7. Technical Memorandum to Hewitt's Landowner Group c/o Chris Barnett, DAVIS LLP, dated June 23, 2014, containing comments regarding cost differences between the Study and the Transportation Master Plan, as well as requesting information on specific projects.</p>   | <p>The requested information was provided to address their comments.</p>  |

| Question/Comment  | City Response  |
|---|--|
| <p>8. Document from Chris Barnett, DAVIS LLP, representing the Salem Landowners Group, dated June 6, 2014, containing various clarification questions and comments related to: Roads Service Standard, persons per unit (PPU) factors used, possible error in residential charge for water and wastewater services in the annexed lands, and questions regarding debt calculation.</p>                                      | <p>Based on a review by Watson &amp; Associates, it was determined that quality (speed) and quantity (lane kilometres per capita) would be more accurate measures of the City's level of service for Roads than dollar value of lane kilometres per capita. They also verified the PPU calculation and determined that no adjustment was required, and confirmed the accuracy of the debt calculation.</p> |
| <p>9. Letter to Robert D. Howe, Goodmans LLP, representing the Hewitt's Landowners Group, from Paul M. Sargeant, BA Consulting Group Ltd, dated June 24, 2014 containing questions regarding Benefit to Existing and Post Period Benefit calculations, and the Service Standard for Roads.</p>  | <p>The Service Standard methodology was reviewed and an alternate Service Standard for Roads based on both quality (speed) and quantity (lane kilometres per capita) was proposed and included in the addendum issued July 22<sup>nd</sup>.</p>  |
| <p>10. Emails to Michael Jerney, Eric Hodgins, Stephen Naylor, Dawn McAlpine and Ryan Windle, from Andrew McNeill, dated July 3 and June 27, 2014 asking to be notified of any additional stakeholder meetings and requesting confirmation that staff will be recommending to Council the removal of the reduction to the residential rate and exemption for the non-residential rate in the City Centre Planning Area.</p> | <p>Staff confirmed that the removal of the reduction and exemption for residential properties in the City Centre Planning Area was going to be recommended to Council.</p>   |
| <p>11. Letter from Aird &amp; Berlis LLP, dated July 4, 2014, representing non-residential landowners, requesting that the August 11 staff report be delayed to provide additional time for review of the Background Study.</p>   | <p>Staff are working with representatives from Northwestern Development, one of the non-residential landowners being represented, to assist them in the expedient processing of their building permit application prior to the by-law passage.</p>   |



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## MEMORANDUM

To: Michael Jerney Fax   
 From: Gary Scandlan Courier   
 Date: June 18, 2014 Mail   
 Re: Development Charge Differences between MOU and DC Study e-mail

The following is a summary of the differences in the development charges between the estimated charges as of the date of the MOU and the final calculated charges as per the DC Background Study. At the outset, it should be noted that the date of the information for the MOU was as of May 13<sup>th</sup> whereas, the final DC calculations were as of June 6<sup>th</sup> hence, the information contained within the MOU was preliminary. The subsequent adjustments are noted as follows:

- 1) Transposition error - for the water and wastewater DC related to facilities and debt, was recorded in the MOU (i.e. water and wastewater should have been reverse).
- 2) The figures that were used for water and wastewater discounted debt, in the MOU were based on the FIA which were as of 2012 vs. 2014. This has resulted in a \$259 increase to water and \$151 increase to wastewater per single detached unit.
- 3) For the FIA, it was assumed (incorrectly) that the facilities & related debt would service the growth to the full build out of both the Former City Municipal Boundary and the Salem and Hewitt's Secondary Plan areas however, through discussions with staff during the DC process, it was identified that the capacity of the water and wastewater facilities will only service the population and employment growth to 2031 (therefore, the costs should have been spread over the 2031 population/employment growth not the build out growth). This resulted in an increase of \$350 to water facilities & debt and \$208 to wastewater facilities & debt DC's for single detached units. (Note that the above DC amounts also account for the pumping stations being removed from the DC related to treatment and included in the DC related to distribution/collection as those works are related to specific areas and will service the build out growth forecast).
- 4) The wastewater treatment facility has not yet been fully financed. During the FIA the wastewater treatment facility was under construction. Subsequently the final construction cost came in somewhat higher than originally anticipated. This increased amount, along with the unfinanced portion of the project, was recalculated resulting in an increase of \$121 per single detached unit.
- 5) Roads - A number of changes occurred subsequent to the MOU. These changes included the updating of project costing by staff to reflect current estimates, the removal of a project that was

N:\Items\2014 DC Differences to MOU vs. DC.docx

Planning for growth

### SERVICES

- |   |  |   |   |
|---|--|---|---|
| • Demographics, Population Forecasting, Industrial/Commercial Forecasts | • Development/Education Development Charge Policy  | • Financial Analysis of Municipal Restructuring Options | • Fiscal Impact of Development                          |
| • Land Needs and Market Studies   | • Long Range Financial Planning for Municipalities | • Municipal Management Improvement                      | • OMB Hearings – Financial, Market, Demographic         |
| • School Board Planning and Financing                                   | • Servicing Cost Sharing                           | • Tax Policy Analysis                                   | • Waste Management Rate Setting, Valuation and Planning |

Watson & Associates Economists Ltd.

2.

double counted, updates to the anticipated grants, subsidies & other contributions, changes to the BTE for sidewalks and pathways in Salem & Hewitt's Secondary Plan Areas to reflect the splits agreed upon in the IIP, and current DC reserve fund balances. All of these changes combined result in a decrease in the Roads DC of \$701 per single detached unit.

- 6) Paramedics - The City is responsible for 26.23% of the costs related to paramedics which are run by the County. The County provided updated costing for growth related works subsequent to the MOU which resulted in a decrease of \$300 per single detached unit.
- 7) Subsequent to the FIA an additional service, Social Housing, was identified by the City for inclusion in the DC. The City is responsible for 26.23% of the costs which results in a DC charge of \$187 per single detached unit.
- 8) During the DC process, we met with all departments to confirm the costing and timing of projects, including their needs for future studies. During these meetings the list of studies to be included under the Administration component of the DC was updated with a number of additional projects identified for inclusion, most notably the inclusion of the annexation studies. All of the updates resulted in an increase of \$298 per single detached unit.
- 9) During the DC process, costing and reserve fund balances were updated for the roads related service as well as the library services. These changes resulted in a minor increase of \$9 for roads related and a decrease of \$29 for library services (per single detached unit).
- 10) For Transit Services, the costing was updated to reflect the most current costing information from staff which correspondingly updated the post period benefit and benefit to existing amounts. This coupled with the current reserve fund balances and service standard ceiling amount resulted in a decrease of \$104 per single detached unit.
- 11) Protection - The costing was updated to reflect the most current costing information and current reserve fund balances resulting in a decrease of \$264 per single detached unit.
- 12) Parking as updated to reflect the most current costing of projects and the timing and benefit to growth within the current and post periods. This resulted in an increase to the charge of \$167 per single detached unit.
- 13) Parks and Recreation - updated project costing, timing and the number of amenity items to service growth in the current 10 year forecast period were made. This along with the updates to post period benefit and benefit to existing, updating the service standard ceiling amount and the current growth forecast all resulted in an increase of \$639 per single detached unit.
- 14) Area Specific Water and Wastewater for Salem & Hewitt's Secondary Plan Areas – As noted earlier, staff identified that projects related to pumping stations were related to the specific areas and therefore should be included in the area specific charges for the distribution and collection systems. As well, projects were updated to reflect current costing. These updates resulted in an increase to the area specific DCs for water of \$139 and \$311 for wastewater.

A high level summary of the items described above is presented in the table on page 3 of this memo.

  
Gary Scandlan, Director,  
Watson & Associates Economists Ltd.

Watson & Associates Economists Ltd.

3.

| Soft Services, Roads Related & Protection (Municipal Wide) | MOU<br>(as of May<br>13, 2014) | DC<br>(as of June<br>6, 2014) | Difference | Notes   |
|--|--------------------------------|-------------------------------|------------|---|
| Roads Related  | 525                            | 534                           | 9          | Updated to reflect current costing  |
| Protection   | 890                            | 626                           | (264)      | Updated to reflect current costing and reserve fund balances  |
| Transit  | 618                            | 514                           | (104)      | Updated to reflect current costing and corresponding changes to PPB & BTE based on current costing, current reserve fund balances                                       |
| Parking  | 54                             | 221                           | 167        | Updated to reflect current costing and correct PPB  |
| Parks & Recreation   | 4,718                          | 5,357                         | 639        | Update to reflect current costing and reserve fund balances, revised parks amenities listing and corresponding PPB & BTE, updated service standards and growth forecast |
| Library  | 508                            | 479                           | (29)       | Updated to reflect current costing and reserve fund balances  |
| Administration   | 68                             | 366                           | 298        | Updated to Include Annexation Studies, Social Housing Development Plan (Barrie's Share), Master Plans & Current Reserve Fund Balances                                   |
| Paramedics   | 369                            | 69                            | (300)      | Updated Based on County's 2014 Budget & New Growth Plan for Barrie's Share  |
| Social Housing   | -                              | 187                           | 187        | Added Based on County's 2014 Budget & New Growth Plan for Barrie's Share  |
| <b>Total</b>   | <b>7,750</b>                   | <b>8,353</b>                  | <b>603</b> |   |

| Hard Services (Municipal Wide) | MOU           | DC            | DC         |  |
|--------------------------------|---------------|---------------|------------|--|
| Roads                          | 16,886        | 16,185        | (701)      | Updated to reflect current costing, removal of project double count, current anticipated grants, subsidies and other contributions, BTE for Sidewalks/Pathways in Salem & Hewitt's, and current reserve fund balances.   |
| Water Facilities & Debt        | 6,467         | 7,075         | 608        | Updated discounting to Debt and recalculation of charges over the 2031 growth forecast vs. Buildout Forecast, move pumping stations to area specific DC calculations. Also note that the water & wastewater debt figures originally identified in the MOU were transposed.   |
| Wastewater Facilities & Debt   | 4,588         | 5,068         | 480        | Updated discounting to Debt, updated costing & term for final financing of treatment facility and recalculation of charges over the 2031 growth forecast vs. Buildout Forecast, move pumping stations to area specific DC calculations. Also note that the water and wastewater debt figures originally identified in the MOU were transposed. |
| <b>Total</b>                   | <b>27,941</b> | <b>28,328</b> | <b>387</b> |  |

| Hard Services (Salem & Hewitt's Secondary Plan Areas) | MOU          | DC           | DC         |   |
|---|--------------|--------------|------------|---|
| Water Distribution Systems                            | 2,321        | 2,460        | 139        | Updated to include all distribution system projects including pumping stations and updated costing for all projects |
| Wastewater Collection Systems                         | 2,052        | 2,373        | 311        | Updated to include all distribution system projects including pumping stations and updated costing for all projects |
| <b>Total</b>  | <b>4,373</b> | <b>4,833</b> | <b>450</b> |   |

|                    |               |               |              |  |
|--------------------|---------------|---------------|--------------|--|
| <b>Grand Total</b> | <b>40,074</b> | <b>41,514</b> | <b>1,440</b> |  |
|--------------------|---------------|---------------|--------------|--|

APPENDIX "C"

JUNE 6, 2014 BACKGROUND STUDY VS JULY 22, 2014 ADDENDUM RATES

|  | Total Services – Former Municipal Boundary Areas |                  |                     | Total Services – Salem & Hewitt's Secondary Plan Areas |                  |                     |
|--|--|------------------|---------------------|--|------------------|---------------------|
|  | June 6 Background Study                          | July 22 Addendum | Increase (Decrease) | June 6 Background Study                                | July 22 Addendum | Increase (Decrease) |
| <b>Residential</b>                         |  |                  |                     |  |                  |                     |
| Single & Semi-Detached Dwelling            | 40,859   | 40,773           | (86)                | 41,514   | 41,541           | 27                  |
| Apartments – 2 Bedrooms                    | 25,193   | 25,140           | (53)                | 25,597   | 25,609           | 12                  |
| Apartments – Bachelor & 1 Bedroom          | 18,014   | 17,976           | (38)                | 18,303   | 18,312           | 9                   |
| Other Multiples                            | 30,547   | 30,481           | (66)                | 31,036   | 31,051           | 15                  |
| <b>Non-Residential</b>                     |  |                  |                     |  |                  |                     |
| Retail (per sq ft of gross floor area)     | 27.41  | 27.40            | (.01)               | 28.93  | 28.67            | (.26)               |
| Non-retail (per sq ft of gross floor area) | 18.81  | 18.82            | .01                 | 18.99  | 18.83            | (.16)               |



APPENDIX "D"

DEVELOPMENT CHARGE RATES COMPARISON

| Type of Development   | Current Rate (as of January 1, 2014) | July 22, 2014 Addendum to June 6 Background Study Calculated Rates – Former City Municipal Boundary Areas | \$ Increase – Addendum Rates vs Current Rates | % Increase - Addendum Rates vs Current Rates | July 22 2014 Addendum to June 6 Background Study Calculated Rates – Salem & Hewitt's Secondary Plan Areas | \$ Increase – Addendum Rates vs Current Rates | % Increase - Addendum Rates vs Current Rates |
|---|--------------------------------------|---|---|--|---|---|--|
| Residential (per unit):<br>Single and semis<br>2-Bedroom & Larger Apts<br>Bachelor & 1-Bedroom Apts<br>All Other Dwellings  | \$ 30,788                            | \$ 40,773   | \$ 9,985                                      | 32%  | \$ 41,541   | \$ 10,753                                     | 35%  |
|   | 17,803                               | 25,140  | 7,337   | 41%  | 25,614  | 7,811   | 44%  |
|   | 13,084                               | 17,976  | 4,892   | 37%  | 18,315  | 5,231   | 40%  |
|   | 23,016                               | 30,481  | 7,465   | 32%  | 31,058  | 8,040   | 35%  |
| Non-Residential (per sq ft of gross floor area):<br>Retail<br>Industrial <sup>1</sup><br>Other non-residential <sup>2</sup><br>Ancillary storage building to existing industrial facility | \$ 16.81                             | \$ 27.40  | \$ 10.59                                      | 63%  | \$ 28.66  | \$ 11.85                                      | 70%  |
|   | 11.11                                | 18.82   | 7.71  | 69%  | 18.83   | 7.72  | 69%  |
|   | 13.65                                | 18.82   | 5.17  | 38%  | 18.83   | 5.18  | 38%  |
|   | 2.01                                 | 2.01  | 0.00  | 0%   | 2.01  | 0.00  | 0%   |

NOTES:

<sup>1</sup>Residential development in City Centre Planning Area (CCPA) is currently 50% exempt, as compared to a proposed full rate

<sup>2</sup>Industrial rate currently reflects a discount, as compared to a proposed full rate

<sup>3</sup>Non-residential development in CCPA is currently 100% exempt, as compared to a proposed 50% exemption for office buildings

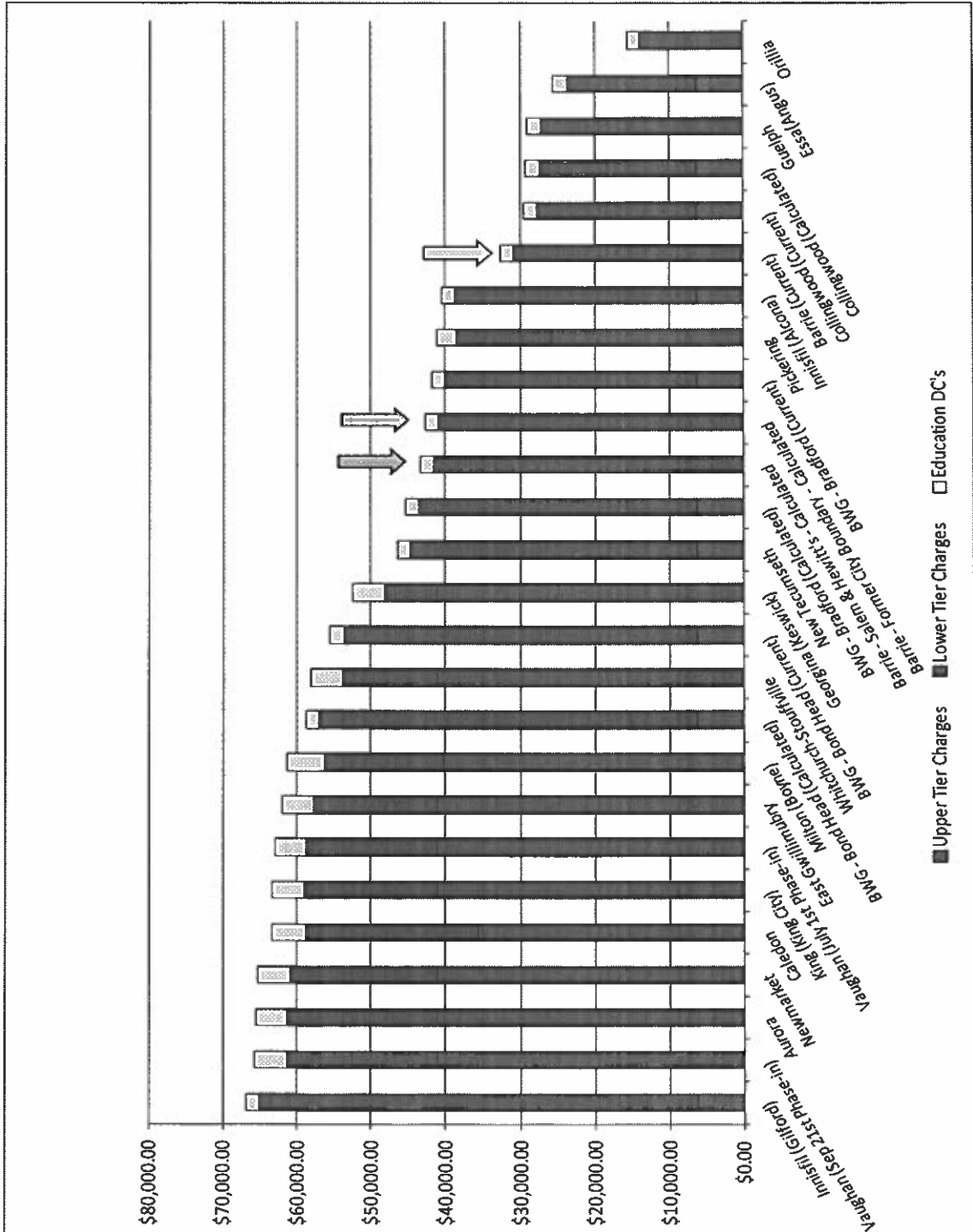
**APPENDIX "E"**  
**CURRENT VS PROPOSED POLICIES**

| Description  | Current (2013 By-law)   | Proposed   |
|--|---|--|
| 1. City Centre Planning Area                             | <ul style="list-style-type: none"> <li>- 100% reduction for non-residential uses; 50% reduction for residential uses</li> </ul>   | <ul style="list-style-type: none"> <li>- 50% reduction for office space</li> <li>- Phase in the rate over 12 months</li> </ul>   |
| 2. Industrial Development                                | <ul style="list-style-type: none"> <li>- Reduced rate of \$11.11 per square foot (2014 rate)</li> </ul>   | <ul style="list-style-type: none"> <li>- No reduction</li> <li>- Phase in the rate increase over 12 months</li> </ul>  |
| 3. Office Space  | <ul style="list-style-type: none"> <li>- N/A</li> </ul>   | <ul style="list-style-type: none"> <li>- Phase in the rate increase over 12 months</li> </ul>  |
| 4. Non-profit institutions                               | <ul style="list-style-type: none"> <li>- 50% reduction for development of lands owned by a non-profit institution for their own purposes</li> </ul>   | <ul style="list-style-type: none"> <li>- No change; 50% reduction remains in effect</li> </ul>   |
| 5. Accessory building to an existing industrial building | <ul style="list-style-type: none"> <li>- Reduced rate of \$2.01 (indexed rate) per square foot (subject to criteria in By-law)</li> </ul>   | <ul style="list-style-type: none"> <li>- No change</li> </ul>  |
| 6. Other Discretionary Exemptions                        | <ul style="list-style-type: none"> <li>- Colleges &amp; Universities</li> <li>- Places of Worship</li> <li>- Hospitals</li> <li>- Temporary Structures</li> <li>- Addition of one or two dwelling units to an existing single-detached dwelling unit (subject to criteria in By-law)</li> <li>- Land redevelopment within 60 months of demolition/conversion (subject to criteria in By-law)</li> </ul> | <ul style="list-style-type: none"> <li>- Places of Worship exemption removed</li> <li>- Hospital exemption removed</li> </ul>  |
| 7. Statutory Exemptions                                  | <ul style="list-style-type: none"> <li>- Municipal or board of education</li> <li>- Enlargements to industrial developments up to and including 50% of the existing gross floor area</li> </ul>   | <ul style="list-style-type: none"> <li>- Industrial enlargement exemption will be limited to 50% of gross floor area of building size at the time of By-law enactment</li> </ul> |
| 8. Social Housing  | <ul style="list-style-type: none"> <li>- Not included in background study or By-law</li> </ul>  | <ul style="list-style-type: none"> <li>- Added to background study and to calculated rates in By-law as a separate category</li> </ul>   |

| Description               | Current (2013 By-law)  | Proposed  |
|---------------------------|--|---|
| 9. Parking                | <ul style="list-style-type: none"> <li>- Not included in background study or By-law</li> </ul> | <ul style="list-style-type: none"> <li>- Added to background study and to calculated rates in By-law as a separate category</li> </ul>  |
| 10. Area specific charges | <ul style="list-style-type: none"> <li>- N/A</li> </ul>  | <ul style="list-style-type: none"> <li>- Stormwater - Former City Municipal Boundary Areas only</li> <li>- Water Services – Distribution Systems</li> <li>- Wastewater Services – Collection Systems</li> </ul> |

APPENDIX "F"

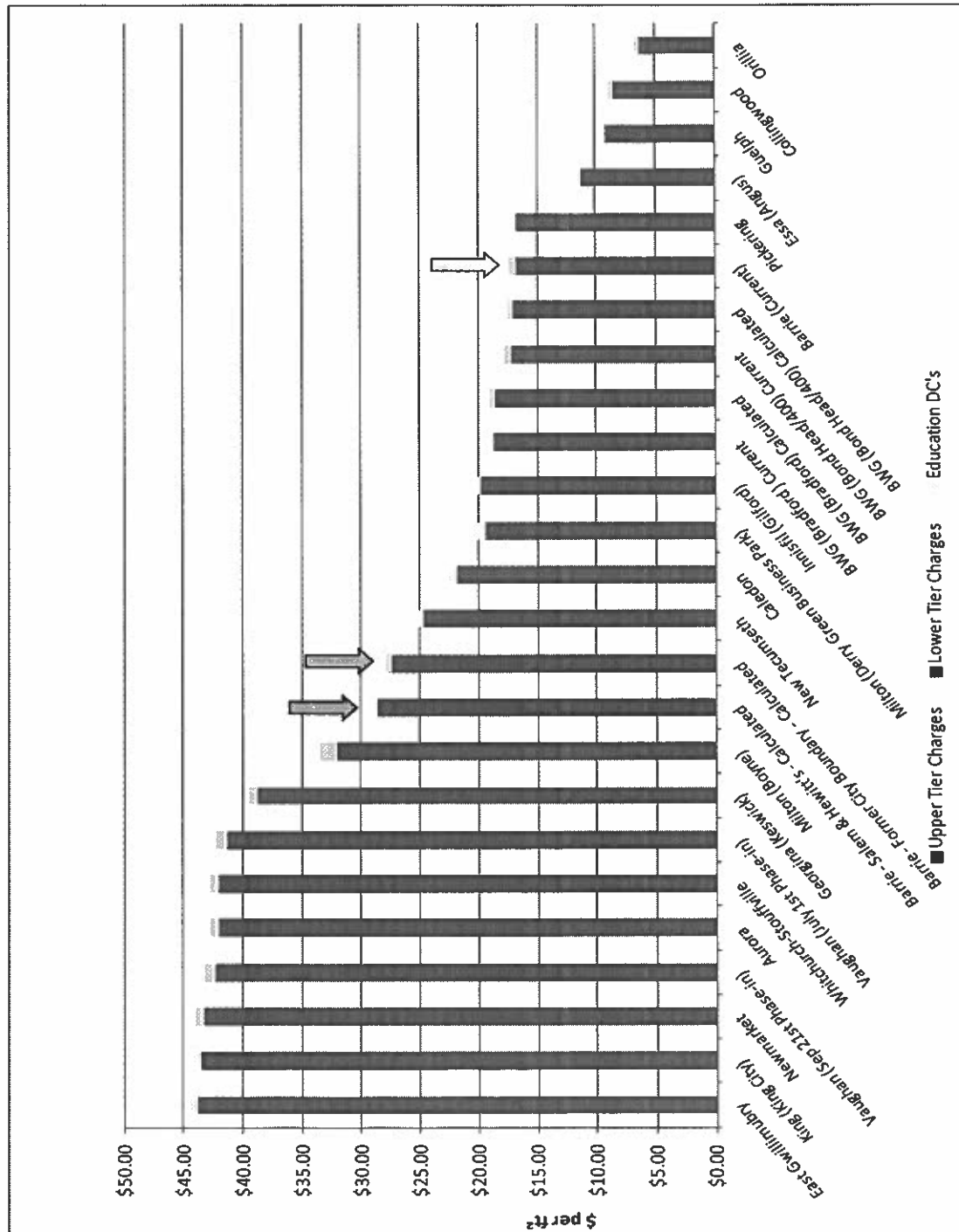
DEVELOPMENT CHARGE RATE COMPARISON – SINGLE DETACHED DWELLING



Source: Watson & Associates Economists Ltd – Barrie Council Public Meeting June 23, 2014

APPENDIX "G"

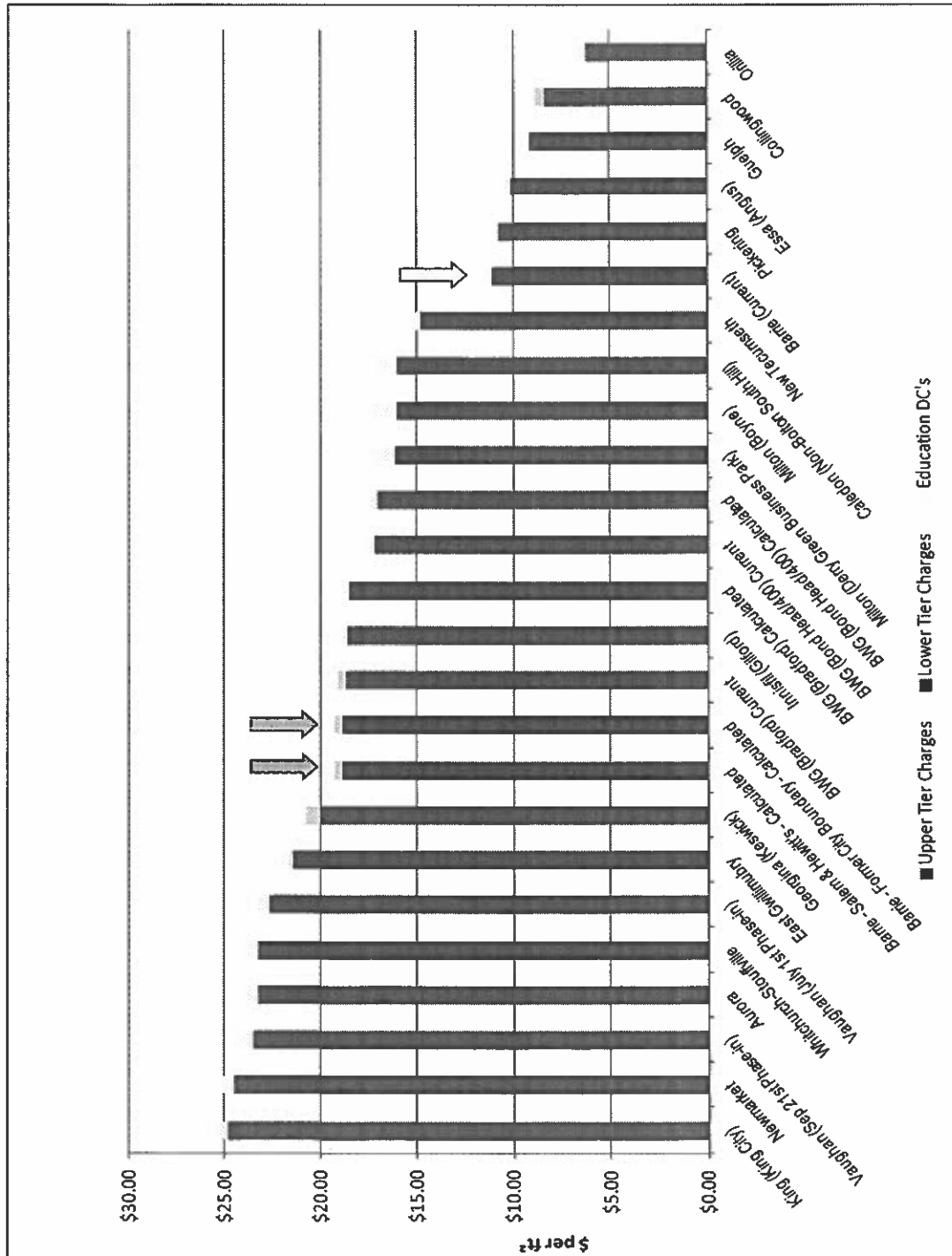
DEVELOPMENT CHARGE RATE COMPARISON – COMMERCIAL/RETAIL PER FULLY SERVICED SQUARE FEET OF GROSS FLOOR AREA



Source: Watson & Associates Economists Ltd – Barre Council Public Meeting June 23, 2014

APPENDIX "H"

DEVELOPMENT CHARGE RATE COMPARISON – NON-RESIDENTIAL (NON-RETAIL/INDUSTRIAL) DC'S  
PER FULLY SERVICED SQUARE FEET OF GROSS FLOOR AREA



Source: Watson & Associates Economists Ltd – Barrie Council Public Meeting June 23, 2014

APPENDIX "I"

THE CORPORATION OF THE CITY OF BARRIE

BY-LAW NUMBER 2014-XXX

**A By-law of The Corporation of the City of Barrie to establish municipal-wide development charges for the City of Barrie and to repeal By-law 2013-032 and all amendments thereto.**

**WHEREAS** pursuant to the subsection 2(1) of the *Development Charges Act, 1997, c.27*, a council of a municipality may pass by-laws to pay for increased capital costs required because of increased needs for services arising from development if the development of the land requires certain consents, approvals, amendments, conveyances or an issuance of a building permit;

**AND WHEREAS**, on August XX<sup>th</sup> 2014, the Council of The Corporation of the City of Barrie approved a report entitled "City of Barrie Development Charge Background Study" dated June 6<sup>th</sup>, 2014, as amended which report indicates that the development of land within the City of Barrie will increase the need for services;

**AND WHEREAS** a public meeting has been held before passage of this by-law with notice given and sufficient information made available to the public pursuant to s.12 of the *Development Charges Act, 1997*;

**AND WHEREAS** the Council in adopting General Committee Motion 14-G-XXX on August XX, 2014, directed that development charges be imposed on land under development or redevelopment within the geographical limits of the municipality as provided in this by-law;

**AND WHEREAS** the Council of The Corporation of the City of Barrie deems it expedient to pass such a by-law;

**AND WHEREAS**, on August XX 2014, the Council approved the report entitled "City of Barrie Development Charge Background Study" dated June 6<sup>th</sup>, 2014, as amended, updating its capital budget where appropriate and indicating that it intends that the increase in the need for services to service the anticipated development will be met;

**AND WHEREAS**, on August XX, 2014, the Council determined that no further public meetings were required under section 12 of the *Development Charges Act, 1997*;

**NOW THEREFORE** the Council of The Corporation of the City of Barrie enacts as follows:

## Definitions

1. In this By-law;

“**Act**” means the *Development Charges Act, 1997, S.O. 1997, c. 27*, as amended or superseded;

“**accessory building**” means a building or structure that is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure;

“**apartment dwelling unit**” means any residential dwelling unit within a building containing more than four dwelling units where the residential units are connected by an interior corridor;

“**bedroom**” means a room which can be used as sleeping quarters but does not include a kitchen, bathroom, living room or dining room, but does include a den or study;

“**City**” means the Corporation of the City of Barrie;

“**dwelling unit**” means a suite operated as a housekeeping unit used or intended to be used as a domicile by one or more persons and usually containing cooking, eating, living, sleeping and sanitary facilities;

“**Development Charges Act**” means the *Development Charges Act, 1997, S.O. 1997, c. 27*, as amended or superseded;

“**existing industrial building**” means a building used for or in connection with,

- a) manufacturing, producing, processing, storing or distributing something,
- b) research or development in connection with manufacturing, producing or processing something.
- c) 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, producing or processing takes place,
- d) office or administrative purposes, if they are,
  - (i) carried out with respect to manufacturing, producing , processing, storage or distributing of something , and
  - (ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution.

provided that: (A) such industrial building or buildings existed on a lot in the City of Barrie on the day this By-law comes into effect or the first industrial building or buildings constructed and occupied on a vacant lot pursuant to site plan approval under section 41 of the Planning Act subsequent to this By-law coming into effect for which full Development Charges were paid; and (B) an Existing Industrial Building shall not include retail warehouses;

“**gross floor area (gfa)**” means the total floor area, measured between the outside or exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls and shall include mezzanines, as defined by the Ontario Building Code. In the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use;



**“industrial use”** means lands, buildings or structures or units within such buildings or structures to be developed within an industrial zone and described in the list of uses under the “Industrial” category set out in Section 7-2-1 of the City of Barrie’s Zoning By-law 2009-141, or any successor thereto;

**“institutional use”** means, notwithstanding any other provisions of this By-law, lands, buildings or structures to be developed within an institutional zone as defined or listed as such within the City of Barrie’s Zoning By-law, 2009-141, or any successor thereto, or uses defined or listed as institutional uses within the aforesaid Zoning By-law located in other zones and shall be deemed to include long-term care facilities;

**“local board”** has the meaning set out in Section 1 of the *Development Charges Act*;

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

**“non profit institution”** means:

- a) a “registered charity” as defined in subsection 248(1) of the *Income Tax Act*, R.S.C. 1985, c. 1 (5th Supp.), as amended;
- b) a corporation that is a non-profit organization for the purposes of paragraph 57(I)(b) of the *Corporations Tax Act*, R.S.O. 1990, c. C.40; or
- c) a “religious organization” as defined in subsection 1(1) of the *Religious Organizations’ Lands Act*, R.S.O. 1990, c. R.23;

**“non-residential (or a non-residential use)”** means lands, buildings, or structures, or portions thereof designed, adopted or used for any purpose other than residential use;

**“non-retail uses”** means all non-residential uses other than retail uses and shall include offices;

**“office”** means lands, buildings, structures or portions thereof used or designed or intended for use for the practice of a profession, the carrying on of a business or occupation or the conduct of a non-profit organization and shall include but not be limited to the office of a physician, lawyer, dentist, architect, engineer, accountant, real estate or insurance agency, veterinarian, surveyor, appraiser, contractor, builder, and developer;

**“Official Plan”** means the Official Plan of the City and any amendments thereto;

**“Ontario Building Code”** means the *Building Code Act*, 1992, S.O. 1992, c.23 as amended or superseded;

**“other multiple dwelling units”** means all dwelling units other than single detached dwelling units, semi-detached dwelling units, and apartment dwelling units;

**“owner”** means the owner of land or a person who has made application for an approval for the development of land;

**“Planning Act”** means the *Planning Act*, R.S.O. 1990, c. P.13, as amended or superseded;

**“residential use”** means lands, buildings, or structures designed or intended to be used as living accommodation for one or more individuals;

“**retail use**” means land, buildings or portions thereof used, designed or intended for use for the purpose of offering foods, wares, merchandise, substances, articles or things for sale directly or providing entertainment to the public and includes the rental of wares, merchandise, substances, article or things and includes offices and storage in connection with or related or ancillary to such retail uses. Retail uses include, but are not limited to: conventional restaurants, fast food restaurants, concert halls, theatres, cinemas, movie houses, automotive fuel stations with or without service facilities, specialty automotive shops, auto repairs, collision services, car or truck washes, auto dealerships, shopping centres, including more than two stores attached and under one ownership, department/discount stores, banks and similar financial institutions, including credit unions (excluding freestanding bank kiosks), warehouse clubs and retail warehouses;

“**school board**” means a board as defined in Section 1(1) of the *Education Act*;

“**semi-detached dwelling unit**” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall, but no other parts, attached to another dwelling unit where the residential units are not connected by an interior corridor;

“**services**” means services designated in this By-law;

“**single detached dwelling unit**” means a residential building consisting of one dwelling unit and not attached to another structure.

## 2. Designation of Services

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

- (a) Protection
- (b) Roads
- (c) Roads Related
- (d) Transit
- (e) Parking
- (f) Parks and Recreation
- (g) Library Services
- (h) Administration
- (i) Paramedics
- (j) Social Housing
- (k) Water Services – Facilities
- (l) Water Services – Facilities Related Debt
- (m) Wastewater Services – Facilities
- (n) Wastewater Services – Facilities Related Debt
- (o) Water Services – Distribution Systems – Salem & Hewitt’s Secondary Plan Areas
- (p) Wastewater Services – Collection Systems – Salem & Hewitt’s Secondary Plan Areas
- (q) Water Services – Distribution Systems – Former City Municipal Boundary Areas
- (r) Wastewater Services – Collection Systems – Former City Municipal Boundary Areas
- (s) Stormwater Drainage and Control Services – Former City Municipal Boundary Areas

## 3. Lands Affected

Where permitted pursuant to the provisions of the *Development Charges Act*, 1997, and not otherwise prohibited by such Act, or otherwise exempted by the provisions of this By-law, this By-law applies to all land, buildings and structures within the City of Barrie.

**4. Approvals for Development**

- (a) Development Charges shall be imposed on all land, buildings or structures that are developed for Residential or Non-Residential Uses if the Development requires:
  - (i) the passing of a Zoning By-law or of an amendment to a Zoning By-law under section 34 of the *Planning Act*;
  - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
  - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - (v) a consent under section 53 of the *Planning Act*;
  - (vi) the approval of a description under section 9 of the *Condominium Act*, S.O. 1998, c. C.19, as amended, or any successor thereof; or
  - (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each Service designated in section 2 shall be imposed upon any land, buildings or structures to which this By-law applies even though two or more of the actions described in section 4(a) are required before the land, buildings or structures can be developed.
- (c) Despite section 4(b), if two or more of the actions described in section 4(a) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as designated in this by-law, an additional development charge shall be calculated in accordance with the provisions of this by-law.

**5. Calculation of Development Charges**

- (a) Subject to the provisions of this by-law, development charges against land shall be calculated and collected in accordance with the rates set out in Schedules "B-1" to "B-5".
- (b) The development charge with respect to the use of any land, buildings or structures shall be calculated as follows:
  - (i) in the case of residential development or redevelopment, or the residential portion of a mixed use development, based upon the number and type of dwelling units;
  - (ii) in the case of non-residential development or redevelopment, or the non-residential portion of a mixed use development or redevelopment, based on the gross floor area of such development or redevelopment.
- (c) In the event that it is not possible for the Treasurer or his/her designate to determine with sufficient specificity the category of intended use for proposed buildings or structures or units within such buildings or structures thereof for which an application for building permit has been received within an industrial zone as defined within the City of Barrie's Zoning By-law 2009-141, or any successor thereto, the proposed use shall be deemed to be a non-retail use for purposes of calculation of the development charge. In the event that at the time of the approval for occupancy of such buildings or structures or units within such buildings or structures, it can be determined with sufficient specificity that the use falls within the definition of a use other than a non-retail use as set out in this by-law then the applicant shall be required to pay an additional amount being the difference between the development charges eligible for retail uses and the non-retail use.

**6. Timing of Calculation and Payment of Development Charges**

- (a) Subject to the exemptions set out in this By-law or by statute or regulation, development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted by the *Development Charges Act, 1997* on the date that the first building permit including a conditional permit is issued in relation to a building or structure on land to which a development charge applies with respect to any new or additional gross floor area or any additional dwelling units, or in a manner or at a time otherwise lawfully agreed upon.
- (b) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- (c) Notwithstanding subsections (a) and (b), the payment of development charges may be deferred for any permit or conditional permit that authorizes the construction of only the underground portions of a building.
- (d) Notwithstanding subsections (a), (b), and (c), a residential development charge with respect to:
  - i. Roads;
  - ii. Water Services – Facilities;
  - iii. Water Services - Facility Related Debt;
  - iv. Wastewater Services – Facilities;
  - v. Wastewater Services - Facilities Related Debt;
  - vi. Former City Municipal Boundary Areas (where applicable):
    - a. Stormwater Drainage and Control Services
    - b. Water Services – Distribution Systems
    - c. Wastewater Services – Collection Systems
  - vii. Salem & Hewitt's Secondary Plan Areas (where applicable):
    - a. Water Services – Distribution Systems
    - b. Wastewater Services – Collection Systems,

as set out in Schedules "B-1" to "B-5" attached, are payable, with respect to an approval of a plan of subdivision or a severance under section 51 or 53 of the *Planning Act*, immediately upon entering into the subdivision/consent agreement, based upon the number and type of residential lots created, and, in the case of subdivision blocks, based on the maximum zoned capacity of each block pursuant to the City of Barrie's Zoning By-law 2009-141 as amended or any successor thereto.

- (e) Notwithstanding subsections (a), (b), (c) and (d), at the sole and unfettered discretion of the municipality, an owner may enter into an agreement with the municipality, to provide for the payment in full of a development charge before or after building permit issuance.

**7. Non-Retail Uses and Retail Uses**

Notwithstanding any other provision in this By-law, in the case of lands, buildings or structures used, designed or intended to be used for both non-retail and retail uses, the development charges otherwise applicable to such development shall be determined on the following basis:

- (a) as between the non-retail uses and the retail uses, the principal use of the development shall be that use which has the greater gross floor area; and
- (b) the development charges applicable to such principal use as determined under subsection (a) shall be applied to the total non-residential gross floor area of the development.

**8. Indexing of Development Charges**

The development charges set out in Schedules "B-1" to "B-5" of this By-law shall be adjusted annually without amendment to this By-law, commencing on January 1, 2015, by the percentage change during the preceding year, as recorded in the Statistics Canada's Construction Cost Index (non-residential building) (CANSIM table 327-0043), as may be amended or replaced from time to time.

**9. Accounting for Development Charges**

- (a) Any development charges paid pursuant to this By-law shall be maintained separately from all other revenues or receipts of the City.
- (b) The Treasurer of the City shall maintain these monies in separate reserve funds as set out in section 2 "Designation of Services" of this By-law for the services identified in this By-law and shall only permit the monies to be expended in accordance with the provisions of s.35 of the *Development Charges Act, 1997*:
- (c) The Treasurer shall provide the Council with an annual statement, on a date directed by the Council, in respect of the reserve funds established under this By-law. This statement shall contain the required information, as set out in s.s.12(1) of O.Reg. 82/98.

**10. Exemptions and Discounts**

- (a) The following designated categories of uses are exempt or discounted from the imposition of development charges otherwise payable under this By-law as noted below:
  - (i) All residential building permits not resulting in the creation of an additional dwelling unit;
  - (ii) No development charge shall be imposed where the only effect of an action referred to in Section 4 of this By-law is to:
    - a. permit an enlargement to an existing dwelling unit;
    - b. permit the creation of one or two additional dwelling units within an existing single detached dwelling; or
    - c. permit one additional dwelling unit in any semi-detached dwelling, a row dwelling or any other existing residential building.
  - (iii) Notwithstanding (ii) (b) above, development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.
  - (iv) Notwithstanding (ii) (c) above, development charges shall be imposed if the additional unit has a gross floor area greater than:
    - a. in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
    - b. in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the said residential building.
  - (v) The exemption to development charges in (ii) above shall only apply to the first instance of intensification in an existing dwelling.

- (vi) Subject to (iii), (iv) and (v) above, any exemption under (ii) above shall apply to the smallest dwelling unit, as determined by applicable rates under this By-law.
- (vii) Land owned by and used for the purposes of The Corporation of the City of Barrie, any other municipality, the Simcoe County District School Board, the Simcoe-Muskoka Catholic District School Board (and any other school board defined in section 1(1) of the Education Act), or any local board or commission;
- (viii) Institutional development of land, buildings or structures for College-related or University-related purposes on lands owned by and used for the purposes of the College or University but does not include student residences;
- (ix) No development charge shall be imposed on development constituting one or more enlargements of an existing industrial building as defined herein, where attached, up to a maximum of fifty percent (50%) of its gross floor area of the existing industrial building.
  - a. Where a proposed enlargement exceeds fifty percent (50%) of the gross floor area of an existing industrial building, development charges are payable on the amount by which the proposed enlargement exceeds fifty percent (50%) of the gross floor area before the enlargement.
  - b. The cumulative total of the gross floor area previously exempted hereunder shall not be included in the determination of the amount of the exemption applicable to any subsequent enlargement and shall be calculated on the basis of the site as it existed on the date immediately prior to the first exemption hereunder.
  - c. Where a subdivision of the site subsequent to any enlargement previously exempted hereunder results in the existing industrial building being on a lot separate from the development previously, further exemptions, if any, pertaining to the existing industrial building shall be calculated on the basis of the site as it existed on the date immediately prior to the first exemption hereunder.
- (b) Redevelopment of lands where, by comparison with the land that was improved by occupied structures at any time within 60 months previous to the building permit issuance, no additional dwelling units are being created or additional non-residential gross floor area is added. If a development involves the demolition of and replacement of a building or structure, or the conversion from one principal use to another, the developer shall be allowed a credit equivalent to:
  - (i) the number of dwelling units occupied within the preceding 60 months demolished/converted multiplied by the applicable residential development charge in place at the time the development charge is payable, and/or
  - (ii) the gross floor area of the building occupied within the previous 60 months demolished/converted multiplied by the current non-residential development charge in place at the time the development charge is payable. The credit can, in no case, exceed the amount of the development charge that would otherwise be payable;

provided that such amounts shall not exceed, in total, the amount of the Development Charges otherwise payable with respect to the Redevelopment. For greater certainty, any amount of the reductions set out above that exceed the amount of Development Charges otherwise payable with respect to the Redevelopment shall be reduced to zero and shall not be transferred to any other Development or Redevelopment.

- (c) The following designated categories of uses are subject to discounted development charges as noted below:
- (i) notwithstanding the table of development charges set out in Schedules "B-1" to "B-5", development of lands owned by a non-profit institution for institutional uses by the non-profit institution for their own purposes as to 50% of the development charge chargeable;
  - (ii) Notwithstanding the table of development charges set out in Schedules "B-1" to "B-5", one accessory building to an existing industrial building be charged \$2.01 per square foot subject to indexing in accordance with Section "6" "Indexing of Development Charges". The accessory building cannot contain any water or sewage services, must be used for accessory storage only, must contain an accessory use to an existing industrial use in the principal building on the same lot, and cannot exceed 25% of the existing principal building or 500m<sup>2</sup> whichever is less.
- (d) Notwithstanding the development charges set out in Schedules "B-1" to "B-5", development of lands for office use within the City Centre Planning Area, as set out in Schedule "B" of the Official Plan or any successor thereto, is subject to 50% of the development charges applicable.

**11. Interim Policy**

Notwithstanding the development charges set out in Schedules "B-1" to "B-5", where a complete application of full Site Plan approval or a complete application for Draft Plan of Subdivision approval has been received and accepted by the City on or before August 1, 2014 and the resulting building permit(s) has(have) been issued on or before December 1, 2014, the development charges set out in Schedule "F" to this by-law shall be applicable.

**12. By-law Registration**

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

**13. By-law Administration**

This By-law shall be administered by the Treasurer of The Corporation of the City of Barrie.

**14. Short Title**

This By-law may be referred to as the Barrie City-Wide and Area Specific Development Charges By-law.

**15. Date By-law Effective**

This By-law comes into force on the date following the date of its passage by the Council of The Corporation of the City of Barrie.

**16. Headings**

The headings in this By-law form no part of this By-law and shall be deemed to be inserted for convenience of reference only.

**17. Severability**

In the event any provision or part thereof of this By-law is found by a Court of competent jurisdiction to be *ultra vires*, such provision or part thereof shall be deemed to be severed and the remaining portion of such provision and all other provisions of this By-law shall remain in full force and effect.

**18. Schedules**

The following schedules shall form part of this By-law:

- Schedule A - Components of Services Designated in Section 2
- Schedule B-1 - Residential and Non-Residential Development Charges effective August 25, 2014 to November 24, 2014
- Schedule B-2 - Residential and Non-Residential Development Charges effective November 25, 2014 to February 24, 2015
- Schedule B-3 - Residential and Non-Residential Development Charges effective February 25, 2015 to May 24, 2015
- Schedule B-4 - Residential and Non-Residential Development Charges effective May 25, 2015 to August 24, 2015
- Schedule B-5 - Residential and Non-Residential Development Charges effective August 25, 2015
- Schedule C - Map of Former City Municipal Boundary Areas
- Schedule D - Map of Salem Secondary Plan Area
- Schedule E - Map of Hewitt's Secondary Plan Area
- Schedule F - Residential and Non-Residential Development Charges for developments with complete applications for site plan approval and/or draft plan of subdivision on or before August 1, 2014 where building permit issuance is to take place on or before December 1, 2014

**19. By-law 2013-032**

By-law 2013-032 and all amendments thereto are hereby repealed on the date this By-law comes into effect.

**20. Expiry**

This By-law shall expire and be deemed to be repealed on August XX, 2019.

**READ** a first and second time this XX<sup>th</sup> day of August, 2014.

**READ** a third time and finally passed this XX<sup>th</sup> day of August, 2014.

**THE CORPORATION OF THE CITY OF BARRIE**

\_\_\_\_\_  
MAYOR – JEFF LEHMAN

\_\_\_\_\_  
CITY CLERK – DAWN A. MCALPINE



By-law Number [2014-XXX]  
SCHEDULE A  
COMPONENTS OF SERVICES DESIGNATED IN SECTION 2

100% Eligible Services - Area Specific – Former City Municipal Boundary Areas

Stormwater Drainage and Control Services  
Water Services  
    Distributions Systems  
Wastewater Services  
    Collection Systems

100% Eligible Services - Area Specific – Salem & Hewitt's Secondary Plan Areas

Water Services  
    Distributions Systems  
Wastewater Services  
    Collection Systems

100% Eligible Services - Municipal Wide

Water Services  
    Facilities  
    Facilities Related Debt  
Wastewater Services  
    Facilities  
    Facilities Related Debt  
Roads  
    Roads  
Roads Related  
    Depots and Domes  
    Roads and Related Vehicles  
Protection  
    Fire Facilities  
    Fire Vehicles  
    Fire Small Equipment and Gear  
    Police Facilities  
    Police Vehicles  
    Police Small Equipment and Gear

90% Eligible Services

Library Services  
    Public Facilities  
    Library Collection Materials  
Transit  
    Transit Facilities  
    Transit Vehicles  
    Transit Shelters  
Administration  
    Studies  
Parks and Recreation  
    Parkland Development  
    Parks Vehicles and Equipment  
    Recreation Facilities

Paramedics  
    Paramedics Facilities  
    Paramedics Vehicles  
Parking  
    Parking Spaces  
Social Housing  
    Social Housing Units

By-law Number [2014-XXX]  
SCHEDULE B-1

SCHEDULE "B-1"  
BY-LAW NO. 2014 - \_\_\_\_  
SCHEDULE OF DEVELOPMENT CHARGES  
AUGUST 25, 2014 TO NOVEMBER 24, 2014

| Service  | RESIDENTIAL                       |                           |                                     |                 | NON-RESIDENTIAL                                  |  |   |   |
|--|-----------------------------------|---------------------------|-------------------------------------|-----------------|--|--|---|---|
|  | Single and Semi-Detached Dwelling | Apartments - 2 Bedrooms + | Apartments - Bachelor and 1 Bedroom | Other Multiples | Retail (per ft <sup>2</sup> of Gross Floor Area) | Non-Retail Industrial and Non-Office (per ft <sup>2</sup> of Gross Floor Area) | Non-Retail Industrial (per ft <sup>2</sup> of Gross Floor Area) | Non-Retail Office (per ft <sup>2</sup> of Gross Floor Area) |
| <b>Municipal Wide Services:</b>  |                                   |                           |                                     |                 |  |  |   |   |
| Roads  | 16,185                            | 9,980                     | 7,136                               | 12,100          | 15.81  | 10.45  | 5.71  | 7.74  |
| Roads Related  | 534                               | 329                       | 235                                 | 369             | 0.52   | 0.34   | 0.00  | 0.00  |
| Protection   | 626                               | 386                       | 278                                 | 468             | 0.42   | 0.28   | 0.00  | 0.00  |
| Tranell  | 514                               | 317                       | 227                                 | 384             | 0.33   | 0.21   | 0.00  | 0.00  |
| Parking  | 221                               | 136                       | 97                                  | 165             | 0.14   | 0.09   | 0.00  | 0.00  |
| Parks and Recreation   | 5,277                             | 3,254                     | 2,327                               | 3,945           | 0.45   | 0.29   | 0.00  | 0.00  |
| Library Services   | 479                               | 295                       | 211                                 | 358             | 0.04   | 0.03   | 0.00  | 0.00  |
| Administration   | 366                               | 226                       | 161                                 | 274             | 0.24   | 0.16   | 0.00  | 0.00  |
| Paramedics   | 69                                | 43                        | 30                                  | 52              | 0.04   | 0.03   | 0.00  | 0.00  |
| Social Housing   | 187                               | 115                       | 82                                  | 140             | 0.00   | 0.00   | 0.00  | 0.00  |
| Wastewater Services - Facilities   | 1,268                             | 794                       | 568                                 | 963             | 0.86   | 0.56   | 0.56  | 0.56  |
| Wastewater Services - Facilities Related Debt                            | 3,780                             | 2,331                     | 1,667                               | 2,826           | 2.52   | 1.67   | 1.67  | 1.67  |
| Water Services - Facilities  | 573                               | 353                       | 253                                 | 428             | 0.38   | 0.25   | 0.25  | 0.25  |
| Water Services - Facilities Related Debt                                 | 6,502                             | 4,008                     | 2,867                               | 4,861           | 4.34   | 2.87   | 2.87  | 2.87  |
| <b>Total Municipal Wide Services</b>                                     | <b>36,901</b>                     | <b>22,568</b>             | <b>16,137</b>                       | <b>27,363</b>   | <b>26.09</b>                                     | <b>17.24</b>   | <b>11.06</b>  | <b>13.09</b>  |
| <b>Area Specific Services</b>  |                                   |                           |                                     |                 |  |  |   |   |
| <b>Former City Municipal Boundary Areas:</b>                             |                                   |                           |                                     |                 |  |  |   |   |
| Stormwater Drainage and Control Services                                 | 3,510                             | 2,164                     | 1,548                               | 2,624           | 1.00   | 1.20   | 1.20  | 1.20  |
| Wastewater Services - Collection Systems                                 | 10                                | 6                         | 4                                   | 7               | 0.00   | 0.01   | 0.01  | 0.01  |
| Water Services - Distribution Systems                                    | 652                               | 402                       | 287                                 | 487             | 0.31   | 0.37   | 0.37  | 0.37  |
| <b>Total Area Specific Services Former City Municipal Boundary Areas</b> | <b>4,172</b>                      | <b>2,572</b>              | <b>1,839</b>                        | <b>3,118</b>    | <b>1.31</b>                                      | <b>1.58</b>  | <b>1.58</b>   | <b>1.58</b>   |
| <b>Total Services - Former City Municipal Boundary Areas</b>             | <b>40,773</b>                     | <b>25,140</b>             | <b>17,976</b>                       | <b>30,481</b>   | <b>27.40</b>                                     | <b>18.82</b>   | <b>12.64</b>  | <b>14.67</b>  |
| <b>Salem &amp; Hewitt's Secondary Plan Areas:</b>                        |                                   |                           |                                     |                 |  |  |   |   |
| Wastewater Services - Collection Systems                                 | 2,469                             | 1,522                     | 1,089                               | 1,848           | 1.28   | 0.79   | 0.79  | 0.79  |
| Water Services - Distribution Systems                                    | 2,471                             | 1,524                     | 1,089                               | 1,847           | 1.29   | 0.80   | 0.80  | 0.80  |
| <b>Total Area Specific Services - Salem &amp; Hewitt's</b>               | <b>4,940</b>                      | <b>3,046</b>              | <b>2,178</b>                        | <b>3,695</b>    | <b>2.57</b>                                      | <b>1.59</b>  | <b>1.59</b>   | <b>1.59</b>   |
| <b>Total Services - Salem &amp; Hewitt's Secondary Plan</b>              | <b>41,641</b>                     | <b>25,614</b>             | <b>18,315</b>                       | <b>31,056</b>   | <b>28.66</b>                                     | <b>18.83</b>   | <b>12.65</b>  | <b>14.88</b>  |

By-law Number [2014-XXX]  
SCHEDULE B-2

SCHEDULE "B-2"  
BY-LAW NO. 2014 - \_\_\_\_  
SCHEDULE OF DEVELOPMENT CHARGES  
NOVEMBER 25, 2014 TO FEBRUARY 24, 2015

| Service  | RESIDENTIAL                       |                           |                                     |                 | NON-RESIDENTIAL                                  |  |   |   |
|--|-----------------------------------|---------------------------|-------------------------------------|-----------------|--|--|---|---|
|  | Single and Semi-Detached Dwelling | Apartments - 2 Bedrooms + | Apartments - Bachelor and 1 Bedroom | Other Multiples | Retail (per ft <sup>2</sup> of Gross Floor Area) | Non-Retail Industrial and Non-Office (per ft <sup>2</sup> of Gross Floor Area) | Non-Retail Industrial (per ft <sup>2</sup> of Gross Floor Area) | Non-Retail Office (per ft <sup>2</sup> of Gross Floor Area) |
| <b>Municipal Wide Services:</b>  |                                   |                           |                                     |                 |  |  |   |   |
| Roads  | 16,185                            | 9,980                     | 7,136                               | 12,100          | 15.81  | 10.45  | 7.25  | 8.77  |
| Roads Related  | 534                               | 329                       | 235                                 | 399             | 0.52   | 0.34   | 0.00  | 0.00  |
| Protection   | 628                               | 386                       | 276                                 | 468             | 0.42   | 0.28   | 0.00  | 0.00  |
| Transit  | 514                               | 317                       | 227                                 | 384             | 0.33   | 0.21   | 0.00  | 0.00  |
| Parking  | 221                               | 136                       | 97                                  | 165             | 0.14   | 0.09   | 0.00  | 0.00  |
| Parks and Recreation   | 5,277                             | 3,254                     | 2,327                               | 3,845           | 0.45   | 0.29   | 0.00  | 0.00  |
| Library Services   | 479                               | 295                       | 211                                 | 358             | 0.04   | 0.03   | 0.00  | 0.00  |
| Administration   | 366                               | 228                       | 161                                 | 274             | 0.24   | 0.18   | 0.00  | 0.00  |
| Paramedics   | 89                                | 43                        | 30                                  | 52              | 0.04   | 0.03   | 0.00  | 0.00  |
| Social Housing   | 187                               | 115                       | 82                                  | 140             | 0.00   | 0.00   | 0.00  | 0.00  |
| Wastewater Services - Facilities   | 1,288                             | 794                       | 568                                 | 963             | 0.86   | 0.56   | 0.56  | 0.56  |
| Wastewater Services - Facilities Related Debt                            | 3,780                             | 2,331                     | 1,667                               | 2,828           | 2.52   | 1.67   | 1.67  | 1.67  |
| Water Services - Facilities  | 573                               | 353                       | 253                                 | 428             | 0.36   | 0.25   | 0.25  | 0.25  |
| Water Services - Facilities Related Debt                                 | 6,502                             | 4,009                     | 2,867                               | 4,861           | 4.34   | 2.87   | 2.87  | 2.87  |
| <b>Total Municipal Wide Services</b>                                     | <b>36,691</b>                     | <b>22,568</b>             | <b>16,137</b>                       | <b>27,363</b>   | <b>26.09</b>                                     | <b>17.24</b>   | <b>12.60</b>  | <b>14.12</b>  |
| <b>Area Specific Services</b>  |                                   |                           |                                     |                 |  |  |   |   |
| <b>Former City Municipal Boundary Areas:</b>                             |                                   |                           |                                     |                 |  |  |   |   |
| Stormwater Drainage and Control Services                                 | 3,510                             | 2,184                     | 1,548                               | 2,624           | 1.00   | 1.20   | 1.20  | 1.20  |
| Wastewater Services - Collection Systems                                 | 10                                | 6                         | 4                                   | 7               | 0.00   | 0.01   | 0.01  | 0.01  |
| Water Services - Distribution Systems                                    | 652                               | 402                       | 287                                 | 487             | 0.31   | 0.37   | 0.37  | 0.37  |
| <b>Total Area Specific Services Former City Municipal Boundary Areas</b> | <b>4,172</b>                      | <b>2,572</b>              | <b>1,839</b>                        | <b>3,118</b>    | <b>1.31</b>                                      | <b>1.58</b>  | <b>1.58</b>   | <b>1.58</b>   |
| <b>Total Services - Former City Municipal Boundary Areas</b>             | <b>40,773</b>                     | <b>25,140</b>             | <b>17,976</b>                       | <b>30,481</b>   | <b>27.40</b>                                     | <b>18.82</b>   | <b>14.18</b>  | <b>15.70</b>  |
| <b>Salem &amp; Hewitt's Secondary Plan Areas:</b>                        |                                   |                           |                                     |                 |  |  |   |   |
| Wastewater Services - Collection Systems                                 | 2,469                             | 1,522                     | 1,089                               | 1,848           | 1.28   | 0.79   | 0.79  | 0.79  |
| Water Services - Distribution Systems                                    | 2,471                             | 1,524                     | 1,089                               | 1,847           | 1.29   | 0.80   | 0.80  | 0.80  |
| <b>Total Area Specific Services - Salem &amp; Hewitt's</b>               | <b>4,940</b>                      | <b>3,046</b>              | <b>2,178</b>                        | <b>3,693</b>    | <b>2.57</b>                                      | <b>1.59</b>  | <b>1.59</b>   | <b>1.59</b>   |
| <b>Total Services - Salem &amp; Hewitt's Secondary Plan</b>              | <b>41,541</b>                     | <b>28,144</b>             | <b>19,315</b>                       | <b>31,056</b>   | <b>28.66</b>                                     | <b>18.83</b>   | <b>14.19</b>  | <b>15.71</b>  |

By-law Number [2014-XXX]  
SCHEDULE B-3

SCHEDULE "B-3"  
BY-LAW NO. 2014 - \_\_\_\_  
SCHEDULE OF DEVELOPMENT CHARGES  
FEBRUARY 25, 2015 TO MAY 24, 2015

| Service  | RESIDENTIAL                       |                           |                                     |                 | NON-RESIDENTIAL                                  |  |   |   |
|--|-----------------------------------|---------------------------|-------------------------------------|-----------------|--|--|---|---|
|  | Single and Semi-Detached Dwelling | Apartments - 2 Bedrooms + | Apartments - Bachelor and 1 Bedroom | Other Multiples | Retail (per ft <sup>2</sup> of Gross Floor Area) | Non-Retail Industrial and Non-Office (per ft <sup>2</sup> of Gross Floor Area) | Non-Retail Industrial (per ft <sup>2</sup> of Gross Floor Area) | Non-Retail Office (per ft <sup>2</sup> of Gross Floor Area) |
| <b>Municipal Wide Services:</b>  |                                   |                           |                                     |                 |  |  |   |   |
| Roads  | 16,105                            | 9,960                     | 7,136                               | 12,100          | 15.61  | 10.45  | 0.00  | 9.81  |
| Roads Related  | 534                               | 329                       | 235                                 | 399             | 0.52   | 0.34   | 0.00  | 0.00  |
| Protection   | 626                               | 366                       | 276                                 | 468             | 0.42   | 0.28   | 0.00  | 0.00  |
| Transit  | 514                               | 317                       | 227                                 | 384             | 0.33   | 0.21   | 0.00  | 0.00  |
| Parking  | 221                               | 136                       | 97                                  | 165             | 0.14   | 0.09   | 0.00  | 0.00  |
| Parks and Recreation   | 5,277                             | 3,254                     | 2,327                               | 3,945           | 0.45   | 0.29   | 0.00  | 0.00  |
| Library Services   | 479                               | 295                       | 211                                 | 358             | 0.04   | 0.03   | 0.00  | 0.00  |
| Administration   | 366                               | 226                       | 161                                 | 274             | 0.34   | 0.16   | 0.00  | 0.00  |
| Paramedics   | 69                                | 43                        | 30                                  | 52              | 0.04   | 0.03   | 0.00  | 0.00  |
| Social Housing   | 167                               | 115                       | 82                                  | 140             | 0.00   | 0.00   | 0.00  | 0.00  |
| Wastewater Services - Facilities   | 1,288                             | 794                       | 568                                 | 963             | 0.86   | 0.56   | 0.56  | 0.56  |
| Wastewater Services - Facilities Related Debt                            | 3,780                             | 2,331                     | 1,667                               | 2,826           | 2.52   | 1.67   | 1.67  | 1.67  |
| Water Services - Facilities  | 573                               | 353                       | 253                                 | 426             | 0.38   | 0.25   | 0.25  | 0.25  |
| Water Services - Facilities Related Debt                                 | 6,502                             | 4,009                     | 2,867                               | 4,661           | 4.34   | 2.87   | 2.87  | 2.87  |
| <b>Total Municipal Wide Services</b>                                     | <b>36,601</b>                     | <b>22,568</b>             | <b>16,137</b>                       | <b>27,363</b>   | <b>26.09</b>                                     | <b>17.24</b>   | <b>14.15</b>  | <b>15.16</b>  |
| <b>Area Specific Services</b>  |                                   |                           |                                     |                 |  |  |   |   |
| <b>Former City Municipal Boundary Areas:</b>                             |                                   |                           |                                     |                 |  |  |   |   |
| Stormwater Drainage and Control Services                                 | 3,510                             | 2,164                     | 1,548                               | 2,624           | 1.00   | 1.20   | 1.20  | 1.20  |
| Wastewater Services - Collection Systems                                 | 10                                | 6                         | 4                                   | 7               | 0.00   | 0.01   | 0.01  | 0.01  |
| Water Services - Distribution Systems                                    | 652                               | 402                       | 287                                 | 487             | 0.31   | 0.37   | 0.37  | 0.37  |
| <b>Total Area Specific Services Former City Municipal Boundary Areas</b> | <b>4,172</b>                      | <b>2,572</b>              | <b>1,839</b>                        | <b>3,118</b>    | <b>1.31</b>                                      | <b>1.58</b>  | <b>1.58</b>   | <b>1.58</b>   |
| <b>Total Services - Former City Municipal Boundary Areas</b>             | <b>40,773</b>                     | <b>25,140</b>             | <b>17,976</b>                       | <b>30,481</b>   | <b>27.40</b>                                     | <b>18.82</b>   | <b>15.73</b>  | <b>16.74</b>  |
| <b>Salem &amp; Hewitt's Secondary Plan Areas:</b>                        |                                   |                           |                                     |                 |  |  |   |   |
| Wastewater Services - Collection Systems                                 | 2,469                             | 1,522                     | 1,069                               | 1,848           | 1.28   | 0.79   | 0.79  | 0.79  |
| Water Services - Distribution Systems                                    | 2,471                             | 1,524                     | 1,069                               | 1,847           | 1.29   | 0.80   | 0.80  | 0.80  |
| <b>Total Area Specific Services - Salem &amp; Hewitt's</b>               | <b>4,940</b>                      | <b>3,046</b>              | <b>2,138</b>                        | <b>3,695</b>    | <b>2.57</b>                                      | <b>1.59</b>  | <b>1.59</b>   | <b>1.59</b>   |
| <b>Total Services - Salem &amp; Hewitt's Secondary Plan</b>              | <b>41,541</b>                     | <b>25,814</b>             | <b>18,316</b>                       | <b>31,056</b>   | <b>28.66</b>                                     | <b>18.83</b>   | <b>15.74</b>  | <b>16.75</b>  |

By-law Number [2014-XXX]  
SCHEDULE B-4

SCHEDULE "B-4"  
BY-LAW NO. 2014 - \_\_\_\_\_  
SCHEDULE OF DEVELOPMENT CHARGES  
MAY 25, 2015 TO AUGUST 24, 2015

| Service  | RESIDENTIAL                       |                           |                                     |                | NON-RESIDENTIAL                                  |  |   |   |  |
|--|-----------------------------------|---------------------------|-------------------------------------|----------------|--|--|---|---|--|
|  | Single and Semi-Detached Dwelling | Apartments - 2 Bedrooms + | Apartments - Bachelor and 1 Bedroom | Other Multiple | Retail (per ft <sup>2</sup> of Gross Floor Area) | Non-Retail Industrial and Non-Office (per ft <sup>2</sup> of Gross Floor Area) | Non-Retail Industrial (per ft <sup>2</sup> of Gross Floor Area) | Non-Retail Office (per ft <sup>2</sup> of Gross Floor Area) |  |
| <b>Municipal Wide Services:</b>  |                                   |                           |                                     |                |  |  |   |   |  |
| Roads  | 16,185                            | 9,980                     | 7,136                               | 12,100         | 15.81  | 10.45  | 10.34   | 10.45   |  |
| Roads Related  | 534                               | 329                       | 235                                 | 399            | 0.52   | 0.34   | 0.00  | 0.09  |  |
| Protection   | 628                               | 386                       | 278                                 | 468            | 0.42   | 0.28   | 0.00  | 0.08  |  |
| Transit  | 514                               | 317                       | 227                                 | 384            | 0.33   | 0.21   | 0.00  | 0.06  |  |
| Parking  | 221                               | 138                       | 97                                  | 165            | 0.14   | 0.09   | 0.00  | 0.03  |  |
| Parks and Recreation   | 5,277                             | 3,254                     | 2,327                               | 3,945          | 0.45   | 0.29   | 0.00  | 0.08  |  |
| Library Services   | 479                               | 295                       | 211                                 | 358            | 0.04   | 0.03   | 0.00  | 0.01  |  |
| Administration   | 366                               | 226                       | 161                                 | 274            | 0.24   | 0.16   | 0.00  | 0.04  |  |
| Paramedics   | 69                                | 43                        | 30                                  | 52             | 0.04   | 0.03   | 0.00  | 0.01  |  |
| Social Housing   | 187                               | 115                       | 82                                  | 140            | 0.00   | 0.00   | 0.00  | 0.00  |  |
| Wastewater Services - Facilities   | 1,288                             | 794                       | 568                                 | 963            | 0.86   | 0.56   | 0.56  | 0.56  |  |
| Wastewater Services - Facilities Related Debt                            | 3,780                             | 2,331                     | 1,667                               | 2,826          | 2.52   | 1.67   | 1.67  | 1.67  |  |
| Water Services - Facilities  | 573                               | 353                       | 253                                 | 428            | 0.38   | 0.25   | 0.25  | 0.25  |  |
| Water Services - Facilities Related Debt                                 | 6,502                             | 4,009                     | 2,867                               | 4,861          | 4.34   | 2.87   | 2.87  | 2.87  |  |
| <b>Total Municipal Wide Services</b>                                     | <b>36,691</b>                     | <b>22,668</b>             | <b>16,137</b>                       | <b>27,363</b>  | <b>26.09</b>                                     | <b>17.24</b>   | <b>15.89</b>  | <b>16.20</b>  |  |
| <b>Area Specific Services</b>  |                                   |                           |                                     |                |  |  |   |   |  |
| <b>Former City Municipal Boundary Areas:</b>                             |                                   |                           |                                     |                |  |  |   |   |  |
| Stormwater Drainage and Control Services                                 | 3,510                             | 2,164                     | 1,548                               | 2,624          | 1.00   | 1.20   | 1.20  | 1.20  |  |
| Wastewater Services - Collection Systems                                 | 10                                | 6                         | 4                                   | 7              | 0.00   | 0.01   | 0.01  | 0.01  |  |
| Water Services - Distribution Systems                                    | 652                               | 402                       | 287                                 | 487            | 0.31   | 0.37   | 0.37  | 0.37  |  |
| <b>Total Area Specific Services Former City Municipal Boundary Areas</b> | <b>4,172</b>                      | <b>2,572</b>              | <b>1,839</b>                        | <b>3,118</b>   | <b>1.31</b>                                      | <b>1.58</b>  | <b>1.58</b>   | <b>1.58</b>   |  |
| <b>Total Services - Former City Municipal Boundary Areas</b>             | <b>40,773</b>                     | <b>25,140</b>             | <b>17,976</b>                       | <b>30,481</b>  | <b>27.40</b>                                     | <b>18.82</b>   | <b>17.27</b>  | <b>17.78</b>  |  |
| <b>Salem &amp; Hewitt's Secondary Plan Areas:</b>                        |                                   |                           |                                     |                |  |  |   |   |  |
| Wastewater Services - Collection Systems                                 | 2,469                             | 1,522                     | 1,089                               | 1,846          | 1.28   | 0.79   | 0.79  | 0.79  |  |
| Water Services - Distribution Systems                                    | 2,471                             | 1,524                     | 1,089                               | 1,847          | 1.29   | 0.80   | 0.80  | 0.80  |  |
| <b>Total Area Specific Services - Salem &amp; Hewitt's</b>               | <b>4,940</b>                      | <b>3,046</b>              | <b>2,178</b>                        | <b>3,693</b>   | <b>2.57</b>                                      | <b>1.59</b>  | <b>1.59</b>   | <b>1.59</b>   |  |
| <b>Total Services - Salem &amp; Hewitt's Secondary Plan</b>              | <b>41,541</b>                     | <b>25,614</b>             | <b>18,315</b>                       | <b>31,056</b>  | <b>28.66</b>                                     | <b>18.83</b>   | <b>17.28</b>  | <b>17.79</b>  |  |

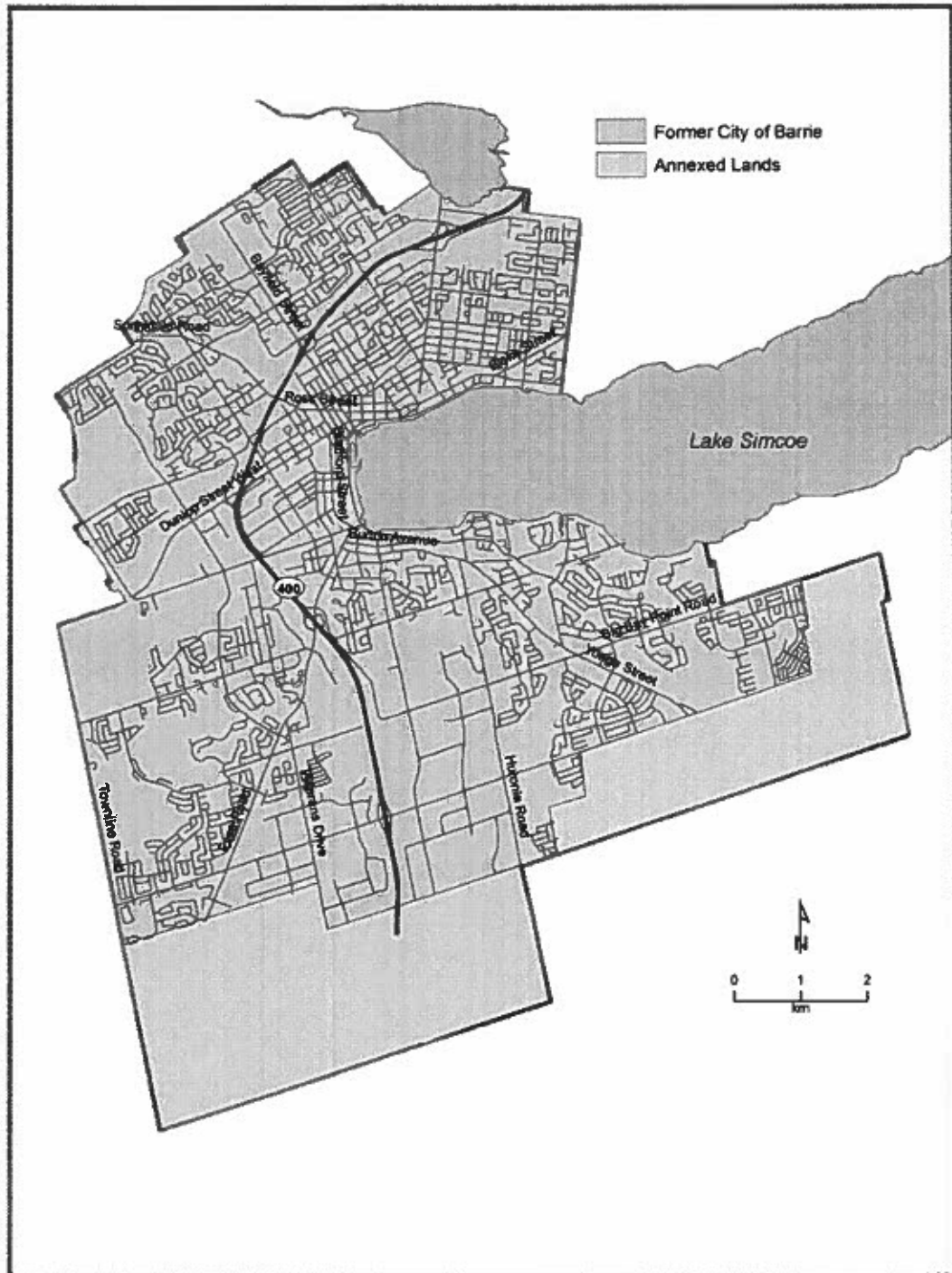
By-law Number [2014-XXX]  
SCHEDULE B-5

SCHEDULE "B-5"  
BY-LAW NO. 2014 - \_\_\_\_\_  
SCHEDULE OF DEVELOPMENT CHARGES  
AUGUST 25, 2015

| Service  | RESIDENTIAL                       |                           |                                     |                 | NON-RESIDENTIAL                                 |   |  |  |
|--|-----------------------------------|---------------------------|-------------------------------------|-----------------|---|---|--|--|
|  | Single and Semi-Detached Dwelling | Apartments - 2 Bedrooms + | Apartments - Bachelor and 1 Bedroom | Other Multiples | Retail (per R <sup>2</sup> of Gross Floor Area) | Non-Retail Industrial and Non-Office (per R <sup>2</sup> of Gross Floor Area) | Non-Retail Industrial (per R <sup>2</sup> of Gross Floor Area) | Non-Retail Office (per R <sup>2</sup> of Gross Floor Area) |
| <b>Municipal Wide Services:</b>  |                                   |                           |                                     |                 |   |   |  |  |
| Roads  | 16,185                            | 9,960                     | 7,136                               | 12,100          | 15.81   | 10.45   | 10.45  | 10.45  |
| Roads Related  | 534                               | 329                       | 235                                 | 399             | 0.52  | 0.34  | 0.34   | 0.34   |
| Protection   | 626                               | 366                       | 276                                 | 468             | 0.42  | 0.28  | 0.28   | 0.28   |
| Transit  | 514                               | 317                       | 227                                 | 384             | 0.33  | 0.21  | 0.21   | 0.21   |
| Parking  | 221                               | 136                       | 97                                  | 165             | 0.14  | 0.09  | 0.09   | 0.09   |
| Parks and Recreation   | 5,277                             | 3,254                     | 2,327                               | 3,945           | 0.45  | 0.29  | 0.29   | 0.29   |
| Library Services   | 478                               | 295                       | 211                                 | 356             | 0.04  | 0.03  | 0.03   | 0.03   |
| Administration   | 366                               | 228                       | 161                                 | 274             | 0.24  | 0.16  | 0.16   | 0.16   |
| Paramedics   | 69                                | 43                        | 30                                  | 52              | 0.04  | 0.03  | 0.03   | 0.03   |
| Social Housing   | 187                               | 115                       | 82                                  | 140             | 0.00  | 0.00  | 0.00   | 0.00   |
| Wastewater Services - Facilities   | 1,268                             | 794                       | 568                                 | 963             | 0.86  | 0.56  | 0.56   | 0.56   |
| Wastewater Services - Facilities Related Debt                            | 3,780                             | 2,331                     | 1,667                               | 2,826           | 2.52  | 1.67  | 1.67   | 1.67   |
| Water Services - Facilities  | 573                               | 353                       | 253                                 | 428             | 0.38  | 0.25  | 0.25   | 0.25   |
| Water Services - Facilities Related Debt                                 | 6,502                             | 4,009                     | 2,867                               | 4,661           | 4.34  | 2.87  | 2.87   | 2.87   |
| <b>Total Municipal Wide Services</b>                                     | <b>36,601</b>                     | <b>22,568</b>             | <b>16,137</b>                       | <b>27,363</b>   | <b>26.99</b>                                    | <b>17.24</b>  | <b>17.24</b>   | <b>17.24</b>   |
| <b>Area Specific Services</b>  |                                   |                           |                                     |                 |   |   |  |  |
| <b>Former City Municipal Boundary Areas:</b>                             |                                   |                           |                                     |                 |   |   |  |  |
| Stormwater Drainage and Control Services                                 | 3,510                             | 2,164                     | 1,548                               | 2,624           | 1.00  | 1.20  | 1.20   | 1.20   |
| Wastewater Services - Collection Systems                                 | 10                                | 6                         | 4                                   | 7               | 0.00  | 0.01  | 0.01   | 0.01   |
| Water Services - Distribution Systems                                    | 652                               | 402                       | 287                                 | 487             | 0.31  | 0.37  | 0.37   | 0.37   |
| <b>Total Area Specific Services Former City Municipal Boundary Areas</b> | <b>4,172</b>                      | <b>2,572</b>              | <b>1,839</b>                        | <b>3,118</b>    | <b>1.31</b>                                     | <b>1.58</b>   | <b>1.58</b>  | <b>1.58</b>  |
| <b>Total Services - Former City Municipal Boundary Areas</b>             | <b>40,773</b>                     | <b>25,140</b>             | <b>17,976</b>                       | <b>30,481</b>   | <b>27.40</b>                                    | <b>18.82</b>  | <b>18.82</b>   | <b>18.82</b>   |
| <b>Salem &amp; Hewitt's Secondary Plan Areas:</b>                        |                                   |                           |                                     |                 |   |   |  |  |
| Wastewater Services - Collection Systems                                 | 2,469                             | 1,522                     | 1,089                               | 1,846           | 1.28  | 0.79  | 0.79   | 0.79   |
| Water Services - Distribution Systems                                    | 2,471                             | 1,524                     | 1,088                               | 1,847           | 1.28  | 0.80  | 0.80   | 0.80   |
| <b>Total Area Specific Services - Salem &amp; Hewitt's</b>               | <b>4,940</b>                      | <b>3,046</b>              | <b>2,178</b>                        | <b>3,693</b>    | <b>2.57</b>                                     | <b>1.59</b>   | <b>1.59</b>  | <b>1.59</b>  |
| <b>Total Services - Salem &amp; Hewitt's Secondary Plan</b>              | <b>41,541</b>                     | <b>25,614</b>             | <b>18,315</b>                       | <b>31,066</b>   | <b>28.66</b>                                    | <b>18.83</b>  | <b>18.83</b>   | <b>18.83</b>   |

By-law Number [2014-XXX]  
SCHEDULE C

FORMER CITY MUNICIPAL BOUNDARY AREAS

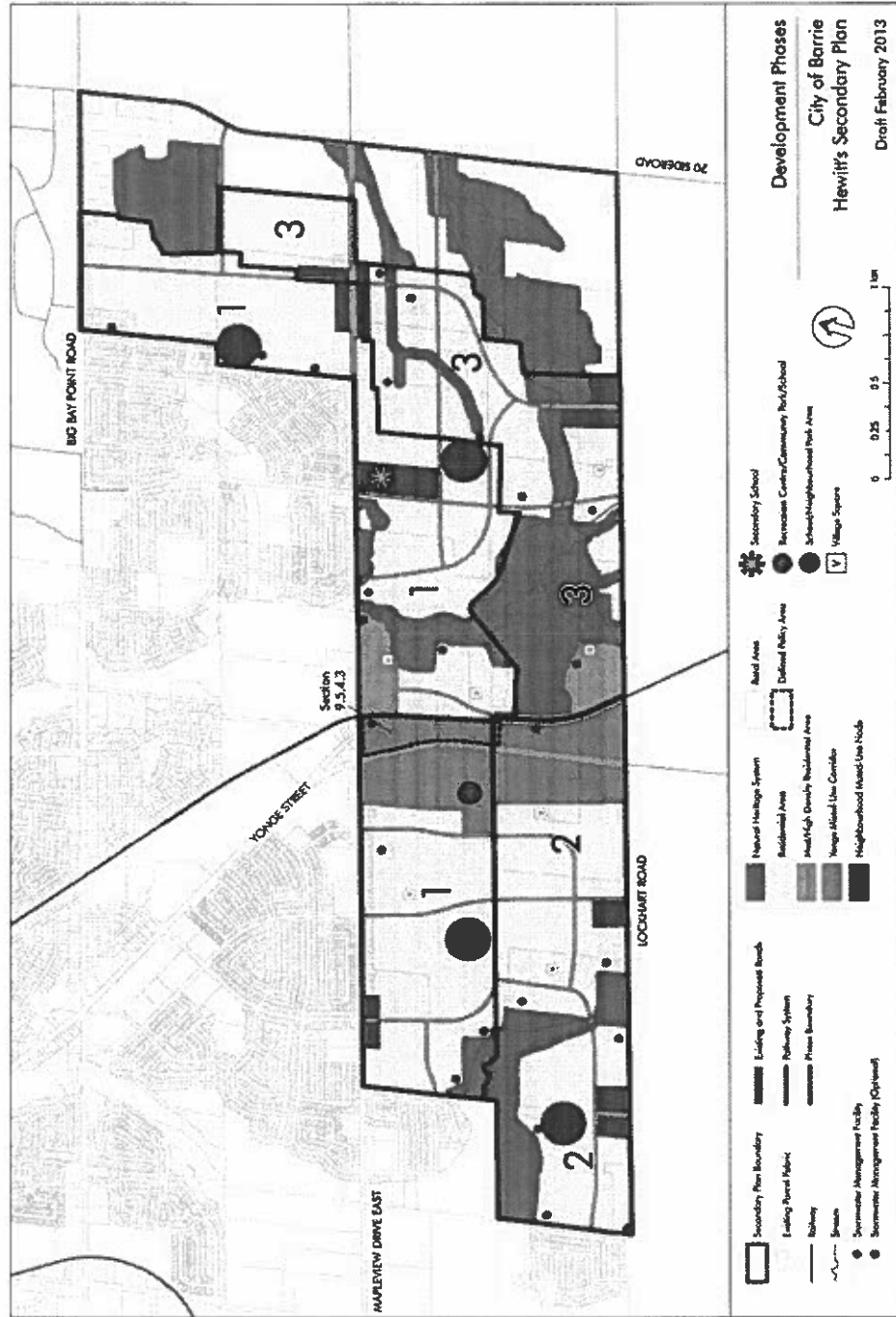






By-law Number [2014-XXX]  
SCHEDULE E

HEWITT'S SECONDARY PLAN AREA



By-law Number [2014-XXX]  
SCHEDULE F

SCHEDULE "F"  
BY-LAW NO. 2014 -  
SCHEDULE OF DEVELOPMENT CHARGES

| Service                      | Residential <sup>1</sup> |                 |                          |                                   | Non-Residential <sup>1</sup>                     |   |
|------------------------------|--------------------------|-----------------|--------------------------|-----------------------------------|--|---|
|                              | Single & Semi Detached   | Other Multiples | Apartments - 2 Bedrooms+ | Apartments Bachelor and 1 Bedroom | Retail (per ft <sup>2</sup> of Gross Floor Area) | All other Non-Residential (per ft <sup>2</sup> of Gross Floor Area) |
| Roads                        | 11,990                   | 8,964           | 6,934                    | 5,095                             | 6.05   | 3.03  |
| Roads Related                | 564                      | 422             | 326                      | 240                               | 0.28   | 0.14  |
| Protection                   | 741                      | 553             | 428                      | 315                               | 0.43   | 0.43  |
| Transit                      | 361                      | 270             | 209                      | 153                               | 0.09   | 0.09  |
| Parking                      | -                        | -               | -                        | -                                 | -  | -   |
| Parks and Recreation         | 4,345                    | 3,249           | 2,513                    | 1,847                             | 0.16   | 0.16  |
| Library Services             | 424                      | 317             | 246                      | 180                               | 0.01   | 0.01  |
| Administration               | 159                      | 119             | 92                       | 68                                | 0.09   | 0.09  |
| Paramedics                   | 95                       | 71              | 55                       | 41                                | 0.02   | 0.02  |
| Wastewater - Facilities      | 3,444                    | 2,574           | 1,991                    | 1,463                             | 2.65   | 2.65  |
| Wastewater - Sewers          | 186                      | 139             | 108                      | 79                                | 0.14   | 0.14  |
| Wastewater - Financing Cost  | 710                      | 531             | 410                      | 302                               | 0.55   | 0.55  |
| Water - Facilities           | 4,922                    | 3,679           | 2,846                    | 2,092                             | 3.68   | 3.68  |
| Water - Distribution systems | 769                      | 575             | 445                      | 327                               | 0.57   | 0.57  |
| Water - Financing Cost       | 781                      | 584             | 452                      | 332                               | 0.58   | 0.58  |
| Stormwater Management        | 1,295                    | 969             | 749                      | 550                               | 1.50   | 1.50  |
| <b>Total</b>                 | <b>30,788</b>            | <b>23,016</b>   | <b>17,803</b>            | <b>13,084</b>                     | <b>16.81</b>                                     | <b>13.64</b>  |

<sup>1</sup> The following designated categories of uses are subject to discounted development charges as noted below:

100% discount for non-residential development in the City Centre Planning Area (CCPA)

50% discount for residential development in the CCPA

Reduced rate of \$11.11 per ft<sup>2</sup> of Gross Floor Area for industrial development

50% discount for development of lands owned by a non-profit institution for their own use

APPENDIX "J"

CORRESPONDENCE RECEIVED



SMARTCENTRES®

June 18, 2014

City Hall  
70 Collier Street  
Barrie, ON, L4M 4T5

Attn: Michael Jermey, Deputy Treasurer

Dear Mr. Jermey:

**RE: 2014 Development Charges Background Study**

We are Smartcentres Inc., and on behalf of ourselves and Calloway REIT, owners of various properties throughout the City of Barrie and active commercial developers within the municipality, this letter is submitted for consideration at the Public Meeting to be held pursuant to Section 12 of the Development Charges Act, 1997 and scheduled for June 23, 2014.

As is currently proposed, non-residential, retail commercial development charges are expected to increase by approximately 63% or \$10.60 per square foot from the current commercial rate. Further, non-residential, non-retail commercial development charges are projected to increase by approximately 37% or \$5.16. In our review of the City of Barrie, 2014 Development Charges Background Study, prepared by Watson & Associates and dated June 6, 2014 we accept overall that some increase to the rates to allow forecasted growth in Barrie is necessary. However, the projected increase will have an impact on the commercial sector that challenges the financial feasibility of future commercial developments. This increase is not commensurate with increases in commercial lease rates in Barrie and will inevitably negatively impact future commercial development as a result.

Furthermore, the proposed commercial DC rates significantly exceed those rates that are currently being proposed in other municipalities throughout southern and southwestern Ontario.

We will continue to review the 2014 Development Charges Background Study prior to July 4, 2014 for inclusion in the staff report to be considered at General Committee on August 11, 2014 and Council August 25, 2014. In the meantime, we respectfully request that Staff consider alternative solutions to more equitably distribute the costs associated with the projected growth and ensure a commercial development charge that is conducive to financially viable commercial development.

Yours truly,



Todd Pierce  
Director, Land Development

R.J. Burnside & Associates Limited 128 Wellington Street West Suite 301 Barrie ON L4N 8J6 CANADA  
telephone (705) 797-2047 fax (705) 797-2037 web www.rjburnside.com



June 23, 2014

Via: Email

Hewitt's Landowner Group  
c/o Chris Barnett, Davis LLP  
100 King Street West  
Toronto ON M5X 1E2

Dear Chris Barnett:

Re: Preliminary Development Charge Review  
Hewitt's Landowner Group  
Project No.: 300032860.0000

Thank you for the opportunity to provide comments on the draft 2014 Development Charge Background Study ("DC").

R.J. Burnside & Associates ("Burnside") is the Group Engineer for the Hewitt's Landowner Group and have undertaken a preliminary review of the DC Background Study on behalf of our client. Our review has focussed on the water and wastewater items. Appended to this letter are comments on the roads program as provided by JD Engineering. We have also coordinated our preliminary review with the Salem Landowner Group consulting team.

A significant amount of review related to development charge water and wastewater projects for the Annex lands was completed during the recent development of the Infrastructure Implementation Plan (IIP) and Memorandum of Understanding (MOU). As such, our comments are generally summarized as seeking clarity on items that may have changed since the IIP was finalized several weeks ago.

Throughout these comments, projects IDs are as referenced in the DC study in the format of DC-1 for Project 1, etc.

## 1.0 General

1. Page 4-7: Please provide details of the amounts included in the "Less Commitments" column to ensure they are not double counted with projects included in the DC.

Hewitt's Landowner Group  
June 23, 2014  
Project No.: 300032860.0000

Page 2 of 3

## 2.0 Water Services – Facilities (Page 5-36)

1. DC-1: It is our understanding through IIP discussions that this project has been funded and substantially complete. Confirmation required that these amounts are not included in the debt, negative reserve fund balance, or 'committed' funds per the table on Page 4-7.
2. DC-4: Confirmation required that the negative reserve fund balance is not double counted in the debt.

## 3.0 Wastewater Services – Facilities (Page 5-39)

1. DC-1, DC-4, DC-5: It is our understanding through IIP discussions that these projects have been funded and are substantially complete. Confirmation required that these amounts are not included in the debt or reserve fund balances.

## 4.0 Water Distribution (Salem & Hewitt's)

1. DC-1: Project was removed from IIP as it was already funded by capital program. Confirmation required that this project has not been accounted for in the debt or reserve fund balances.
2. DC-2: Project was removed from IIP as it was already funded by capital program. Confirmation required that this project has not been accounted for in the debt or reserve fund balances.

## 5.0 Wastewater Collection (Hewitt's & Salem)

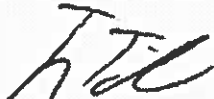
1. DC-8: Benefit to Existing was 20% in IIP and has now been reduced to 10% in the DC. Please provide the rationale.
2. DC-9, DC-10: These projects were not included in the IIP. It is our opinion they should be considered "Former Barrie" projects and removed from the Salem & Hewitts ASDC.
3. DC-38: In the IIP, decommissioning of PS4 was included in Project 23401 (DC-17). It is unclear why this has now been added as an additional project, as the cost should be included in DC-17.

We look forward to continuing to collaborate with the City to resolve the above comments. We also note that the above comments are based on our preliminary review and further comments may be forthcoming as a more detailed review is completed.

Please contact the undersigned with any questions.

Yours truly,

R.J. Burnside & Associates Limited



John Tjeerdsma, P.Eng.  
Vice President Land Development  
TJ:sr

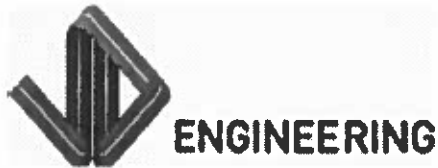
Hewitt's Landowner Group  
June 23, 2014  
Project No.: 300032860.0000

Page 3 of 3

Enclosure(s) Technical Memorandum, JD Engineering, Transportation Review, June 23,  
2014

cc: Salem Landowner Group, (enc.) (Via: Email)

32860 DC review-140623  
23/06/2014 3:28 PM



## Technical Memorandum

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|               |  |            |                        |
|---------------|--|------------|------------------------|
| To:           | Hewitt's Landowner Group<br>c/o Chris Barnett, Davis LLP | From:      | John Northcote, P.Eng. |
| Date:         | June 23 <sup>rd</sup> , 2014                             | Project #: | 1302                   |
| Project Name: | Hewitt's Landowner Group                                 |            |                        |
| Subject:      | Development Charge – Transportation Review               |            |                        |
| Distribution: | East Moratorium Landowner Group                          |            |                        |

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Please find below our preliminary comments relating to the road infrastructure cost covered in the Development Charge [DC] calculation on behalf of the Hewitt's landowners.

This submission is in support of the letter by BA Group (dated June 23, 2014) on the same subject.

Project numbers referenced in the comments below are based on either the Multi-Modal Active Transportation Master Plan [TMP] or Development Charge – Roads [DC-R] nomenclature.

### General Comments

- 1) The project costs included in the DC generally appear to be approximately 1.4% higher than the values used in the TMP, which is understood to account for construction cost inflation between 2012 and 2014. We have found some inconsistencies when comparing the TMP and DC values (eg. DC-R#21, 22, 40, 41, 42, 45, 46, 185, 186, 215). The costs in the DC are up to 30% higher than the TMP project costing values in some cases. Please provide additional project costing details for any projects, within with 2010 City boundary, that have been revised since the adoption of the TMP.
- 2) Grants, subsidies and other contributions provide a significant reduction in the DC recoverable cost for work in the Duckworth Street / Highway 400 area. We understand that the value of future grants for the other Highway 400 crossings cannot be confirmed at this time; however, we believe omitting grants altogether is overly conservative.
- 3) Please provide project costing details for DC-R#1-19. These projects are identified for 2014; however, not all of these items are included in the City's 'The Road Ahead' project list. Please confirm the projects schedule.
- 4) TMP#1913-1931(Sidewalk Infill) requires a significant investment (\$17M by 2031 or \$900,000 / year). Please provide additional information on the strategy and / or general location of the proposed sidewalk construction?
- 5) TMP#1219 (Byrne Drive) shows a \$0.20/m decrease in cost for reconstruction from a 3-lane to 5-lane road versus a 2-lane to 5-lane road. Please provide additional details on the calculation of the unit cost for reconstruction from a 3- to a 5-lane cross section.





Hewitt's Landowner Group  
City of Barrie

Development Charge Review

Date: 06/23/14  
Project No.: 1302

#### Structures

- 6) Please provide additional details on how the 105 metre structure length was estimated for the Highway 400 crossings.
- 7) TMP#1220 (St. Vincent Street) uses a unit cost of \$2,541/m which we believe should be \$2,415, similar to the other Highway 400 crossing structures.
- 8) TMP#1208 (Essa Road) has a 33 metre structure width for an ART7-41 BB-2 cross-section. We believe this same width should be applied to Dunlop Street, Bayfield Street and Big Bay Point Road which all have an ART7-41 BB-2 cross-section (currently have a 36 metre structure width).
- 9) Salem Road has a 29 metre structure width for an ART5-34 BB-2 cross-section. We believe that Tiffin Street should also have a 29 metre structure width (rather than 32 metre) for an ART5-34 BB-2 cross-section.
- 10) Big Bay Point Road has a 36 metre structure width and uses a unit cost of \$1,848/m (with a slightly longer structure length (120 metres) compared with the other structures noted above (105 metres) Please provide additional details showing how this value was calculated.

#### Land Acquisition

- 11) The undeveloped land acquisition costs used in the annexed lands would provide a more accurate representation for the sparsely developed sections of the following projects: TMP#1202 (Cundies Road), #1211 (Harvie Road), #1216 (Essa Road) and #1323 (Tiffin Street).
- 12) The land acquisition cost has been calculated for TMP#1106 (Ross Street) and #1203 (Duckworth Street); however, there does not appear to be consideration for the sale of the existing ROW land which will no longer be required.
- 13) The land acquisition cost for TMP#1201 (Georgian Drive) is based on residential land acquisition; however, we believe the land adjacent to the College and Hospital could be acquired for less than this amount.

#### Project Specific Comments

- 14) TMP#1222 (Lakeshore Drive) between Tiffin Street and Miner's Point Road already has the asphalt width for 2 lanes and would not likely require an additional centre turn lane due to the spacing between driveways and roads. The reconstruction cost for this section is \$5.6M. Active transportation infrastructure along this section could be provided using a boulevard multi-use trail or other solution at a considerable cost saving.
- 15) TMP#1212 (Big Bay Point Road) has a utility relocation cost of \$1,000/m which we believe is overly conservative. We believe a value of \$250/m would be more reasonable for this section.
- 16) TMP#1204 (Bayfield Street) appears to have some inconsistencies in the calculation of the additional ROW required. In one section, a 10 metre existing ROW is applied. It also appears that land acquisition costs are included for the section where the road crosses the MTO ROW, which we believe is unnecessary.
- 17) TMP#1204 (Bayfield Street) project costing does not include any additional cost savings for the existing 5-lane infrastructure between Couffer Street and Ferris Lane. The calculation assumes new road construction.

Please feel free to contact JD Engineering with any questions or concerns.

**CITY OF BARRIE DEVELOPMENT CHARGE STUDY, JUNE 6, 2014  
CLARIFICATION QUESTIONS AND COMMENTS**

1. Based on the information contained in the Background Study, the total eligible development charge costs for Roads (Excluding Roads Related) is \$592.1 million, yet the service level cap calculated in the study is only \$478.4 million. There is no explanation in the Background Study as to why the cap was exceeded and how the City intends to resolve what appears to be a contravention of the Development Charges Act. We would note that as this is a City Wide charge, it is an item that could be appealed by a landowner outside of the Annexed lands.
2. Between the 2012 and 2014 Background Studies, the persons per unit factors for the two apartment unit types have increased. This would have a directly proportional increase in the charge for these unit types. In that the same Statistics Canada housing data used to calculate the persons per household factors is referenced in both studies, it is unclear why the apartment factors would change. Furthermore, the blended persons per household factor for apartments indicated in both studies is the same at 1.67. Mathematically, it does not make sense that the ppu rates for the two apartment types would increase, but the blended average remains the same.

| Changes to Persons Per Household Used in Calculation of the Charge |  |                                     |          |
|--|--|-------------------------------------|----------|
|  | November 23<br>2012<br>Background<br>Study | June 6, 2014<br>Background<br>Study | % Change |
| Singles and Semis  | 3.13                                       | 3.13                                | 0.0%     |
| Apartments 2 Bedrooms+   | 1.81                                       | 1.93                                | 6.6%     |
| Apartments Bachelor and 1 Bedroom                                  | 1.33                                       | 1.38                                | 3.8%     |
| Other Multiples  | 2.34                                       | 2.34                                | 0.0%     |
| Source: urbanMetrics Inc.  |  |                                     |          |

3. The residential charge for wastewater and water services in the annexed lands appears to have been miscalculated. For wastewater collection services, a residential share of 73.1% has been used vs. a share of 77% as described in the Background Study. The 77% represents the ratio of incremental population growth to incremental population and employment growth. In our opinion the 73.1% is in error. For water distribution services, a share of 60% was inadvertently used for the Big Bay Point water main (Project 1 Page 5-50) as opposed to the correct rate of 77%. This results in an overall blended rate of 76.6% for all water projects in the annexed lands, which we also believe to be an error.

4. For the water distribution system in the former municipal boundaries, the Sunnidale Reservoir and Booster (Project 7) has erroneously been given a residential share of 73% as opposed to the correct rate of 60%. This does not affect the charge in the annexed lands, but does result in a slight over charge for residential units within the former City boundaries.
5. In the calculation of the DC eligible amount for Water Services-facilities (p. 5-36). There is a negative reserve fund balance of \$9.7 million. Can it be confirmed that this amount was not also included in the debt amounts identified on the table on p. 5-37.
6. It would be helpful to be provided with the detailed background calculations by which the debt figures (both capital and interest) were arrived at in the Development Charges Background Study.



June 24, 2014

Robert D. Howe  
Goodmans LLP

RE: 2014 City of Barrie Development Charge – Road Program Review for Salem Landowner's Group

Robert:

BA Consulting Group has undertaken a preliminary review of the road program in the *City of Barrie Development Charge Background Study* dated June 6, 2014 on behalf of our client, the Salem Landowner's group. We offer below some questions and concerns that follow from this review.

1. We note that a "Benefit To Existing" (BTE) allocation of about 35% has been used on many of the roads projects, while different (generally lower) allocations have been used on other projects such as Pathways. We further note that the rationale for the calculation of the BTE allocation has not been provided in the DC background study. We would appreciate receiving an explanation as to how the BTE allocation has been determined for the different types of project in the road program, and believe that such an explanation should be included in the DC Background Study.
2. As with comment 1, the same explanation should be provided for the calculation of a "Post Period Benefit" for those projects where it has been applied.
3. Sidewalk projects in areas that are already developed should have a BTE representative of that fact. There appear to be numerous examples of projects where only a minimal BTE allocation has been made, for example:
  - a. DC project #233 "Sidewalk Infill" has a BTE allocation of only 5%, leaving 95% allocated to growth.
  - b. DC project #284 and 285 "Internal Connector Pathways – Various to various" has a BTE allocation of only 5%, leaving 95% allocated to growth.
  - c. DC project #274 "Bear Creek School Trail" is clearly within a developed area, yet has a BTE allocation of only 5%, leaving 95% allocated to growth.

4. We note that according to the Service Standard Calculation Sheets in Appendix 'B' of the DC Background Study, the Eligible Amounts for items in the roads program have been calculated as follows:

- a. \$360,504,630 for Roads
- b. \$100,482,750 for Bridges and Structures
- c. \$ 17,399,970 for Traffic Signals

This totals \$478,387,350. The "Total DC Recoverable Cost for Roads" is \$592,148,079 (per the table on page S-29 of the Background Study), which is almost \$114 million higher than the calculated Eligible amount. We would appreciate receiving an explanation as to how the growth portion of the road program has been justified on the basis of the Level of Service analysis that is presented in Appendix 'B'.

Sincerely,  
BA Consulting Group Ltd.



Paul M. Sarjeant, M.A.Sc, P.Eng.  
Senior Transportation Engineer

**Sent:** Thursday, July 3, 2014 2:13 PM  
**To:** Michael Jermey; Eric Hodgins; Stephen Naylor; Ryan Windle  
**Cc:** Daryl Keleher; Wendy Nott; Rob Spanier; Richard Martz  
**Subject:** Re: City of Barrie - Development Charges Background Study

Good afternoon Michael,  
Could I kindly ask for clarification on the following Development Charge issue. In the City's current DC By-law you offer:

- A 50% reduction to residential DC's in the City Centre Planning Area, and
- Non-residential uses are exempt from DC's in the City Centre Planning Area.

Can you confirm that staff will be recommending to Council that the above noted reduction and exemption be removed?

Thanks,  
Andrew



**LiveWork  
LearnPlay**

**Andrew McNeill**  
Vice-President  
**LiveWorkLearnPlay**

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**From:** Andrew McNeill <[andrew@lwlp.com](mailto:andrew@lwlp.com)>  
**Date:** Friday, 27 June, 2014 2:15 PM  
**To:** "[michael.jermey@barrie.ca](mailto:michael.jermey@barrie.ca)" <[michael.jermey@barrie.ca](mailto:michael.jermey@barrie.ca)>, "[dawn.mcalpine@barrie.ca](mailto:dawn.mcalpine@barrie.ca)" <[dawn.mcalpine@barrie.ca](mailto:dawn.mcalpine@barrie.ca)>, "[eric.hodgins@barrie.ca](mailto:eric.hodgins@barrie.ca)" <[eric.hodgins@barrie.ca](mailto:eric.hodgins@barrie.ca)>, Stephen Naylor <[snaylor@barrie.ca](mailto:snaylor@barrie.ca)>, Ryan Windle <[rwindle@barrie.ca](mailto:rwindle@barrie.ca)>  
**Cc:** Daryl Keleher <[daryl.keleher@altusgroup.com](mailto:daryl.keleher@altusgroup.com)>, Wendy Nott <[wnott@wndplan.com](mailto:wnott@wndplan.com)>, Jack Pong <[jack@citycoredevelopments.com](mailto:jack@citycoredevelopments.com)>, Marc Silbert <[marc@citycoredevelopments.com](mailto:marc@citycoredevelopments.com)>, Natasha Alibhai <[natasha@fortressrdi.com](mailto:natasha@fortressrdi.com)>, Rob Spanier <[rob@lwlp.com](mailto:rob@lwlp.com)>, Richard Martz <[richard@lwlp.com](mailto:richard@lwlp.com)>  
**Subject:** City of Barrie - Development Charges Background Study

Good afternoon Michael and Dawn,  
We represent City Core Developments, Inc., the owner of 51-75 Bradford Street, Barrie, ON (Harmony Village Lake Simcoe) and have just been made aware of the City of Barrie DC Background Study dated June 6, 2014. In the Background Study, it notes that General Committee will consider the DC Background Study, By-law and Staff Report on August 11, 2014. We kindly request that if any stakeholder meetings are scheduled prior to General Committees consideration of this item we would like to receive notification and we will attend. Additionally, we have retained the

services of Altus Group Limited, and we anticipate that Altus will be submitting written comments pertaining to the Background Study shortly to the City of Barrie. Following receipt of our comments, we would be delighted to meet with the City to discuss further.

Regards,  
Andrew McNeill



**LiveWork**  
**LearnPlay**

**Andrew McNeill**  
Vice-President  
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**AIRD & BERLIS LLP**

Barristers and Solicitors  
Patrick J. Harrington  
Direct: 416.865.3424  
E-mail: pharrington@airdberlis.com

July 4, 2014

BY EMAIL

Our File No. 121234

Deputy Treasurer  
City of Barrie  
70 Collier Street, Box 400  
Barrie, ON L4M 4T5

Re: **Proposed Development Charge By-law and underlying Background Study  
(No. 2013-032)**

Our office acts for North American Development Group, SmartCentres, Osmington Inc., and Penady (Barrie) Ltd. (the "Non-Residential Landowners") in respect of the City of Barrie's 2014 DC Background Study and DC By-law.

The Notice issued for the June 23 public meeting on the DC Background Study indicated that staff are receiving written submissions between June 18 and July 4 for review and inclusion in a forthcoming staff report on the DC By-law. This report is presently scheduled to be considered by General Committee on August 11, with Council consideration and proposed by-law passage on August 25.

The staff deadline of July 4 provided less than two weeks from the date of the public meeting for stakeholders to meet with their consultants and prepare submissions for staff's consideration in advance of the August 11 General Committee meeting. We further note that none of the Non-Residential Landowners were invited to participate in stakeholder meetings when the DC Background Study was being prepared.

In light of the foregoing, the Non-Residential Landowners request that staff's report on the DC By-law (and any Committee or Council meeting on the DC By-law) be deferred to allow sufficient time for engagement between the Non-Residential Landowners, their private consultants, City staff, and the City's private consultants.

As part of our request that staff engage with the Non-Residential Landowners before preparing any recommendation reports to Council, we ask that you consider the following:

- Barrie's extraordinary lead in job creation in Canada was primarily due to gains in the retail sector, which is now the number one employment category in Canada.
- Despite the foregoing, Barrie is proposing a substantial increase in the non-residential portion of its DCs, which will have a major impact on new development in the retail, office, and industrial sectors.
- The DC Background Study, which purports to support this substantial increase, was only made available to the Non-Residential Landowners in early June 2014.



July 4, 2014  
Page 2

- With the assistance of their consultants, the Non-Residential Landowners are reviewing various elements of the multi-hundred page DC Background Study.
- The non-residential DC that is ultimately passed by Council must represent the correct assessment of future growth and must be appropriately transitioned so that existing transactions and projects are not jeopardized by unanticipated cost increases.
- The impact of the proposed DC increase to the retail sector should be the subject of a specific staff investigation, including methods to discount or transition increases where appropriate.
- Barrie's annexed lands are a significant factor in determining the appropriate DC rates. It is important that costs as between the annexed lands and Barrie's existing lands be appropriately allocated.

Our clients will endeavour to detail these issues in a forthcoming written submission. In the interim, if staff are interested in meeting with representatives of the Non-Residential Landowners in advance of preparing the staff report for the August 11 General Committee meeting, we would be pleased to facilitate such a meeting.

Should you wish to further discuss any matters raised in this letter, please contact the undersigned.

Yours very truly,

AIRD & BERLIS LLP



Patrick J. Harrington

PJH/mk

cc: S. Bishop, North American Development Group  
T. Pierce, SmartCentres  
B. Keast, Osmington Inc.  
H. Kersey, Penody (Barrie) Ltd.

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