



THE DISTRICT MUNICIPALITY OF MUSKOKA

CORPORATE AND EMERGENCY SERVICES DEPARTMENT
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TO: Chair and Members
Corporate and Emergency Services Committee

FROM: Stephen Cairns,
Commissioner of Finance and Corporate Services

DATE: June 5, 2009

SUBJECT: Development Charges By-Law Review

REPORT NO: CES-8-2009-1

RECOMMENDATION

THAT By-law No. 2008-58 be amended to reflect the fee schedule in accordance with "Schedule 4" to this resolution;

AND THAT By-law No. 2008-58 be further amended to reflect the proposed by-law changes as highlighted in Report No. CES-8-2009-1 "Development Charges By-Law Review".

ORIGIN

The previous Development Charges By-law, By-law 2003-46, came into effect on November 1, 2003 and expired on October 31, 2008.

In January 2007, The District Municipality of Muskoka engaged Watson & Associates to prepare a Development Charges Background Study, which was presented to the Corporate and Emergency Services Committee on August 15, 2008 and to Muskoka District Council on September 2, 2008.

A public meeting was held on September 22, 2008 to review the Development Charges Background Study prepared by Watson & Associates. Feedback from this meeting was incorporated into a draft Development Charges By-law and the Development Charges Options Report No. CES-8-2008-4 which were presented on September 26th to the Corporate and Emergency Services Committee.

Options considered at that time were:

A Phase-in of Charges:

- 3-year Residential phase-in
- 5-year Non-Residential phase-in

Hybrid Option:

- Single and Semi Detached Units: 3-year phase-in (commencing year 1);

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- Low Density Multiples, High Density Development and Occupancy Fees: a freeze on fees for years 1 and 2 and a phase-in of the proposed Study fees over years 3 to 5;
- Non-residential Development:
 - phased-in over 5 years on a straight line basis to a targeted phase-in fee of \$10.00 / square foot for urban development vs. the recommended fee in the Study of \$13.22 and \$2.07 / square foot as the targeted phase-in fee for rural development, and
 - an exemption of development charges for all non-residential expansions on existing development up to 50%.

Other Options:

- freeze on charges,
- implement Study recommendations, or
- conduct new study prior to the 5-year expiry date.

On October 14, 2008 Council considered the proposed Development Charges By-Law and deferred approval to a special meeting of Council held on October 29, 2008. At that meeting Council approved:

- the current Development Charges By-law 2008-58 for the period of November 1, 2008 to October 31, 2013, and
- an immediate increase in all fees in the amount of ten (10) percent with further reconsideration of the charges on or before July 31, 2009 based on a review and update of the Background Study.

On March 25, 2009 a Development Charges Workshop was held at the District Administration Office, 70 Pine Street, Bracebridge. At that time an update of the Development Charges Study was presented based on the 2009 Capital Budget and Forecast and new grant announcements.

The following table summarizes the results of the update for a single detached home.

Service	Current Charge	Original Study Charge	Updated Study Charge
Roads (<i>District wide</i>)	\$5,575	\$6,055	\$6,148
Water	2,193	6,264	6,301
Sewer	3,676	6,916	6,415
Total Urban	\$11,444	\$19,235	\$18,864
Septage	430	611	611
Total Rural	\$6,005	\$6,666	\$6,769

The equivalent non-residential per square footage charges are as follows:

Service	Current Charge	Original Study Charge	Updated Study Charge
Roads (<i>District wide</i>)	\$0.32	\$1.26	\$1.27
Water	0.34	5.68	5.82
Sewer	0.79	6.28	5.72
Total Urban	\$1.45	\$13.22	\$12.81
Septage	0.14	0.81	0.81
Total Rural	\$0.46	\$2.07	\$2.08

This report provides some options for Committee and Council consideration based on the updated Background Study results, feedback to-date from stakeholders and experience gained by administering the new by-law over the last seven months.

ANALYSIS

The review of the Background Study and a recalculation of the fees based on the 2009 Capital Budgets and Forecast did reduce the overall fee by \$371 on a single detached home, however, in terms of an overall increase this was not a significant change from the original Study. As with any budget or forecast, the true test of the validity of the numbers will be when tenders are opened, the projects are completed, and any alternative funding is factored in.

Development charges are not a guaranteed source of revenue. The actual development charges received will be contingent on development. The strength of the local economy and population growth, both of which are beyond the control of Council, will have a major bearing on the amount of fees collected. Similar to the cost side of the equation, growth estimates will vary from year-to-year but over the forecast period the projection must be reasonable.

As such, at any one point the commitments against the Development Charges Reserve Fund will be greater or less than the balance in the Reserve Fund depending on the timing of when the projects identified in the Background Study are completed and when development charges are received.

The other determining factor in the viability of the Development Charges Reserve Fund is the quantum of the charge approved versus those amounts as determined through the Background Study.

Council has four basic options:

1. approve the fees as outlined in the updated Development Charges Background Study (Schedule 1);
2. phase-in the fees as outlined in the updated Development Charges Background Study (Schedules 2a and 2b);
3. approve fees other than those outlined in the Development Charges Background Study;
or
4. phase-in fees other than those outlined in the Development Charges Background Study (Schedule 4).

The following section will deal with options 2 and 4 in more detail and will also recommend other modifications to the existing by-law rather than to the fee schedules. Option 3 is not discussed in this report as a dollar figure cannot be assigned without Council direction.

ALTERNATIVES

Optional Fee Schedules

Note: *For the purposes of the phase-ins the years run from November 1st to October 31st with year one of the five year period ending October 31, 2009. There is no recommendation to implement a mid year adjustment. All phase-ins would commence in the second year. In addition to the phase-in adjustments, the indexing of the fees as outlined in section F 42 of the by-law would still apply.*

Option #2 - Phase-in the fees as outlined in the updated Development Charges Background Study

The first option is to phase-in the fees equally over the remaining four years of the by-law's life (refer to Schedule 2a to this report). The following table shows the impact on a single detached residential home.

Straight Line	Year 1	Year 2	Year 3	Year 4	Year 5
Service	November 1, 2008 to October 31, 2009	November 1, 2009 to October 31, 2010	November 1, 2010 to October 31, 2011	November 1, 2011 to October 31, 2012	November 1, 2012 to October 31, 2013
Roads	\$5,575	\$5,718	\$5,861	\$6,005	\$6,148
Water	\$2,193	\$3,220	\$4,247	\$5,274	\$6,301
Urban Sewer	\$3,676	\$4,361	\$5,046	\$5,731	\$6,415
Total Urban	\$11,444	\$13,299	\$15,154	\$17,010	\$18,864
Rural Septage	\$430	\$475	\$520	\$566	\$611
Total Rural	\$6,005	\$6,193	\$6,381	\$6,571	\$6,759

The following table shows the phased-in fee by year and its percentage of the fee as outlined in the Background Study (referred to as the "targeted fee").

Straight Line	Phased-in Fee as a % of Targeted Fee				
	Year 1	Year 2	Year 3	Year 4	Year 5
Roads	91%	93%	95%	98%	100%
Water	35%	51%	67%	84%	100%
Urban Sewer	57%	68%	79%	89%	100%
Rural Septage	70%	78%	85%	93%	100%

In year 1 the Roads' fee is already at 91% of the targeted fee. The water and sewer fees do not reach that level until the 4th and 5th year of the phase-in. The result is that the across the board 10% increase is more advantageous to the Roads' development charge fee than to the other services.

The second phase-in option back ends the larger increases to years 4 and 5 (refer to Schedule 2b to this report). This type of phase-in can be used to soften the impact on the development community during the initial years in recognition of the challenges facing the industry with the current state of the economy.

Back Ended Phase-in	Year 1	Year 2	Year 3	Year 4	Year 5
Service	November 1, 2008 to October 31, 2009	November 1, 2009 to October 31, 2010	November 1, 2010 to October 31, 2011	November 1, 2011 to October 31, 2012	November 1, 2012 to October 31, 2013
Roads	\$5,575	\$5,632	\$5,747	\$5,919	\$6,148
Water	\$2,193	\$2,604	\$3,426	\$4,658	\$6,301
Urban Sewer	\$3,676	\$3,950	\$4,498	\$5,320	\$6,415
Total Urban	\$11,444	\$12,186	\$13,671	\$15,897	\$18,864
Rural Septage	\$430	\$448	\$484	\$538	\$611
Total Rural	\$6,005	\$6,080	\$6,231	\$6,457	\$6,759

Similar to the previous table, the Roads' fee is achieving over 90% of the targeted fee while the other services do not achieve this percentage until the final year of the phase-in. In addition, under this scenario the percentages in the preceding years are much lower resulting in lower

fees, lower revenues and a greater shift of costs from new development to the existing residents and system users.

Back Ended Phase-in	Phased-in Fee as a % of Targeted Fee				
	Year 1	Year 2	Year 3	Year 4	Year 5
Roads	91%	92%	93%	96%	100%
Water	35%	41%	54%	74%	100%
Urban Sewer	57%	62%	70%	83%	100%
Rural Septage	70%	73%	79%	88%	100%

The following table shows the comparison of the total fees for a single detached home between the two phase-in options.

	Year 1	Year 2	Year 3	Year 4	Year 5
Urban Fees					
Straight Line	\$11,444	\$13,299	\$15,154	\$17,010	\$18,864
Back Ended Phase-in	\$11,444	\$12,186	\$13,671	\$15,897	\$18,864
Difference	\$0	\$1,113	\$1,483	\$1,113	\$0
Rural Fees					
Straight Line	\$6,005	\$6,193	\$6,381	\$6,571	\$6,759
Back Ended Phase-in	\$6,005	\$6,080	\$6,231	\$6,457	\$6,759
Difference	\$0	\$113	\$150	\$114	\$0

Option # 4 - Phase-in a fee other than that as outlined in the Development Charges Background Study

This option caps the overall fee increase to 10% a year, and adjusts the service fees to distribute the increases in order to accelerate increases in those fees that are substantially below the targeted rate (refer to Schedule 4 to this report). The following table shows the proposed fees over the life of the current by-law.

10% Capping Limit	Year 1	Year 2	Year 3	Year 4	Year 5
	November 1, 2008 to October 31, 2009	November 1, 2009 to October 31, 2010	November 1, 2010 to October 31, 2011	November 1, 2011 to October 31, 2012	November 1, 2012 to October 31, 2013
Service					
Roads	\$5,575	\$5,575	\$5,575	\$5,575	\$5,575
Water	\$2,193	\$2,763	\$3,454	\$4,352	\$5,477
Urban Sewer	\$3,676	\$4,250	\$4,818	\$5,305	\$5,703
Total Urban	\$11,444	\$12,588	\$13,847	\$15,232	\$16,755
Rural Septage	\$430	\$469	\$512	\$559	\$611
Total Rural	\$6,005	\$6,044	\$6,087	\$6,134	\$6,186

Although this method results in a lower fee in year 5 than the other two options, it accelerates the increases in fees for those services that have a greater recognized need in the initial years.

Phased-in Fee as a % of Targeted Fee					
Service	Year 1	Year 2	Year 3	Year 4	Year 5
Roads	91%	91%	91%	91%	91%
Water	35%	44%	55%	69%	87%
Urban Sewer	57%	66%	75%	83%	89%
Rural Septage	70%	77%	84%	91%	100%

The following table compares the fees for the three phase-in options for a single detached residential home.

	Year 1	Year 2	Year 3	Year 4	Year 5
Urban Fees					
Straight Line	\$11,444	\$13,299	\$15,154	\$17,010	\$18,864
Back Ended Phase-in	\$11,444	\$12,186	\$13,671	\$15,897	\$18,864
10% Cap on Total Fee	\$11,444	\$12,588	\$13,847	\$15,232	\$16,755
Rural Fees					
Straight Line	\$6,005	\$6,193	\$6,381	\$6,571	\$6,759
Back Ended Phase-in	\$6,005	\$6,080	\$6,231	\$6,457	\$6,759
10% Cap on Total Fee	\$6,005	\$6,044	\$6,087	\$6,134	\$6,186

To achieve this result the following year-over-year increases were applied to the individual service fees.

	Year 2	Year 3	Year 4	Year 5
Overall Increase %	10.00%	10.00%	10.00%	10.00%
Roads	0.00%	0.00%	0.00%	0.00%
Water	26.00%	25.00%	26.00%	25.85%
Urban Sewer	15.62%	13.37%	10.10%	7.50%
Rural Septage	9.10%	9.10%	9.10%	9.30%

Taking the same approach to the non-residential development the following fees would apply:

Fee per Square Foot					
Non Residential	Year 1	Year 2	Year 3	Year 4	Year 5
	November 1, 2008 to October 31, 2009	November 1, 2009 to October 31, 2010	November 1, 2010 to October 31, 2011	November 1, 2011 to October 31, 2012	November 1, 2012 to October 31, 2013
Service					
Roads	\$0.32	\$0.32	\$0.32	\$0.32	\$0.32
Water	0.34	0.49	0.64	0.76	0.87
Urban Sewer	0.79	0.79	0.80	0.86	0.93
Total Urban	\$1.45	\$1.60	\$1.76	\$1.94	\$2.13
Rural Septage	0.14	0.15	0.17	0.19	0.21
Total Rural	\$0.46	\$0.47	\$0.49	\$0.51	\$0.53

Note: The total targeted fee per the Study for the urban area is \$12.81 and \$2.08 for the rural area.

Under this method, by applying an annual increase of 10%, the fees in year 5 only reach a fraction of the targeted fee as shown in the following table.

Phased-in Fee to Targeted Fee					
Service	Year 1	Year 2	Year 3	Year 4	Year 5
Roads	25%	25%	25%	25%	25%
Water	6%	9%	11%	13%	15%
Urban Sewer	14%	14%	14%	15%	16%
Rural Septage	17%	19%	21%	23%	26%

By applying a 20% annual increase, the total fee in year 5 is \$3.01 as shown in the following table and is well within the range of fees levied in comparative municipalities.

Fee per Square Foot					
Non Residential	Year 1	Year 2	Year 3	Year 4	Year 5
Service	November 1, 2008 to October 31, 2009	November 1, 2009 to October 31, 2010	November 1, 2010 to October 31, 2011	November 1, 2011 to October 31, 2012	November 1, 2012 to October 31, 2013
Roads	0.32	0.32	0.32	0.32	0.32
Water	0.34	0.54	0.78	1.09	1.36
Urban Sewer	0.79	0.88	0.99	1.10	1.33
Total Urban	1.45	1.74	2.09	2.51	3.01
Rural Septage	0.14	0.17	0.20	0.24	0.29
Total Rural	0.46	0.49	0.52	0.56	0.61

Despite this increase, the fees are still a fraction of the targeted fee.

Phased-in Fee to Targeted Fee					
Service	Year 1	Year 2	Year 3	Year 4	Year 5
Roads	25%	25%	25%	25%	25%
Water	6%	9%	14%	19%	24%
Urban Sewer	14%	15%	17%	19%	23%
Rural Septage	17%	21%	25%	30%	36%

Proposed By-Law Amendments

Exemptions

Currently only retail and office buildings are entitled to an exemption on enlargements of up to 50% as per section 34 (1) of the by-law. In order to encourage development of existing businesses and to not discriminate between the various types of commercial development it is recommended that this exemption be expanded to include all non-residential development.

Refund or Credits

The current by-law has no provision for providing a credit or refund in the event a building permit is revoked voluntarily or through enforcement. It is therefore recommended that a section be added to the by-law to allow for a credit or a refund given the following situations.

A refund equal to 90% of the fee paid to the payee where:

- no development has occurred,
- the building permit has been revoked,
- the ownership of the property has not changed since the initial payment,
- and where the owner is not the payee, clearance for the refund is obtained from the property owner.

A credit equal to 100% of the fee paid by a prior owner to apply towards a subsequent development charge where:

- ownership of the property has changed since the initial payment,
- no development has occurred,
- the building permit has been revoked, and
- a prior claim has not been approved or submitted.

Fee Schedules

Administratively duplexes and semi-detached units have been charged at the single detached rate. In the current by-law duplexes are shown under low density multiple units. It is recommended that the fee schedules be amended to reflect the past practice by moving duplexes from the low density multiple category to the single detached and semi-detached category.

Affordable Housing Thresholds

To reflect the concerns of achieving an adequate stock of affordable housing units it is recommended that the limit and range values on Schedule C-2 of the by-law be amended to reflect the following:

Form	Current Values	Proposed Amended Values	Percentage of amount otherwise payable permitted to be deferred
Low Density Multiples	\$150,000 or less	\$170,000 or less	100%
	\$150,000 to \$185,000	\$170,000 to \$200,000	50%
	Over \$185,000	Over \$200,000	0%
High Density Residential (2+ sleeping areas)	\$150,000 or less	\$160,000 or less	100%
	\$150,000 to \$160,000	\$160,000 to \$170,000	50%
	over \$160,000	over \$170,000	0%
High Density Residential (less than 2 sleeping areas)	\$150,000 or less	\$160,000 or less	100%
	Over \$150,000	Over \$160,000	0%

FINANCIAL CONSIDERATIONS

Any reduction from the fees established through the Background Study and update will have financial costs. Any phase-in of the fees will also have financial costs in comparison to the projected revenues as outlined in the Study.

Not surprisingly, the 10% capping solution is the most expensive followed by the back ended phase-in and finally the straight line phase-in. The cost for the 10% capping option is \$4.8 million, the back ended phase-in is \$3.8 million and the straight line phase-in is \$2.9 million over the five year period. This is in addition to the impact of reduced development activity from the initial Study's growth projection over the next 5 year period (approximately \$3 million in addition to the above costs).

In addition, the shortfall in commercial revenue is significant under any of the options and is largely attributed to the substantial increase in the fees as proposed by the Background Study. This cost can range from \$5 to \$9 million over the initial five year period depending on growth assumptions and relative strength of the local environment.

From a financial perspective the initial response would be to implement the Background Study recommendations as updated, however, the state of the current environment, competition and public willingness to absorb such increases must be taken into account.

Based on these factors the 10% annual capping of the fees for residential units and commercial accommodation premises as outlined in this report and as shown on Schedule 4 is recommended.

For general non-residential development a 20% annual capping of the fees as outlined in this report and as shown on Schedule 4 is recommended.

If growth does not occur as projected, staff will have to review the growth related capital projects and cancel or defer implementation where possible.

If growth does occur and the growth related capital projects are required, long-term debt will need to be issued. In this scenario the debt is eligible to be included in the next development charges review that, by statute, must be completed by the end of October 2013. If the financial burden and challenges become significant staff will recommend a review of the existing development charges prior to the October 2013 deadline.

STRATEGIC PRIORITIES

The Development Charges By-law review supports the following goals and strategies outlined in Muskoka's Strategic Priorities document:

- 2.1 "Strengthen the overall financial position by adopting and implementing a set of clearly defined financial objectives, including reducing the capital debt associated with sewer and water capital projects. Prepare a financial business case analysis with each new major capital project being considered by Council."
4. (in part) "Provide a reliable and progressive public infrastructure system across Muskoka. Continue to provide water and sewage treatment systems and waste management programs of a high environmental standard while also recognizing the need for affordable rates and economically viable systems."

7.7 "Continue to support the construction of new affordable housing units through the waiving of development charges according to the criteria contained in the Development Charges By-law, as amended from time to time."

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Stephen Cairns". The signature is fluid and cursive, with the first name "Stephen" and the last name "Cairns" clearly distinguishable.

Stephen Cairns
Commissioner of Finance and
Corporate Services

Residential & Commercial Accommodation Premises Development Charges - as per Updated Background Study Fee				
	CHARGE TYPE	November 1, 2008 to October 31, 2009	November 1, 2009 to October 31, 2013	
		CHARGE	CHARGE	
(a) Single Family Residential Development, Duplexes and Semi Detached Residential Development	for each unit			
	Roads	\$5,575	\$6,148	
	Water	\$2,193	\$6,415	
	Urban Sewer	\$3,676	\$6,301	
	Total Urban	\$11,444	\$18,864	
	Rural Area Septage	\$430	\$611	
	Total Rural	\$6,005	\$6,759	
(b) Low Density Multiple Unit Residential Development (i) Townhouses and Row Housing	for each unit			
	Roads	\$4,906	\$5,410	
	Water	\$1,931	\$5,645	
	Urban Sewer	\$3,235	\$5,545	
	Total Urban	\$10,072	\$16,600	
	Rural Area Septage	\$378	\$538	
	Total Rural	\$5,284	\$5,948	
	(ii) Triplexes, Quadplexes and Other greater multiples	for each unit, suite or apartment within the development		
		Roads	\$4,906	\$5,410
		Water	\$1,931	\$5,645
		Urban Sewer	\$3,235	\$5,545
		Total Urban	\$10,072	\$16,600
		Rural Area Septage	\$378	\$538
Total Rural		\$5,284	\$5,948	
(c) High Density Residential (i) Buildings, Suites, Apartments or Units containing 2 or more sleeping areas	for each unit, suite, apartment or sleeping area within the development			
	Roads	\$3,680	\$4,058	
	Water	\$1,448	\$4,234	
	Urban Sewer	\$2,427	\$4,159	
	Total Urban	\$7,555	\$12,451	
	Rural Area Septage	\$284	\$403	
	Total Rural	\$3,964	\$4,461	
	(i) Buildings, Suites, Apartments or Units containing less than 2 sleeping areas	for each unit, suite, apartment or sleeping area within the development		
		Roads	\$2,453	\$2,705
		Water	\$965	\$2,823
		Urban Sewer	\$1,617	\$2,772
		Total Urban	\$5,035	\$8,300
		Rural Area Septage	\$189	\$269
Total Rural		\$2,642	\$2,974	
(d) Uncategorized Residential Development Charge per Occupant	per occupant			
	Roads	\$1,866	\$2,058	
	Water	\$734	\$2,147	
	Urban Sewer	\$1,230	\$2,109	
	Total Urban	\$3,830	\$6,314	
	Rural Area Septage	\$144	\$205	
	Total Rural	\$2,010	\$2,263	

General Non-Residential Rate per Square Foot as per Updated Background Study			
	Service	November 1, 2008 to October 31, 2009	November 1, 2009 to October 31, 2013
		Non-Residential	Roads
	Water	0.34	5.72
	Urban Sewer	0.79	5.82
	Total Urban	1.45	12.81
	Rural Area Septage	0.14	0.81
	Total Rural	0.46	2.08

Residential & Commercial Accommodation Premises Development Charges for Straight Line Phase - In							
	SERVICE TYPE	November 1, 2008 to October 31, 2009	November 1, 2009 to October 31, 2010	November 1, 2010 to October 31, 2011	November 1, 2011 to October 31, 2012	November 1, 2012 to October 31, 2013	
		CHARGE	CHARGE	CHARGE	CHARGE	CHARGE	
(a) Single Family Residential Development, Duplexes and Semi Detached Residential Development	for each unit						
	Roads	\$5,575	\$5,718	\$5,861	\$6,005	\$6,148	
	Water	\$2,193	\$3,220	\$4,247	\$5,274	\$6,301	
	Urban Sewer	\$3,676	\$4,361	\$5,046	\$5,731	\$6,415	
	Total Urban	\$11,444	\$13,299	\$15,154	\$17,010	\$18,864	
	Rural Area Septage	\$430	\$475	\$520	\$566	\$611	
	Total Rural	\$6,005	\$6,193	\$6,381	\$6,571	\$6,759	
(b) Low Density Multiple Unit Residential Development (i) Townhouses and Row Housing	for each unit						
	Roads	\$4,906	\$5,032	\$5,158	\$5,284	\$5,410	
	Water	\$1,931	\$2,834	\$3,737	\$4,641	\$5,545	
	Urban Sewer	\$3,235	\$3,838	\$4,440	\$5,043	\$5,645	
	Total Urban	\$10,072	\$11,704	\$13,335	\$14,968	\$16,600	
	Rural Area Septage	\$378	\$418	\$458	\$498	\$538	
	Total Rural	\$5,284	\$5,450	\$5,616	\$5,782	\$5,948	
	(ii) Triplexes, Quadplexes and Other greater multiples	for each unit, suite or apartment within the development					
		Roads	\$4,906	\$5,032	\$5,158	\$5,284	\$5,410
		Water	\$1,931	\$2,834	\$3,737	\$4,641	\$5,545
		Urban Sewer	\$3,235	\$3,838	\$4,440	\$5,043	\$5,645
		Total Urban	\$10,072	\$11,704	\$13,335	\$14,968	\$16,600
		Rural Area Septage	\$378	\$418	\$458	\$498	\$538
Total Rural		\$5,284	\$5,450	\$5,616	\$5,782	\$5,948	
(c) High Density Residential (i) Buildings, Suites, Apartments or Units containing 2 or more sleeping areas	for each unit, suite, apartment or sleeping area within the development						
	Roads	\$3,680	\$3,774	\$3,868	\$3,963	\$4,058	
	Water	\$1,448	\$2,125	\$2,803	\$3,481	\$4,159	
	Urban Sewer	\$2,427	\$2,878	\$3,330	\$3,782	\$4,234	
	Total Urban	\$7,555	\$8,777	\$10,001	\$11,226	\$12,451	
	Rural Area Septage	\$284	\$314	\$343	\$374	\$403	
	Total Rural	\$3,964	\$4,088	\$4,211	\$4,337	\$4,461	
	(i) Buildings, Suites, Apartments or Units containing less than 2 sleeping areas	for each unit, suite, apartment or sleeping area within the development					
		Roads	\$2,453	\$2,516	\$2,579	\$2,642	\$2,705
		Water	\$965	\$1,417	\$1,869	\$2,321	\$2,772
		Urban Sewer	\$1,617	\$1,919	\$2,220	\$2,522	\$2,823
		Total Urban	\$5,035	\$5,852	\$6,668	\$7,485	\$8,300
		Rural Area Septage	\$189	\$209	\$229	\$249	\$269
Total Rural		\$2,642	\$2,725	\$2,808	\$2,891	\$2,974	
(d) Uncategorized Residential Development Charge per Occupant	per occupant						
	Roads	\$1,866	\$1,914	\$1,962	\$2,010	\$2,058	
	Water	\$734	\$1,078	\$1,421	\$1,765	\$2,109	
	Urban Sewer	\$1,230	\$1,460	\$1,689	\$1,918	\$2,147	
	Total Urban	\$3,830	\$4,452	\$5,072	\$5,693	\$6,314	
	Rural Area Septage	\$144	\$159	\$174	\$189	\$205	
	Total Rural	\$2,010	\$2,073	\$2,136	\$2,199	\$2,263	

Straight Line Phase-in	Fee per Square Foot					
	Non-Residential	Year 1	Year 2	Year 3	Year 4	Year 5
Non-Residential		November 1, 2008 to October 31, 2009	November 1, 2009 to October 31, 2010	November 1, 2010 to October 31, 2011	November 1, 2011 to October 31, 2012	November 1, 2012 to October 31, 2013
	Service					
	Roads	0.32	0.56	0.80	1.03	1.27
	Water	0.34	1.69	3.03	4.38	5.72
	Urban Sewer	0.79	2.05	3.31	4.56	5.82
	Total Urban	1.45	4.29	7.13	9.97	12.81
	Rural Septage	0.14	0.31	0.48	0.64	0.81
Total Rural	0.46	0.87	1.27	1.68	2.08	

Residential & Commercial Accommodation Premises Development Charges for Back Ended Phase - In						
SERVICE TYPE	November 1, 2008 to October 31, 2009	November 1, 2009 to October 31, 2010	November 1, 2010 to October 31, 2011	November 1, 2011 to October 31, 2012	November 1, 2012 to October 31, 2013	
	CHARGE	CHARGE	CHARGE	CHARGE	CHARGE	
(a) Single Family Residential Development, Duplexes and Semi Detached Residential Development	for each unit					
	Roads	\$5,575	\$5,632	\$5,747	\$5,919	\$6,148
	Water	\$2,193	\$2,604	\$3,426	\$4,658	\$6,301
	Urban Sewer	\$3,676	\$3,950	\$4,498	\$5,320	\$6,415
	Total Urban	\$11,444	\$12,186	\$13,671	\$15,897	\$18,864
	Rural Area Septage	\$430	\$448	\$484	\$538	\$611
Total Rural	\$6,005	\$6,080	\$6,231	\$6,457	\$6,759	
(b) Low Density Multiple Unit Residential Development	for each unit					
	(i) Townhouses and Row Housing					
	Roads	\$4,906	\$4,956	\$5,057	\$5,209	\$5,410
	Water	\$1,931	\$2,292	\$3,015	\$4,099	\$5,545
	Urban Sewer	\$3,235	\$3,476	\$3,958	\$4,682	\$5,645
	Total Urban	\$10,072	\$10,724	\$12,030	\$13,990	\$16,600
	Rural Area Septage	\$378	\$394	\$426	\$473	\$538
	Total Rural	\$5,284	\$5,350	\$5,483	\$5,682	\$5,948
	(ii) Triplexes, Quadplexes and Other greater multiples					
	for each unit, suite or apartment within the development					
	Roads	\$4,906	\$4,956	\$5,057	\$5,209	\$5,410
	Water	\$1,931	\$2,292	\$3,015	\$4,099	\$5,545
Urban Sewer	\$3,235	\$3,476	\$3,958	\$4,682	\$5,645	
Total Urban	\$10,072	\$10,724	\$12,030	\$13,990	\$16,600	
Rural Area Septage	\$378	\$394	\$426	\$473	\$538	
Total Rural	\$5,284	\$5,350	\$5,483	\$5,682	\$5,948	
(c) High Density Residential	for each unit, suite, apartment or sleeping area within the development					
	(i) Buildings, Suites, Apartments or Units containing 2 or more sleeping areas					
	Roads	\$3,680	\$3,717	\$3,793	\$3,907	\$4,058
	Water	\$1,448	\$1,719	\$2,261	\$3,074	\$4,159
	Urban Sewer	\$2,427	\$2,607	\$2,969	\$3,511	\$4,234
	Total Urban	\$7,555	\$8,043	\$9,023	\$10,492	\$12,451
	Rural Area Septage	\$284	\$296	\$319	\$355	\$403
	Total Rural	\$3,964	\$4,013	\$4,112	\$4,262	\$4,461
	(i) Buildings, Suites, Apartments or Units containing less than 2 sleeping areas					
	for each unit, suite, apartment or sleeping area within the development					
	Roads	\$2,453	\$2,478	\$2,529	\$2,604	\$2,705
	Water	\$965	\$1,146	\$1,507	\$2,050	\$2,772
Urban Sewer	\$1,617	\$1,738	\$1,979	\$2,341	\$2,823	
Total Urban	\$5,035	\$5,362	\$6,015	\$6,995	\$8,300	
Rural Area Septage	\$189	\$197	\$213	\$237	\$269	
Total Rural	\$2,642	\$2,675	\$2,742	\$2,841	\$2,974	
(d) Uncategorized Residential Development Charge per Occupant	per occupant					
	Roads	\$1,866	\$1,885	\$1,924	\$1,981	\$2,058
	Water	\$734	\$872	\$1,147	\$1,559	\$2,109
	Urban Sewer	\$1,230	\$1,322	\$1,505	\$1,781	\$2,147
	Total Urban	\$3,830	\$4,079	\$4,576	\$5,321	\$6,314
	Rural Area Septage	\$144	\$150	\$162	\$180	\$205
Total Rural	\$2,010	\$2,035	\$2,086	\$2,161	\$2,263	

Back Ended Phase-in	Fee per Square Foot					
	Non-Residential	Year 1	Year 2	Year 3	Year 4	Year 5
		November 1, 2008 to October 31, 2009	November 1, 2009 to October 31, 2010	November 1, 2010 to October 31, 2011	November 1, 2011 to October 31, 2012	November 1, 2012 to October 31, 2013
Non-Residential	Service					
	Roads	0.32	0.42	0.61	0.89	1.27
	Water	0.34	0.88	1.95	3.57	5.72
	Urban Sewer	0.79	1.29	2.30	3.81	5.82
	Total Urban	1.45	2.59	4.86	8.27	12.81
	Rural Septage	0.14	0.21	0.34	0.54	0.81
	Total Rural	0.46	0.62	0.95	1.43	2.08

Residential & Commercial Accommodation Premises Development Charges for 10% Capping Increase							
	CHARGE	November 1, 2008 to October 31, 2009	November 1, 2009 to October 31, 2010	November 1, 2010 to October 31, 2011	November 1, 2011 to October 31, 2012	November 1, 2012 to October 31, 2013	
	TYPE	CHARGE	CHARGE	CHARGE	CHARGE	CHARGE	
(a)	Single Family Residential Development, Duplexes and Semi Detached Residential Development	for each unit					
	Roads	\$5,575	\$5,575	\$5,575	\$5,575	\$5,575	
	Water	\$2,193	\$2,763	\$3,454	\$4,352	\$5,477	
	Urban Sewer	\$3,676	\$4,250	\$4,818	\$5,305	\$5,703	
	Total Urban	\$11,444	\$12,588	\$13,847	\$15,232	\$16,755	
	Rural Area Septage	\$430	\$469	\$512	\$559	\$611	
	Total Rural	\$6,005	\$6,044	\$6,087	\$6,134	\$6,186	
(b)	Low Density Multiple Unit Residential Development	for each unit					
	(i) Townhouses and Row Housing	Roads	\$4,906	\$4,906	\$4,906	\$4,906	\$4,906
		Water	\$1,931	\$2,431	\$3,040	\$3,830	\$4,820
		Urban Sewer	\$3,235	\$3,740	\$4,240	\$4,668	\$5,019
		Total Urban	\$10,072	\$11,077	\$12,186	\$13,404	\$14,745
		Rural Area Septage	\$378	\$413	\$451	\$492	\$538
		Total Rural	\$5,284	\$5,319	\$5,357	\$5,398	\$5,444
	(ii) Triplexes, Quadplexes and Other greater multiples	for each unit, suite or apartment within the development					
		Roads	\$4,906	\$4,906	\$4,906	\$4,906	\$4,906
		Water	\$1,931	\$2,431	\$3,040	\$3,830	\$4,820
Urban Sewer		\$3,235	\$3,740	\$4,240	\$4,668	\$5,019	
Total Urban		\$10,072	\$11,077	\$12,186	\$13,404	\$14,745	
	Rural Area Septage	\$378	\$413	\$451	\$492	\$538	
	Total Rural	\$5,284	\$5,319	\$5,357	\$5,398	\$5,444	
(c)	High Density Residential	for each unit, suite, apartment or sleeping area within the development					
	(i) Buildings, Suites, Apartments or Units containing 2 or more sleeping areas	Roads	\$3,680	\$3,680	\$3,680	\$3,680	\$3,680
		Water	\$1,448	\$1,824	\$2,280	\$2,872	\$3,615
		Urban Sewer	\$2,427	\$2,805	\$3,180	\$3,501	\$3,764
		Total Urban	\$7,555	\$8,309	\$9,140	\$10,053	\$11,059
		Rural Area Septage	\$284	\$310	\$338	\$369	\$403
		Total Rural	\$3,964	\$3,990	\$4,018	\$4,049	\$4,083
	(ii) Buildings, Suites, Apartments or Units containing less than 2 sleeping areas	for each unit, suite, apartment or sleeping area within the development					
		Roads	\$2,453	\$2,453	\$2,453	\$2,453	\$2,453
		Water	\$965	\$1,216	\$1,520	\$1,915	\$2,410
Urban Sewer		\$1,617	\$1,870	\$2,120	\$2,334	\$2,509	
Total Urban		\$5,035	\$5,539	\$6,093	\$6,702	\$7,372	
	Rural Area Septage	\$189	\$206	\$225	\$246	\$269	
	Total Rural	\$2,642	\$2,659	\$2,678	\$2,699	\$2,722	
(d)	Uncategorized Residential Development Charge per Occupant	per occupant					
	Roads	\$1,866	\$1,866	\$1,866	\$1,866	\$1,866	
	Water	\$734	\$925	\$1,156	\$1,457	\$1,833	
	Urban Sewer	\$1,230	\$1,422	\$1,613	\$1,776	\$1,909	
	Total Urban	\$3,830	\$4,213	\$4,635	\$5,099	\$5,608	
	Rural Area Septage	\$144	\$157	\$171	\$187	\$205	
	Total Rural	\$2,010	\$2,023	\$2,037	\$2,053	\$2,071	

General Non-Residential Rate per Square Foot for a 20% Capped Increase						
	Service	November 1, 2008 to October 31, 2009	November 1, 2009 to October 31, 2010	November 1, 2010 to October 31, 2011	November 1, 2011 to October 31, 2012	November 1, 2012 to October 31, 2013
Non-Residential	Roads	0.32	0.32	0.32	0.32	0.32
	Water	0.34	0.54	0.78	1.09	1.36
	Urban Sewer	0.79	0.88	0.99	1.10	1.33
	Total Urban	1.45	1.74	2.09	2.51	3.01
	Rural Area Septage	0.14	0.17	0.20	0.24	0.29
	Total Rural	0.46	0.49	0.52	0.56	0.61