

**TOWNSHIP OF WOOLWICH**  
**2011 DEVELOPMENT CHARGES**  
**UPDATE STUDY**

**For Public Circulation and Comment**

NOVEMBER 28, 2011



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 **Planning for growth**



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# 1. INTRODUCTION



# 1. INTRODUCTION

## 1.1 Background

The basis for the calculation of the Township's existing schedule of residential and non-residential development charges is documented in the "Township of Woolwich Development Charge Background Study," dated June 15, 2009 (as amended June 18, 2009). The Township's Development Charges Bylaw 42-2009 was adopted by Council on June 30, 2009. The development charges bylaw came into force on July 7, 2009. The resultant 2009 development charges are summarized as follows:

**Table 1-1**  
**Township of Woolwich**  
**BY-LAW NO. 42-2009**  
**SCHEDULE OF DEVELOPMENT CHARGES**  
**Effective July 7, 2009**

| SERVICE                              | RESIDENTIAL (\$/dwelling unit)                           |                            |                                       |                       | NON-RESIDENTIAL<br>(per ft <sup>2</sup> of<br>Gross Floor Area) |
|--------------------------------------|--|----------------------------|---------------------------------------|-----------------------|---|
|                                      | Single-Detached<br>Dwelling & Semi-<br>Detached Dwelling | Apartments<br>2 Bedrooms + | Apartments<br>Bachelor &<br>1 Bedroom | Multiple<br>Dwellings |   |
| <b>Municipal Wide Services:</b>      |  |                            |                                       |                       |   |
| Roads and Related                    | 1,151  | 727                        | 561                                   | 925                   | 0.70  |
| Fire Protection Services             | 483  | 305                        | 236                                   | 388                   | 0.26  |
| Outdoor Recreation Services          | 425  | 268                        | 207                                   | 341                   | 0.02  |
| Indoor Recreation Services           | 1,362  | 860                        | 664                                   | 1,094                 | 0.08  |
| Administration                       | 203  | 128                        | 99                                    | 163                   | 0.17  |
| <b>Total Municipal Wide Services</b> | <b>3,624</b>   | <b>2,288</b>               | <b>1,767</b>                          | <b>2,911</b>          | <b>1.23</b>   |
| <b>Area-Specific Services</b>        |  |                            |                                       |                       |   |
| Wastewater Services                  | 404  | 255                        | 197                                   | 325                   | 0.22  |
| Water Services                       | 367  | 232                        | 179                                   | 295                   | 0.20  |
| <b>Total Area-Specific Services</b>  | <b>771</b>   | <b>487</b>                 | <b>376</b>                            | <b>620</b>            | <b>0.42</b>   |
| <b>Breslau Services</b>              |  |                            |                                       |                       |   |
| Wastewater                           | 1,827  | 1,197                      | 1,197                                 | 1,764                 | 0.26  |
| GRAND TOTAL MUNICIPAL-WIDE           | 3,624  | 2,288                      | 1,767                                 | 2,911                 | 1.23  |
| GRAND TOTAL AREA-SPECIFIC            | 4,395  | 2,775                      | 2,143                                 | 3,531                 | 1.65  |
| GRAND TOTAL BRESLAU                  | 5,451  | 3,485                      | 2,964                                 | 4,675                 | 1.49  |

Section 5.1 of Bylaw 42-2009 prescribes mandatory annual indexing of the development charges based on Statistics Canada, Construction Price Statistics. In accordance with the change in the index over the subsequent period, the present charges are 0.52% lower than the charges provided in Table 1-1. As a result, the development charges in effect as of February 1, 2011 are shown in Table 1-2.

**Table 1-2**  
**Township of Woolwich**  
**SCHEDULE OF DEVELOPMENT CHARGES**  
**Effective February 1, 2011**

| SERVICE                              | RESIDENTIAL (\$/dwelling unit)                           |                            |                                       |                       | NON-RESIDENTIAL<br>(per ft <sup>2</sup> of<br>Gross Floor Area) |
|--------------------------------------|--|----------------------------|---------------------------------------|-----------------------|---|
|                                      | Single-Detached<br>Dwelling & Semi-<br>Detached Dwelling | Apartments<br>2 Bedrooms + | Apartments<br>Bachelor &<br>1 Bedroom | Multiple<br>Dwellings |   |
| <b>Municipal Wide Services:</b>      |  |                            |                                       |                       |   |
| Roads and Related                    | 1,145  | 723                        | 558                                   | 920                   | 0.70  |
| Fire Protection Services             | 481  | 303                        | 235                                   | 386                   | 0.22  |
| Outdoor Recreation Services          | 423  | 267                        | 206                                   | 339                   | 0.02  |
| Indoor Recreation Services           | 1,355  | 856                        | 661                                   | 1,088                 | 0.08  |
| Administration                       | 202  | 127                        | 98                                    | 162                   | 0.17  |
| <b>Total Municipal Wide Services</b> | <b>3,606</b>   | <b>2,275</b>               | <b>1,758</b>                          | <b>2,896</b>          | <b>1.19</b>   |
| <b>Area-Specific Services</b>        |  |                            |                                       |                       |   |
| Wastewater Services                  | 402  | 254                        | 196                                   | 323                   | 0.22  |
| Water Services                       | 365  | 231                        | 178                                   | 293                   | 0.20  |
| <b>Total Area-Specific Services</b>  | <b>767</b>   | <b>485</b>                 | <b>374</b>                            | <b>616</b>            | <b>0.42</b>   |
| <b>Breslau Services</b>              |  |                            |                                       |                       |   |
| Wastewater                           | 1,720  | 975                        | 975                                   | 1,188                 | 0.37  |
| GRAND TOTAL MUNICIPAL-WIDE           | 3,606  | 2,275                      | 1,758                                 | 2,896                 | 1.19  |
| GRAND TOTAL AREA-SPECIFIC            | 4,373  | 2,760                      | 2,132                                 | 3,512                 | 1.61  |
| GRAND TOTAL BRESLAU                  | 5,326  | 3,250                      | 2,733                                 | 4,084                 | 1.56  |

Reviewing the development charges rates presented in Table 1-2, it is noted that there was a minor error in the application of the index for the Fire Protection Services non-residential charge. Applying the 0.52% reduction in charge from Table 1-1 rates, the Fire Protection Services non-residential charge should be \$0.26/sq.ft., as opposed to \$0.22/sq.ft. The updated schedule of current development charge rates is presented in Table 1-3. This indexing adjustment is included as part of this DC amendment.

**Table 1-3**  
**Township of Woolwich**  
**SCHEDULE OF DEVELOPMENT CHARGES**  
**Effective February 1, 2011 - REVISED**

| SERVICE                              | RESIDENTIAL (\$/dwelling unit)                           |                            |                                       |                       | NON-RESIDENTIAL<br>(per ft <sup>2</sup> of<br>Gross Floor Area) |
|--------------------------------------|--|----------------------------|---------------------------------------|-----------------------|---|
|                                      | Single-Detached<br>Dwelling & Semi-<br>Detached Dwelling | Apartments<br>2 Bedrooms + | Apartments<br>Bachelor &<br>1 Bedroom | Multiple<br>Dwellings |   |
| <b>Municipal Wide Services:</b>      |  |                            |                                       |                       |   |
| Roads and Related                    | 1,145  | 723                        | 558                                   | 920                   | 0.70  |
| Fire Protection Services             | 481  | 303                        | 235                                   | 386                   | 0.26  |
| Outdoor Recreation Services          | 423  | 267                        | 206                                   | 339                   | 0.02  |
| Indoor Recreation Services           | 1,355  | 856                        | 661                                   | 1,088                 | 0.08  |
| Administration                       | 202  | 127                        | 98                                    | 162                   | 0.17  |
| <b>Total Municipal Wide Services</b> | <b>3,606</b>   | <b>2,275</b>               | <b>1,758</b>                          | <b>2,896</b>          | <b>1.23</b>   |
| <b>Area-Specific Services</b>        |  |                            |                                       |                       |   |
| Wastewater Services                  | 402  | 254                        | 196                                   | 323                   | 0.22  |
| Water Services                       | 365  | 231                        | 178                                   | 293                   | 0.20  |
| <b>Total Area-Specific Services</b>  | <b>767</b>   | <b>485</b>                 | <b>374</b>                            | <b>616</b>            | <b>0.42</b>   |
| <b>Breslau Services</b>              |  |                            |                                       |                       |   |
| Wastewater                           | 1,720  | 975                        | 975                                   | 1,188                 | 0.37  |
| GRAND TOTAL MUNICIPAL-WIDE           | 3,606  | 2,275                      | 1,758                                 | 2,896                 | 1.23  |
| GRAND TOTAL AREA-SPECIFIC            | 4,373  | 2,760                      | 2,132                                 | 3,512                 | 1.65  |
| GRAND TOTAL BRESLAU                  | 5,326  | 3,250                      | 2,733                                 | 4,084                 | 1.60  |

## 1.2 Existing Policies (Rules)

The following subsections set out the recommended rules governing the calculation, payment and collection of development charges in accordance with Section 6 of the *Development Charges Act, 1997*, as provided in By-law 42-2009.

### 1.2.1 Approvals for Development

- (a) Development charges shall be imposed on all lands, 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 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, 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.

### **1.2.2 Statutory Exemptions**

The development charges by-law applies to all lands in the Township of Woolwich whether or not the land or use thereof is exempt from taxation under s. 13 of the Assessment Act. The bylaw, in accordance with the *Development Charges Act*, provides for the following statutory exemptions:

#### **Municipality & Board of Education**

The development charges bylaw by-law shall not apply to lands that are owned by and used for the purpose of:

- a) the municipality or a local board thereof;
- b) a board of education; or
- c) the Corporation of the Region of Waterloo or a local board thereof

#### **Residential Intensification**

Development charges shall not be imposed with respect to:

- (a) an enlargement to an existing dwelling unit;
- (b) one or two additional dwelling units in an existing single detached dwelling; or
- (c) one additional dwelling unit in any other existing residential building;

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However, 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, or smallest dwelling unit therein.

### **Industrial Expansion**

No development charge is payable with respect to an enlargement of the gross floor area of an existing industrial building where the gross floor area is enlarged by 50 percent or less. If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, only the gross floor area in excess of 50% of the existing industrial building shall be charged.

### **1.2.3 Non-Statutory Exemptions**

In the 2009 DC bylaw, Council elected not to impose development charges on the following developments:

- a) a Temporary Use By-law Amendment in accordance with section 39 of the *Planning Act*;
- b) additions to existing structures or additional new freestanding structures on the same property as an existing building up to ten thousand (10,000) square feet of commercial or institutional gross floor area constructed after the effective date of this bylaw on a accumulative basis;
- c) 20% of the additional commercial or institutional square footage of gross floor area in a building beyond the limitation of ten thousand square feet prescribed above constructed at the same time. Such exemption is available only on the first addition or freestanding structure constructed after the effective date of the by-law;
- d) If a development includes the enlargement of the gross floor area of an existing commercial or institutional building the applicant is entitled to the exemption provided in subsection above or the exemption provided in this subsection, whichever provides the greater exemption. The amount of the charge payable under this subsection is calculated as follows. If the gross floor area is enlarged by 50% or less, the amount of the development charge in respect of the enlargement is zero. If the gross floor area is enlarged by more than 50% the development charge is payable only on that portion of the enlargement exceeding the 50% of floor area enlargement calculation;

- e) Lands, buildings or structures used or to be used for a place of worship or for the purposes of a churchyard or cemetery exempt from taxation under the *Assessment Act*;
- f) a private school, being an institution offering elementary and secondary curriculum in accordance with the *Education Act*, and defined elsewhere in this by-law; and
- g) The development of non-residential farm buildings constructed for bona-fide farm uses except for any building constructed to accommodate an On-Farm Business which shall be considered to be an industrial building.

#### 1.2.4 Redevelopment Credits

Where as a result of the redevelopment of land, a building or structure existing on the same land within 48 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

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

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

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### **1.2.5 Timing of Payment of Development Charges**

Development charges imposed under the Township's bylaw are calculated, payable, and collected upon issuance of a building permit for the development. Moreover, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with Section 27 of the Act. Also, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates.

### **1.2.6 Indexing**

The Township's bylaw provides for mandatory indexing, whereby the development charges shall be adjusted annually, without amendment to the bylaw on January 1<sup>st</sup> of each year in accordance with the prescribed index in the Act (i.e. Statistics Canada, Construction Price Statistics).

## **1.3 Basis for Development Charge Amendment**

The basis for this report is to provide for new capital projects related to the extension of roads (incl. storm), water and wastewater services on Barnswallow Drive (Lunor Drive) in the community of Elmira. Additional studies, an update to initial study cost estimates and back-up generators at two sanitary sewer lift stations were also identified for inclusion in this amendment. Details on these additional capital needs are presented in Chapter 3 of this Background Study. The revised schedule of development charges are presented in the draft by-law. It should be noted that this report is an amendment to the current development charge bylaw and as such the calculations are denominated in 2009 dollars (the Township's DC Background Study cost base). The amended DC rates are subsequently indexed to reflect current rates (i.e. 2011 dollars) for implementation.

The notice of the mandatory Public Meeting has been advertised in accordance with the requirements of the Act. This study document was also released for public review in accordance with the Act on November 28, 2011. The statutory public meeting will be held in the Council Chambers, at the Woolwich Municipal Office on December 13, 2011 at 6:00 PM. A presentation will be made to the public regarding the recommendations of this Background

Study and proposed amending DC Bylaw. At that meeting, Council may receive oral and written comments on the matter for their consideration before passing the amending bylaw. It is anticipated that Council will consider the proposed amending by-law at a subsequent meeting of Council.

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## **2. ANTICIPATED DEVELOPMENT**



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## 2. ANTICIPATED DEVELOPMENT

The 2009 Development Charges Background Study contained anticipated growth within the Township for the 2009-2029 period. The table below provides a summary of the Township-wide residential growth forecast provided therein:

| <b>Year</b> | <b>Net Population</b> | <b>Residential Dwelling Units</b> |
|-------------|-----------------------|-----------------------------------|
| 2009        | 21,143                | 7,237                             |
| 2014        | 23,169                | 8,162                             |
| 2019        | 25,383                | 9,057                             |
| 2024        | 27,860                | 9,932                             |
| 2029        | 30,204                | 10,807                            |

In addition to the residential growth, non-residential growth was forecast to increase by approximately 1.6 million square feet of gross floor area over the 2009-2019 period and 3.5 million square feet during the 2009-2029 period. At this time, the growth forecast has been reviewed with staff and no charges are recommended to those assumptions.



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### **3. ANTICIPATED CAPITAL NEEDS**



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### 3. ANTICIPATED CAPITAL NEEDS

The Township passed By-law 42-2009 on June 30, 2009, being a by-law for the purposes of establishing and collecting development charges in accordance with the provisions of the *Development Charges Act*. The DC Background Study adopted by Council in the preparation of the by-law justified the maximum amount that could be charged for residential and non-residential development. The DC Background Study and Bylaw identified anticipated capital needs for recovery through development charges for the following services:

- Fire Protection
- Roads and Related
- Administrative (i.e. Studies)
- Outdoor Recreation
- Indoor Recreation
- Water (area specific)
- Wastewater (area specific & Breslau Community)

This chapter of the Background Study summarizes the changes in the anticipated capital needs for roads services, water services, wastewater services and administrative services, as well as the statutory requirements for updating the calculations through a DC amendment process. The required adjustments addressed in this DC amendment include the addition of the following capital needs:

- a) Barnswallow Drive (Lunor Drive) extension located within the Elmira Community. This road is being extended to allow for the development of lands within the area, as well as the community at large. The capital project includes costs related to roads (incl. storm), water and wastewater services;
- b) Hopewell Creek EA Study (Breslau);
- c) Revised capital costs estimates for the Stockyard Station Area Plan;
- d) Breslau Secondary Plan; and
- e) Backup generators at the Victoria Glen and North Elmira Lift Stations to address, in part, the anticipated sewage flows of future growth.

These adjustments to the anticipated capital needs provide the eligible costs on which the calculations of the amending development charge by-law amendment is based. Further adjustments are required to these anticipated capital costs under the DCA, including:

- Reducing the net capital costs to recognize benefits to existing development, statutory deductions, contributions from other entities and anticipated grants; and
- Allocation of service benefits (i.e. DC-eligible costs) between residential and non-residential use.

In amending the DC Bylaw to incorporate the additional projects, the growth-related anticipated costs must be determined for the 2009 DC Background Study forecast period and the costs must be denominated in 2009 dollar values. The following table summarizes the additional projects, including the growth-related allocation and costs in current and 2009 values.

**Table 3-1**  
**Township of Woolwich**  
**2011 DC Update**  
**Summary of Additional Projects**

| Description  | Capital Cost<br>(2011 \$) | Capital Cost<br>(2009 \$) | Developer<br>Contribution<br>Attributable to<br>New<br>Development<br>(2009 \$) | Existing<br>Benefit<br>Deduction | 10 %<br>Statutory<br>Deduction<br>(2009 \$) | Potential DC<br>Recoverable<br>Costs (2009 \$) |
|--|---------------------------|---------------------------|---|----------------------------------|---|--|
| <b>1 Barnswallow Drive (Lunor Drive) Extension</b> |                           |                           |   |                                  |   |  |
| Roads/Storm  | 258,333                   | 259,671                   | 116,852   | -                                | -   | 142,819  |
| Water  | 258,333                   | 259,671                   | 116,852   | -                                | -   | 142,819  |
| Wastewater   | 258,333                   | 259,671                   | 116,852   | -                                | -   | 142,819  |
| <b>Total</b>                                       | <b>775,000</b>            | <b>779,012</b>            | <b>350,555</b>  | <b>-</b>                         | <b>-</b>                                    | <b>428,457</b>                                 |
| <b>2 Studies</b>                                   |                           |                           |   |                                  |   |  |
| Hopewell Creek EA Study (Breslau)                  | 40,000                    | 40,207                    | -   | -                                | 4,021                                       | 36,186   |
| Breslau Secondary Plan                             | 260,000                   | 261,346                   | -   | 13,067                           | 24,828                                      | 223,451  |
| <b>Total</b>                                       | <b>300,000</b>            | <b>301,553</b>            | <b>-</b>  | <b>13,067</b>                    | <b>28,849</b>                               | <b>259,637</b>                                 |
| <b>3 Wastewater Equipment</b>                      |                           |                           |   |                                  |   |  |
| Victoria Glen Sewage Lift Station Backup Generator | 62,000                    | 62,321                    | 15,580  | 31,160                           | -   | 15,580   |
| North Elmira Sewage Lift Station Backup Generator  | 78,000                    | 78,404                    | -   | 15,681                           | -   | 62,723   |
| <b>Total</b>                                       | <b>140,000</b>            | <b>140,725</b>            | <b>15,580</b>   | <b>46,841</b>                    | <b>-</b>                                    | <b>78,303</b>                                  |
| <b>Grand Total</b>                                 | <b>1,215,000</b>          | <b>1,221,290</b>          | <b>366,136</b>  | <b>59,909</b>                    | <b>28,849</b>                               | <b>766,397</b>                                 |

In addition to the new capital projects identified in Table 3-1, an update to the 2009 capital cost estimate for the Stockyard Station Area Plan has been included in the amendment. In the 2009 Background Study, this study was included at a capital cost of \$60,000. Upon review with Township staff this study cost estimates has been updated to \$150,776 (2009\$). Accordingly,

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the existing benefit deduction (\$27,000) and 10% statutory deduction (\$12,378) have been updated accordingly, resulting in a potential DC recoverable amount of \$111,399 (2009\$).

The allocation of the potential DC recoverable costs identified in Table 3-1 between residential and non-residential development was determined for each service based on the assumptions contained in the 2009 DC Background Study. For roads and administrative services the allocation is based on the relative proportion of population to employment over the 2009-2029 and 2009-2019 periods respectively. As such, the forecast capital costs have been allocated 62% to residential benefit and 38% to non-residential benefit. For water and wastewater, the residential and non-residential split was based on forecast development area over the 2009-2029 period. Accordingly, 65% of the cost is allocated to residential benefit and 35% to non-residential benefit.

The new and updated anticipated capital needs have been incorporated into the capital cost listing for each service from the 2009 DC Background Study. The following tables summarize the calculation of the net capital costs for all services affected by the DC amendment:

- Roads and Related                      Table 3-2
- Administrative (i.e. Studies)      Table 3-3
- Wastewater                                Table 3-4
- Water                                         Table 3-5

TABLE 3-2  
INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of Woolwich  
Service: Roads

| Pj.No | Increased Service Needs Attributable to Anticipated Development | Timing (year) | Gross Capital Cost Estimate | Post Period Benefit | Other Deductions | Net Capital Cost  | Less:                           |   |                  | Potential DC Recoverable Cost |                       |     |         |
|-------|---|---------------|-----------------------------|---------------------|------------------|-------------------|---------------------------------|---|------------------|-------------------------------|-----------------------|-----|---------|
|       |   |               |                             |                     |                  |                   | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total            | Residential Share             | Non-Residential Share |     |         |
|       | Urban   |               |                             |                     |                  |                   |                                 |   |                  |                               |                       | 62% | 38%     |
| 1     | Barnswallow Reconstruction                                      | 2016          | 1,610,000                   | -                   |                  | 1,610,000         | 554,800                         |   | 1,055,200        |                               | 650,243               |     | 404,957 |
| 2     | Whippoorwill Reconstruction                                     |               | 1,392,919                   | -                   |                  | 1,392,919         | 469,800                         |   | 923,119          |                               | 568,851               |     | 354,268 |
| 3     | First St Pavement Overlay (W of Barnswallow)                    |               | 417,876                     | -                   |                  | 417,876           | 349,900                         |   | 67,976           |                               | 41,888                |     | 26,087  |
| 4     | Snyder Pavement Reconstruction: Church St to First St           | 2011          | 2,327,600                   | -                   |                  | 2,327,600         | 1,937,200                       | 387,933   | 2,467            |                               | 1,520                 |     | 947     |
| 5     | Snyder North Reconstruction                                     |               | 1,044,689                   | -                   |                  | 1,044,689         | 874,700                         |   | 169,989          |                               | 104,752               |     | 65,237  |
| 6     | Park Ave. Sidewalk & Blvd                                       |               | 278,584                     | -                   |                  | 278,584           | 24,300                          |   | 254,284          |                               | 156,697               |     | 97,587  |
| 7     | Woolwich St, Breslau Surface Asphalt                            | 2010          | 193,400                     | -                   |                  | 193,400           | 183,700                         |   | 9,700            |                               | 5,977                 |     | 3,723   |
| 8     | Arthur/Second/Brubacher St - Sidewalk                           | 2009          | 53,000                      | -                   |                  | 53,000            | 26,500                          | 17,667  | 8,833            |                               | 5,443                 |     | 3,390   |
| 9     | Maple Ave. Reconstruction                                       |               | 65,000                      | -                   |                  | 65,000            | 48,800                          |   | 16,200           |                               | 9,983                 |     | 6,217   |
| 10    | Riverside Drive W Reconstruction - Paving                       | 2009          | 122,600                     | -                   |                  | 122,600           | 30,700                          |   | 91,900           |                               | 56,631                |     | 35,269  |
| 11    | Area 5 First/Barnswallow  | 2009-2012     | 10,000                      | -                   |                  | 10,000            | -                               |   | 10,000           |                               | 6,162                 |     | 3,838   |
| 12    | Area 8 Bauman Reconstruction                                    | 2010-2012     | 170,600                     | -                   |                  | 170,600           | 42,700                          |   | 127,900          |                               | 78,815                |     | 49,085  |
| 13    | Oriole Paving   | 2010          | 10,800                      | -                   |                  | 10,800            | 8,100                           |   | 2,700            |                               | 1,664                 |     | 1,036   |
| 14    | Samuel, Anne, Riverside   | 2009-2011     | 439,480                     | -                   |                  | 439,480           | 329,600                         | 73,247  | 36,633           |                               | 22,574                |     | 14,059  |
| 15    | Conestogo Sidewalk  |               | 51,100                      | -                   |                  | 51,100            | -                               |   | 51,100           |                               | 31,489                |     | 19,611  |
| 16    | Barnswallow Drive Extension/Lunor Drive                         |               | 259,671                     | -                   |                  | 259,671           | -                               | 116,852   | 142,819          |                               | 88,009                |     | 54,810  |
|       | Rural   |               |                             |                     |                  |                   |                                 |   |                  |                               |                       |     |         |
| 17    | Benjamin Rd. (40) Pavement Overlay                              |               | 557,168                     | -                   |                  | 557,168           | 494,400                         |   | 62,768           |                               | 38,679                |     | 24,089  |
| 18    | Farmers Market Pavement Overlay                                 |               | 348,230                     | -                   |                  | 348,230           | 309,000                         |   | 39,230           |                               | 24,174                |     | 15,055  |
| 19    | New Jerusalem (27/29) Pavement Overlay                          |               | 1,114,335                   | -                   |                  | 1,114,335         | 988,800                         |   | 125,535          |                               | 77,358                |     | 48,177  |
| 20    | Hunsburger (45) Pavement Overlay                                |               | 139,292                     | -                   |                  | 139,292           | 123,600                         |   | 15,692           |                               | 9,670                 |     | 6,022   |
| 21    | Floradale Rd (19) Reconstruction                                |               | 1,392,919                   | -                   |                  | 1,392,919         | 1,200,800                       | 185,723   | 6,397            |                               | 3,942                 |     | 2,455   |
| 22    | Three Bridges (21) Pavement Overlay                             |               | 417,876                     | -                   |                  | 417,876           | 370,800                         |   | 47,076           |                               | 29,009                |     | 18,066  |
| 23    | Three Bridges South Pavement Overlay                            |               | 278,584                     | -                   |                  | 278,584           | 247,200                         |   | 31,384           |                               | 19,340                |     | 12,044  |
| 24    | Menno St. Reconstruction  |               | 1,392,919                   | -                   |                  | 1,392,919         | 1,271,100                       |   | 121,819          |                               | 75,068                |     | 46,751  |
| 25    | Greenhouse R. Kramp Rd. Pavement                                |               | 696,460                     | -                   |                  | 696,460           | 618,000                         |   | 78,460           |                               | 48,349                |     | 30,111  |
| 26    | Menno St - Overlay  | 2012          | 150,000                     | -                   |                  | 150,000           | 142,500                         |   | 7,500            |                               | 4,622                 |     | 2,878   |
| 27    | Golf Course Rd Curve Paving                                     | 2010          | 10,000                      | -                   |                  | 10,000            | 7,500                           |   | 2,500            |                               | 1,541                 |     | 959     |
| 28    | Various Bridge Rehab/Repair                                     |               | 5,450,000                   | -                   |                  | 5,450,000         | 4,632,500                       |   | 817,500          |                               | 503,765               |     | 313,735 |
|       | <b>Total</b>  |               | <b>20,395,101</b>           | <b>-</b>            | <b>-</b>         | <b>20,395,101</b> | <b>15,287,000</b>               | <b>781,421</b>  | <b>4,326,680</b> | <b>2,666,216</b>              | <b>1,660,463</b>      |     |         |

TABLE 3-3  
INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of Woolwich  
Service Administration Studies

| Pjt.No | Increased Service Needs Attributable to Anticipated Development | Timing (year) | Gross Capital Cost Estimate | Post Period Benefit | Other Deductions | Net Capital Cost | Less:                           |   | Subtotal         | Potential DC Recoverable Cost        |                |                   |                       |  |  |  |  |  |
|--------|---|---------------|-----------------------------|---------------------|------------------|------------------|---------------------------------|---|------------------|--------------------------------------|----------------|-------------------|-----------------------|--|--|--|--|--|
|        |   |               |                             |                     |                  |                  | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development |                  | Other (e.g. 10% Statutory Deduction) | Total          | Residential Share | Non-Residential Share |  |  |  |  |  |
|        | 2009-2019   |               |                             |                     |                  |                  |                                 |   |                  |                                      |                |                   |                       |  |  |  |  |  |
| 1      | DC Background Study   | 2009          | 25,000                      | -                   |                  | 25,000           | 11,200                          |   | 13,800           | 1,380                                | 12,420         | 7,653             | 4,767                 |  |  |  |  |  |
| 2      | DC Background Study   | 2014          | 25,000                      | -                   |                  | 25,000           | 11,200                          |   | 13,800           | 1,380                                | 12,420         | 7,653             | 4,767                 |  |  |  |  |  |
| 3      | Fire Master Plan Update   | 2014          | 80,000                      | -                   |                  | 80,000           | 44,000                          |   | 36,000           | -                                    | 36,000         | 22,183            | 13,817                |  |  |  |  |  |
| 4      | Fire Master Plan Update   | 2019          | 80,000                      | -                   |                  | 80,000           | 44,000                          |   | 36,000           | -                                    | 36,000         | 22,183            | 13,817                |  |  |  |  |  |
| 5      | Public Works Facility Study                                     | 2009          | 50,000                      | -                   |                  | 50,000           | 27,500                          |   | 22,500           | -                                    | 22,500         | 13,864            | 8,636                 |  |  |  |  |  |
| 6      | Breslau Servicing EA Study                                      | 2009          | 100,000                     | -                   |                  | 100,000          | 48,000                          | 12,000  | 40,000           | -                                    | 40,000         | 24,648            | 15,352                |  |  |  |  |  |
| 7      | Pavement Mgmt Study   | 2009          | 100,000                     | -                   |                  | 100,000          | 85,000                          |   | 15,000           | -                                    | 15,000         | 9,243             | 5,757                 |  |  |  |  |  |
| 8      | Bridge - High Priority Study                                    | 2009          | 45,000                      | -                   |                  | 45,000           | 38,300                          |   | 6,700            | -                                    | 6,700          | 4,128             | 2,572                 |  |  |  |  |  |
| 9      | Bridge - Inspection Study                                       | 2009-2017     | 125,000                     | -                   |                  | 125,000          | 106,300                         |   | 18,700           | -                                    | 18,700         | 11,523            | 7,177                 |  |  |  |  |  |
| 10     | Built Heritage Inventory  | *             | 60,000                      | -                   |                  | 60,000           | -                               |   | 60,000           | 6,000                                | 54,000         | 33,274            | 20,726                |  |  |  |  |  |
| 11     | Cultural Heritage Landscape Inventory                           | *             | 60,000                      | -                   |                  | 60,000           | -                               |   | 60,000           | 6,000                                | 54,000         | 33,274            | 20,726                |  |  |  |  |  |
| 12     | Growth Strategy Update  | *             | 150,000                     | -                   |                  | 150,000          | 67,500                          |   | 82,500           | 8,250                                | 74,250         | 45,752            | 28,498                |  |  |  |  |  |
| 13     | Environmental Zoning  | *             | 60,000                      | -                   |                  | 60,000           | 27,000                          |   | 33,000           | 3,300                                | 29,700         | 18,301            | 11,399                |  |  |  |  |  |
| 14     | Mineral Aggregate Resource Study                                | *             | 100,000                     | -                   |                  | 100,000          | 70,000                          |   | 30,000           | 3,000                                | 27,000         | -                 | 27,000                |  |  |  |  |  |
| 15     | Stockyard Station Area Plan                                     | *             | 150,776                     | -                   |                  | 150,776          | 27,000                          |   | 123,776          | 12,378                               | 111,398        | 68,643            | 42,756                |  |  |  |  |  |
| 16     | Urban Design Guidelines for Non-Residential Development         | *             | 60,000                      | -                   |                  | 60,000           | 27,000                          |   | 33,000           | 3,300                                | 29,700         | -                 | 29,700                |  |  |  |  |  |
| 17     | Zoning By-law Update  | *             | 60,000                      | -                   |                  | 60,000           | 42,000                          |   | 18,000           | 1,800                                | 16,200         | 9,982             | 6,218                 |  |  |  |  |  |
| 18     | Official Plan Update  | *             | 60,000                      | -                   |                  | 60,000           | 42,000                          |   | 18,000           | 1,800                                | 16,200         | 9,982             | 6,218                 |  |  |  |  |  |
| 19     | Parks & Recreation Strategy Study                               |               | 60,000                      | -                   |                  | 60,000           | 6,000                           |   | 54,000           | 5,400                                | 48,600         | 29,947            | 18,653                |  |  |  |  |  |
| 20     | Water Network Study   |               | 100,000                     | -                   |                  | 100,000          | 75,000                          |   | 25,000           | -                                    | 25,000         | 15,405            | 9,595                 |  |  |  |  |  |
| 21     | Wastewater Network Study  |               | 100,000                     | -                   |                  | 100,000          | 75,000                          |   | 25,000           | -                                    | 25,000         | 15,405            | 9,595                 |  |  |  |  |  |
| 22     | Hopewell Creek EA Study (Breslau)                               |               | 40,207                      | -                   |                  | 40,207           | -                               |   | 40,207           | 4,021                                | 36,186         | 22,298            | 13,889                |  |  |  |  |  |
| 23     | Breslau Secondary Plan  |               | 261,346                     | -                   |                  | 261,346          | 13,067                          |   | 248,279          | 24,828                               | 223,451        | 137,688           | 85,763                |  |  |  |  |  |
|        | <b>Total</b>  |               | <b>1,952,329</b>            | <b>-</b>            | <b>-</b>         | <b>1,952,329</b> | <b>887,067</b>                  | <b>12,000</b>   | <b>1,053,262</b> | <b>82,836</b>                        | <b>970,426</b> | <b>563,028</b>    | <b>407,398</b>        |  |  |  |  |  |

TABLE 3-4  
INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of Woolwich  
Service: Wastewater - Sewers

| Prj.No | Increased Service Needs Attributable to Anticipated Development | Timing (year) | Gross Capital Cost Estimate | Post Period Benefit | Other Deductions | Net Capital Cost | Less:                           |   | Total            | Potential DC Recoverable Cost |                       |
|--------|---|---------------|-----------------------------|---------------------|------------------|------------------|---------------------------------|---|------------------|-------------------------------|-----------------------|
|        |   |               |                             |                     |                  |                  | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development |                  | Residential Share             | Non-Residential Share |
|        | 2009-2029   |               |                             |                     |                  |                  |                                 |   |                  | 65%                           | 35%                   |
| 1      | Area 8 Bauman Reconstruction                                    | 2010-2012     | 307,080                     | -                   |                  | 307,080          | 212,600                         |   | 94,480           | 61,171                        | 33,309                |
| 2      | System Capacity I&I   | 2010-2014     | 750,000                     | -                   |                  | 750,000          | 375,000                         |   | 375,000          | 242,792                       | 132,208               |
| 3      | Arthur St N Oversizing  | 2011          | 759,000                     | -                   |                  | 759,000          | 525,500                         |   | 233,500          | 151,179                       | 82,321                |
| 4      | Arthur/Second/Brubacher St - Sidewalk                           |               | 361,423                     | -                   |                  | 361,423          | 271,100                         | 60,237  | 30,086           | 19,479                        | 10,607                |
| 5      | Unfunded Capital  |               | 443,709                     | -                   |                  | 443,709          | -                               |   | 443,709          | 287,277                       | 156,431               |
| 6      | Bamsallow Drive Extension/Lunor Drive                           |               | 259,671                     | -                   |                  | 259,671          | -                               | 116,852   | 142,819          | 92,467                        | 50,351                |
| 7      | Victoria Glen Sewage Lift Station Backup Generator              |               | 62,321                      | -                   |                  | 62,321           | 31,160                          | 15,580  | 15,580           | 10,087                        | 5,493                 |
| 8      | North Elmira Sewage Lift Station Backup Generator               |               | 78,404                      | -                   |                  | 78,404           | 15,681                          |   | 62,723           | 40,610                        | 22,113                |
|        | <b>Total</b>  |               | <b>3,021,607</b>            | <b>0</b>            | <b>0</b>         | <b>3,021,607</b> | <b>1,431,041</b>                | <b>192,669</b>  | <b>1,397,897</b> | <b>905,062</b>                | <b>492,835</b>        |

TABLE 3-5  
INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Township of Woolwich  
Service: Water Distribution

| P/rj, No | Increased Service Needs Attributable to Anticipated Development | Timing (year) | Gross Capital Cost Estimate | Post Period Benefit | Other Deductions | Net Capital Cost | Less:                           |   | Potential DC Recoverable Cost |                   |                       |
|----------|---|---------------|-----------------------------|---------------------|------------------|------------------|---------------------------------|---|-------------------------------|-------------------|-----------------------|
|          |   |               |                             |                     |                  |                  | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total                         | Residential Share | Non-Residential Share |
| 1        | 2009-2029<br>Arthur Street N Oversizing                         | 2011          | 759,000                     | -                   |                  | 759,000          | 379,500                         |   | 379,500                       | 245,706           | 133,794               |
| 2        | System Capacity Improvements                                    |               | 500,000                     | -                   |                  | 500,000          | 250,000                         |   | 250,000                       | 161,861           | 88,139                |
| 3        | Area 8 Bauman Reconstruction                                    | 2010-2012     | 204,720                     | -                   |                  | 204,720          | 141,700                         |   | 63,020                        | 40,802            | 22,218                |
| 4        | Samuel, Anne, Riverside Oversizing                              | 2009-2011     | 988,830                     | -                   |                  | 988,830          | 684,600                         | 202,837   | 101,393                       | 65,647            | 35,747                |
| 5        | Arthur/Second/Brubacher St Oversizing                           | 2009          | 294,740                     | -                   |                  | 294,740          | 147,400                         | 98,247  | 49,093                        | 31,785            | 17,308                |
| 6        | Snyder Ave Oversizing   | 2011          | 300,000                     | -                   |                  | 300,000          | 207,700                         | 61,538  | 30,762                        | 19,916            | 10,845                |
| 7        | Unfunded Capital  |               | 194,303                     | -                   |                  | 194,303          | -                               |   | 194,303                       | 125,800           | 68,502                |
| 8        | Bainswallow Drive Extension/Lunor Drive                         |               | 259,671                     | -                   |                  | 259,671          | -                               | 116,852   | 142,819                       | 92,467            | 50,351                |
|          | <b>Total</b>  |               | <b>3,501,263</b>            | <b>0</b>            | <b>0</b>         | <b>3,501,263</b> | <b>1,810,900</b>                | <b>479,474</b>  | <b>1,210,890</b>              | <b>783,985</b>    | <b>426,904</b>        |

Based on the updated capital cost estimates identified in the previous tables, the residential and non-residential development charge rates by service are provided below in Table 3-6 (in 2009\$). The calculations underlying these charges are summarized on Tables 3-7 through 3-9.

**Table 3-6**  
**Township of Woolwich**  
**SCHEDULE OF DEVELOPMENT CHARGES**

| SERVICE                              | RESIDENTIAL (\$/dwelling unit)                           |                            |                                       |                       | NON-RESIDENTIAL<br>(per ft <sup>2</sup> of<br>Gross Floor Area) |
|--------------------------------------|--|----------------------------|---------------------------------------|-----------------------|---|
|                                      | Single-Detached<br>Dwelling & Semi-<br>Detached Dwelling | Apartments<br>2 Bedrooms + | Apartments<br>Bachelor &<br>1 Bedroom | Multiple<br>Dwellings |   |
| <b>Municipal Wide Services:</b>      |  |                            |                                       |                       |   |
| Roads and Related                    | 1,177  | 743                        | 574                                   | 946                   | 0.72  |
| Fire Protection Services             | 483  | 305                        | 236                                   | 388                   | 0.26  |
| Outdoor Recreation Services          | 425  | 268                        | 207                                   | 341                   | 0.02  |
| Indoor Recreation Services           | 1,362  | 860                        | 664                                   | 1,094                 | 0.08  |
| Administration                       | 325  | 205                        | 159                                   | 261                   | 0.25  |
| <b>Total Municipal Wide Services</b> | <b>3,772</b>   | <b>2,381</b>               | <b>1,840</b>                          | <b>3,030</b>          | <b>1.33</b>   |
| <b>Area-Specific Services</b>        |  |                            |                                       |                       |   |
| Wastewater Services                  | 480  | 303                        | 234                                   | 386                   | 0.26  |
| Water Services                       | 416  | 263                        | 203                                   | 334                   | 0.22  |
| <b>Total Area-Specific Services</b>  | <b>896</b>   | <b>566</b>                 | <b>437</b>                            | <b>720</b>            | <b>0.48</b>   |
| <b>Breslau Services</b>              |  |                            |                                       |                       |   |
| Wastewater                           | 1,720  | 975                        | 975                                   | 1,188                 | 0.37  |
| GRAND TOTAL MUNICIPAL-WIDE           | 3,772  | 2,381                      | 1,840                                 | 3,030                 | 1.33  |
| GRAND TOTAL AREA-SPECIFIC            | 4,668  | 2,947                      | 2,277                                 | 3,750                 | 1.81  |
| GRAND TOTAL BRESLAU                  | 5,492  | 3,356                      | 2,815                                 | 4,218                 | 1.70  |

**TABLE 3-7**  
**Township of Woolwich**  
**DEVELOPMENT CHARGE CALCULATION**  
**Municipal-wide Services**  
**2009-2029**

| SERVICE   | 2009 \$ DC Eligible Cost |                  | 2009 \$ DC Eligible Cost |                     |
|---|--------------------------|------------------|--------------------------|---------------------|
|   | Residential              | Non-Residential  | SDU                      | per ft <sup>2</sup> |
|   | \$                       | \$               | \$                       | \$                  |
| 1. <u>Wastewater Services</u>                               |                          |                  |                          |                     |
| 1.1 Sewers  | 905,062                  | 492,835          | 480                      | 0.26                |
|   | 905,062                  | 492,835          | 480                      | 0.26                |
| 2. <u>Water Services</u>                                    |                          |                  |                          |                     |
| 2.1 Distribution Systems                                    | 783,985                  | 426,904          | 416                      | 0.22                |
|   | 783,985                  | 426,904          | 416                      | 0.22                |
|   |                          |                  |                          |                     |
| <b>TOTAL</b>  | <b>\$1,689,047</b>       | <b>\$919,739</b> | <b>\$896</b>             | <b>0.48</b>         |
|   |                          |                  |                          |                     |
| DC ELIGIBLE CAPITAL COST                                    | \$1,689,047              | \$919,739        |                          |                     |
| Build out Gross Population / GFA Growth (ft <sup>2</sup> .) | 5,369                    | 1,902,633        |                          |                     |
| Cost Per Capita / Non-Residential GFA (ft <sup>2</sup> .)   | \$314.58                 | \$0.48           |                          |                     |
| <u>By Residential Unit Type</u>                             | <u>p.p.u</u>             |                  |                          |                     |
| Single and Semi-Detached                                    | 2.85                     | \$897            |                          |                     |
| Apartments 2 Bedroom +                                      | 1.80                     | \$566            |                          |                     |
| Apartments Bach. & 1 Bdrm                                   | 1.39                     | \$437            |                          |                     |
| Other Multiples   | 2.29                     | \$720            |                          |                     |

**TABLE 3-8**  
**Township of Woolwich**  
**DEVELOPMENT CHARGE CALCULATION**  
**Municipal-wide Services**  
**2009-2029**

| SERVICE   | 2009 \$ DC Eligible Cost |                    | 2009 \$ DC Eligible Cost |                     |
|---|--------------------------|--------------------|--------------------------|---------------------|
|   | Residential              | Non-Residential    | SDU                      | per ft <sup>2</sup> |
|   | \$                       | \$                 | \$                       | \$                  |
| 3. <u>Roads and Related</u>                               |                          |                    |                          |                     |
| 3.1 Roads   | 2,666,216                | 1,660,463          | 784                      | 0.48                |
| 3.2 Depots and Domes                                      | 697,756                  | 434,548            | 205                      | 0.13                |
| 3.3 PW Rolling Stock                                      | 639,882                  | 398,505            | 188                      | 0.11                |
|   | 4,003,855                | 2,493,516          | 1,177                    | 0.72                |
| 4. <u>Fire Protection Services</u>                        |                          |                    |                          |                     |
| 4.1 Fire Facilities                                       | 871,655                  | 475,445            | 256                      | 0.14                |
| 4.2 Fire Vehicles   | 685,108                  | 373,692            | 201                      | 0.11                |
| 4.3 Small Equipment and Gear                              | 90,006                   | 49,094             | 26                       | 0.01                |
|   | 1,646,769                | 898,231            | 483                      | 0.26                |
| <b>TOTAL</b>  | <b>\$5,650,624</b>       | <b>\$3,391,747</b> | <b>\$1,660</b>           | <b>\$0.98</b>       |
| <b>DC ELIGIBLE CAPITAL COST</b>                           | <b>\$5,650,624</b>       | <b>\$3,391,747</b> |                          |                     |
| 20 Year Gross Population / GFA Growth (ft <sup>2</sup> .) | 9,701                    | 3,470,400          |                          |                     |
| Cost Per Capita / Non-Residential GFA (ft <sup>2</sup> .) | \$582.48                 | \$0.98             |                          |                     |
| <u>By Residential Unit Type</u>                           | <u>p.p.u</u>             |                    |                          |                     |
| Single and Semi-Detached                                  | 2.85                     | \$1,660            |                          |                     |
| Apartments 2 Bedroom +                                    | 1.80                     | \$1,048            |                          |                     |
| Apartments Bach. & 1 Bdrm                                 | 1.39                     | \$810              |                          |                     |
| Other Multiples   | 2.29                     | \$1,334            |                          |                     |

**TABLE 3-9**  
**Township of Woolwich**  
**DEVELOPMENT CHARGE CALCULATION**  
**Municipal-wide Services**  
**2009-2019**

| SERVICE   | 2009 \$ DC Eligible Cost |                  | 2009 \$ DC Eligible Cost |                     |
|---|--------------------------|------------------|--------------------------|---------------------|
|   | Residential              | Non-Residential  | SDU                      | per ft <sup>2</sup> |
|   | \$                       | \$               | \$                       | \$                  |
| 5. <u>Outdoor Recreation Services</u>                     |                          |                  |                          |                     |
| 5.1 Parkland Development, Amenities & Trails              | 676,064                  | 35,582           | 390                      | 0.02                |
| 5.2 Parks Vehicles and Equipment                          | 59,961                   | 3,156            | 35                       | 0.00                |
|   | 736,024                  | 38,738           | 425                      | 0.02                |
| 6. <u>Indoor Recreation Services</u>                      |                          |                  |                          |                     |
| 6.1 Recreation Facilities                                 | 2,363,037                | 124,370          | 1,362                    | 0.08                |
|   | 2,363,037                | 124,370          | 1,362                    | 0.08                |
| 7. <u>Administration</u>                                  |                          |                  |                          |                     |
| 7.1 Studies   | 563,028                  | 407,398          | 325                      | 0.25                |
| <b>TOTAL</b>  | <b>\$3,662,090</b>       | <b>\$570,506</b> | <b>2,112</b>             | <b>\$0.35</b>       |
| <b>DC ELIGIBLE CAPITAL COST</b>                           | <b>\$3,662,090</b>       | <b>\$570,506</b> |                          |                     |
| 10 Year Gross Population / GFA Growth (ft <sup>2</sup> .) | 4,944                    | 1,624,300        |                          |                     |
| Cost Per Capita / Non-Residential GFA (ft <sup>2</sup> .) | \$740.71                 | \$0.35           |                          |                     |
| <u>By Residential Unit Type</u>                           | <u>p.p.u</u>             |                  |                          |                     |
| Single and Semi-Detached                                  | 2.85                     | \$2,111          |                          |                     |
| Apartments 2 Bedroom +                                    | 1.80                     | \$1,333          |                          |                     |
| Apartments Bach. & 1 Bdrm                                 | 1.39                     | \$1,030          |                          |                     |
| Other Multiples   | 2.29                     | \$1,696          |                          |                     |

As noted previously, the amendments are applied to the 2009 rates which are subsequently indexed for implementation. Table 3-10 below compares the Township's existing development charge rates (revised for the corrected Fire Protection Service non-residential charge described in Chapter 1) with the indexed DC amendment rates (in 2011\$). This comparison is provided for a single detached residential dwelling unit and per square foot of non-residential gross floor area of development.

**Table 3-10**  
**Township of Woolwich**  
**Comparison of Current DC Rates to Proposed DC Rates**

| Services                               | Residential (SDU) |              | Non-Residential (per ft2) |             |
|--|-------------------|--------------|---------------------------|-------------|
|  | 2011 Current      | Calculated   | 2011 Current              | Calculated  |
| <b>Municipal Wide Services:</b>        |                   |              |                           |             |
| Roads and Related                      | 1,145             | 1,171        | 0.70                      | 0.72        |
| Fire Protection Services               | 481               | 481          | 0.26                      | 0.26        |
| Outdoor Recreation Services            | 423               | 423          | 0.02                      | 0.02        |
| Indoor Recreation Services             | 1,355             | 1,355        | 0.08                      | 0.08        |
| Administration                         | 202               | 323          | 0.17                      | 0.25        |
| <b>Total Municipal Wide Services</b>   | <b>3,606</b>      | <b>3,753</b> | <b>1.23</b>               | <b>1.33</b> |
| <b>Area Specific Services:</b>         |                   |              |                           |             |
| Wastewater Services                    | 402               | 478          | 0.22                      | 0.26        |
| Water Services                         | 365               | 414          | 0.20                      | 0.22        |
| <b>Total Area Specific Services</b>    | <b>767</b>        | <b>892</b>   | <b>0.42</b>               | <b>0.48</b> |
| <b>Grand Total - Urban Area</b>        | <b>4,373</b>      | <b>4,645</b> | <b>1.65</b>               | <b>1.81</b> |
| <b>Breslau Area Specific Services:</b> |                   |              |                           |             |
| Wastewater Services                    | 1,720             | 1,720        | 0.37                      | 0.37        |
| <b>Total Area Specific Services</b>    | <b>1,720</b>      | <b>1,720</b> | <b>0.37</b>               | <b>0.37</b> |
| <b>Grand Total - Breslau</b>           | <b>5,326</b>      | <b>5,473</b> | <b>1.60</b>               | <b>1.70</b> |

Breslau charge equal to Current Kitchener DC

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**APPENDIX A**  
**DRAFT AMENDING DEVELOPMENT CHARGES BY-LAW**



**THE CORPORATION OF THE TOWNSHIP OF WOOLWICH**  
**BY-LAW NO. XX-2011**  
**BEING A BY-LAW OF**  
**THE CORPORATION OF THE TOWNSHIP OF WOOLWICH**  
**TO AMEND BY-LAW 42-2009**  
**RESPECTING DEVELOPMENT CHARGES**

**WHEREAS** the Township of Woolwich enacted By-law 42-2009 pursuant to the *Development Charges Act, 1997*, S.O. 1997, c. 27 (the "Act"), which Act authorizes Council to pass by-laws for the imposition of development charges against land;

**AND WHEREAS** the Township has undertaken a study pursuant to the Act which has identified certain capital items for inclusion in the Township's development charges;

**AND WHEREAS** Council has before it a report entitled "Township of Woolwich 2011 Development Charges Update Study" prepared by Watson & Associates Economists Ltd., dated November 28, 2011 (the "update study");

**AND WHEREAS** the update study was made available to the public and Council gave notice to the public and held a meeting pursuant to section 12 of the Act on December 13, 2011, prior to which the update study and the proposed development charge by-law amendment were made available to the public and Council heard comments and representations from all persons who applied to be heard (the "public meeting");

**AND WHEREAS** Council, on December 13, 2011 held a meeting open to the public, at which Council considered the study, and written and oral submissions from the public;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WOOLWICH HEREBY ENACTS AS FOLLOWS:**

1. By-law 42-2009 is hereby amended as follows:
  - a) Schedule "B" is deleted and the attached Schedule "B" substituted therefore.
  - b) Section 5.1 is amended to state the following:

"Development Charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, on February 1<sup>st</sup> of each year, in accordance with the prescribed index in the Act."
2. This by-law shall come into force on the day it is enacted.
3. Except as amended by this By-law, all provisions of By-law 42-2009 are and shall remain in full force and effect.

By-law read a first and second time this \_\_\_\_ day of \_\_\_\_\_, 2011.

By-law read a third time and finally passed this \_\_\_\_ day of \_\_\_\_\_, 2011.

Corporation of the Township of Woolwich

Mayor:

Clerk:

**SCHEDULE "B"**  
**BY-LAW NO. 42-2009 (as amended)**  
**Table 3-6**  
**Township of Woolwich**  
**SCHEDULE OF DEVELOPMENT CHARGES**  
**2009 \$**

| SERVICE                              | RESIDENTIAL (\$/dwelling unit)                           |                            |                                       |                       | NON-RESIDENTIAL<br>(per ft <sup>2</sup> of<br>Gross Floor Area) |
|--------------------------------------|--|----------------------------|---------------------------------------|-----------------------|---|
|                                      | Single-Detached<br>Dwelling & Semi-<br>Detached Dwelling | Apartments<br>2 Bedrooms + | Apartments<br>Bachelor &<br>1 Bedroom | Multiple<br>Dwellings |   |
| <b>Municipal Wide Services:</b>      |  |                            |                                       |                       |   |
| Roads and Related                    | 1,177  | 743                        | 574                                   | 946                   | 0.72  |
| Fire Protection Services             | 483  | 305                        | 236                                   | 388                   | 0.26  |
| Outdoor Recreation Services          | 425  | 268                        | 207                                   | 341                   | 0.02  |
| Indoor Recreation Services           | 1,362  | 860                        | 664                                   | 1,094                 | 0.08  |
| Administration                       | 325  | 205                        | 159                                   | 261                   | 0.25  |
| <b>Total Municipal Wide Services</b> | <b>3,772</b>   | <b>2,381</b>               | <b>1,840</b>                          | <b>3,030</b>          | <b>1.33</b>   |
| <b>Area-Specific Services</b>        |  |                            |                                       |                       |   |
| Wastewater Services                  | 480  | 303                        | 234                                   | 386                   | 0.26  |
| Water Services                       | 416  | 263                        | 203                                   | 334                   | 0.22  |
| <b>Total Area-Specific Services</b>  | <b>896</b>   | <b>566</b>                 | <b>437</b>                            | <b>720</b>            | <b>0.48</b>   |
| <b>Breslau Services</b>              |  |                            |                                       |                       |   |
| Wastewater                           | 1,720  | 975                        | 975                                   | 1,188                 | 0.37  |
| GRAND TOTAL MUNICIPAL-WIDE           | 3,772  | 2,381                      | 1,840                                 | 3,030                 | 1.33  |
| GRAND TOTAL AREA-SPECIFIC            | 4,668  | 2,947                      | 2,277                                 | 3,750                 | 1.81  |
| GRAND TOTAL BRESLAU                  | 5,492  | 3,356                      | 2,815                                 | 4,218                 | 1.70  |

