



Addendum No. 2 to 2024 Development Charges Background Study

Town of Orangeville

For Public Circulation and Comment

November 6, 2024

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1. Background

In accordance with the provisions of the *Development Charges Act, 1997*, as amended (D.C.A.), the Town of Orangeville (Town) undertook a Development Charges Background Study (D.C.B.S.) and has distributed the study and draft by-law to the public. Subsequent to the release of the D.C.B.S, an addendum report was released. The following provides a summary of the key dates in the Development Charges (D.C.s) by-law process:

- August 8, 2024 – Release D.C.B.S. and draft by-law;
- September 12, 2024 – Release of Addendum to the D.C.B.S. and draft by-law;
- September 16, 2024 – Public Meeting of Council;
- October 7, 2024 – Passage of the Development Charges (D.C.) by-law;
- October 8, 2024 – Date of by-law enactment; and
- October 23, 2024 – Date Notice of by-law enactment was posted.

The purpose of this second addendum to the August 8, 2024 D.C.B.S., as amended, is to revise the calculation of the Services Related to a Highway Town-wide and Area Specific charges to correct for an error in the calculations.

2. Discussion

This section of the addendum report number 2 provides an explanation for the refinements noted above.

Subsequent to the passage of the 2024 D.C. by-law 2024-060, Town staff were reviewing a number of items contained in the D.C.B.S., as amended, based on a submission of questions from the development community. During the review of the questions, an error was discovered in the calculated rates for the Services Related to a Highway portion of both the Town-wide D.C.s and Area Specific D.C.s.

The August 8, 2024 D.C.B.S., as amended, provides for a Town-wide and area specific D.C. for Services Related to a Highway. One project, the Hansen Blvd. bridge project has an area specific share and a Town-wide share however, the percentage of the project that is related to the Town-wide component for oversizing was incorrectly calculated. This resulted in a calculated Town-wide rate that is higher than it should be and an area specific rate that is lower than it should be.



The area specific D.C. is in place to recover the cost of localized works that are required for specific developments. The Hansen Blvd. bridge project is mainly required to service specific developments; however, it is planned that the bridge be oversized to also provide added capacity for traffic needs that will benefit all growth in the Town. As such, the portion of this project that is related to oversizing the bridge is approximately 11%, versus 53% that was identified in the D.C.B.S. and the portion that benefits the specific developments to be recovered through the area specific D.C. is 89% versus 47% that was identified in the D.C.B.S.

The amended charges for Town-Wide services are reduced to \$48,933 from \$49,533 in the urban serviced area for a single and semi-detached dwelling. The non-residential charges in the urban serviced area are reduced to \$16.29 from \$16.56 per square of gross floor area (G.F.A.). The area specific roads charge increases to \$27,998 per net developable hectare from \$14,803. The revised Town-wide charges are presented in Table 1. The comparison of rates for the Town-wide charges for single and semi-detached dwellings is presented in Table 2 and for the Town-wide non-residential charges in Table 3. A comparison of the area specific charges is provided in Table 4 below.

Table 1
Town of Orangeville
Amended Schedule of Town-Wide Development Charges

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Town-Wide Services/Class of Services:						
Services Related to a Highway	9,020	7,448	5,685	3,138	2,995	3.92
Transit Services	1,282	1,059	808	446	426	0.56
Fire Protection Services	1,498	1,237	944	521	497	0.65
Policing Services	298	246	188	104	99	0.13
Parks and Recreation Services	11,951	9,868	7,533	4,158	3,969	1.68
Library Services	1,571	1,297	990	547	522	0.22
Growth-Related Studies	3,253	2,686	2,050	1,132	1,080	1.24
Total Town-Wide Services/Class of Services	\$28,873	\$23,841	\$18,198	\$10,046	\$9,588	\$8.40
Town-Wide Urban Services						
Wastewater Services	8,688	7,174	5,476	3,022	2,885	3.13
Water Services	10,517	8,684	6,629	3,659	3,492	3.79
Stormwater Services	855	706	539	297	284	0.97
Total Urban Services	\$20,060	\$16,564	\$12,644	\$6,978	\$6,661	\$7.89
GRAND TOTAL RURAL AREA	\$28,873	\$23,841	\$18,198	\$10,046	\$9,588	\$8.40
GRAND TOTAL URBAN AREA	\$48,933	\$40,405	\$30,842	\$17,024	\$16,249	\$16.29



Table 2
Comparison of Prior, Calculated (August 8, 2024 D.C.B.S.),
Amended (September 12, 2024), and Amended (November 5, 2024)
D.C.s for Single and Semi-Detached Dwellings

Services/Class of Services	Current	Calculated as per August 8, 2024 D.C.B.S.	Calculated as per Addendum Report #1 (Sep. 12, 2024)	Calculated as per Addendum Report #2 (Nov. 5, 2024)
Town-Wide Services/Class of Services:				
Services Related to a Highway	5,908	9,620	9,620	9,020
Transit Services	220	1,282	1,282	1,282
Fire Protection Services	1,032	1,498	1,498	1,498
Policing Services	806	298	298	298
Parks and Recreation Services	6,322	11,951	11,951	11,951
Library Services	731	1,571	1,571	1,571
Growth-Related Studies	-	3,253	3,253	3,253
Total Town-Wide Services/Class of Services	\$15,020	\$29,473	\$29,473	\$28,873
Town-wide Urban Services				
Wastewater Services	8,983	8,688	8,688	8,688
Water Services	5,945	10,517	10,517	10,517
Stormwater Services	-	855	855	855
Total Town-Wide Services	\$14,928	\$20,060	\$20,060	\$20,060
Grand Total - Urban Area	\$29,947	\$49,533	\$49,533	\$48,933

Table 3
Comparison of Prior, Calculated (August 8, 2024 D.C.B.S.),
Amended (September 12, 2024), and Amended (November 5, 2024)
D.C.s for Square Foot of Non-Residential Gross Floor Area

Services/Class of Services	Current	Calculated (as per August 8, 2024 D.C.B.S.)	Calculated as per Addendum Report #1 (Sep. 12, 2024)	Calculated as per Addendum Report #2 (Nov. 5, 2024)
Town-Wide Services/Class of Services:				
Services Related to a Highway	2.45	3.32	4.19	3.92
Transit Services	0.10	0.56	0.56	0.56
Fire Protection Services	0.43	0.52	0.65	0.65
Policing Services	0.33	0.10	0.13	0.13
Parks and Recreation Services	1.64	1.68	1.68	1.68
Library Services	0.19	0.22	0.22	0.22
Growth-Related Studies	-	1.24	1.24	1.24
Total Town-Wide Services/Class of Services	\$5.14	\$7.64	\$8.67	\$8.40
Town-Wide Urban Services				
Wastewater Services	3.27	2.47	3.13	3.13
Water Services	2.16	2.98	3.79	3.79
Stormwater Services	-	0.77	0.97	0.97
Grand Total - Rural Area	\$5.43	\$6.22	\$7.89	\$7.89
Grand Total - Urban Area	\$10.58	\$13.86	\$16.56	\$16.29



Table 4
 Comparison of Prior, Calculated (August 8, 2024 D.C.B.S.),
 Amended (September 12, 2024), and Amended (November 5, 2024)
 Area Specific Development Charges on a per Net Developable Hectare Basis

Services	Current	Calculated (as per August 8, 2024 D.C.B.S.)	Calculated as per Addendum Report #2 (Nov. 5, 2024)
Roads and Related Services			
Roads - RSP1	\$19,333	\$14,803	\$27,998
Water Services			
Water - WD-1	\$1,865	\$23,903	\$23,903
Water - WD-2	\$5,156	\$5,176	\$5,176
Water - WD-3	\$2,086	\$7,216	\$7,216
Water - WD-4	\$3,685	\$7,847	\$7,847
Water - WD-5	\$47,239	\$26,738	\$26,738
Water - WD-6	\$13,400	\$12,058	\$12,058
Wastewater Services			
Wastewater - SS1	\$5,874	\$6,713	\$6,713
Wastewater - SS3	\$16,028	\$12,701	\$12,701
Wastewater - SS4	\$5,078	\$5,689	\$5,689
Stormwater Management Services			
Stormwater Management - SWM1	\$5,002	\$12,222	\$12,222
Stormwater Management - SWM2	\$19,322	\$19,166	\$19,166
Stormwater Management - SWM3	\$18,605	\$21,727	\$21,727
Stormwater Management - SWM4	\$0	\$0	\$0
Stormwater Management - SWM5	\$0	\$0	\$0
Stormwater Management - SWM6	\$6,365	\$5,037	\$5,037
Stormwater Management - SWM 3/4 Ext.1	\$10,413	\$9,529	\$9,529
Stormwater Management - SWM 3/4 Ext.2	\$10,413	\$8,252	\$8,252

Note: The September 12, 2024 Addendum did not impact the area specific calculations

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

Based on the foregoing, the following revisions are made to the August 8, 2024, D.C.B.S., as amended. Accordingly, the amended pages are appended to this report.



Page Reference	Description of Revisions
Executive Summary (pages iv to xi)	Updated to reflect the correction to Services Related to a Highway and the revised charges for Town-wide services/class of services and Area Specific Services.
1-2 and 1-3	Updated text to indicate that Figure 1-1 has not been refined related to the D.C. process required for the amendment process for this this addendum.
5-14 and 5-17	Updated to reflect the change in costs associated with the Town-wide portion of Services Related to a Highway and corresponding Table 5-7 as per the Addendum No. 2 report.
5- 24 and 5-26	Updated to reflect the change in costs associated with the Area Specific portion of Services Related to a Highway and corresponding Table 5-13 as per the Addendum No. 2 report.
6-2 to 6-5	Tables 6-2 through 6-5 updated to reflect the revised Town-Wide and Area Specific D.C. Calculations as per this Addendum No. 2 report.
C-3	Update to reflect the costs associate with works to be undertaken during the term of the by-law, by service.
G-26 & G-27	Revised Schedules “B” and “C” to the by-law to reflect the changes contained in Addendum No. 2 report.



4. Process for Adoption of the Amending Development Charges By-law

As the 2024 D.C. By-law 2024-060 was passed on October 7, 2024, a formal public process is required to amend By-law 2024-060 to correct the charges as provided herein. The D.C.A. requires the following:

- Making available to the public this Addendum Report No. 2 to the D.C.B.S., as amended;
- Notice of Public Meeting to Present the Public with the findings contained in Addendum Report No. 2 to the D.C.B.S., as amended (at least 21 clear calendar days from the date of making Addendum Report No. 2 available to the public).;
- A public Meeting of Council to be held to provide the public with the opportunity to question and make comment on the changes contained in Addendum Report No.2 to the D.C.B.S., as amended (not prior to 14 days from the date of making the addendum report available to the public);
- Council's consideration of the amending by-law (not before 60 days from the date of making the addendum report available to the public);
- Notice to be provided of passage of the Amending By-law (by 20 days after passage); and
- Town makes revised D.C. pamphlet available, where the amending by-law is not appealed, within 60 days after the amending by-law comes into force).

Based on the timelines identified above, Addendum No. 2 to the D.C.B.S., as amended, will be made available to the public on November, 5, 2024, the public meeting will take place on December 16, 2024, with a minimum of 21 days notice to be provided, and Council will consider passage of the amending by-law on January 27, 2025.

If approved, the changes provided herein will form part of the Town's 2024 D.C. Background Study, as amended and amend by-law 2024-060. Appendix B to this D.C. Addendum reports includes the draft amending D.C. By-law being presented for Council's consideration.

If Council is satisfied with the proposed changes to the 2024 D.C. Background Study and D.C. By-Law 2024-060, it is recommended that Council:



“Approve the Development Charges Addendum No. 2 Report dated November 5, 2024 subject to further annual review during the capital budget process”; and

“Approve the Amending Development Charge By-law as set out herein.”



Appendix A

Amended Pages



Table ES-1
Town of Orangeville
Summary of Anticipated Town-Wide D.C. Residential and
Non-Residential Development

Measure	10 Year Mid-2024 to Mid-2033	Buildout Mid-2024 to Buildout
(Net) Population Increase	2,508	5,093
(Gross) Population Increase in New Households*	3,047	6,323
Residential Unit Increase	1,246	2,590
Non-Residential Employment Increase	421	772
Non-Residential Gross Floor Area Increase (sq.ft.)	360,700	686,300

* Growth includes population in both permanent, seasonal, and institutional households.

5. Table ES-2 includes a summary of the D.C.-eligible capital costs for each eligible service arising from the anticipated development. These capital costs are provided in detail in Chapter 5. The D.C.A. requires that the background study include a summary of the gross and net capital costs to be incurred over the term of the by-law (i.e., 10 years) for existing and future development. This summary is provided by service in Table 6-5 of the D.C. Background Study.

In total, gross capital costs of approximately \$210.43 million are forecast for the 10-year by-law term. These capital costs have been identified through discussion with Town staff. A portion of these capital costs, \$18.42 million, relate to the needs of growth beyond the forecast period. These costs are not included in the D.C. calculation, however, will be considered in future D.C. studies. Other deductions in the determination of the D.C.-recoverable costs include approximately \$85.69 million related to the portion of capital projects that will benefit the existing development, \$18.42 million related to anticipated grants, subsidies, and other contributions, and \$123,000 relates to the portion of capital costs that are related to D.C.-ineligible services.



The resultant net D.C.-recoverable costs included in the calculations for capital works anticipated over the 10-year forecast period totals approximately \$91.86 million, of which \$78.72 million is attributed to the forecast residential development and \$13.14 million allocated to the forecast non-residential development.

Table ES-2
Town of Orangeville
Summary of Costs Anticipated During the Term of the By-law

Description	Value (2024\$)
Total gross expenditures planned over the next 10 years	\$210,433,770
Less: benefit to existing development	\$85,691,849
Less: post planning period benefit	\$18,424,100
Less: costs associated with D.C.-ineligible services	\$123,000
Less: grants, subsidies, and other contributions	\$14,334,318
Net costs to be recovered from D.C.s. over the term of the by-law	\$91,860,503

6. At present, the Town imposes D.C.s on both residential and non-residential developments on a Town-wide basis and area specific basis. The Town is undertaking a D.C. public process and anticipates passing a new D.C. by-law for the services identified in the D.C. Background Study. The statutory mandatory public meeting has been set for September 16, 2024.

This report provides the calculations of the residential and non-residential charges to recover the capital costs of the anticipated increase in need for services arising from the forecast development (summarized in Schedule ES-3). The following services/class of services are calculated based on a Town-wide 10-year forecast period:

- Transit Services;
- Parks and Recreation Services;
- Library Services; and



- Growth-related Studies (class of service).

The following services are calculated based on a Town-wide 2024 to buildout forecast period:

- Services Related to a Highway;
- Fire Protection Services;
- Policing Services;
- Water Services;
- Wastewater Services; and
- Stormwater Services.

The services listed below are calculated based on an area-specific basis for the 2024 to buildout forecast period:

- Services Related to a Highway;
- Water Services;
- Wastewater Services; and
- Stormwater Services.

7. The calculated Town-wide D.C. for a single detached unit is \$48,933. The calculated Town-wide non-residential development charge is \$16.29 per sq.ft. of gross floor area (G.F.A.) Table ES-3 provides the calculated D.C.s for residential and non-residential developments for each service/class of services.
8. The area-specific D.C.s are shown in Table ES-4, for the respective charges related to services related to a highway, stormwater services, water services, and wastewater services. These charges, where applicable, are in addition to the Town-wide charges.



Table ES-3
Town of Orangeville
Calculated Schedule of Town-wide Development Charges

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Town-Wide Services/Class of Services:						
Services Related to a Highway	9,020	7,448	5,685	3,138	2,995	3.92
Transit Services	1,282	1,059	808	446	426	0.56
Fire Protection Services	1,498	1,237	944	521	497	0.65
Policing Services	298	246	188	104	99	0.13
Parks and Recreation Services	11,951	9,868	7,533	4,158	3,969	1.68
Library Services	1,571	1,297	990	547	522	0.22
Growth-Related Studies	3,253	2,686	2,050	1,132	1,080	1.24
Total Town-Wide Services/Class of Services	\$28,873	\$23,841	\$18,198	\$10,046	\$9,588	\$8.40
Town-Wide Urban Services						
Wastewater Services	8,688	7,174	5,476	3,022	2,885	3.13
Water Services	10,517	8,684	6,629	3,659	3,492	3.79
Stormwater Services	855	706	539	297	284	0.97
Total Urban Services	\$20,060	\$16,564	\$12,644	\$6,978	\$6,661	\$7.89
GRAND TOTAL RURAL AREA	\$28,873	\$23,841	\$18,198	\$10,046	\$9,588	\$8.40
GRAND TOTAL URBAN AREA	\$48,933	\$40,405	\$30,842	\$17,024	\$16,249	\$16.29



Table ES-4
Town of Orangeville
Calculated Schedule of Area-Specific Development Charges

Services	\$/Net Developable Hectare
Roads and Related Services	
Roads - RSP1	\$27,998
Water Services	
Water - WD-1	\$23,903
Water - WD-2	\$5,176
Water - WD-3	\$7,216
Water - WD-4	\$7,847
Water - WD-5	\$26,738
Water - WD-6	\$12,058
Wastewater Services	
Wastewater - SS1	\$6,713
Wastewater - SS3	\$12,701
Wastewater - SS4	\$5,689
Stormwater Management Services	
Stormwater Management - SWM1	\$12,222
Stormwater Management - SWM2	\$19,166
Stormwater Management - SWM3	\$21,727
Stormwater Management - SWM4	\$0
Stormwater Management - SWM5	\$0
Stormwater Management - SWM6	\$5,037
Stormwater Management - SWM 3/4 Ext.1	\$9,529
Stormwater Management - SWM 3/4 Ext.2	\$8,252

9. Tables ES-5 and ES-6 provide a comparison of the Town-wide D.C.s currently imposed in the Town and the calculated charges herein. These comparisons are provided for a single detached residential dwelling unit and non-residential development, on a per sq.ft. of G.F.A., respectively. Further, Table ES-7 provides a comparison of the Area Specific Charges currently imposes, vs. the revised calculated rates contained herein.



Table ES-5
Town of Orangeville
Single Detached Residential Dwelling Unit Town-Wide D.C. Comparison

Services/Class of Services	Current	Calculated as per August 8, 2024 D.C.B.S.	Calculated as per Addendum Report #1 (Sep. 12, 2024)	Calculated as per Addendum Report #2 (Nov. 5, 2024)
Town-Wide Services/Class of Services:				
Services Related to a Highway	5,908	9,620	9,620	9,020
Transit Services	220	1,282	1,282	1,282
Fire Protection Services	1,032	1,498	1,498	1,498
Policing Services	806	298	298	298
Parks and Recreation Services	6,322	11,951	11,951	11,951
Library Services	731	1,571	1,571	1,571
Growth-Related Studies	-	3,253	3,253	3,253
Total Town-Wide Services/Class of Services	\$15,020	\$29,473	\$29,473	\$28,873
Town-wide Urban Services				
Wastewater Services	8,983	8,688	8,688	8,688
Water Services	5,945	10,517	10,517	10,517
Stormwater Services	-	855	855	855
Total Town-Wide Services	\$14,928	\$20,060	\$20,060	\$20,060
Grand Total - Urban Area	\$29,947	\$49,533	\$49,533	\$48,933



Table ES-6
Town of Orangeville
Non-Residential Town-Wide D.C. Comparison per sq.ft.
of Gross Floor Area

Services/Class of Services	Current	Calculated (as per August 8, 2024 D.C.B.S.)	Calculated as per Addendum Report #1 (Sep. 12, 2024)	Calculated as per Addendum Report #2 (Nov. 5, 2024)
Town-Wide Services/Class of Services:				
Services Related to a Highway	2.45	3.32	4.19	3.92
Transit Services	0.10	0.56	0.56	0.56
Fire Protection Services	0.43	0.52	0.65	0.65
Policing Services	0.33	0.10	0.13	0.13
Parks and Recreation Services	1.64	1.68	1.68	1.68
Library Services	0.19	0.22	0.22	0.22
Growth-Related Studies	-	1.24	1.24	1.24
Total Town-Wide Services/Class of Services	\$5.14	\$7.64	\$8.67	\$8.40
Town-Wide Urban Services				
Wastewater Services	3.27	2.47	3.13	3.13
Water Services	2.16	2.98	3.79	3.79
Stormwater Services	-	0.77	0.97	0.97
Grand Total - Rural Area	\$5.43	\$6.22	\$7.89	\$7.89
Grand Total - Urban Area	\$10.58	\$13.86	\$16.56	\$16.29



Table ES-7
Town of Orangeville
Area Specific D.C. Comparison per Net Developable Hectare

Services	Current	Calculated (as per August 8, 2024 D.C.B.S.)	Calculated as per Addendum Report #2 (Nov. 5, 2024)
Roads and Related Services			
Roads - RSP1	\$19,333	\$14,803	\$27,998
Water Services			
Water - WD-1	\$1,865	\$23,903	\$23,903
Water - WD-2	\$5,156	\$5,176	\$5,176
Water - WD-3	\$2,086	\$7,216	\$7,216
Water - WD-4	\$3,685	\$7,847	\$7,847
Water - WD-5	\$47,239	\$26,738	\$26,738
Water - WD-6	\$13,400	\$12,058	\$12,058
Wastewater Services			
Wastewater - SS1	\$5,874	\$6,713	\$6,713
Wastewater - SS3	\$16,028	\$12,701	\$12,701
Wastewater - SS4	\$5,078	\$5,689	\$5,689
Stormwater Management Services			
Stormwater Management - SWM1	\$5,002	\$12,222	\$12,222
Stormwater Management - SWM2	\$19,322	\$19,166	\$19,166
Stormwater Management - SWM3	\$18,605	\$21,727	\$21,727
Stormwater Management - SWM4	\$0	\$0	\$0
Stormwater Management - SWM5	\$0	\$0	\$0
Stormwater Management - SWM6	\$6,365	\$5,037	\$5,037
Stormwater Management - SWM 3/4 Ext.1	\$10,413	\$9,529	\$9,529
Stormwater Management - SWM 3/4 Ext.2	\$10,413	\$8,252	\$8,252

Note: The September 12, 2024 Addendum did not impact the area specific calculations

10. Chapter 7 herein, provides the D.C. by-law policy recommendations and rules that govern the imposition of the charges. Council will consider the findings and recommendations provided herein and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law for each service, which is appended in Appendix G. These decisions may include:

- adopting the charges and policies recommended herein;
- considering additional exemptions to the D.C. by-law; and



public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed D.C. by-law.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on August 8, 2024.

The process to be followed in finalizing the report and recommendations includes:

- Consideration of responses received prior to, at, or immediately following the public meeting;
- Refinements to the report, if required; and
- Council consideration of the by-law subsequent to the public meeting.

Figure 1-1 outlines the proposed schedule to be followed with respect to the D.C. by-law adoption process. Note Figure 1-1 does not provide the timelines required for the D.C. amendment required as per Addendum No. 2 as it took place after the initial D.C. by-law Process, through its own public process.

Figure 1-1
Schedule of Key D.C. Process Dates

Process Steps	Dates
Data collection, growth forecast development, staff review, engineering work, D.C. calculations and policy work	Early 2024 to mid-2024
Public release of final D.C. Background study and proposed by-law	August 8, 2024
Public meeting advertisement placed in newspaper(s)	By 21 days prior to the Public Meeting
Public release of Addendum to the 2024 Development Charges Background Study	September 12, 2024
Public meeting of Council	September 16, 2024
Council considers adoption of background study and passage of by-law	October 7, 2024
Newspaper notice given of by-law passage	By 20 days after passage
Last day for by-law appeal	40 days after passage



Town makes pamphlet available (where by-law not appealed)	By 60 days after in force date
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1.3 Changes to the *Development Charges Act, 1997*

Following the adoption of the Town’s existing D.C. by-laws, a number of changes to the D.C.A. have been introduced through various legislation including the following:

- Bill 108: *More Homes, More Choice Act, 2019*;
- Bill 138: *Plan to Build Ontario Together Act, 2019*;
- Bill 197: *COVID-19 Economic Recovery Act, 2020*;
- Bill 213: *Better for People, Smarter for Business Act, 2020*;
- Bill 109: *More Homes for Everyone Act, 2022*;
- Bill 23: *More Homes Built Faster Act, 2022*;
- Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023*;
- Bill 134: *Affordable Homes and Good Jobs Act, 2023*; and
- Bill 185: *Cutting Red Tape to Build More Homes, 2024*

The following provides an overview of the amendments to the D.C.A. that each of these pieces of legislation provided.

1.3.1 Bill 108: *More Homes, More Choice Act, 2019*

The Province introduced Bill 108, *More Homes, More Choice Act, 2019* which proposed changes to the D.C.A. as part of the province’s “More Homes, More Choice: Ontario’s Housing Supply Action Plan.” The *More Homes, More Choice Act, 2019* received Royal Assent on June 6, 2019. At that time many of the amendments to the D.C.A. did not come into effect, awaiting proclamation by the Lieutenant Governor.

On January 1, 2020, the following provisions were proclaimed:

- A D.C. for rental housing and institutional developments will pay the charge in six equal annual instalments, with the first payment commencing on the date of occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments (note, that further changes related to non-profit housing have been made under the *More Homes Built Faster Act, 2022*, summarized below). Any unpaid D.C. amounts may be added to the property and collected as taxes.



5.3 Service Levels and Build-out Capital Costs for Town-wide D.C. Calculation

This section evaluates the development-related capital requirements for Town services under a buildout planning period.

5.3.1 Services Related to a Highway

The Town's current inventory of roadways is measured in lane kilometers (km) and includes 87.54 km of collector roads and 9.43 km of arterial roads, for a total of 96.96 km. Additionally, the Town owns and maintains 16 bridges and culverts along with 137 km of sidewalks, 25 traffic signals, and 2,650 streetlights. Furthermore, 23,881 sq.ft. of roads operations facility space is owned and used by the Town for services related to a highway, along with approximately 67 vehicles and equipment items to service the road network. The total inventory of assets over the past 15 years results in an invested level of service of \$11,806 per capita. When applied to the buildout forecast population, a maximum D.C.-eligible cost of approximately \$60.12 million is applicable.

Table 5-7 provides the buildout capital program for services related to a highway. The capital program includes various capital project anticipated to take place during the forecast period such as oversizing and upgrades to existing roads to accommodate growth, additional traffic signals and vehicles, expansion to facilities such as the operations centre, and other road resurfacing programs, to service growth. As such, the total gross capital cost of the program and the existing Roads and Related D.C. reserve fund deficit totals approximately \$54.9 million over the forecast period. A deduction related to the benefit to the existing development has been applied for approximately \$26.46 million. Further, a deduction related to grants, subsidies and other contributions has been made for \$7.71 million.

As a result, the total D.C.-recoverable cost of approximately \$20.73 million has been included in the calculation of the charge. Of that, approximately \$18.03 million (87%) and \$2.70 million (13%) have been attributed to residential and non-residential developments, respectfully. These attributions are based on the incremental growth anticipated in population and employment over the buildout forecast period.



**Table 5-7
Town of Orangeville
Infrastructure Costs Included in the Development Charge Calculation
For Services Related to a Highway – Town-wide**

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 87%	Non-Residential Share 13%
	2024 to Buildout										
1	Hansen Boulevard from First Street to Highway 10	2031	9,660,000	-	-	9,660,000	5,989,200	-	3,670,800	3,193,596	477,204
2	Hansen Blvd. Ext.– Collector Road - Blind Line to Cty Rd. 16, excl. bridge & appr. (Oversizing)	2025-2026	6,920,000	-	-	6,920,000	-	4,670,486	2,249,514	1,957,078	292,437
3	Hansen Blvd. Bridge at Creek Crossing-including appr. (Oversizing)	2024	3,282,000	-	-	3,282,000	-	2,924,000	358,000	311,460	46,540
4	Blind Line from Hansen to north corporate limit	2027-2028	1,118,660	-	-	1,118,660	923,200	-	195,460	170,050	25,410
5	Fourth Avenue and Third Street reconstruction-Alignment of Intersection (Oversizing)	2026	2,200,000	-	-	2,200,000	308,000	115,015	1,776,985	1,545,977	231,008
7	John Street at Townline – Upgrades to accommodate additional traffic from SAR	2024	615,000	-	-	615,000	307,500	-	307,500	267,525	39,975
8	Widen Townline south of Broadway	2024	750,000	-	-	750,000	618,900	-	131,100	114,057	17,043
10	Crane Truck	2026	180,000	-	-	180,000	-	-	180,000	156,600	23,400
11	Street Sweeper	2025	650,000	-	-	650,000	-	-	650,000	565,500	84,500
12	Traffic Signals at Hansen & Parkinson	2028	175,000	-	-	175,000	-	-	175,000	152,250	22,750
13	Traffic Signals at Hansen & Veteran's Way (CR 16)	2025-2027	1,700,000	-	-	1,700,000	-	-	1,700,000	1,479,000	221,000
14	3 Bay Expansion - Operations Centre	2024	2,680,000	-	-	2,680,000	-	-	2,680,000	2,331,600	348,400
15	County Road 16 and Hansen Road - Traffic Signals	2024	200,000	-	-	200,000	-	-	200,000	174,000	26,000
16	Noise Fence	2024-2033	1,947,000	-	-	1,947,000	1,460,300	-	486,700	423,429	63,271
17	Pedestrian Crossover - Broadway Wellington	2024	205,000	-	-	205,000	51,300	-	153,700	133,719	19,981
18	Pedestrian Crossover - First and Feed	2025	250,000	-	-	250,000	62,500	-	187,500	163,125	24,375
19	Provisions for Additional Pedestrian Crossovers	2025-2033	750,000	-	-	750,000	187,500	-	562,500	489,375	73,125
20	Road Resurfacing Program	2024-2033	12,200,000	-	-	12,200,000	10,438,600	-	1,761,400	1,532,418	228,982
21	Hansen Blvd, Blindline to Amelia - Upgrade	2026	857,000	-	-	857,000	733,300	-	123,700	107,619	16,081
22	C-Line Reconstruction, Century to Townline - Upgrade to urban standard, including sidewalks and bicycle lanes	2029-2030	2,788,000	-	-	2,788,000	2,385,500	-	402,500	350,175	52,325
23	4th Ave, Hwy #10 to 3rd St. - Widening/Reconstruction	2028	3,500,000	-	-	3,500,000	2,994,700	-	505,300	439,611	65,689
24	Reserve Fund Adjustment		2,275,557	-	-	2,275,557	-	-	2,275,557	1,979,735	295,822
	Total		\$54,903,217	\$0	\$0	\$54,903,217	\$26,460,500	\$7,709,501	\$20,733,216	\$18,037,898	\$2,695,318



5.5 Capital Costs for Area-Specific D.C. Calculation

This section evaluates the development-related capital requirements for the area-specific services under the buildout forecast period of the respective benefitting lands. The benefitting lands, and the associated net developable areas subject to the various projects, on an area specific charges have been identified in Table 3-2. The anticipated development-related capital requirements for each of the four services, are consistent with the Town's 2009 and 2014 D.C. Background Studies. The area specific D.C.s are recovered on a per hectare basis of net developable lands that benefit from each of the projects.

5.5.1 Services Related to a Highway

The area-specific Services Related to a Highway capital program continues to identify the Hansen Blvd. bridge over Lower Monora Creek. The gross capital cost estimate of the local service program is approximately \$2.92 million, of which \$47,200 has been deducted to reflect the portion of the project that benefits to the existing population.

Table 5-13 provides the related capital program for the service on an area-specific basis and notes the benefitting lands that are subject to this charge (see Table 3-2 for a description and size of the benefitting land areas). The capital cost included in the D.C. calculations is approximately \$2.88 million.

5.5.2 Water Services

Six area specific water projects continue to be carried forward with revised costing to be recovered on an area specific basis from benefitting lands. While two of the projects are now complete, not all funding has been recovered from all benefitting lands. Table 5-14 provides the capital program with the updated gross capital cost estimate for projects totaling approximately \$3.82 million. A deduction related to the benefit to the existing community has been made of \$813,000, along with a deduction for the local service contributions in the amount of \$626,548 are anticipated. Therefore, approximately \$2.38 million has been included in the calculation. As noted, each capital project benefits various different developments, which have been summarized in Table 5-14 and described in Table 3-2.



Table 5-13
Town of Orangeville
Infrastructure Costs Included in the Development Charge Calculation
For Services Related to a Highway – Area-Specific

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Benefiting Areas	Timing (year)	Gross Capital Cost Estimate (2024\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Total Potential D.C. Recoverable Cost
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	
	2024 to Buildout									
1	Hansen Blvd. Bridge over Lower Monora Creek (Remaining Growth-related portion)	RES3, RES4, RES6, RES7, RES8, RES9, RES13, COM9, IND15, IND16, IND17, INST1	2024	2,924,000	-	-	2,924,000	47,200	-	2,876,800
	Total			\$2,924,000	\$0	\$0	\$2,924,000	\$47,200	\$0	\$2,876,800



Table 6-1
Town of Orangeville
Town-Wide D.C. Calculation for the Buildout Forecast Period

SERVICES	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. <u>Wastewater Services</u>				
1.1 Treatment plants & Sewers	17,372,605	2,147,176	8,688	3.13
2. <u>Water Services</u>				
2.1 Treatment, storage and distribution systems	21,030,460	2,599,270	10,517	3.79
3. <u>Stormwater Services</u>				
3.1 Stormwater Drainage and Control	1,710,000	665,000	855	0.97
4. <u>Services Related to a Highway</u>				
4.1 Roads and Related	18,037,898	2,695,318	9,020	3.92
5. <u>Fire Protection Services</u>				
5.1 Fire facilities, vehicles & equipment	2,996,455	447,746	1,498	0.65
6. <u>Policing Services</u>				
6.1 Facilities, vehicles and equipment, small equipment and gear	595,160	88,932	298	0.13
TOTAL	\$61,742,578	\$8,643,442	\$30,876	\$12.59
D.C.-Eligible Capital Cost	\$61,742,578	\$8,643,442		
Buildout Gross Population/GFA Growth (sq.ft.)	6,323	686,300		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$9,764.76	\$12.59		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.162	\$30,876		
Other Multiples	2.611	\$25,496		
Apartments - 2 Bedrooms +	1.993	\$19,461		
Apartments - Bachelor and 1 Bedroom	1.100	\$10,741		
Special Care/Special Dwelling Units	1.050	\$10,253		

Table 6-2
Town of Orangeville
Town-Wide D.C. Calculation for the 10-year Forecast Period

SERVICES/CLASS OF SERVICES	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
7. <u>Transit Services</u>				
7.1 Transit facilities, vehicles and other infrastructure	1,235,825	201,181	1,282	0.56
8. <u>Parks and Recreation Services</u>				
8.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	11,515,837	606,097	11,951	1.68
9. <u>Library Services</u>				
9.1 Library facilities, materials and vehicles	1,514,108	79,690	1,571	0.22
10. Growth Studies	3,134,215	448,863	3,253	1.24
TOTAL	\$17,399,985	\$1,335,830	\$18,057	\$3.70
D.C.-Eligible Capital Cost	\$17,399,985	\$1,335,830		
10-Year Gross Population/GFA Growth (sq.ft.)	3,047	360,700		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$5,710.53	\$3.70		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.162	\$18,057		
Other Multiples	2.611	\$14,910		
Apartments - 2 Bedrooms +	1.993	\$11,381		
Apartments - Bachelor and 1 Bedroom	1.100	\$6,282		
Special Care/Special Dwelling Units	1.050	\$5,996		



Table 6-3
Town of Orangeville
Calculated Schedule of Town-wide Development Charges
by Service

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Town-Wide Services/Class of Services:						
Services Related to a Highway	9,020	7,448	5,685	3,138	2,995	3.92
Transit Services	1,282	1,059	808	446	426	0.56
Fire Protection Services	1,498	1,237	944	521	497	0.65
Policing Services	298	246	188	104	99	0.13
Parks and Recreation Services	11,951	9,868	7,533	4,158	3,969	1.68
Library Services	1,571	1,297	990	547	522	0.22
Growth-Related Studies	3,253	2,686	2,050	1,132	1,080	1.24
Total Town-Wide Services/Class of Services	\$28,873	\$23,841	\$18,198	\$10,046	\$9,588	\$8.40
Town-Wide Urban Services						
Wastewater Services	8,688	7,174	5,476	3,022	2,885	3.13
Water Services	10,517	8,684	6,629	3,659	3,492	3.79
Stormwater Services	855	706	539	297	284	0.97
Total Urban Services	\$20,060	\$16,564	\$12,644	\$6,978	\$6,661	\$7.89
GRAND TOTAL RURAL AREA	\$28,873	\$23,841	\$18,198	\$10,046	\$9,588	\$8.40
GRAND TOTAL URBAN AREA	\$48,933	\$40,405	\$30,842	\$17,024	\$16,249	\$16.29



Table 6-4
Town of Orangeville
Area-Specific D.C. Calculation for the Buildout Forecast Period

Services	\$/Net Developable Hectare
Roads and Related Services	
Roads - RSP1	\$27,998
Water Services	
Water - WD-1	\$23,903
Water - WD-2	\$5,176
Water - WD-3	\$7,216
Water - WD-4	\$7,847
Water - WD-5	\$26,738
Water - WD-6	\$12,058
Wastewater Services	
Wastewater - SS1	\$6,713
Wastewater - SS3	\$12,701
Wastewater - SS4	\$5,689
Stormwater Management Services	
Stormwater Management - SWM1	\$12,222
Stormwater Management - SWM2	\$19,166
Stormwater Management - SWM3	\$21,727
Stormwater Management - SWM4	\$0
Stormwater Management - SWM5	\$0
Stormwater Management - SWM6	\$5,037
Stormwater Management - SWM 3/4 Ext.1	\$9,529
Stormwater Management - SWM 3/4 Ext.2	\$8,252



Table 6-5
Town of Orangeville
Gross Expenditure and Sources of Revenue Summary for Costs
to be Incurred over the 10-Year Life of the By-law for all Services and Class of Services

Services/Class of Services	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Wastewater Services							
1.1 Treatment plants & Sewers	25,103,052	0	7,585,571	0	0	15,323,972	2,193,509
2. Water Services							
2.1 Treatment, storage and distribution systems	49,704,600	0	21,492,125	2,478,922	0	22,358,995	3,374,558
3. Stormwater Services							
3.1 Stormwater Drainage and Control	18,360,831	0	12,292,900	126,600	0	3,812,200	2,129,131
4. Services Related to a Highway							
4.1 Roads and Related	55,551,660	0	26,507,700	7,709,501	0	17,590,438	3,744,021
5. Fire Protection Services							
5.1 Fire facilities, vehicles & equipment	30,366,300	0	10,939,400	3,667,650	12,672,100	2,685,821	401,330
6. Policing Services							
6.1 Facilities, vehicles and equipment, small equipment and gear	154,071	0	81,600	0	3,900	59,657	8,914
7. Transit Services							
7.1 Transit facilities, vehicles and other infrastructure	2,421,706	0	984,700	0	0	1,235,825	201,181
8. Parks and Recreation Services							
8.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	22,755,886	0	4,635,853	250,000	5,748,100	11,515,837	606,097
9. Library Services							
9.1 Library facilities, materials and vehicles	1,459,565	0	98,400	18,365	0	1,275,660	67,140
10. Growth-Related Studies	4,556,100	123,000	1,073,600	83,280	0	2,865,802	410,418
Total Expenditures & Revenues	\$210,433,770	\$123,000	\$85,691,849	\$14,334,318	\$18,424,100	\$78,724,206	\$13,136,298



Table C-1 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while Town program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e., facilities) would be delayed until the time these works are in place.

Table C-2
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICES/CLASS OF SERVICES	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Wastewater Services				
1.1 Treatment plants & Sewers	20,524,981	101,597	785,738	887,335
2. Water Services				
2.1 Treatment, storage and distribution systems	28,553,175	1,031,829	778,924	1,810,754
3. Stormwater Services				
3.1 Stormwater Drainage and Control	7,081,931	79,218	-	79,218
4. Services Related to a Highway				
4.1 Roads and Related	31,319,517	459,456	1,103,698	1,563,154
5. Fire Protection Services				
5.1 Fire facilities, vehicles & equipment	19,783,951	60,400	933,417	993,817
6. Policing Services				
6.1 Facilities, vehicles and equipment, small equipment and gear	687,992	-	1,481,866	1,481,866
7. Transit Services				
7.1 Transit facilities, vehicles and other infrastructure	1,437,006	108,745	120,006	228,751
8. Parks and Recreation Services				
8.1 vehicles, and equipment	18,120,033	520,744	355,469	876,213
9. Library Services				
9.1 Library facilities, materials and vehicles	1,612,163	89,430	148,591	238,021
10. Growth-Related Studies	6,839,471	-	-	-
Total	\$135,960,220	\$2,451,420	\$5,707,709	\$8,159,129



Schedule B

Schedule of Residential and Non-Residential Development Charge Services for Town-wide Services and Class of Services

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Town-Wide Services/Class of Services:						
Services Related to a Highway	9,020	7,448	5,685	3,138	2,995	3.92
Transit Services	1,282	1,059	808	446	426	0.56
Fire Protection Services	1,498	1,237	944	521	497	0.65
Policing Services	298	246	188	104	99	0.13
Parks and Recreation Services	11,951	9,868	7,533	4,158	3,969	1.68
Library Services	1,571	1,297	990	547	522	0.22
Growth-Related Studies	3,253	2,686	2,050	1,132	1,080	1.24
Total Town-Wide Services/Class of Services	\$28,873	\$23,841	\$18,198	\$10,046	\$9,588	\$8.40
Town-Wide Urban Services						
Wastewater Services	8,688	7,174	5,476	3,022	2,885	3.13
Water Services	10,517	8,684	6,629	3,659	3,492	3.79
Stormwater Services	855	706	539	297	284	0.97
Total Urban Services	\$20,060	\$16,564	\$12,644	\$6,978	\$6,661	\$7.89
GRAND TOTAL RURAL AREA	\$28,873	\$23,841	\$18,198	\$10,046	\$9,588	\$8.40
GRAND TOTAL URBAN AREA	\$48,933	\$40,405	\$30,842	\$17,024	\$16,249	\$16.29



Schedule C

Schedule of Residential and Non-Residential Development Charges for Area-Specific Services

Services	\$/Net Developable Hectare
Roads and Related Services	
Roads - RSP1	\$27,998
Water Services	
Water - WD-1	\$23,903
Water - WD-2	\$5,176
Water - WD-3	\$7,216
Water - WD-4	\$7,847
Water - WD-5	\$26,738
Water - WD-6	\$12,058
Wastewater Services	
Wastewater - SS1	\$6,713
Wastewater - SS3	\$12,701
Wastewater - SS4	\$5,689
Stormwater Management Services	
Stormwater Management - SWM1	\$12,222
Stormwater Management - SWM2	\$19,166
Stormwater Management - SWM3	\$21,727
Stormwater Management - SWM4	\$0
Stormwater Management - SWM5	\$0
Stormwater Management - SWM6	\$5,037
Stormwater Management - SWM 3/4 Ext.1	\$9,529
Stormwater Management - SWM 3/4 Ext.2	\$8,252



Appendix B

Draft Amending By-law to By-law 2024-060



The Corporation of the Town of Orangeville

By-law Number 2024-XX

Being a by-law to Amend Development Charges By-law 2024-060

Whereas Council for the Town of Orangeville (the “Council”) enacted Town of Orangeville By-law 2024-060 - Development Charges By-law for the Town of Orangeville (“By-law 2024-060”), on October 7, 2024; and

Whereas a development charge addendum report, entitled “Town of Orangeville Addendum No. 2 to 2024 Development Charges Background Study” (the “Addendum No. 2 Report”) prepared by Watson & Associates Economists Ltd. (“Watson”) and dated November 6, 2024, has been completed in support of the proposed amendment; and

Whereas the Council has given notice of the proposed development charges by-law amendment and the Addendum No. 2 to the development charge background study, as amended, and held a public meeting on the 16th day of December, 2024 and has heard all persons who applied to be heard and considered all submissions in accordance with the Development Charges Act, 1997, and the regulations thereto; and

Whereas the Council has by Resolution determined in accordance with section 12 of the Development Charges Act, 1997, that no further public meetings were required; and;

Now therefore the Council of the Corporation of the Town of Orangeville hereby enacts as follows:

1. By-law 2024-060 is hereby amended by:

- a. Replacing Schedule B thereto and replacing it with “Schedule B” attached hereto; and
- b. Replacing Schedule C thereto and replacing it with “Schedule C” attached hereto.

This amending by-law shall come into effect on January 27, 2025.

Enacted and passed this 27th day of January, 2025.



Lisa Post, Mayor

Raylene Martell, Town Clerk



SCHEDULE “B”
Schedule of Residential and Non-residential Development Charge Services for Town-wide Services

Services/Class of Services	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Town-Wide Services/Class of Services:						
Services Related to a Highway	9,020	7,448	5,685	3,138	2,995	3.92
Transit Services	1,282	1,059	808	446	426	0.56
Fire Protection Services	1,498	1,237	944	521	497	0.65
Policing Services	298	246	188	104	99	0.13
Parks and Recreation Services	11,951	9,868	7,533	4,158	3,969	1.68
Library Services	1,571	1,297	990	547	522	0.22
Growth-Related Studies	3,253	2,686	2,050	1,132	1,080	1.24
Total Town-Wide Services/Class of Services	\$28,873	\$23,841	\$18,198	\$10,046	\$9,588	\$8.40
Town-Wide Urban Services						
Wastewater Services	8,688	7,174	5,476	3,022	2,885	3.13
Water Services	10,517	8,684	6,629	3,659	3,492	3.79
Stormwater Services	855	706	539	297	284	0.97
Total Urban Services	\$20,060	\$16,564	\$12,644	\$6,978	\$6,661	\$7.89
GRAND TOTAL RURAL AREA	\$28,873	\$23,841	\$18,198	\$10,046	\$9,588	\$8.40
GRAND TOTAL URBAN AREA	\$48,933	\$40,405	\$30,842	\$17,024	\$16,249	\$16.29



SCHEDULE “C”
Schedule of Residential and Non-Residential Development Charges for Area-Specific Services

Services	\$/Net Developable Hectare
Roads and Related Services	
Roads - RSP1	\$27,998
Water Services	
Water - WD-1	\$23,903
Water - WD-2	\$5,176
Water - WD-3	\$7,216
Water - WD-4	\$7,847
Water - WD-5	\$26,738
Water - WD-6	\$12,058
Wastewater Services	
Wastewater - SS1	\$6,713
Wastewater - SS3	\$12,701
Wastewater - SS4	\$5,689
Stormwater Management Services	
Stormwater Management - SWM1	\$12,222
Stormwater Management - SWM2	\$19,166
Stormwater Management - SWM3	\$21,727
Stormwater Management - SWM4	\$0
Stormwater Management - SWM5	\$0
Stormwater Management - SWM6	\$5,037
Stormwater Management - SWM 3/4 Ext.1	\$9,529
Stormwater Management - SWM 3/4 Ext.2	\$8,252