

**City of Thorold
Area-Specific Development
Charges Background Study
Brock Business Park**

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 Planning for growth

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1. Introduction

1.1 Background

The basis for the calculation of the City's existing schedule of residential and non-residential development charges is documented in the "City of Thorold Development Charge Background Study" dated May 6, 2014 and amended on May 29, 2014.¹ Based upon consideration of public input during the development charge (D.C.) process, Council adopted the recommended charges as presented in Table 1-1. The residential and non-residential charges provided in Table 1-1 were established on June 3, 2014 and have been indexed in accordance with the provisions of By-law 74-2014. The present City-wide charges (effective June 4, 2016) in the urban area are \$12,239 for a single detached unit and the non-residential rates per sq.ft. are \$5.57 (commercial and institutional) and \$1.84 (industrial). The City has also imposed an area-specific D.C. for the Rolling Meadows Development Area. The present area-specific charges (effective June 4, 2016) for the Rolling Meadows Development Area are \$6,428 for a single detached unit.

The purpose of this report is to provide for an area-specific development charge for the Brock Business Park Secondary Plan area as recommended in the Brock Business Park Financial Strategy Report.² The identified area-specific D.C. specifically addresses growth-related capital costs associated with wastewater collection infrastructure for this area in accordance with the City's local service policy guidelines, which are further discussed below in section 1.4.

¹ Addendum No. 1 to the 2014 City of Thorold Development Charge Background Study Update. May 29, 2014. Watson & Associates Economists Ltd.

² City of Thorold Brock Business Park Financial Strategy. Final. September 1, 2015.

Table 1-1
City of Thorold
Schedule of Residential Development Charges
(Effective June 4, 2014 to June 3, 2015)

Service	RESIDENTIAL			
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples
City-Wide Services:				
Roads & Related	3,148	1,944	1,312	2,171
Fire Protection Services	1,419	876	592	979
Parks & Recreation	3,949	2,439	1,646	2,723
Library Services	486	300	203	335
Administration	705	435	294	486
Total City-Wide Services	9,707	5,994	4,047	6,694
Urban Services				
Wastewater Services	1,268	783	529	874
Water Services	811	501	338	559
Total Urban Services	2,079	1,284	867	1,433
GRAND TOTAL CITY-WIDE AREA	11,786	7,278	4,914	8,127
Area-specific Services				
Rolling Meadows Wastewater Services	6,191	3,823	2,581	4,270
GRAND TOTAL ROLLING MEADOWS	17,977	11,101	7,495	12,397

*All charges indexed annually in accordance with By-law provisions.

Table 1-2
City of Thorold
Schedule of Non-residential Development Charges
(Effective June 4, 2014 to June 3, 2015)

A. COMMERCIAL & INSTITUTIONAL

Service	COMMERCIAL & INSTITUTIONAL (per ft ² of Gross Floor Area)		
	Year 1*	Year 2*	Years 3 - 5*
City-Wide Services:			
Roads & Related	1.58	1.85	2.13
Fire Protection Services	0.71	0.83	0.96
Parks & Recreation	0.31	0.37	0.42
Library Services	0.04	0.05	0.06
Administration	0.36	0.43	0.49
Total City-Wide Services	3.00	3.53	4.06
Urban Services			
Wastewater Services	0.59	0.69	0.79
Water Services	0.38	0.44	0.51
Total Urban Services	0.97	1.13	1.30
GRAND TOTAL CITY-WIDE AREA	3.97	4.66	5.36

B. INDUSTRIAL

Service	INDUSTRIAL (per ft ² of Gross Floor Area)		
	Year 1*	Year 2*	Years 3 - 5*
City-Wide Services:			
Roads & Related	0.53	0.62	0.71
Fire Protection Services	0.24	0.28	0.32
Parks & Recreation	0.10	0.12	0.14
Library Services	0.01	0.02	0.02
Administration	0.12	0.14	0.16
Total City-Wide Services	1.00	1.18	1.35
Urban Services			
Wastewater Services	0.19	0.23	0.26
Water Services	0.13	0.14	0.18
Total Urban Services	0.32	0.37	0.44
GRAND TOTAL CITY-WIDE AREA	1.32	1.55	1.79

*All charges indexed annually in accordance with By-law provisions.

1.2 Existing Policies (Rules)

The following subsections summarize the rules set out by City-wide By-law 74-2014 regarding the calculation, payment and collection of development charges for the City.

1.2.1 *Payment in any Particular Case*

In accordance with the *Development Charges Act, 1997* (D.C.A.), s.2(2), a development charge may be calculated, payable and collected where the development requires one or more of the following:

- (a) the passing of a zoning by-law or of an amendment to a zoning by-law under Section 34 of the *Planning Act*;
- (b) the approval of a minor variance under Section 45 of the *Planning Act*;
- (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
- (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
- (e) a consent under Section 53 of the *Planning Act*;
- (f) the approval of a description under Section 50 of the *Condominium Act*; or
- (g) the issuing of a building permit under the *Building Code Act* in relation to a building or structure.

1.2.2 *Application to Redevelopment of Land (Demolition and Conversion)*

- (1) Where there is a redevelopment of land on which there is a conversion of space proposed, or on which there was formerly erected a building or structure that has been demolished, a credit shall be allowed against the development charge otherwise payable by the owner pursuant to this by-law. Development charge credits shall apply to the portion of the previous building or structure still in existence that is being converted or for the portion of the building or structure that has been demolished, as the case may be, calculated by multiplying the number and type of dwelling units being converted or demolished or the non-residential total floor area being converted or demolished by the relevant development charge in effect on the date when the development charge is payable in accordance with By-law 74-2014. If the development includes the conversion from one use (the “first use”) to another use, the credit shall be based on the

development charges calculated pursuant to By-law 74-2014 at the current development charge rates, that would be payable as development charges in respect of the first use.

- (2) A credit in respect of any demolition under this section shall not be given unless a building permit has been issued or a subdivision agreement has been entered into with the City for the development within 5 years from the date the demolition permit was issued.
- (3) The amount of any credit hereunder shall not exceed, in total, the amount of the development charges otherwise payable with respect to the development.

1.2.3 Exemptions (full or partial)

The following exemptions are provided under By-law 74-2014:

a) Statutory exemptions:

- a board of education;
- a municipality or a local board thereof;
- an enlargement to an existing dwelling unit;
- one or two additional dwelling units in an existing single detached dwelling; or
- one additional dwelling unit in any other existing residential building;
- industrial building additions of up to and including 50% of the existing gross floor area (defined in O.Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to development charges (s.4(3)) of the D.C.A.

b) Non-statutory exemptions:

- Agricultural uses as well as farm buildings and other ancillary development to an agricultural use excluding any residential, commercial or industrial uses;
- buildings or structures used as hospitals governed by the *Public Hospitals Act*, R.S.O 1990, c. P. 40;
- buildings or structures owned by and used for the purposes of the City, the Region, or their local boards; and

- lands, buildings or structures used or to be used for a place of worship exempt from taxation under the *Assessment Act, R.S.O. 1990*.

1.2.4 Phasing in

No provisions for phasing-in the residential development charge are provided in the development charge by-law. The development charges imposed on non-residential development shall be phased and payable in the amounts applicable at the date of payment as set out in Table 1-2.

1.2.5 Timing of Collection

A development charge that is applicable under Section 5 of the D.C.A. shall be calculated and payable:

- Where a permit is required under the *Building Code Act* in relation to a building or structure, the owner shall pay the development charge prior to the issuance of a permit prior to the commencement of development or redevelopment as the case may be; and
- Despite the above, 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.

1.2.6 Indexing

Indexing of the development charges shall be implemented on a mandatory basis annually in accordance with the Statistics Canada Quarterly, Construction Price Statistics (catalogue number 62-007) based on the most-recently published 12-month period. The indexing period shall be consistent with By-law 74-2014.

1.2.7 The Applicable Areas

The charges developed herein apply to the Brock Business Secondary Plan Area, identified herein in section 2.1, Figure 2-1.

1.3 Development Charge Requirements for an Area-Specific By-law

Section 10 of the D.C.A. provides the following provision in regards to preparing a development charge background study and by-law:

- “(1) Before passing a development charge by-law, the council shall complete a development charge background study.

- (2) The development charge background study shall include,
 - (a) the estimates under paragraph 1 of subsection 5 (1) of the anticipated amount, type and location of development;
 - (b) the calculations under paragraphs 2 to 8 of subsection 5 (1) for each service to which the development charge by-law would relate;
 - (c) an examination, for each service to which the development charge by-law would relate, of the long term capital and operating costs for capital infrastructure required for the service; and
 - (d) such other information as may be prescribed.”

Generally, the above provides for a review of the following:

- Review of growth forecast (provided in Chapter 2);
- Review of capital needs (provided in Chapter 3); and
- Proposed by-law (provided in Appendix A).

1.4 Development Charge Process

As previously discussed, the basis for this report is to provide for an area-specific by-law for the Brock Business Park Secondary Plan Area which addresses the growth-related capital costs associated with wastewater collection infrastructure. In accordance with the local service policy guidelines set out in Appendix E of the May 6, 2014 Background Study, area-specific D.C. charges for wastewater collection apply to major external trunk sanitary sewers, being those with sizes over 300 mm in diameter. Sewer mains 300 mm and under in diameter are deemed to be a local service and a direct developer responsibility under s.59 of the D.C.A.¹

Subsequent to Council's consideration of this report, the following process will be required in order to pass an area-specific by-law (provided in Appendix A):

- At least 60 days prior to passing the development charges (D.C.) by-law, and until the by-law expires or is repealed, make the background study available on the municipality's website (or in the municipal office if there is no such website);

¹ City of Thorold Development Charges Background Study. May 6, 2014. Appendix E, pg. E-1.

- Public meeting ad is to be placed in a newspaper(s) at least twenty days prior to the public meeting;
- The background study is to be made available to the public at least two weeks prior to the public meeting; and
- Subsequent to the public meeting, Council may consider and adopt a by-law.

With the amendment of the Act (as a result of Bill 73 and O.Reg. 428/15), there are a number of areas that must be addressed to ensure that this report is in compliance with the D.C.A., as amended. The following provides an explanation of the changes to the Act that affect the City's background study and how they have been dealt with to ensure compliance with the amended legislation.

1.5 Impacts of Bill 73 and O.Reg. 428/15

With the amendment of the Act (as a result of Bill 73 and O.Reg. 428/15), there are a number of areas that must be addressed to ensure that this report is in compliance with the D.C.A., as amended. The following provides an explanation of the changes to the Act that affect the area-specific background study for the Brock Business Park Secondary Plan Area and how they have been dealt with to ensure compliance with the amended legislation.

1.5.1 Area Rating

Bill 73 has introduced two new sections where Council must consider the use of area-specific charges:

1. Section 2(9) of the Act now requires a municipality to implement area-specific D.C.s for either specific services which are prescribed and/or for specific municipalities which are to be regulated. (Note that at this time, no municipalities or services are prescribed by the Regulations.)
2. Section 10(2) c.1 of the D.C.A. requires that "the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas."

With regard to the first item, there are no services or specific municipalities identified in the regulations which must be area rated. The second item requires Council to consider the use of area rating. As previously discussed, at present, the City does impose area rated development charges for wastewater services (sewers) within the Rolling

Meadows Development Area. All other City services are recovered based on a uniform, City-wide basis.

As identified in the 2015 Brock Business Park Financial Strategy, consideration was given to the potential capital cost recovery options and a recommended funding strategy associated with the Brock Business Park. The 2015 Brock Business Park Financial Strategy specifically recommends that capital costs associated with wastewater collection would be funded through an area-specific D.C. This approach is consistent with the approach used in other areas of the City for localized services.

As addressed in section 3.3 of the Brock Business Park Financial Strategy, parkland development is recommended to be included within the City's municipal-wide D.C. As part of the 2015 Financial Strategy, the D.C.-eligible capital cost allocation for parkland development provided in the 2014 City of Thorold Development Charge Background Study was reviewed. A total of \$1.59 million in D.C.-eligible capital costs have been identified for parkland development over the 10-year forecast period (2014 to 2023). Based on discussions with City staff regarding the timing of the various parkland development projects identified in the 2014 D.C. background study, it has been determined that several of these projects may not proceed on schedule. As such, it is reasonable to assume that there will be sufficient room to accommodate the identified parkland development costs for the Brock Business Park as a City-wide D.C.-recoverable capital cost.

1.6 Asset Management Plan for New Infrastructure

The recent changes to the D.C.A. (new section 10(c.2)) require that the background study must include an asset management plan related to new infrastructure. Section 10 (3) of the D.C.A. provides:

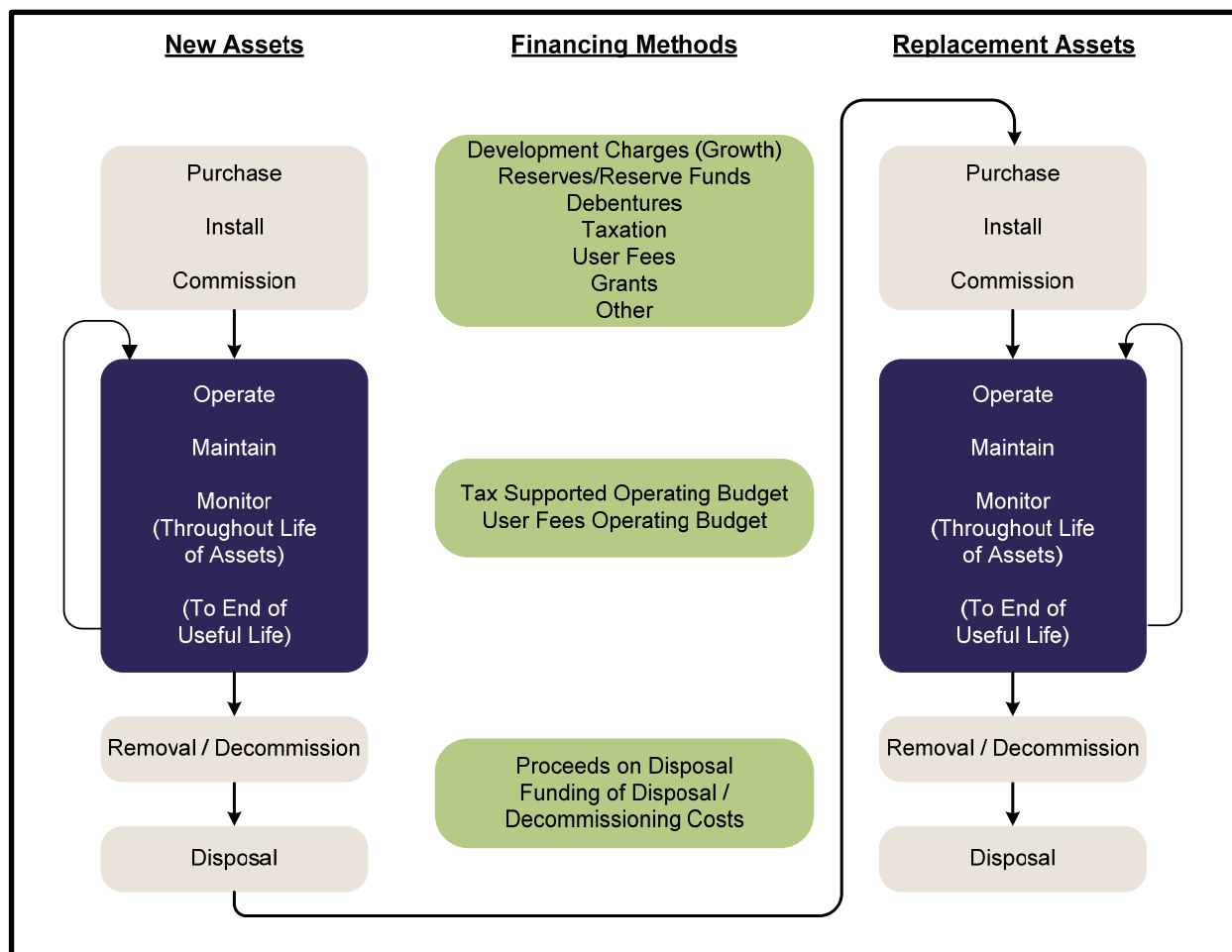
“The asset management plan shall,

- (a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;
- (b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;
- (c) contain any other information that is prescribed; and
- (d) be prepared in the prescribed manner.”

With regard to the above, section 8 of the Regulations was amended to include subsections (2), (3) and (4) which set out specific detailed requirements for transit (only). For all services except transit, there are no prescribed requirements at this time thus requiring the municipality to define the approach to include within the background study.

At a broad level, the asset management plan provides for the long-term investment in an asset over its entire useful life along with the funding. The schematic below identifies the costs for an asset through its entire lifecycle. For growth-related works, the majority of capital costs will be funded by the D.C. Non-growth-related expenditures will then be funded from non-D.C. revenues as noted below. During the useful life of the asset, there will be minor maintenance costs to extend the life of the asset along with additional program-related expenditures to provide the full services to the residents. At the end of the life of the asset, it will be replaced by non-D.C. financing sources.

**Figure 1-1
Financing Methods of Lifecycle Costs**



The City of Thorold undertook an asset management plan in 2013 which included a recommendation to include growth-related projects in the City-wide asset management software; however, the asset management software has not been updated to include the growth-related wastewater projects as identified in the City-wide 2014 D.C. study dated May 6, 2014, as they have not yet been completed. As such, the analysis provided herein, includes the growth-related wastewater projects identified in the 2014 D.C. study as well as the wastewater projects included in this area-specific D.C. study to determine the financial sustainability through the City's wastewater rates.

In recognition of the schematic above, Table 1-3 has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs, so these are omitted from the table below. Hence, the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of all wastewater projects which will require financing from the City's financial resources (i.e. taxation, rates, fees, etc.) has been presented as an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for both the 2016 area-specific D.C. and City-wide D.C. wastewater capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for both the area-specific D.C. and City-wide D.C. wastewater services have been included.
4. The resultant total annualized expenditures are approximately \$308,300.
5. Consideration was given to the potential new wastewater rate revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$315,500. This amount, totalled with the existing wastewater rate revenues of \$3.55 million, provides annual revenues of \$3.87 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.

Table 1-3
City of Thorold
Asset Management - Future Expenditures and Associated Revenues

	Sub-Total	2035 (Total)
Expenditures (Annualized)		
Annual Debt Payment on Non-Growth-Related Capital ¹		\$159,502
Lifecycle:		
Annual Lifecycle - City-Wide Wastewater Services	\$25,028	
Annual Lifecycle - Area-Specific Wastewater Services	\$8,026	
Sub-Total - Annual Lifecycle	\$33,054	\$33,054
Incremental Operating Costs (for D.C. Services)		
		\$115,726
Total Expenditures		\$308,282
Revenue (Annualized)		
Total Existing Revenue ²		\$3,551,850
Incremental Non-Tax Revenue (Wastewater Rates)		\$315,524
Total Revenues		\$3,867,374

¹ Non-growth-related component of projects including 10% mandatory deduction on soft services

² As per Sch. 10 of FIR

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1.7 No Additional Levies

A new section has been added to the Act, Section 59.1(1) & (2), which prohibits municipalities from imposing additional payments or requiring construction of a service not authorized by the D.C.A. Exceptions to this may be provided for a class of service or development, by regulation; however, there has been no provision made at this time. The legislation also provides that the Minister may investigate a municipality at any time and provides extensive powers to the Minister. Further, the legislation provides for any existing agreements to be grandfathered.

1.8 60-Day Circulation of D.C. Background Study

Previously, the legislation required that a D.C. background study be made available to the public at least two weeks prior to the public meeting. The amended legislation now provides that the D.C. background study must be made available to the public (including posting on the municipal website) at least 60 days prior to passage of the D.C. by-law. No other changes were made to timing requirements for such things as notice of the public meeting and notice of by-law passage.

2. Anticipated Development

2.1 Description of Brock Business Park Secondary Plan Area

The Brock Business Park Secondary Plan Area, hereafter referred to as the Brock Business Park, is bounded by St. David's Road to the north, Merrittville Highway to the west, Decew Road to the south and Highway 406 to the east (refer to Figure 2-1). The subject lands encompass the existing and formerly designated employment lands within the Brock Business Park (approximately 43 ha), as well as additional residential lands and an environmental conservation area/significant woodlands to the south (10.5 ha). The total land area of the Brock Business Park is approximately 56.7 gross ha. In addition, a total of 20 ha of land has been identified directly west of Merrittville Highway for the future south campus expansion of Brock University (not depicted in Figure 2-1).

Figure 2-1: Brock Business Park Secondary Plan Area



2.2 Residential and Non-residential Growth Forecast

The ultimate development potential of the Brock Business Park has been determined based on a review of the anticipated development yield by land use, in accordance with the Secondary Plan for this area. In developing the total housing and population yield by land use, the following assumptions were made:

Mixed-use Area – Total Land Area, 22.6 ha; Net Vacant Land Area, 5.52 ha

Residential Development Assumptions

- A total of 40% of the land area is available for residential development; the remaining 60% of the land area is available for non-residential development.
- The proposed student housing residence (student development #3) is estimated to accommodate 1,100 students with an average person per unit (P.P.U.) of 4.0. This translates into a total of 275 student housing units.
- Approximately 1.08 ha of land is currently identified as vacant for residential development with an assumed development yield of 75 units per net ha (u.p.n.h.). This generates a total of approximately 81 units.
- Overall, 15% of the mixed-used area will accommodate additional intensification over the long term. This translates into approximately an additional 108 units.
- The average new unit P.P.U. for apartments (permanent dwellings) is 1.71, which translates into 325 persons.

Non-residential Assumptions

- The net vacant developable industrial land available for commercial/institutional development is 3.31 ha.
- The average employment density on vacant developable employment lands is 125 employees per net ha.
- The total employment yield in the mixed-use area is 400, split evenly between commercial and institutional uses.

Residential Area, 4.4 ha

Development Assumptions

- A four-storey seniors' complex is planned for this site.

- The site area measures 2.9 ha (29,000 m²). At 20% lot coverage, the total residential gross floor area (G.F.A.) is calculated at 23,200 m² (29,000 X 20% X 4 storeys).
- The estimated useable space of the seniors' complex is 13,920 m² (60% of total G.F.A.).
- The average size per unit is 65 m², which generates a total of 214 units.
- The average P.P.U. for the proposed seniors' complex is 1.1. This generates a yield of 235 additional persons within the residential area.

Employment Area, Total Land Area, 21.5 ha; Net Vacant Land Area, 5.77 ha

Development Assumptions

- The vacant lands within the Employment Area will be accommodated as follows: 45% commercial; 45% institutional; and 10% industrial.
- The average employment density, measured in employees per net ha (e.p.n.h.), is 80 (commercial), 60 (institutional) and 30 (industrial). This generates a yield of 210 (commercial), 160 (institutional), 20 (industrial) and a total employment yield of 390 additional employment.
- The average floor space per worker (F.S.W.) for commercial, institutional and industrial employment is 400 sq.ft./employee, 550 sq.ft./employee and 1,200 sq.ft./employee, respectively. This generates a total of 257,400 sq.ft. of additional non-residential G.F.A. for the lands designated as Employment Area in the Brock Business Park.

Institutional Area (Brock University Expansion), 20 net ha

Development Assumptions

- There is no existing formal plan or development concept for these lands.
- Based on site area, the Brock University expansion area could ultimately accommodate just over 420,000 sq.ft. (G.F.A.) of additional institutional building space at full buildout. The timing of such development is considered to be long term (i.e. post-2031).

A summary of the residential and non-residential growth potential for the subject lands is provided in Tables 2-1 and 2-2. It is noted that the growth forecast provided in Tables 2-1 and 2-2 represents incremental population and employment growth between 2015 and ultimate buildout of the Business Park.

**Table 2-1
Brock Business Park
Estimated Residential Development Yield**

Development Type/Location	Single/Semi-Detached	Townhomes	Apartments ¹	Seniors' Housing ²	Total Residential Units	Total Student Housing ³	Total Residential Units Including Student Housing	Gross Population in New Units
Mixed Use	-	-	190		190	275	465	1,425
Residential				214	214	-	214	235
	-	-	190	214	404	275	679	1,660

Source: Watson & Associates Economists Ltd.

1. Average PPU for Apartments is 1.71.
2. Average PPU for Seniors' Housing is 1.1.
3. Average PPU for Student Housing Units is 4.0.

**Table 2-2
Brock Business Park
Estimated Non-Residential Development Yield**

Development Location					Gross Floor Area (GFA) ¹			
	Industrial	Commercial	Institutional	Total Employment	Industrial (GFA Sq.ft.)	Commercial (GFA Sq.ft.)	Institutional (GFA Sq.ft.)	Total (GFA Sq.ft.)
Mixed Use	-	200	200	400	-	80,000	110,000	190,000
Employment	20	210	160	390	24,000	84,000	88,000	196,000
Institutional							423,500	423,500
Total	20	410	360	790	24,000	164,000	621,500	809,500

Source: Watson & Associates Economists Ltd.

1. Square feet per employee assumptions:
 - Industrial 1,200
 - Commercial 400
 - Institutional 550

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3. Proposed Capital Servicing Needs

3.1 Local Services

The D.C.A. acknowledges that municipal infrastructure is constructed not only by the municipality but also by the developing landowner. For example, a residential developer may construct the watermains, sewer mains, storm works, roads, sidewalks and streetlights within their subdivision (and subsequently dedicate these works to the municipality), whereas the municipality would build the water treatment/major distribution system, wastewater treatment/collection system and major road system. The municipal cost is generally funded by development charges, whereas the developer pays directly for their internal works. These internal developer costs are referred to in the Act as “Local Services.”

In preparing a D.C. background study, municipalities need to establish a policy regarding what is to be considered a local service (i.e. what infrastructure costs are to be borne directly by the developing land owner) and what costs are to be included in the development charge. Section 59(2) provides local services related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under Section 51 of the *Planning Act*.” These capital costs are further described in the next section.

As previously identified, the City of Thorold Development Charges (D.C.) Local Service Policy¹ identifies what capital costs are to be included in the D.C. background study versus those costs which are deemed to be a direct developer responsibility. Local service policy guidelines are based on size and nature of engineered infrastructure (e.g. sanitary sewers greater than 300 mm are to be included in the City-wide D.C.). Accordingly, the City’s local service policy guidelines form a key document regarding the potential capital cost recovery options for the subject lands.

3.2 Overview of Capital Costs to Service the Brock Business Park Secondary Plan Area

Total capital costs associated with the redevelopment of the Brock Business Park have been summarized by Watson & Associates through a variety of sources. Capital costs associated with wastewater collection are based on a 2014 memo prepared by

¹ Appendix E of the 2014 City of Thorold Development Charge Background Study.

BluePlan Engineering Consultants Limited.¹ Capital costs associated with water distribution, roads and parkland development have been determined based on discussions with the City of Thorold, as well as background information provided in the 2013 Brock Business Park Master Plan.

The proposed capital works to service the Brock Business Park are a mix of new and replacement projects. Some of the projects are located within the Business Park, while others are external. Funding of these works needs to be considered within the context of the D.C.A., the City's development charges background study, the *Municipal Act, 2001* and the City's development policies. The estimated project costs by service are as follows:

Table 3-1
City of Thorold
Brock Business Park
Capital Costs to be Funded through Development Charges

Capital Cost Item	Capital Costs to be Funded through Development Charges ¹
Wastewater - Sewers	\$ 1,073,908
Water Distribution	\$ -
Roads (Sidewalks, Streetscaping Improvements)	\$ -
Parkland Development	\$ 540,000
Total	\$ 1,613,908

1. Area-specific for Wastewater and City-wide for Parkland.

In accordance with the City's local service policy guidelines, capital costs associated with wastewater collection (\$1,073,908) would be funded through an area-specific D.C., which is consistent to the approach used in other areas of the City for localized services.

3.3 Calculation of the Area-Specific Development Charge

The calculated per unit and per square foot area-specific D.C.s are presented below:

¹ Brock Business Park Buildout Capacity Analysis. February 27, 2014.

**Table 3-2
City of Thorold
Brock Business Park
Area-Specific Development Charge Calculation**

Capital Cost Item	2016 \$ DC-Eligible Cost		
	Total	Residential Share (58%)	Non-Residential Share (42%)
Wastewater (Sewers) ¹	\$ 1,108,274	\$ 642,799	\$ 465,475
Buildout Gross Population/GFA (ft ²)		1,660	809,500
Cost per Capita/Non-Residential GFA (ft ²)		\$387.16	0.58
By Residential Unit Type	P.P.U		
Single and Semi-Detached	3.19	\$1,235	
Large Apartment - 2 + Bedrooms	1.97	\$763	
Small Apartment - Bachelor and 1 Bedroom	1.33	\$515	
Other Multiples	2.20	\$852	

1. Estimated capital costs derived from City of Thorold Brock Business Park Financial Strategy, Final, September 1, 2015. Capital costs have been indexed by 3.2% in accordance with the Statistics Canada Non-Residential Building Construction Price Index, year-over-year percentage change 2014 to 2016.

4. Recommendations

Based on the foregoing, it is recommended that Council:

1. Approve the development charges background study dated February 17, 2017;
2. Approve the development charges by-law as set out in Appendix A;
3. Approve the capital costs in Chapter 3, subject to the annual review of the capital budget; and
4. Determine that no further public meeting is required.

Appendix A - Proposed Area-Specific Development Charges By-law

THE CORPORATION OF THE CITY OF THOROLD

BY-LAW NO. XXXX

**BEING A BY-LAW TO ESTABLISH AN AREA-SPECIFIC DEVELOPMENT CHARGE
FOR THE BROCK BUSINESS PARK**

WHEREAS the *Development Charges Act, 1997*, S.O. 1997, c. 27 (the "Act") provides that the Council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services;

AND WHEREAS a development charge background study has been completed on February 17, 2017 in accordance with Section 10 of the Act;

AND WHEREAS the Council of the City of Thorold has given notice and held a public meeting on x, 2017 in accordance with the Act and the regulations thereto;

AND WHEREAS Council, on x, 2017 adopted report __ , thereby indicating that it intends to ensure that the increase in the need for services attributable to the anticipated development will be met, subject to sufficient development charge revenues being generated and other municipal affordability criteria being met;

AND WHEREAS Council determined that no further public meetings were required under section 12 of the Act;

AND WHEREAS Council approved report __ on x, 2017;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF THOROLD ENACTS AS FOLLOWS:

Definitions

1. In this By-law,

"Act" means the *Development Charges Act, 1997*, S.O. 1997, c.27;

"agricultural use" means the use of land, buildings or structures for farm purposes and without limiting the generality of the foregoing may include apiary; aviary, berry or bush crops; commercial greenhouses; breeding and raising or training of horses, cattle, pigs, sheep or goat dairying; egg production; fish farming; growing of field crops and flowers; market gardening, raising and marketing of poultry or other fowl and livestock (as defined in the Agricultural Code of Practice), mushroom farm, tree or shrub nursery; orchard; sod farm; vineyard; forestry; but shall not include vermiculture, and retail sales activities (such as but not limited to restaurants, banquet facilities, hospitality facilities and gift shops);

“air-supported structure” means an air-supported structure as defined in the *Building Code Act*;

“apartment building”, means a building or part thereof containing at least five (5) or more separate dwelling units, all of which have a common entrance from grade and each of which has an independent entrance from a common corridor, but excluding any dwelling otherwise defined in this By-law.

“board of education” means a “Board” as set out in the *Education Act*, R.S.O. 1990, c. E.2, as amended, or any successor thereof, namely a French-language and/or English-language, public or separate school board;

“brownfields” are lands and/or buildings upon which there has been previous industrial or commercial development (although such development may have been demolished), located within the boundaries of the designated Central Urban Areas as set out in Schedule D to this By-law, or within the boundaries of the urban areas as defined from time to time in the City’s Official Plan, and for which a Phase I Environmental Site Assessment and Record of Site Condition have been completed pursuant to the Guideline for Use at Contaminated Sites in Ontario (Ontario Ministry of the Environment);

“building” means a structure, whether permanent or temporary, having a roof supported by columns or walls or supported directly on the foundation and used for accommodation, shelter or storage of people, animals or goods but shall not include a fence, trailer, truck camper, motor home, or tent;

“Building Code Act” means the *Building Code Act*, S.O. 1992, chapter 23, as amended by S.O. 1997, c.24 & S.O. 1997, c.30 Schedule B and any subsequent amendments thereto, to any successor legislation thereto;

“City” means The Corporation of the City of Thorold;

“commercial” means any non-residential development that is not “industrial” or “institutional” as defined in this By-law;

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

“development charge” means a charge imposed with respect to growth-related net capital costs against land under this By-law;

“duplex dwelling” means a building horizontally divided into two (2) separate dwelling units, each having an independent entrance from outside or from a common vestibule;

“dwelling unit” means a room or suite of rooms, occupied or capable of being occupied as a single independent and separate housekeeping establishment;

“farm building” means a farm building as defined in the *Building Code Act*, being a regulation currently in force from time to time under the provisions of the *Building Code Act*;

“floor” includes a paved, concrete, wooden, gravel, or dirt floor;

“dwelling block townhouse” means a building that is divided vertically into at least three (3) but not more than eight (8) separate dwelling units, each of which has independent front and rear entrances from outside;

“dwelling fourplex” means a building divided into four (4) separate dwelling units each of which has an independent entrance from outside or from a common vestibule or vestibules;

“dwelling semi-detached” means a building divided vertically into two (2) dwelling units by a common wall extending from the base of the foundation to the roof, a minimum height of one storey above grade and extending horizontally the entire depth of the building;

“dwelling single detached” means a building containing not more than one (1) dwelling unit;

“dwelling triplex” means a building divided into three (3) separate dwelling units, each of which has an independent entrance from outside or from a common vestibule or vestibules;

“grade finished” means the average elevation of the surface ground adjoining a building or structure at all exterior walls;

“industrial use” means use or intended use or designed for or in connection with purposes:

- (a) including (but not limited to):
 - i) manufacturing, producing or processing of raw goods or materials; and
 - ii) warehousing or distribution in connection with manufacturing, producing or processing of raw goods or materials;
 - iii) research or development in connection with manufacturing, producing or processing of raw goods or materials;
 - iv) storage of anything used or produced in manufacturing producing or processing by the manufacturer, producer or processor at the site where the manufacturing, producing or processing takes place;
 - v) office or administrative use accessory to the above mentioned activities; or

- vi) sale of commodities to the general public, accessory to the above-mentioned activities;
- (b) but excluding:
 - i) office or administrative use where a building or structure is used exclusively for such use, and is not attached to any building used for the purposes set out in paragraph (a) above;
 - ii) retail sales activities;

“institutional” means lands, buildings or structures used or designed or intended for use by an organized body, society or religious group for promoting a public or non-profit purpose and shall include, but without limiting the generality of the foregoing, places of worship and special care facilities;

“local board” means a public utility commission, transportation commission, public library board, board of park management, local board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes of the City or the Region;

“mezzanine” means a mezzanine as defined in the *Building Code Act*;

“multiple dwellings” means a duplex, triplex, fourplex, townhouse or similar low-rise ground-oriented multiple dwelling;

“non-residential uses” means land, buildings or structures or portions of any kind whatsoever, used, designed or intended to be used for other than a residential use, but includes short-stay rental use, and includes all commercial, industrial and institutional uses;

“owner” means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;

“place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*, or any successor legislation;

“protracted” means in relation to a temporary building or structure the persistence of its construction, erection, placement on land, alteration or of an addition to it for a continuous period exceeding eight months;

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

“Region” means The Regional Municipality of Niagara;

“residential uses” means land, buildings or structures or portions thereof used, designed, or intended to be used as living accommodation for one or more individuals, but does not include such use related to short stay rental use;

“residential” means one or more dwelling units designed, adapted or used as a home or residence of one or more individuals, and shall include a single detached dwelling, a semi-detached dwelling, a townhouse or similar low-rise ground-oriented multiple dwelling; a duplex, a triplex, fourplex and apartment, but not a short stay rental building;

“services” means services designated in this By-law including Schedule A to this By-law or in agreement under section 44 of the Act, or both;

“short stay rental use” means use or intended use for human habitation on a temporary basis for profit, including but not limited to hotels, motels, guest cabins, bed and breakfasts;

“temporary” means for a fixed period of time with the intent to discontinue such use upon the expiration of the time period;

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

- (a) includes the floor area of a mezzanine and air-supported structure and the space occupied by interior walls partitions; and
- (b) excludes any parts of the building or structure used for mechanical equipment related to the operation or maintenance of the building or structure, stairwells, elevators, washrooms, and the parking and loading of vehicles; and
- (c) where a building does not have any walls, the total floor area shall be the sum total of the area of land directly beneath the roof of the building and the total areas of the floors in the building or structure.

Rules

- 2. For the purpose of complying with section 6 of the Act:
 - (a) the area to which this By-law applies shall be the area described in section 3 of this By-law;
 - (b) the rules developed under paragraph 9 of subsection 5(1) of the Act for determining if a development charge is payable in any particular case and

for determining the amount of the charge shall be as set forth in sections 4 through 19, inclusive and section 26 of this By-law;

- (c) the exemptions provided for by such rules shall be the exemptions set forth in sections 20 through 27, inclusive, of this By-law, the indexing of charges shall be in accordance with section 17 of this By-law;
- (d) the rules developed under paragraph 10 of subsection 5(1) of the Act for phasing in of development charges shall be as set forth in section 18 of this By-law; and
- (e) the redevelopment of land shall be in accordance with the rules set forth in section 27 of this By-law.

Lands Affected

- 3. This By-law applies to all lands in the Brock Business Park as identified in Schedule D. In addition to charges under this By-law, this area shall also be required to pay the City-wide development charges established under By-law 74-2014.

Designation of Services

- 4. It is hereby declared by Council that all development of land within the area to which this By-law applies will increase the need for services.
- 5. Development charges shall be imposed and reserve funds established for the following category of service to pay for the increased capital costs required because of increased needs for services arising from development, under this By-law:
 - (a) Wastewater Services.
- 6. The development charge applicable to a development as determined under this By-law shall apply with regard to the services required or used by the individual development of the Brock Business Park, as determined under this By-law, for services noted in section 5(a).

Approvals for Development

- 7. Development charges shall be imposed against all lands, buildings or structures within the area to which this By-law applies if the development of such lands, buildings or structures requires any of the following approvals:
 - (a) the passing of a zoning by-law or of an amendment thereto under section 34 of the *Planning Act*,
 - (b) the approval of a minor variance under section 45 of the *Planning Act*,

- (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (e) a consent under section 53 of the *Planning Act*;
 - (f) the approval of a description under section 50 of the *Condominium Act*; or
 - (g) the issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure.
8. No more than one development charge for each service designated in section 5 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in section 7 are required before the lands, buildings or structure can be developed.
9. Notwithstanding section 13, if two or more of the actions described in section 7 occur at different times, additional development charges shall be imposed in respect of any increased or additional development permitted by that action.
10. Where a development requires an approval described in section 7 after the issuance of a building permit and no development charge has been paid, then the development charge shall be paid prior to the granting of the approval required under section 7.
11. If a development does not require a building permit but does require one or more of the approvals described in section 7, then the development charge shall nonetheless be payable in respect of any increased or additional development permitted by such approval required for the increased or additional development being granted.
12. Nothing in this By-law prevents Council from requiring, as a condition of an agreement under sections 41, 51 or 53 of the *Planning Act*, that the owner, at his or her own expense, install such local services related to a plan of subdivision or within the area to which the plan relates, as council may require, or that the owner pay for local connections to storm drainage facilities, watermains and sewer mains, installed at the owner's expense, or administrative, processing, or inspection fees.

Calculation of Development Charges

13. The development charge with respect to the use of any land, buildings or structures shall be calculated as follows:
- (a) in the case of residential development, or the residential portion of a mixed-use development, based upon the number and type of dwelling units; or

- (b) in the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the total floor area of such development.

Amount of Charge – Residential

14. The development charges described in Schedule B to this By-law shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed-use building or structure, on the residential component of the mixed-use building or structure, according to the type of residential use.
- (a) Subject to the provisions in this By-law, development charges imposed upon land to be developed for residential and non-residential use within the Brock Business Park shall be calculated in accordance with Schedule B to this By-law. The charges in Schedule B reflect the additional area-specific charges to be imposed on development in this area.

Amount of Charge – Non-Residential

15. The development charges described in Schedule C to this By-law shall be imposed on commercial/institutional/industrial uses of lands, buildings or structures and, in the case of a mixed-use building or structure, on the commercial/institutional components of the mixed-use building or structure, and calculated with respect to each of the services according to the total floor area of the commercial/institutional use.

Amount of Charge – Non-Residential – Industrial

16. The development charges described in Schedule C to this By-law shall be imposed on industrial uses of lands, buildings or structures and, in the case of a mixed-use building or structure, on the industrial components of the mixed-use building or structure, and calculated with respect to each of the services according to the total floor area of the industrial use.

Indexing of Development Charges

17. The development charges set out in Schedules B and C, attached hereto, shall be adjusted without amendment to this By-law on June 4th annually, Statistics Canada Quarterly, Construction Price Statistics (catalogue number 62-007) based on the most-recently published 12-month period.

Phasing, Timing of Calculation and Payment

18. (1) Except as set out in sub-paragraphs (4) and (5) below, the development charges set out in this By-law are not subject to phasing in and are payable in full, subject to the exemptions and credits herein from the effective date of this By-law.

- (2) Subject to section 27 (with respect to redevelopment) and subsection (3), the development charge shall be calculated as of, and shall be payable on, the date the first building permit is issued in relation to a building or structure on land to which the development charge applies.
- (3) Notwithstanding subsection (2), the City may require an owner to enter into an agreement, including the provision of security for the owner's obligations under agreement, pursuant to section 27 of the Act providing for all or part of a development charge to be paid before or after it otherwise would be payable. The terms of such agreement shall then prevail over the provision of this By-law.
- (4) Notwithstanding subsection (1), the development charges imposed on industrial uses of lands, buildings or structures shall be phased and payable in the amounts applicable at the date of payment as set out in the applicable column of Schedule C to this By-law.
- (5) Notwithstanding subsection (1), the development charges imposed on non-residential (non-industrial) uses of lands, buildings or structures shall be phased and payable in the amounts applicable at the date of payment as set out in the applicable column of Schedule C to this By-law.

Payment by Money or the Provision of Services

19. (1) Payment of development charges shall be made to the City by cash or by certified cheque.
- (2) In the alternative to payment by the means provided in subsection (1), the City may, by an agreement entered into with the owner, accept the provision of services in full or partial satisfaction of the development charge otherwise payable provided that:
 - (a) if the City and the owner cannot agree as to the reasonable cost of doing the work under subsection (2), the dispute shall be referred to Council whose decision shall be final and binding;
 - (b) if the credit exceeds the amount of the charge for the service to which the work relates,
 - (i) the excess amount shall not be credited against the charge for any other service, unless the City has so agreed in an agreement under Section 38 of the Act; and
 - (ii) in no event shall the City be required to make a cash payment to the credit holder.
- (3) Nothing in this By-law prevents Council from requiring, as a condition of any approval given under the *Planning Act* that the owner, at the owner's

expense, install such local services as Council may require in accordance with the City's local services policies in effect at the time.

Rules with Respect to Exemptions for Intensification of Existing Housing

20. (1) This By-law does not apply with respect to approvals related to the residential development of land, buildings or structures that would have the affect only,
- (a) of permitting the enlargement of an existing dwelling unit;
 - (b) of creating one or two additional dwelling units in an existing single detached dwelling unit;
 - (c) of creating one additional dwelling unit in an existing semi-detached dwelling unit; or
 - (d) of creating one additional dwelling unit for any other existing residential building.
- (2) Notwithstanding clauses (1)(b) to (d), a development charge shall be imposed with respect to the creation of one or two additional dwelling units in a dwelling, if the total floor area of the additional one or two dwelling units exceeds the total floor area of the existing dwelling unit in clause (1)(b) and (1)(c), and the smallest existing dwelling unit in clause (1)(d).

Rules with Respect to an Industrial Expansion Exemption

21. If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with the following:
- (1) Subject to subsection 21(3), if the gross floor area is enlarged by 50 per cent or less of the lesser of:
- (a) the gross floor area of the existing industrial building, or
 - (b) the gross floor area of the existing industrial building before the first enlargement for which:
 - (i) an exemption from the payment of development charges was granted, or
 - (ii) a lesser development charge than would otherwise be payable under this By-law, or predecessor thereof, was paid,
- pursuant to Section 4 of the Act and this subsection,
- the amount of the development charge in respect of the enlargement is zero;

- (2) Subject to subsection 21(3), if the gross floor area is enlarged by more than 50 per cent or less of the lesser of:
- (a) the gross floor area of the existing industrial building, or
 - (b) the gross floor area of the existing industrial building before the first enlargement for which:
 - (i) an exemption from the payment of development charges was granted, or
 - (ii) a lesser development charge than would otherwise be payable under this By-law, or predecessor thereof, was paid,
- pursuant to Section 4 of the Act and this subsection,
- the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
- (a) determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the first enlargement, and
 - (b) divide the amount determined under subsection (a) by the amount of the enlargement.
- (3) For the purposes of calculating the extent to which the gross floor area of an existing industrial building is enlarged in subsections 21(1) and 21(2), the cumulative gross floor area of any previous enlargements for which:
- (a) An exemption from the payment of development charges was granted, or
 - (b) A lesser development charge than would otherwise be payable under this By-law, or predecessor thereof, was paid,
- pursuant to Section 4 of the Act and this subsection, shall be added to the calculation of the gross floor area of the proposed enlargement.
- (4) For the purposes of this subsection, the enlargement must not be attached to the existing industrial building by means only of a tunnel, bridge, passageway, canopy, shared below-grade connection, such as a service tunnel, foundation, footing or parking facility.

Categories of Exempt Institutions

22. (1) The following categories of institutions are hereby designated as being exempt from the payment of development charges:

- (a) buildings or structures used as hospitals governed by the *Public Hospitals Act*, R.S.O 1990, c. P. 40;
 - (b) buildings or structures owned by and used for the purposes of the City, the Region, or their local boards;
 - (c) buildings or structures used as a place of worship
 - (d) buildings or structures owned by a board of education, and used for school purposes;
 - (e) buildings or structures owned by a university established by an Act of the Legislative Assembly of Ontario, and used for teaching of programs of study leading to a bachelor, masters or doctoral degree;
 - (f) buildings or structures owned by a college of applied arts and technology established pursuant to the *Ministry of Training, Colleges and Universities Act*, R.S.O. 1990, c. M. 19, and used for teaching of programs of study leading to a post secondary certificate or diploma, a graduate certificate or a bachelor degree.
- (2) The exemption referred to in paragraph 22(1)(b) does not apply to the development for residential uses of lands owned by:
- (a) the Region or any local board thereof;
 - (b) any corporation owned, controlled, or operated by the Region.
- (3) The exemption referred to in paragraphs 22(1)(f) and 22(1)(g) does not apply to development by universities and colleges for non-teaching purposes and/or for residential purposes.

Agricultural Uses

23. Agricultural uses as well as farm buildings and other ancillary development to an agricultural use excluding any residential, commercial or industrial uses, shall be exempt from the provisions of this By-law.

Whether Charge Payable

24. Despite the definition of residential use and non-residential use, and notwithstanding the other provisions of this By-law, a development charge shall be imposed in relation to agricultural, and eligible exempt uses as defined in section 22 of this By-law, unless:
- (1) such building or structure is owned in fee simple by the qualifying owner;

- (2) and is actually used and occupied by said owner for the qualifying purposes of said owner.

For the purposes of this section, “qualifying” means possessing the attributes necessary to qualify for an exemption from the development charge otherwise collectable under the provisions of this By-law.

Temporary Buildings or Structures

25. (1) Temporary buildings or structures shall be exempt from the provisions of this By-law.
- (2) In the event that a temporary building or structure becomes protracted, it shall be deemed not to be nor ever to have been a temporary building or structure, and the development charges required to be paid under this By-law shall become payable on the date the temporary building or structure becomes protracted.
- (3) Prior to the City issuing a building permit for a temporary building or structure, the City may require an owner to enter into an agreement, including the provision of security for the owner’s obligation under the agreement, pursuant to section 27 of the Act providing for all or part of the development charge required by section 18 of this By-law to be paid after it would otherwise be payable. The terms of such agreement shall then prevail over the provisions of this By-law.

Rules with Respect to the Redevelopment of Land

26. (1) Where there is a redevelopment of land on which there is a conversion of space proposed, or on which there was formerly erected a building or structure that has been demolished, a credit shall be allowed against the development charge otherwise payable by the owner pursuant to this By-law for the portion of the previous building or structure still in existence that is being converted or for the portion of the building or structure that has been demolished, as the case may be, calculated by multiplying the number and type of dwelling units being converted or demolished or the non-residential total floor area being converted or demolished by the relevant development charge in effect on the date when the development charge is payable in accordance with this By-law. If the development includes the conversion from one use (the first use) to another use, the credit shall be based on the development charges calculated pursuant to this By-law at the current development charge rates, that would be payable as development charges in respect of the first use.
- (2) A credit in respect of any demolition under this section shall not be given unless a building permit has been issued or a subdivision agreement has been entered into with the City for the development within 5 years from the date the demolition permit was issued.

- (3) The amount of any credit hereunder shall not exceed, in total, the amount of the development charges otherwise payable with respect to the development.

Interest

27. The City shall pay interest on a refund under subsections 18(3), 18(5) and 25(2) of the *Development Charges Act, 1997* at a rate equal to the Bank of Canada rate on the date this By-law comes into force.

Front-ending Agreements

28. The City may enter into agreements under Section 44 of the Act.

Schedules

29. The following Schedules to this By-law form an integral part of this By-law:

Schedule A Designated Municipal Services under this By-law;

Schedule B Residential Area-Specific Development Charges;

Schedule C Non-Residential Area-Specific Development Charges; and

Schedule D Map denoting Brock Business Park Development Area.

By-law Registration

30. A certified copy of this By-law may be registered in the By-law register in the Land Registry Office against all land in the City and may be registered against title to any land to which this By-law applies.

Date By-law Effective

31. This By-law comes into force on x, 2017.

Date By-law Expires

32. This By-law expires five years after the date on which it comes into force.

Headings for Reference Only

33. The headings inserted in this By-law are for convenience of reference only and shall not affect the construction or interpretation of this By-law.

Severability

34. If, for any reason, any provision, section, subsection or paragraph of this By-law is held invalid, it is hereby declared to be the intention of Council that all the

remainder of this By-law shall continue in full force and effect until repealed, re-enacted or amended, in whole or in part or dealt with in any other way.

READ A FIRST, SECOND, AND THIRD TIME, and PASSED in open Council this ____ day of x 2017.

MAYOR

CLERK

SCHEDULE A
BY-LAW NO. XXXX
DESIGNATED MUNICIPAL SERVICES UNDER THIS BY-LAW

100% Eligible – Area-Specific Urban Services – Brock Business Park:

Wastewater Services

- Sewers

SCHEDULE B
CITY OF THOROLD
DEVELOPMENT CHARGES BY-LAW XXXX
AREA-SPECIFIC RESIDENTIAL DEVELOPMENT CHARGES

Area-Specific Services - Brock Business Park	Single and Semi- Detached	Apartments - 2 Bedrooms +	Apartments Bachelor and 1 Bedroom	Other Multiples
Wastewater Services	\$1,235	\$763	\$515	\$852

SCHEDULE C
CITY OF THOROLD
DEVELOPMENT CHARGES BY-LAW XXXX
AREA-SPECIFIC NON-RESIDENTIAL DEVELOPMENT CHARGES

	NON-RESIDENTIAL
Area-Specific Services - Brock Business Park	(per ft ² of Gross Floor Area)
Wastewater Services	\$0.58

SCHEDULE "D"
CITY OF THOROLD
DEVELOPMENT CHARGES BY-LAW NO. XXXXX
BROCK BUSINESS PARK

