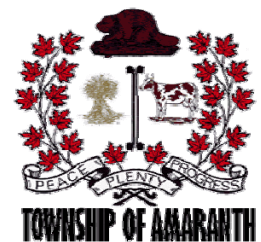


Township of Amaranth

Development Charge Background Study *(Inclusive of proposed By-Law)*

May 22, 2014



Executive Summary

As required under the Development Charges Act (DCA) this background study has been prepared as supporting documentation for the adoption of a new Development Charges By-law for the Township of Amaranth. The study provides the framework for a balanced and reasonable development charge based on the detailed requirement of the DCA and associated Regulations.

The approach used is similar to that used in the 2009 background study. Only minor refinements and modifications have been incorporated which have impacted the calculations. Overall, the study recommends a modest increase to the current rates from \$9,813 per household to \$10,251 which equates to a 4.5% increase. The primary reasons for this modest adjustment is a slight increase to the value of the capital assets, and an adjustment to the population per unit (PPU) assumptions. Valuations have been revised to reflect the requirements under Tangible Capital Asset Accounting TCAA framework which form the basis of the charge, and an adjustment to the assumptions on the number of persons per unit based on current census information. A PPU of 3.2 has been assumed for this background study, which is slightly higher than the 2.85 PPU used in 2009.

The DCA permits indexing of the approved rate using the Stats Can Construction Price Index with the intent to keep rates aligned with actual costs. Since 2009, indexing has been limited, amounting to slightly less than 5% over a five year period.

A number of other neighbouring municipalities are currently undergoing updates to their DC by-laws, however, few have released proposed rates as of the time that this report was prepared. Available information identifies significant variation, but increases in the 10%-20% range appear to be typical.

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1.0 Introduction

1.1 Background

The Township of Amaranth Development Charges Background Study is presented as a step in the process of determining and approving a new development charges by-law in compliance with the Development Charges Act, 1997 (DCA). The preparation of this study is mandatory as set out in Section 10 of the DCA and the associated Regulation 82/98 (O. Reg.82/98).

The DCA and associated Regulation 82/98 require that a development charges background study be prepared in which development charges are determined with reference to:

- A forecast of growth;
- The average capital service levels provided in the Township over the 10 year period immediately preceding the preparation of the background study;
- A review of future capital spending and determination of the growth related components of such spending;

The DCA requires an opportunity for public review and input regarding the calculations and proposed charges. Upon fulfillment of the statutory public process Council is expected to review the proposed rates and comments from the public then pass a new development charges by-law for the Township.

DC By-law time lines

- 1.) Provide Notice of Public Meeting – 20 days prior to meeting date
- 2.) Provide Background Study – 14 days prior to public meeting
- 3.) Hold Public Meeting and Adopt By-law
- 4.) Provide Notice of Passing within 15 days
- 5.) Any appeals must be submitted to Clerk within 30 days of notice being given

Key Dates in the DC Process

Step	Activity	Date
1	Advertise Public Meeting (no later than)	May 29
2	Prepare Background Study and release for public review (14 days prior to Public Meeting)	June 4
3	Conduct Statutory Public Meeting	June 18
4	Staff to finalize By-law	After Public Meeting
5	Council Adopts new By-law	July 16

The previous development charge by-law was adopted by Council on August 19, 2009 and will expire on August 31, 2014. Should the current by-law expire without the adoption of a new by-law, the Township will have no legal authority to collection development charges.

2.0 Methodology used to determine charge

There is a general process with a series of steps to be followed when calculating development charges, however every municipality may face specific circumstances that must be reflected in the methodology. A Township wide approach has been used in order to determine the charge in Amaranth. Under this approach, each site in the municipality would pay the same charge no matter where within the municipality it is located.

This Background Study contemplates the levying of development charges against residential development and wind turbines only. Council has elected not to impose development charges against other forms of development and thus have not been included in the financial calculations in this study. Given that some non-residential development may occur an allocation of growth costs in the amount of 4% was made to the non-residential sector in some service areas.

There are other policy issues that Council may wish to refine as a result of the public consultation process. Typically, such issues may include indexing and transition provisions. As this study is proposing only a very modest increase to the current charge, there should be no need for any transition provision. However, Council may wish to consider the language of the draft by-law as it relates to indexing. The Township has the authority to index the DC rate in accordance with a policy adopted in the By-law. Any indexing must be in accordance with the prescribed index which is the Statistics Canada Quarterly, Construction Price Statistics (Catalogue 62-007). This has been provided for within the DC By-law

Council can elect to enforce indexing as a mandatory provision, or may make indexing the discretion of Council. There is no standard approach to this option and each municipality tends to implement whatever approach they are comfortable with.

The Township provides or is responsible to ensure the provision of various DC eligible services. Such services include;

- Transportation
- Police
- Fire
- Recreation
- Library
- Administration

In order for an increase in need for service to be included in the DC calculation, Council must indicate "... that it intends to ensure that such an increase in need will be met" (s.s.5(1)3). This can be done if the increase in service forms part of a Council approved

Official Plan, capital forecast or similar expression of the intention of Council (O. Reg. 82/98 s.3). The intent of this requirement has been fulfilled through Councils clear intention of the provision of these services through the various service delivery agreements that are reviewed on a regular basis, and through the annual budget process.

The DCA restricts the planning horizon for “soft services” to 10 years, however so called “hard service” calculations are permitted to use a horizon as deemed appropriate by the provider. This study utilizes a 10 year horizon for all services as it is believed that this horizon is adequate for the purposes of the Township. The current uncommitted Reserve Fund balance is \$428,375 which has been deducted from the calculations.

3.0 Changes in approach since 2009

Changes in the methodology and assumptions since the preparation of the 2009 DC background study are minimal. The approach used in this study is driven by per capita service levels and does not propose any discounting or reductions for the applicable forms of development

Key areas of refinement include;

- Replacement costs have been updated to reflect more current values in keeping with costing assumptions used in other municipalities and recent municipal estimates
- The Population Per Unit (PPU) assumptions have increased from 2.85 to 3.2 based on available census data.
- In 2009, Council elected to impose development charges on wind turbines. A review of approach to this was considered, but no change in methodology is being proposed

Wind Turbines

In keeping with recent green initiatives, particularly alternative energy production, commercial wind turbines have become prevalent in many parts of Ontario. This form of development has not specifically been addressed in the Development Charges Legislation. Council and Township staff has elected to impose a development charge on wind turbines, and have deemed them to have a similar impact on certain infrastructure as would a typical single family home. Council has elected to impose the fire, administration, roads and police component of the charge on each wind turbine structure.

Some other municipalities have imposed similar charges, but most notably, Dufferin County included a charge of \$3,938 in the most recent update to their DC By-law

4.0 Population and Growth Projections

Based on the currently approved residential lands and an analysis of the historic growth rate within the Township, future growth is expected at a rate of approximately 11 residential units per year with an average occupancy of 3.2 persons per unit in new units. This represents a gross population increase of 359 persons over the 10 year planning horizon of the DC background study.

When determining PPU, the expected population in new units must be considered rather than applying the average of the existing population. Established communities tend to see a smaller household population largely attributed to an aging population and “empty nesters”. This rate of decline is not occurring as quickly as had been expected in the past. Providing care for aging parents in the home and children staying at home longer than they had in the past are contributing factors to this change. In the case of the Township of Amaranth, it is reasonable to assume a PPU in new units which is only moderately higher than the average for the Township. As such, a PPU of 3.2 has been used for all calculations.

4.1 Current population

Determining the baseline population of the Township is not as straight forward of an exercise as it may appear on the surface. There are two acceptable approaches which are commonly used to determine municipal populations.

Statistics Canada (through the Census) or Municipal Property Assessment (MPAC) are both common sources of population figures. For the purposes of this exercise the study is based on the adjusted Stats Canada population from the 2011 Census of 3,963 persons, adjusted to reflect 3 years of growth. The resultant assumption is a baseline population for the beginning of 2014 of 4,034 persons.

Growth since 2009 produced 60 new residential units in the Township. The relatively low growth rate within the Township can be easily skewed by just a few new units. This background study uses a realistic, yet somewhat conservative approach to the rate of growth.

FIGURE 1 – RESIDENTIAL PERMIT ACTIVITY

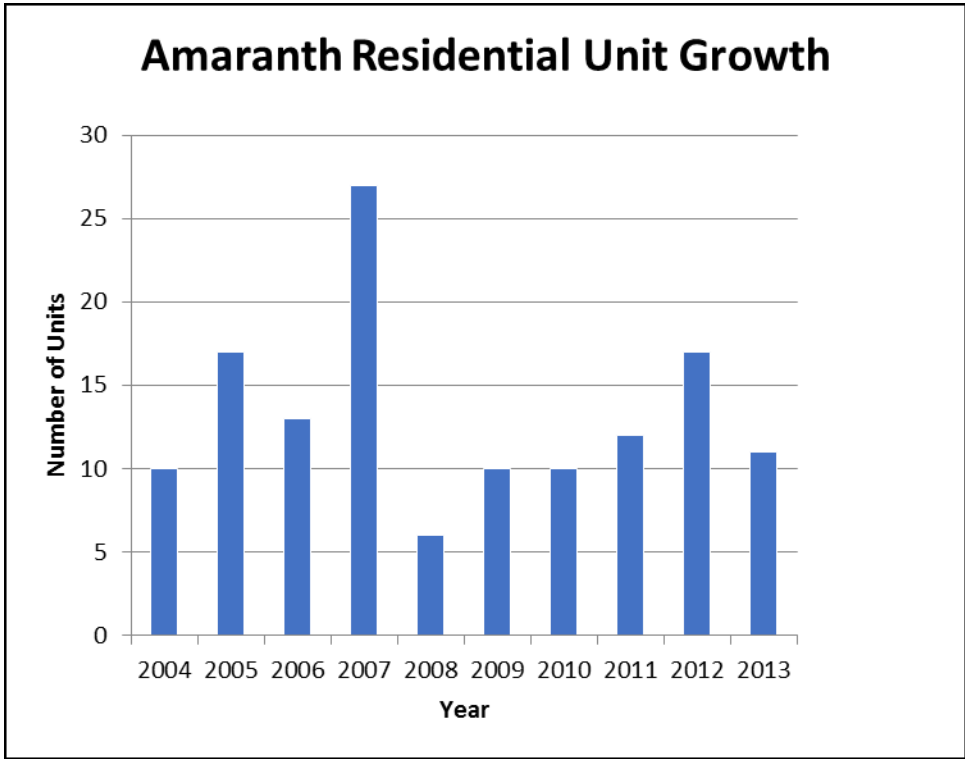


TABLE 1 – GROWTH PROJECTIONS

Growth Projections											
Estimated PPU's	3.2										10 Year
Projected Growth	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Totals
Units	11	11	12	11	11	11	11	12	11	12	113
Persons	35	35	38	35	35	35	35	38	35	38	359

5.0 Service Level Calculations

The DCA and Ontario Regulation 82/98 require that development charges be set at a level no higher than the average level provided in the municipality over the 10 year period immediately preceding the preparation of the background study, on a service by service basis.

O. Reg. 82/98 requires that when defining and determining historical service level standards that both quantity and quality of service be taken into consideration. It is for this reason that defining replacement costs of facilities such as fire halls is essential. As a funding partner with adjacent municipalities a reliance on average costing was used in determining such replacement costs.

The exception to this methodology is where through provincial legislation a higher level of service is required. Water and sewage quality are prime examples. There is no such mandated service level requirements that impact the services contemplated in this study. Therefore, all calculations utilize the 10 year historic average level of service approach. Programs such as Recreation, Administration, and Library Services are known as “soft” services and are subject to a mandatory 10% reduction.

The study has attempted to use a balanced and conservative approach when estimating the existing service levels.

6.0 Examination of long-term operating costs

As the municipality brings on additional capital infrastructure, operating costs will increase. It is fully expected that all increased operating costs will be offset by the increased assessment associated with growth.

7.0 Implementation Requirements

Once the Township has conducted the statutory public process and passed a new development charges by-law several steps must be followed in order to implement the by-law

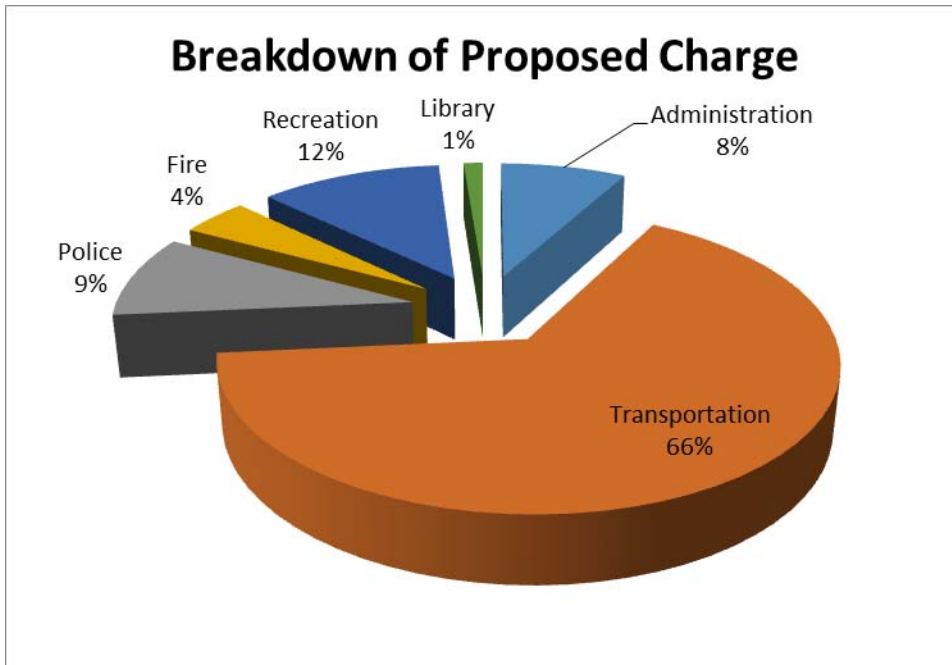
- Notice of passage must be prepared (Within 20 days and advertised in local paper)
- By-law pamphlet explaining the charge must be drafted
- Appeals must be dealt with (appeals must be received within 40 days of passing)
- Complaints must be treated as required by the DCA
- An annual Treasurer's statement must be prepared and provided to the Ministry of Municipal Affairs

8.0 Proposed Rate

TABLE 2 – PROPOSED RATE

	Proposed Charge			Charge Adopted in 2009	Current Charge (indexed)
	Per Capita	Per Residential Unit	Per Wind Turbine	Per Residential Unit	Per Residential Unit
Administration	\$256.39	\$820.45	\$820.45	\$596.94	\$627.88
Transportation	\$2,099.71	\$6,719.09	\$6,719.09	\$5,406.41	\$5,686.61
Police	\$298.75	\$956.00	\$956.00	\$435.96	\$458.55
Fire	\$137.45	\$439.85	\$439.85	\$620.57	\$652.73
Recreation	\$371.78	\$1,189.70	\$0.00	\$1,019.01	\$1,071.82
Library	\$39.60	\$126.73	\$0.00	\$1,250.59	\$1,315.40
TOTAL	\$3,203.69	\$10,251.82	\$8,935.39	\$9,329.48	\$9,813.00

FIGURE 2 – COMPONENTS OF DC



9.0 Current Trends with Development Charges

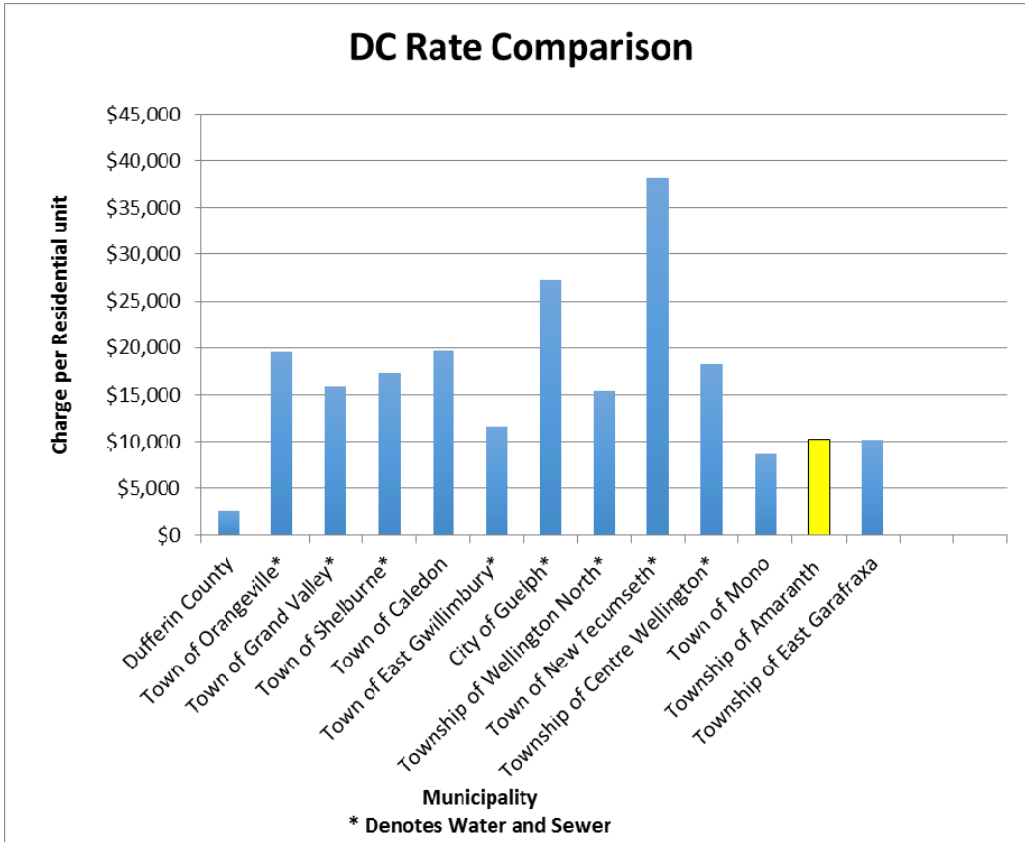
Many municipalities across Ontario are currently reviewing their Development Charges By-laws, but few have draft numbers that have been released to the public. No changes to the legislation have occurred since the last By-law, and as such, the methodology and eligibility remain the same. Below is an indication of typical changes that are either currently in effect, or being proposed by surrounding municipalities.

TABLE 3 – COMPARATIVE RATES

Municipality	Single Family Dwelling DC	Status
Dufferin County	\$2,597	Updated in 2013 - 30% Increase
Town of Orangeville*	\$19,581	Will be updated later in 2014
Town of Grand Valley*	\$15,843	2014 update underway
Town of Shelburne*	\$17,282	2014 Background Study proposes reduction to \$11,649
Town of Caledon	\$19,658	2014 Background Study proposes 21% increase
Town of East Gwillimbury*	\$11,617	2014 update underway
City of Guelph*	\$27,232	Updated March 2014 - 12% Increase
Township of Wellington North*	\$15,344	Updated in 2013 - 10% Increase
Town of New Tecumseth*	\$38,232	Updated in 2013 - 21% increase
Township of Centre Wellington*	\$18,248	Updated in 2013
Town of Mono	\$8,685	2014 update underway
Township of Amaranth	\$10,251	Proposed
Township of East Garafraxa	\$10,175	Proposed

NOTE: Chart depicts total charge and each municipality may have different responsibilities for infrastructure

FIGURE 3 – COMPARATIVE RATES



10.0 Development Charges Eligible Program Details

10.1 Transportation

The Township of Amaranth is charged with the operations, maintenance and expansion to the arterial and collector road network throughout the Township. This network is made up of a number of hard surfaced, gravel roads and bridges. All roads providing access to Estate Residential subdivisions are maintained with a hard surface.

Part of the transportation component includes vehicles associated with the roads such as graders, ploughs and trucks as well as any structures used in support of roads. The DCA requires that only vehicles with an expected useful life of 7 years or more than are eligible for consideration. All vehicles contemplated in this study meet the criteria of the Act.

According to municipal records the municipal vehicle fleet has a replacement value of \$3,395,500. The municipal works yard has a replacement value of \$1,124,278

The eligible growth related capital costs for the transportation network include any initiatives intended to increase the capacity or flow of traffic in keeping with the increased traffic volumes. The Township has spent \$40,443 annually over the past 10 years on growth related capital works. Development charges collected will continue to be used to pay for growth related transportation costs.

Transportation Category	Average Level of Service	Service Units	Total Anticipated Capital spending over 10 year horizon (gross)	Residential share per capita	DC Charge per dwelling
Bridges		Anticipated Spending	\$295,200	676.38	\$2,164.42
Road Network		Anticipated Spending	\$122,400	\$280.45	\$897.44
Sand Domes	\$130	Per Capita	\$44,803	\$102.66	\$328.51
Buildings & Yards	\$463.75	Per Capita	\$159,827	\$366.20	\$1,171.84
Small Equipment	\$12.57	Per Capita	\$4,332	\$9.93	\$31.78
Vehicles and Equipment	\$841.00	Per Capita	\$289,842	\$664.10	\$2,125.12
TOTAL			\$916,404	\$2,099.71	\$6,719.07

NOTE: Numbers may not add due to rounding

10.2 Police

Police Services are provided to the Township through a service agreement with the Ontario Provincial Police (OPP). While this service was once provided for at no charge, the Township is now responsible for contributing towards the costs of these services. Approximately 3.0% of the police program is growth related capital.

In 2014 the Township's contribution to OPP services was \$438,173. The municipality makes contributions to the growth related capital costs of policing via the annual service payment.

Policing Category	Average Level of Service	Service Level Units	Total Anticipated Capital spending over 10 year horizon (gross)	Residential share per capita	DC Charge per dwelling
Buildings	2.9%	Of Annual Payment	\$121,987	\$298.75	\$956.00
TOTAL			\$121,987	\$298.75	\$956.00

NOTE: Numbers may not add due to rounding

10.3 Fire

Fire protection is provided through service agreements with the adjacent municipalities including Shelburne, Orangeville and Grand Valley. Vehicles, facilities and equipment are all eligible costs for DC recovery. The municipality makes contributions to the growth related capital costs of fire protection via these annual service payments. Service levels are based on the adjusted levels of service of the municipal service provider.

Shelburne

Fire Protection Category	Average Level of Service	Service Level Units	Total Anticipated Capital spending over 10 year horizon (gross)	Residential share per capita	DC Charge per dwelling
Buildings	0.19	Sq.ft Per Capita	\$11,787	\$14.30	\$45.76
Fire Vehicles	\$37.12	Dollars Per Capita	\$12,793	\$15.52	\$49.66
Fire Suits	0.0058	Fire Suits Per 1,000 Residents	\$7,196	\$8.73	\$27.94
TOTAL			\$31,776	\$38.54	\$123.33

NOTE: Numbers may not add due to rounding

Orangeville

Fire Protection Category	Average Level of Service	Service Level Units	Total Anticipated Capital spending over 10 year horizon (gross)	Residential share per capita	DC Charge per dwelling
Buildings	0.09	Sq.ft Per Capita	\$5,583	\$6.77	\$21.66
Fire Vehicles	\$16.16	Dollars Per Capita	\$5,569	\$6.76	\$21.63
Fire Suits	0.0033	Fire Suits Per 1,000 Residents	\$4,094	\$4.97	\$15.90
TOTAL			\$15,247	\$18.49	\$59.17

Grand Valley

Fire Protection Category	Average Level of Service	Service Level Units	Total Anticipated Capital spending over 10 year horizon (gross)	Residential share per capita	DC Charge per dwelling
Buildings	0.5	Sq.ft Per Capita	\$31,018	\$37.62	\$120.39
Fire Vehicles	\$90.14	Dollars Per Capita	\$31,066	\$37.68	\$120.58
Fire Suits	0.0034	Fire Suits Per 1,000 Residents	\$4,218	\$5.12	\$16.38
TOTAL			\$66,302	\$80.42	\$257.34

The per capita residential share for all 3 municipal service agreements is \$137.45 and the per dwelling unit total is \$439.85.

10.4 Recreation

A combination of indoor and outdoor recreation/community facilities are provided to the residents. Some directly and others through service agreements with the adjacent municipalities

Presently, the municipality maintains 28.34 acres of parks and a 4,150 Sq.ft. community centre. Development charges can be utilized to provide more recreational facilities for the residents.

Recreation Category	Average Level of Service	Service Level Units	Total Anticipated Capital spending over 10 year horizon (gross)	Residential share per capita	DC Charge per dwelling
Parkland Improvements	0.0065	Acres Per 1,000 Residents	\$84,678	\$171.74	\$549.57
Community Facilities	1.2	Sq.ft. Per Capita	\$98,636	\$200.05	\$640.16
TOTAL			\$183,314	\$371.78	\$1,189.70

NOTE: Numbers may not add due to rounding

10.5 Library

Residents of the municipality have access to library capital facilities provided through agreements for facilities outside of the Township. The service level standards for Library services used in the background study are based on a sample of the standards in place in the adjacent municipalities.

Shelburne

Library Category	Average Level of Service	Service Level Unit	Total Anticipated Capital spending over 10 year horizon (gross)	Residential share per capita	DC Charge per dwelling
Buildings	0.15	Sq.ft. Per Capita	\$12,329	\$4.33	\$13.86
Materials	3.58	Circulation Material Per Capita	\$38,865	\$13.66	\$43.71
TOTAL			\$51,195	\$17.99	\$57.57

Grand Valley

Library Category	Average Level of Service	Service Level Unit	Total Anticipated Capital spending over 10 year horizon (gross)	Residential share per capita	DC Charge per dwelling
Buildings	0.22	Sq.ft. Per Capita	\$18,083	\$6.35	\$20.32
Materials	4	Circulation Material Per Capita	\$43,425	\$15.26	\$48.83
TOTAL			\$61,508	\$21.61	\$69.15

The combined total for both service agreements equals \$39.60 per capita or \$126.72 per residential dwelling unit.

10.6 Administration

The only eligible cost regarding administration is the cost of furnishings required to equip new staff. Personal computers and administrative buildings are specifically excluded from the eligible charge by the DCA.

Within the Administration category, several studies have been identified that are required as a result of growth. It is estimated that the various growth related studies that would be required in the next 10 years will cost \$7,000 on average for each year.

A Road Needs study will also be required in the near future. It is expected that this study will cost approximately \$60,000. The purpose of this study is to identify capital works required to meet the needs of the municipality in the future. A portion of the cost of this study has been attributing to benefiting the existing community.

Administration Category	Average Level of Service	Service Level Units	Total Anticipated Capital spending over 10 year horizon (gross)	Residential share per capita	DC Charge per dwelling
Furniture	1.75	Staff Per 1,000 Residents	\$1,520	\$2.96	\$9.47
Growth Related Studies	\$7,000	Annually	\$70,000	\$136.46	\$436.67
Roads Needs Study	\$60,000		\$60,000	\$116.97	\$374.30
TOTAL			\$131,520	\$256.39	\$820.45

NOTE: Numbers may not add due to rounding

Appendix 1 Worksheet

Appendix 2 Draft By-law

CORPORATION OF THE TOWNSHIP OF AMARANTH

BY-LAW NUMBER _____ XXXXX

BEING A BY-LAW OF THE CORPORATION OF THE
TOWNSHIP OF AMARANTH WITH RESPECT TO
DEVELOPMENT CHARGES

WHEREAS Section 2(1) of the New Development Charges Act, 1997, (hereinafter called the Act) enables the Council of a Municipality to pass by-laws for the imposition of development charges against lands located in the municipality where the development of the land would increase the need for municipal services as designated in the by-law and the development requires one or more of the actions set out in sub-section 2(1) of the Act;

AND WHEREAS The Corporation of the Township of Amaranth has determined that the development of lands within the municipality will increase the need for municipal services;

AND WHEREAS the Council of the Corporation of the Township of Amaranth, at its meeting of July 16, 2014 approved the recommendations of a report, entitled Township of Amaranth Development Charges Background Study prepared by E & T Development Services;

AND WHEREAS the Council has given notice of its development charges proposal in accordance with subsection 12(1) of the Act, and held a public meeting on June 18, 2014.

NOW THEREFORE The Corporation of the Township of Amaranth by its Council enacts the following:

PART 1 - DEFINITIONS

1. "Act" means the Development Charges Act, 1997, R.S.O. 1997, c.P.27.
2. In this By-Law:
 - (a) all words and phrases used in this by-law that have been defined in the Act shall have the same meaning as those words and phrases in the Act;
 - (b) words and phrases that have not been defined in either the act or this by-law, but that have been defined in the Township of Amaranth Zoning By-Law 2/2009 or its' predecessor 69/2004, shall have the same meaning given to them in such by-law.
 - (c) if said Zoning By-law 2/2009 or its' predecessor 69/2004 is amended or is repealed and replaced with a successor by-law, the words and phrases as amended or as defined in said successor by-law shall have the same meaning in this by-law unless they are given other meanings in the Act or in this by-law;
 - (d) the reference to any statute or regulation in this by-law includes not only the state or regulation itself, but also any statute or regulation that replaces it in the future; and

- (e) the reference to any section or subsection of any statute or regulation in this by-law includes not only the section or subsection itself but also the equivalent section or subsection in any statute or regulation that replaces it, as amended from time to time.
3. “Wind Turbine” means a part of a system that converts energy into electricity, and consists of a wind turbine, a tower and associated control or conversion electronics. A wind turbine and energy system may be connect to the electricity grid in circuits at a substation to provide electricity off-site for sale to an electrical utility or other intermediary.

PART II -IMPOSITION OF DEVELOPMENT CHARGES

1. Subject to the provisions of this by-law, the development charge against land shall be collected in accordance with the base rate set out in Schedule “B”, which relates to the designated services as set out in Schedule “A”.

2. This by-law shall apply to the residential development of all lands, buildings and structures within the Corporate limits of the Corporation of the Township of Amaranth, and to commercial wind turbines whether or not the land is exempted from taxation under Section 3 of the Assessment Act R.S.O. 1990, c.A.31, and development shall include placing a mobile home on land, where permitted.
3. Subsection (1) and (2) shall not apply to lands:
 - a) where an existing dwelling is enlarged; or
 - b) where a maximum of two dwelling units are being created within an existing single detached dwelling or where one additional dwelling is added to any other residential building, provided that the gross floor area of the added dwelling units do not exceed the gross floor area of the existing dwelling unit; or
 - c) where a dwelling unit that existed and was used on the lands within 36 months of the enactment of this by-law is being replaced.
4. The development charge shall be collected if the development requires the issuing of a permit under the Building Code Act in relation to a building or structure, unless as otherwise provided for in an agreement under the Planning Act or Development Charges Act.
5. The building permit shall not be issued until the development charge has been paid in full.
6. Nothing in this by-law prevents Council from requiring, as a condition of an agreement under Section 51 or 53 of the Planning Act, that the owner, at his or her own expense, shall install or pay for such local services as council may require.

PART III - APPLICABLE LANDS

1. This by-law applies to all lands in the Township of Amaranth.
2. In the case of residential use or the residential portion of a mixed use development, the development charge shall apply to each dwelling unit.
3. In the case of commercial wind turbines, the development charge shall apply to each structure.
4. This by-law shall not apply to non-residential development.

PART IV - INDEXING

The development charge may be adjusted, without amendment to this by-law, on the first day of January in each year, beginning January 1, 2015, in accordance with the Statistics Canada Quarterly, Construction Price Statistics.

PART V - SERVICES IN LIEU

1. Council may enter into an agreement with an owner to provide for the payment in full of a development charge before or after the issuance of a building permit.
2. Council may authorize an owner to substitute the whole or such part of the development charge applicable to the owner's development as may be specified in an agreement, by the provisions, at the sole expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu in accordance with the agreement, Council shall give the owner a credit against the development charge otherwise applicable to the development, equal to the reasonable cost to the owner of providing the services in lieu, provided such credit shall not exceed the proportion of the development charge related to that service, payable by the owner to the municipality.

3. In any agreement under subsection (2), Council may also give further credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, that would be required under this by-law. The credit shall not exceed the service standard used in the calculation of the development charge, and no credit shall be charged to any development charges reserve fund prescribed in this by-law.

PART VI- TIMING OF CALCULATION AND PAYMENT

1. Development charges shall be calculated any payable in full in money or by provisions of services as may be agreed upon, or by credit granted by the Act, on the date that the first building permit is issued in relation to a residential dwelling unit or wind turbine, or in a manner or at a time otherwise lawfully agreed upon.
2. Notwithstanding subsection (1), an owner may enter into an agreement with the municipality to provide for the payment in full of a development charge before building permit issuance or later that the issuing of a building permit.

PART VII - BY-LAW REGISTRATION

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

PART VIII - RESERVE FUNDS

- 1) Monies received from payment of development charges shall be maintained in a separate reserve fund, and shall be used only to meet the growth-related net capital costs for which the development charge was levied under this by-law.
- 2) Where any development charge, or part thereof, remains unpaid after the due date, the unpaid amount shall be added to the tax roll and shall be collected as taxes. Where any unpaid development charges are collected as taxes, the monies so collected shall be credited to the development charge reserve fund.
- 3) The Treasurer of the Township of Amaranth shall, in each year, furnish to Council a statement in respect of the reserve fund established hereunder for the prior year.

PART IX - BY-LAW AMENDMENT OR REPEAL

Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Municipal Board or by the Municipal Council, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.

PART X - ADMINISTRATION

This by-law shall be administered by the Treasurer of the Municipality.

PART XI - SCHEDULES TO THE BY-LAW

The following schedules to this by-law form an integral part of this by-law;

- 1) Schedule A - Classification of Services; and
- 2) Schedule B - components of Development Charge

PART XII - SEVERABILITY

If for any reason whatsoever any provision, terminology, covenant or condition of this by-law, or any application to any person or circumstances, is to an extent held to be or rendered invalid, unenforceable or illegal, then such provisions, terminology, covenants or condition is deemed to be independent to the remainder of the by-law or any part thereof, and this by-law continues to be applicable to and enforceable to the fullest extent permitted bylaw against any person in circumstances other than those as to which it has been held or rendered invalid, unenforceable or illegal.

PART XIII - EFFECTIVE DATE

1. This by-law comes into force and effect on the 31st day of August 2014.
2. This by-law shall continue in force and effect for a term not to exceed five years from its enactment.

BY-LAW READ A FIRST AND SECOND TIME THIS **16TH** day of **JULY 2014**

BY-LAW READ A THIRD TIME AND PASSED THIS **16TH** day of **JULY 2014**

HEAD OF COUNCIL

CLERK

SCHEDULE 'A'

OF

BY-LAW NUMBER _____

TOWNSHIP OF AMARANTH

DEVELOPMENT CHARGES BY-LAW

CLASSIFICATION OF SERVICES

CATEGORIES OF MUNICIPAL SERVICES	SERVICE COMPONENTS
Administration	<ul style="list-style-type: none">➤ Furniture and Small Equipment➤ Growth Related Studies (Official Plan, Zoning By-Law, Road Needs Study)
Transportation	<ul style="list-style-type: none">➤ Arterial and Collector Roads➤ Bridges➤ Building, Sand Domes➤ Vehicles and Equipment
Fire Services	<ul style="list-style-type: none">➤ Fire Stations➤ Fire Pumpers, Tankers, Rescue Vehicles➤ Equipment
Police Services	<ul style="list-style-type: none">➤ Police Station➤ Equipment
Recreation	<ul style="list-style-type: none">➤ Parkland Improvements➤ Arenas➤ Fitness Facilities➤ Community Centres
Library Services	<ul style="list-style-type: none">➤ Libraries➤ Circulation Materials

SCHEDULE 'B'

OF

BY-LAW NUMBER xxxxx_____

TOWNSHIP OF AMARANTH

DEVELOPMENT CHARGES BY-LAW

COMPONENTS OF DEVELOPMENT CHARGE

	Per Capita	Per Residential Unit	Per Wind Turbine
Administration	\$256.39	\$820.45	\$820.45
Transportation	2,099.71	\$6,719.09	\$6,719.09
Police	298.75	\$956.00	\$956.00
Fire	137.45	\$439.85	\$439.85
Recreation	371.78	\$1,189.70	\$0.00
Library	39.60	\$126.73	\$0.00
TOTAL	\$3,203.69	\$10,251.82	\$8,935.39