



The Regional Municipality of Durham Report

To: Finance and Administration Committee
From: Commissioner of Finance
Report: #2019-F-23
Date: June 11, 2019

Subject:

Final Recommendations Regarding Seaton Water Supply and Sanitary Sewerage Area Specific Development Charges

Recommendations:

That the Finance and Administration Committee recommends to Regional Council:

- A) That pursuant to Section 10(1) of the Development Charges Act, 1997, the Seaton Water Supply and Sanitary Sewerage Area Specific Development Charges Background Study dated April 9, 2019 be adopted (with the amended pages provided in Appendix #1), including the forecasts of anticipated development, the underlying capital forecasts, the development charges calculations and policies contained in the Background Study, and further, that the approval of the capital forecasts in the Background Study indicate Regional Council's intention to ensure that such an increase in need for services will be met as required under paragraph 3 of Section 5(1) of the Development Charges Act, 1997 and Section 3 of Ontario Regulation 82/98;
- B) That the Seaton Residential Development Charges for Water Supply and Sanitary Sewerage as indicated in Table 1 below be imposed, effective July 1, 2019:

Table 1

Region of Durham Recommended Seaton Residential Development Charges \$ Per Dwelling Unit			
Service Category	Single Detached & Semi-Detached	Medium Density Multiples	Apartments
Sanitary Sewerage	\$	\$	\$
(i) Seaton Landowners Constructed Works	5,125	4,049	2,358
(ii) Regional Constructed Works	1,863	1,472	857
(iii) Regional Attribution	2,751	2,174	1,266
Subtotal – Sanitary Sewerage	9,739	7,695	4,481
Water Supply			
(i) Seaton Landowners Constructed Works	2,452	1,937	1,128
(ii) Regional Constructed Works	5,752	4,544	2,646
(iii) Regional Attribution	4,064	3,210	1,869
Subtotal – Water Supply	12,268	9,691	5,643
Total Development Charges	<u>\$22,007</u>	<u>\$17,386</u>	<u>\$10,124</u>

- C) That the Seaton Institutional Development Charges as indicated in Table 2 below be imposed, effective July 1, 2019:

Table 2

Region of Durham Recommended Seaton Institutional Development Charges \$ Per Square Foot Of Gross Floor Area	
Service Category	\$
Sanitary Sewerage	
(i) Seaton Landowners Constructed Works	0.52
(ii) Regional Constructed Works	0.19
(iii) Regional Attribution	0.63
Subtotal – Sanitary Sewerage	1.34
Water Supply	
(i) Seaton Landowners Constructed Works	0.09
(ii) Regional Constructed Works	0.20
(iii) Regional Attribution	0.44
Subtotal – Water Supply	0.73
Total Development Charges	<u>\$2.07</u>

- D) That the Seaton Non-Institutional Development Charges for each service as indicated in Table 3 below be imposed, effective July 1, 2019:

Table 3
Region of Durham
Recommended Seaton Non-Institutional Development Charges
\$ Per Square Foot Of Gross Floor Area

Service Category	\$
Sanitary Sewerage	
(i) Seaton Landowners Constructed Works	1.49
(ii) Regional Constructed Works	0.55
(iii) Regional Attribution	1.84
Subtotal – Sanitary Sewerage	3.88
Water Supply	
(i) Seaton Landowners Constructed Works	0.25
(ii) Regional Constructed Works	0.57
(iii) Regional Attribution	1.26
Subtotal – Water Supply	2.08
Total Development Charges	<u>\$5.96</u>

- E) That the Seaton Prestige Employment Land Area Development Charges as indicated in Table 4 below be imposed, effective July 1, 2019:

Table 4
Region of Durham
Recommended Seaton Prestige Employment Land Area
Development Charges
\$ Per Net Hectare

Service Category	\$
Sanitary Sewerage	
(i) Seaton Landowners Constructed Works	72,380
(ii) Regional Constructed Works	26,489
(iii) Regional Attribution	87,796
Subtotal – Sanitary Sewerage	186,665
Water Supply	
(i) Seaton Landowners Constructed Works	12,114
(ii) Regional Constructed Works	27,474
(iii) Regional Attribution	60,559
Subtotal – Water Supply	100,147
Total Development Charges	<u>\$286,812</u>

- F) That the Development Charge policies for the Seaton Water Supply and Sanitary Sewerage Area Specific Development Charges as contained in the proposed By-law (Appendix #4), including those related to collection policy, indexing, the broadening of exemptions for secondary units and industrial expansions be approved;
- G) That the Seaton Well Interference Policy as provided in Appendix #2 be adopted effective July 1, 2019;
- H) That any complete submission for the preparation of a subdivision agreement received by the Development Approvals Division of the Regional Works Department on or by June 30, 2019 be given the option of being processed under the policies and rates of the current Seaton Area Specific Development Charges By-Law #19-2013 or the proposed replacement by-law, where a complete submission requires all of the following to have been submitted to the Development Approvals Division in a form satisfactory to the Region:
- i) Ministry of the Environment, Conservation and Parks approval is received;
 - ii) Detailed cost estimate received;
 - iii) Three (3) copies of the proposed Final Plan (M-Plan) received;
 - iv) Regional Planning approval of the Final Plan received;
 - v) Three(3) copies of all proposed Reference Plans (R-Plans) received;
 - vi) Three (3) copies of approved General Plan of Services received (signed by the Local Municipality and the Region); and
 - vii) Regional Subdivision Agreement Information Checklist.

Subdivision agreements which have been processed according to By-Law #19-2013 must be executed within three months following the termination of By-Law #19-2013, otherwise they shall be deemed cancelled and will be replaced with a subdivision agreement processed according to the replacement by-law, where execution requires all of the following to have been submitted to the Regional Legal Department in a form satisfactory to the Region:

- i) signed Subdivision Agreement received, including all schedules;
 - ii) payments of fees identified in the agreement received;
 - iii) securities identified in the agreement received;
 - iv) prepayment of Development Charges for Sanitary Sewerage, Water Supply and Regional Roads received; and
 - v) Insurance Certificate received.
- I) That the existing complaint procedure as provided in Regional By-law #52-2014 continue for the purpose of conducting hearings, regarding complaints made under Section 20 of the Development Charges Act, 1997;
- J) That Section 12(3) of the Development Charges Act, 1997 requires Regional Council to determine whether a further public meeting is necessary when changes are made to a proposed development charges by-law following a public meeting, and whereas changes were made (see Section 2.0) to the Seaton proposed development charge

by-law following the public meeting on April 24, 2019, it is recommended that Regional Council resolve that a further public meeting is not necessary and therefore Council indicate that a second public meeting is not required prior to the passage of the recommended Seaton Development Charge By-law;

- K) That the Director of Legal Services be instructed to finalize the proposed Seaton Development Charge By-law for presentation to Regional Council and passage;
- L) That the Regional Solicitor be instructed to revise future development agreements and any by-law(s) relating thereto to reflect any changes required to implement the foregoing recommendations and that such revised by-law(s) be presented to Council for passage;
- M) That the Regional Clerk be instructed to follow the notification provisions pursuant to the Development Charges Act, 1997; and
- N) That the Treasurer be instructed to prepare the requisite development charge pamphlet pursuant to the Development Charges Act, 1997 and related materials.

Report:

1. Introduction

- 1.1 The purpose of this report is to provide final recommendations regarding the proposed Seaton Water Supply and Sanitary Sewerage Area Specific Development Charges. These recommendations form the basis for the by-law to be implemented on July 1, 2019 to replace the existing Seaton Area Specific Development Charge By-law #19-2013.
- 1.2 The recommendations reflect the public submissions made in this regard at i) the Public Meeting of Regional Council on April 24, 2019; and ii) in writing (received by the Regional Clerk on or before May 21, 2019) and iii) comments from the Seaton Landowners Group.
- 1.3 The 2019 Seaton Area Specific Development Charge Background Study contained the proposed by-law and provided information regarding the proposed development charge policies for review by Regional Council and the public. The background study was made available to the public (free of charge) beginning April 9, 2019 as indicated in the public notices placed in the Toronto Star on March 23 and 25, 2019 and three times in the local Metroland newspapers throughout the Region over the time period March 21 to April 4, 2019.
- 1.4 An overview of the key recommendations contained in the proposed development charge by-law and background study was provided in Report #2019-F-18: Public Meetings Regarding Proposed Seaton Water Supply and Sanitary Sewer Area Specific Development Charges By-law and Background Study (Appendix #3).

2. Highlights of Final Recommendations Compared to Proposed By-law and Background Study Recommendations

- 2.1 There were no submissions received at the April 24, 2019 Public Meeting and the Region did not receive any written responses. In discussions with the Seaton Landowners Group, they requested that the Region increase the costs for three capital projects (i.e. Landowner constructed and funded works), to reflect more current cost estimates as follows:
- A) Zone 3 Feedermain on Taunton Road from the Zone 3 Pumping Station to Sideline 24 (Project WL1a) – increase from \$2,101,000 to \$2,236,000;
 - B) Zone 4 Feedermain on Taunton Road from the Zone 4 Pumping Station to Sideline 26 and on Sideline 26 to Whitevale Road (Project WL2) – increase from \$5,568,000 to \$5,880,000; and
 - C) Central Seaton Trunk Sanitary Sewer on Sideline 22 from Taunton Road to Whitevale Road (Project #SL3b) – increase from \$18,418,000 to \$20,720,000.
- 2.2 Staff are in agreement with the revised estimates. As a result of these changes, the recommended charge per single detached / semi-detached unit for water supply increased by \$28 (from \$12,240 to \$12,268) and \$117 for sanitary sewerage (\$9,622 to \$9,739) from the proposed rates in the April 9, 2019 Development Charge Study, as shown in the following table:

Table 5
Comparison of Seaton Residential ASDC Charges
Proposed vs Recommended Rates
(For a Single Detached Unit)

	<u>Proposed Rates ⁽¹⁾</u>	<u>Recommended Rates</u>	<u>Change</u>
Water Supply			
Region Constructed - Landowner Funded Works	\$ 5,752	\$ 5,752	\$ -
Regional Attributions	4,064	4,064	-
Landowner Constructed and Funded Works	2,424	2,452	28
Total - Water Supply	12,240	12,268	28
Sanitary Sewerage			
Region Constructed - Landowner Funded Works	1,863	1,863	-
Regional Attributions	2,751	2,751	-
Landowner Constructed and Funded Works	5,008	5,125	117
Total - Sanitary Sewerage	9,622	9,739	117
Total - Water Supply and Sanitary Sewerage			
Region Constructed - Landowner Funded Works	7,615	7,615	-
Regional Attributions	6,815	6,815	-
Landowner Constructed and Funded Works	7,432	7,577	145
Total - Water & Sewer	\$ 21,862	\$ 22,007	\$ 145

Note:

1. As proposed in the April 9, 2019 Background Study

- 2.3 The recommended non-residential development charges increased slightly from the proposed rates as follows:
- A) The recommended per hectare water supply and sanitary sewerage charge on the prestige employment lands is \$286,812 per hectare (vs the proposed charge of \$285,095);
 - B) The recommended water supply and sanitary sewerage Institutional Development Charge is \$2.07 / sq ft (from \$2.06 / sq ft as proposed); and
 - C) The recommended water supply and sanitary sewerage Non-institutional Development Charge is \$5.96 / sq ft (from \$5.93 / sq ft as proposed).

3. Input / Questions Regarding Proposed Seaton Residential and Non-residential Development Charges

- 3.1 Pursuant to the requirements of the DCA, 1997, Regional Council held a public meeting on April 24, 2019 to receive input on the proposed development charge by-law and policies contained in the background study.
- 3.2 No verbal submissions were made at the public meeting of Council held to consider the proposed Seaton Area Specific Development Charge By-law for water supply and sanitary sewerage. There were no formal correspondence provided with respect to the proposed Seaton Area Specific Development Charge By-law.
- 3.3 As discussed in Section 2, Regional staff worked with the Seaton Landowners Group which resulted in the update of cost estimates for three capital projects.

4. Further Considerations by Regional Council per DCA, 1997

Formal Consideration of Need for Further Public Meeting

- 4.1 If the final recommendations vary from the proposed by-law in the DC Background Study released April 9, 2019, Regional Council is required under the provisions of the DCA to consider whether a second public meeting is required. An additional public meeting would require public notices to be placed providing at least twenty days notice of such a public meeting.
- 4.2 Given that the final recommendations do vary from the proposed Regional Development Charge by-law, Regional Council is required under provisions of the DCA, 1997 to consider whether a second public meeting is required.
- 4.3 Although the final recommendations do vary from the proposed Seaton Development Charge by-law as contained in the April 9, 2019 Development Charge Background Study, they reflect the input received from the Seaton Landowners Group. Therefore, it is recommended that Council indicate that a second public meeting is not required prior to the passage of the recommended Seaton Area Specific Development Charges By-law.

Necessary Approvals and Actions to Support Proposed Development Charge By-law

- 4.4 In order to implement the recommended Seaton Development Charges By-law, various administrative tasks must be undertaken by the Regional Solicitor, Regional Clerk and Regional Treasurer. These include the notification of the passage of by-laws and preparation of an information pamphlet. As well, approval of the growth forecast, service levels, the capital forecast and the Development Charge calculations is required by Regional Council.

5. Transition Policies

- 5.1 The following provides a list of transition policies to be utilized for the implementation of the 2019 Seaton Area Specific Development Charge By-law (same transitional policies utilized for prior development charge studies):
- A) Any complete submission of a subdivision agreement received by June 30, 2019 will be provided the option of being processed under the current Seaton Area Specific Development Charge By-law or the new by-law. This will provide developers the option to pay the current development charge rates (i.e. the rates prior to the increase on July 1, 2019). The subdivision agreement must be executed by September 30, 2019; and
 - B) Any complete building permit application received prior to June 30, 2019 will be processed at the current rates (prior to the July 1, 2019 increase), assuming the building permit is issued by July 15, 2019 (Written correspondence to the area treasurers is provided advising them of this transition process for building permit applications).

6. Bill 108, More Homes, More Choice Act, 2019

- 6.1 Bill 108, More Homes, More Choices Act, 2019 was released by the Province on May 2, 2019 and proposes a number of changes to the Development Charge Act, 1997. Staff will continue to monitor Bill 108 and the related regulations as it relates to the Seaton Area Specific Development Charges By-law.

7. Conclusion

- 7.1 The above recommendations reflect the input received from the Seaton Landowners Group. These recommendations will create a new area specific development charge by-law (related charges and policies) for Seaton to allow the appropriate infrastructure to be constructed to accommodate the anticipated development in Seaton.
- 7.2 The Commissioner of Works, the Commissioner of Planning and Economic Development and the Regional Solicitor concur with these recommendations and these departments have assisted throughout the development charge review.

8. Appendices

Appendix #1: Amended Pages from 2019 Seaton Development Charge Background Study

Appendix #2: Seaton Well Interference Policy

Appendix #3: Report #2019-F-18: Public Meetings Regarding Proposed Seaton Water Supply and Sanitary Sewer Area Specific Development Charges By-law and Background Study

Appendix #4: Recommended Seaton Area Specific Development Charge By-law

Additional copies of the 2019 Seaton Development Charge Background Study are available from the Regional Clerk's Office or the Regional website.

Respectfully submitted,

Original Signed By

Nancy Taylor, BBA, CPA, CA
Commissioner of Finance

Recommended for Presentation to Committee

Original Signed By

Elaine C. Baxter-Trahair
Chief Administrative Officer

Appendix #1

**Amended Pages from the 2019 Seaton
Development Charge Background Study**

**Table 3-3
Total Water Supply Capital Program**

Project No.	Increased Service Needs Attributable to Anticipated Development	Timing (Year)	Phase of Seaton Development	Gross Capital Cost estimate	Benefit to Existing Share	Benefit to Growth Elsewhere	Post Period Benefit	Federal Lands	Net Seaton			
									Total	Prestige Employment Lands	Residential Share Mixed-Use Lands	Non-Residential Share Mixed-Use Lands
Financed by Landowners Group, Constructed by Region of Durham												
WR1	25 ML Brock Rd. Zone 1 Reservoir	Complete	Phase 1	19,025,000	-	13,888,000	-	1,522,000	3,615,000	295,000	3,235,000	85,000
WR2	Zone 4 Reservoir (17 ML)	2018 - 2020	Phase 1	21,120,000	-	-	-	422,000	20,698,000	1,686,000	18,526,000	486,000
WR3	Zone 3 PS (62.2 MLD) and Zone 4 PS (32.2 MLD) @ Zone 1 reservoir	Complete	Phase 1	10,661,000	-	-	-	3,977,000	6,684,000	544,000	5,983,000	157,000
WR4	Zone 5 PS (14.1 MLD) @ Zone 4 reservoir	2018 - 2020	Phase 1	5,280,000	-	-	-	3,755,000	1,525,000	124,000	1,365,000	36,000
WR5	Zone 3 Reservoir (10 ML)	2024 - 2026	Phase 2	14,675,000	-	-	-	587,000	14,088,000	1,148,000	12,609,000	331,000
WR6	Zone 5 Elevated Tank (8.8 ML)	2022 - 2024	Phase 2	14,090,000	-	-	-	14,090,000	1,148,000	12,611,000	331,000	
WR7	Zone 4 PS (46.5 MLD) and Zone 5 PS (10.6 MLD) @ Zone 3 Reservoir	2024 - 2026	Phase 2	12,010,000	-	-	-	4,540,000	7,470,000	609,000	6,866,000	175,000
WR8a	Zone 3 FM - Zone 3 PS (at Zone 1 reservoir) to Taunton Rd.	Complete	Phase 1	385,000	-	-	-	-	385,000	31,000	345,000	9,000
WR8b	Zone 3 FM - on Taunton Rd. from Zone 3 PS (at Zone 1 reservoir) to Brock Rd. and on Brock Rd. from Taunton Rd. to Whitevale Rd.	2020 - 2024	Phase 2	8,522,000	-	-	-	-	8,522,000	694,000	7,628,000	200,000
WR9	Zone 4 PS (40.1 MLD) at Westney Zone 2 reservoir	2028 - 2031	Phase 2	11,340,000	-	-	-	4,230,000	7,110,000	579,000	6,364,000	167,000
WR10	Zone 4 FM - on Whitevale Rd. from Brock Rd. to Westney Rd. and on Westney Road from Whitevale Rd. to Westney Rd. Zone 4 PS at Zone 2 reservoir	2028 - 2031	Phase 2	20,484,000	-	-	8,212,000	3,117,000	9,155,000	746,000	8,194,000	215,000
WR11	Zone 4 FM - Zone 4 PS (at Zone 1 reservoir) to Taunton Road	Complete	Phase 1	313,000	-	-	-	125,000	188,000	15,000	168,000	5,000
WR12	Zone 4 FM - on Sideline 26 from north side of Hwy 407 Interchange to Zone 4 reservoir	2019	Phase 1	1,065,000	-	-	-	426,000	639,000	52,000	572,000	15,000
WR13	Zone 5 FM - on Sideline 26 from the north side of Hwy 407 Interchange to Zone 5 reservoir	2019	Phase 1	1,065,000	-	-	-	-	1,065,000	87,000	953,000	25,000
Financed and Constructed by Landowners Group												
WL1a	Zone 3 FM - on Taunton Rd. from Zone 3 PS (at Zone 1 reservoir) to Sideline 24	Complete	Phase 1	2,236,000	-	-	-	-	2,236,000	182,000	2,001,000	53,000
WL1b	Zone 3 FM - on Sideline 24 from Taunton Rd. to Whitevale Rd. and on Whitevale Rd. from Sideline 24 to Zone 3 Reservoir	2019	Phase 1	10,850,000	-	-	-	-	10,850,000	884,000	9,711,000	255,000
WL2	Zone 4 FM - on Taunton Rd. from Zone 4 PS (at Zone 1 reservoir) to Sideline 26 and on Sideline 26 to Whitevale Rd.	Complete	Phase 1	5,880,000	-	-	-	-	5,880,000	479,000	5,263,000	138,000
WL3a	Zone 4 FM - on Sideline 26 from Whitevale Rd. to the north side Hwy 407 Interchange	Complete	Phase 1	4,633,000	-	-	-	1,853,000	2,780,000	227,000	2,488,000	65,000
WL3b	Zone 4 FM - on Whitevale Rd. from Sideline 26 to Zone 4 PS (at Zone 3 Reservoir)	2020 - 2021	Phase 1	1,485,000	-	-	-	594,000	891,000	73,000	797,000	21,000
WL4	Zone 4 FM - on Whitevale Rd. from Zone 4 PS (at Zone 3 reservoir) to Brock Rd.	2020 - 2021	Phase 1	13,900,000	-	-	-	2,116,000	6,212,000	506,000	5,560,000	146,000
WL5	Zone 5 FM - on Whitevale Rd. - Sideline 26 to 1100 m west of Sideline 26	2020 - 2021	Phase 1	6,632,000	-	-	5,572,000	-	6,632,000	540,000	5,936,000	156,000
WL6a	Zone 5 FM - on Sideline 26 from Whitevale Rd. to north side of the Hwy 407 Interchange	Complete	Phase 1	4,746,000	-	-	-	-	4,746,000	387,000	4,248,000	111,000
WL6b	Zone 5 FM - on Whitevale Rd. from Sideline 26 to Zone 5 PS (at Zone 3 reservoir)	2020 - 2022	Phase 1	1,485,000	-	-	-	-	1,485,000	121,000	1,329,000	35,000
Regional Attributions Share												
1	Ajax WSP Debt	Complete	Phase 1	16,000,000	-	-	-	4,786,000	11,214,000	2,779,000	7,634,000	801,000
2	Feeder mains - Ajax WSP to Bayly	Complete	Phase 1	17,500,000	10,108,000	2,352,000	2,924,000	546,000	1,570,000	128,000	1,405,000	37,000
3	Zone 1 Feeder main - Bayly St from Pickering Beach to Toy Ave.	2025-2027	Phase 2	18,575,000	-	14,691,000	-	-	3,884,000	317,000	3,476,000	91,000
4	Zone 1 Feeder main - Harwood Ave from Rossland Rd to Magill Dr.	2018-2019	Phase 2	4,500,000	-	2,815,000	-	-	1,685,000	137,000	1,508,000	40,000
5	Zone 1 Feeder main - Rossland Rd. from Brock Rd. to Westney Rd.	2014 - 2019	Phase 1	17,063,000	-	11,029,000	-	4,334,000	1,700,000	139,000	1,521,000	40,000
6	Zone 1 Feeder main - Brock Rd. from Rossland to Zone 1 Reservoir	Complete	Phase 1	11,845,000	-	6,730,000	-	2,553,000	2,562,000	209,000	2,293,000	60,000
7	Well Interference	2019 >	Phase 1	6,100,000	-	-	-	-	6,100,000	497,000	5,460,000	143,000
8	Additional Studies (Seaton Only)	2019 >	Phase 1	4,000,000	-	-	-	-	4,000,000	326,000	1,465,000	39,000
9	Depot Maintenance Facilities	2027	Phase 1	108,000,000	-	-	-	-	4,000,000	326,000	3,580,000	94,000
10	Ajax WSP Expansion	2020-2024	Phase 2	108,000,000	-	11,880,000	35,640,000	18,360,000	42,120,000	10,440,000	28,673,000	3,007,000
Total									213,418,000	26,252,000	179,587,000	7,569,000

**Table 3-4
Total Sanitary Sewerage Capital Program**

Project No.	Increased Service Needs Attributable to Anticipated Development	Timing (Year)	Phase of Seaton Development	Gross Capital Cost estimate	Benefit to Existing Share	Benefit to Growth Elsewhere	Post Period Benefit	Federal Lands	Net Seaton			
									Total	Prestige Employment Lands	Residential Share Mixed-Use Lands	Non-Residential Share Mixed-Use Lands
Financed by Landowners Group, Constructed by Region of Durham												
SR1	Seaton SSPS 4 & twin 250 mm forcemains	2017 - 2020	Phase 1	4,800,000	-	-	-	-	4,800,000	968,000	3,553,000	279,000
SR2a	Central Duffin Collector TSS - upto south side of CPR to Old Taunton Rd. (O/S for Airport & Seaton & other)	Complete	Phase 1	2,195,000	-	-	367,000	272,000	1,556,000	314,000	1,152,000	90,000
SR2b	GDC TSS (O/S for Federal Lands & Other) - Old Taunton Rd. to Taunton Rd.	2017 - 2019	Phase 1	2,060,000	-	-	344,000	255,000	1,461,000	295,000	1,081,000	85,000
SR3a	GDC TSS (O/S for Federal Lands & Other) - on Taunton Rd. and Brook Rd. from Taunton Rd. to Whitevale Rd.	2018 - 2019	Phase 1	7,135,000	-	-	2,455,000	304,000	4,376,000	882,000	3,240,000	254,000
SR3b	GDC Brook Rd. TSS (O/S for Federal Lands & Other) - Whitevale Rd. to south of employment lands	2018 - 2019	Phase 1	3,765,000	-	-	1,295,000	161,000	2,309,000	466,000	1,709,000	134,000
SR4	Seaton SSPS 1 & twin 300 mm forcemains (Includes Whitevale)	2022 - 2024	Phase 2	11,879,000	941,000	-	-	-	10,938,000	2,205,000	8,097,000	636,000
SR5	Seaton SSPS 3 & twin 200 mm forcemains (Includes Green River)	2022 - 2024	Phase 2	7,825,000	405,000	-	-	-	7,420,000	1,496,000	5,493,000	431,000
SR6	GDC Brook Rd. TSS (O/S for Federal Lands & Other) - south of employment lands to Hwy 7	2022 - 2024	Phase 2	6,247,000	-	-	1,603,000	460,000	4,184,000	844,000	3,097,000	243,000
Financed and Constructed by Landowners Group												
SL1a	West Seaton TSS - Central Duffin Collector from Third Concession @ Valleyfarm Rd. north to Whitevale Rd.	Complete	Phase 1	40,691,000	-	-	-	565,000	40,126,000	8,090,000	29,704,000	2,332,000
SL1b	West Seaton TSS - Whitevale Rd. to south of employment lands	2019	Phase 1	3,949,000	-	-	-	55,000	3,894,000	785,000	2,883,000	226,000
SL2a	West Seaton Sub TSS - Whitevale Rd. to north side of Hwy 407 Interchange	Complete	Phase 1	4,880,000	-	-	-	30,000	4,850,000	978,000	3,590,000	282,000
SL2b	West Seaton Sub TSS - north side of Hwy 407 Interchange to Hwy 7	2019 - 2021	Phase 1	903,000	-	-	-	6,000	897,000	181,000	664,000	52,000
SL3a	Central Seaton TSS on Peter Mathews Dr. from Burkholder Dr. to Taunton Rd.	Complete	Phase 1	13,663,000	-	-	-	374,000	13,289,000	2,679,000	9,838,000	772,000
SL3b	Central Seaton TSS on Sideline 22 from Taunton Rd. to Whitevale Rd.	2020 - 2021	Phase 1	20,720,000	-	-	-	568,000	20,152,000	4,063,000	14,918,000	1,171,000
SL3c	Central Seaton TSS on Sideline 22 from Whitevale Rd. to south of employment lands	2020 - 2021	Phase 1	1,925,000	-	-	-	53,000	1,872,000	377,000	1,386,000	109,000
SL4a	Central Seaton Sub TSS on Whitevale Rd. from Sideline 22 to approx. 475 m east of Sideline 22	2020 - 2021	Phase 1	1,022,000	-	-	-	24,000	998,000	201,000	739,000	58,000
SL4b	Central Seaton Sub TSS from Whitevale Rd. to south of employment lands	2020 - 2021	Phase 1	3,949,000	-	-	-	94,000	3,855,000	777,000	2,854,000	224,000
SL5	West Seaton TSS (Including Green River) from south of employment lands to Hwy 7	2021 - 2023	Phase 2	4,077,000	-	-	-	182,000	3,895,000	785,000	2,884,000	226,000
SL6	Central Seaton TSS from (SL4b) south of employment lands to Hwy 7	2021 - 2023	Phase 2	3,118,000	-	-	-	302,000	2,816,000	568,000	2,084,000	164,000
SL7	Central Seaton Sub TSS from (SL3c) south of employment lands to Hwy 7	2024 - 2026	Phase 2	3,284,000	-	-	-	153,000	3,131,000	631,000	2,318,000	182,000
Regional Attributions Share												
1	York-Durham Debt	Complete	Phase 1	12,822,000	-	-	-	-	12,822,000	4,374,000	7,187,000	1,261,000
2	Biosolids Incineration - Duffin Creek WPCP	2019	Phase 1	95,204,000	-	73,307,000	-	6,664,000	15,233,000	5,197,000	8,558,000	1,498,000
3	Effluent Discharge Upgrades - Duffin Creek WPCP (Durham Share)	2016 - 2022	Phase 1	51,500,000	22,624,000	8,755,000	7,555,000	3,775,000	8,791,000	2,999,000	4,928,000	864,000
4	Duffin Creek WPCP Stage 1 & 2 Upgrades (Constructed)	Complete	Phase 1	41,000,000	23,681,000	8,381,000	-	-	8,938,000	3,049,000	5,010,000	879,000
5	Sanitary Sewer Central Duffin Collector upto south side of CPR (Constructed)	Complete	Phase 1	5,978,000	-	3,910,000	743,000	311,000	1,014,000	204,000	751,000	59,000
6	Additional Studies (Seaton Only)	2019 >	Phase 1	1,637,000	-	-	-	-	1,637,000	330,000	1,212,000	95,000
7	Depot Maintenance Facilities	2027	Phase 1	4,000,000	-	-	-	-	4,000,000	807,000	2,961,000	232,000
8	Duffin Creek WPCP Allocation increase of 45.4 MLD	2029-2031	Phase 2	60,000,000	-	6,120,000	31,302,000	15,654,000	6,924,000	2,362,000	3,881,000	681,000
Total									196,178,000	46,907,000	135,752,000	13,519,000

**Table 6-1
Infrastructure Costs Covered in the DC Calculation
Regional Seaton-Specific Water Supply Capital Works Program – Financed and Constructed by Landowners Group
2019\$**

Project No.	Increased Service Needs Attributable to Anticipated Development	Timing (Year)	Phase of Seaton Development	Gross Capital Cost estimate	Benefit to Existing Share	Benefit to Growth Elsewhere	Post Period Benefit	Federal Lands	Net Seaton		
									Total	Prestige Employment Lands	Residential Share Mixed-Use Lands
WL1a	Zone 3 FM - on Taunton Rd. from Zone 3 PS (at Zone 1 reservoir) to Sideline 24	Complete	Phase 1	2,236,000	-	-	-	-	182,000	2,001,000	53,000
WL1b	Zone 3 FM - on Sideline 24 from Taunton Rd. to Whitevale Rd. and on Whitevale Rd. from Sideline 24 to Zone 3 Reservoir	2019	Phase 1	10,850,000	-	-	-	-	884,000	9,711,000	255,000
WL2	Zone 4 FM - on Taunton Rd. from Zone 4 PS (at Zone 1 reservoir) to Sideline 26 and on Sideline 26 to Whitevale Rd.	Complete	Phase 1	5,880,000	-	-	-	-	479,000	5,263,000	138,000
WL3a	Zone 4 FM - on Sideline 26 from Whitevale Rd. to the north side Hwy 407	Complete	Phase 1	4,633,000	-	-	-	1,853,000	227,000	2,488,000	65,000
WL3b	Zone 4 FM - on Whitevale Rd. from Sideline 26 to Zone 4 PS (at Zone 3 Reservoir)	2020 - 2021	Phase 1	1,485,000	-	-	-	594,000	73,000	797,000	21,000
WL4	Zone 4 FM - on Whitevale Rd. from Zone 4 PS (at Zone 3 reservoir) to Brock Rd.	2020 - 2021	Phase 1	13,900,000	-	-	5,572,000	2,116,000	506,000	5,560,000	146,000
WL5	Zone 4 FM - on Whitevale Rd. - Sideline 26 to 1100 m west of Sideline 26	2020 - 2021	Phase 1	6,632,000	-	-	-	-	540,000	5,936,000	156,000
WL6a	Zone 5 FM - on Sideline 26 from Whitevale Rd. to north side of the Hwy 407 Interchange	Complete	Phase 1	4,746,000	-	-	-	-	387,000	4,248,000	111,000
WL6b	Zone 5 FM - on Whitevale Rd. from Sideline 26 to Zone 5 PS (at Zone 3 reservoir)	2020 - 2022	Phase 1	1,485,000	-	-	-	-	121,000	1,329,000	35,000
	Total			51,847,000	-	-	5,572,000	4,563,000	3,399,000	37,333,000	980,000

Notes: For the Non-residential share for Mixed Use Lands, approximately 16.5% is allocated to Institutional development and 83.5% allocated to Non-Institutional development.

**Table 6-2
Residential Water Supply
Regional Seaton-Specific Water Supply Capital Works Program – Financed and Constructed by Landowners Group
(\$000's)**

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Equivalent Single Detached Units	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2019	(11,409)	-	9,711	9,711	659	2,452	1,616	(19,505)	(585)	(20,090)
2020	(20,090)	-	1,362	1,403	1,408	2,525	3,556	(17,938)	(538)	(18,476)
2021	(18,476)	-	11,064	11,738	2,247	2,601	5,844	(24,369)	(731)	(25,100)
2022	(25,100)	-	1,196	1,307	1,648	2,679	4,415	(21,992)	(660)	(22,652)
2023	(22,652)	-	-	-	1,766	2,759	4,873	(17,779)	(533)	(18,312)
2024	(18,312)	-	-	-	1,085	2,842	3,084	(15,228)	(457)	(15,685)
2025	(15,685)	-	-	-	1,860	2,927	5,445	(10,240)	(307)	(10,547)
2026	(10,547)	-	-	-	1,071	3,015	3,229	(7,318)	(220)	(7,537)
2027	(7,537)	-	-	-	1,588	3,106	4,932	(2,606)	(78)	(2,684)
2028	(2,684)	-	-	-	715	3,199	2,287	(396)	(12)	(408)
2029	(408)	-	-	-	124	3,295	409	0	0	0
2030	0	-	-	-	-	3,394	-	0	0	0
2031	0	-	-	-	-	3,496	-	0	0	0
Total			23,334	24,159	14,171		39,690		(4,121)	

Measure	Single/Semi Detached	Medium Density	Apartment
DC/Residential Unit Type	\$ 2,452	\$ 1,937	\$ 1,128

1. Table 6-1 identifies \$37.3 million in the residential share of Seaton capital costs, which includes \$23.3 million in future costs and \$14.0 million in prior costs. The opening balance reflects the prior costs, development charge credits realized and the indexing of development charge credits.

**Table 6-3
 Prestige Employment Lands – Per Acre Charge for Water Supply
 Regional Seaton-Specific Water Supply Capital Works Program – Financed and Constructed by Landowners Group
 (\$000's)**

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Number of Acres Developed	Per Acre Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2019	(1,318)	-	884	884	50.8	4,902	249	(1,953)	(59)	(2,011)
2020	(2,011)	-	124	128	59.4	5,049	300	(1,839)	(55)	(1,895)
2021	(1,895)	-	1,007	1,068	53.7	5,201	279	(2,684)	(81)	(2,764)
2022	(2,764)	-	109	119	50.8	5,357	272	(2,611)	(78)	(2,690)
2023	(2,690)	-	-	-	61.6	5,518	340	(2,349)	(70)	(2,420)
2024	(2,420)	-	-	-	50.8	5,683	288	(2,132)	(64)	(2,195)
2025	(2,195)	-	-	-	50.8	5,854	297	(1,898)	(57)	(1,955)
2026	(1,955)	-	-	-	50.8	6,029	306	(1,649)	(49)	(1,699)
2027	(1,699)	-	-	-	70.5	6,210	438	(1,261)	(38)	(1,299)
2028	(1,299)	-	-	-	50.8	6,397	325	(974)	(29)	(1,003)
2029	(1,003)	-	-	-	50.8	6,588	334	(669)	(20)	(689)
2030	(689)	-	-	-	50.8	6,786	344	(345)	(10)	(355)
2031	(355)	-	-	-	50.8	6,990	355	0	0	0
Total			2,124	2,199	702.0		4,128		(611)	

Area Specific DC for Prestige Employment Lands	Per Acre	Per Hectare
\$	4,902	\$ 12,114

1. Table 6-1 identifies \$3.4 million in the prestige employment lands share of Seaton capital costs, which includes \$2.1 million in future costs and \$1.3 million in prior costs. The opening balance reflects the prior costs and the indexing of development charge credits.

**Table 6-4
 Non-Institutional Water Supply
 Regional Seaton-Specific Water Supply Capital Works Program – Financed and Constructed by Landowners Group**

Year	DC Reserve Fund Opening Balance	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Estimated ft ² Non-Institutional Development	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2019	(317,035)	212,714	212,714	-	0.25	-	(529,750)	(15,892)	(545,642)
2020	(545,642)	29,838	30,733	300,000	0.26	77,011	(499,364)	(14,981)	(514,345)
2021	(514,345)	242,341	257,099	121,508	0.26	32,127	(739,317)	(22,180)	(761,497)
2022	(761,497)	26,202	28,632	426,568	0.27	116,170	(673,958)	(20,219)	(694,177)
2023	(694,177)	-	-	315,080	0.28	88,382	(605,794)	(18,174)	(623,968)
2024	(623,968)	-	-	30,000	0.29	8,668	(615,300)	(18,459)	(633,759)
2025	(633,759)	-	-	110,278	0.30	32,818	(600,942)	(18,028)	(618,970)
2026	(618,970)	-	-	348,776	0.31	106,906	(512,064)	(15,362)	(527,426)
2027	(527,426)	-	-	434,888	0.32	137,300	(390,126)	(11,704)	(401,830)
2028	(401,830)	-	-	475,736	0.33	154,702	(247,128)	(7,414)	(254,541)
2029	(254,541)	-	-	738,432	0.33	247,331	(7,211)	(216)	(7,427)
2030	(7,427)	-	-	-	0.34	-	(7,427)	(223)	(7,650)
2031	(7,650)	-	-	21,528	0.36	7,650	(0)	(0)	(0)
Total		511,095	529,179	3,322,792		1,009,065		(162,851)	

Development Charge/sq ft	Non-Institutional
\$	0.25

1. Table 6-1 identifies \$1.0 million in the non-residential mixed use lands share of Seaton capital costs (\$0.8 million for non-institutional). The non-institutional share includes \$0.5 million in future costs and \$0.3 million in prior costs. The opening balance reflects the prior costs and the indexing of development charge credits.

**Table 6-5
 Institutional Water Supply
 Regional Seaton-Specific Water Supply Capital Works Program – Financed and Constructed by Landowners Group**

Year	DC Reserve Fund Opening Balance	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Estimated ft ² Institutional Development	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 2.5%/Landowner rate at 3.0%	DC Reserve Fund Closing Balance
2019	(62,452)	41,902	41,902	14,611	0.09	1,272	(103,083)	(3,092)	(106,175)
2020	(106,175)	5,878	6,054	141,778	0.09	12,717	(99,513)	(2,985)	(102,498)
2021	(102,498)	47,738	50,646	259,007	0.09	23,928	(129,216)	(3,876)	(133,092)
2022	(133,092)	5,162	5,640	65,507	0.10	6,233	(132,499)	(3,975)	(136,474)
2023	(136,474)	-	-	271,721	0.10	26,632	(109,842)	(3,295)	(113,137)
2024	(113,137)	-	-	65,507	0.10	6,613	(106,524)	(3,196)	(109,720)
2025	(109,720)	-	-	65,507	0.10	6,811	(102,909)	(3,087)	(105,996)
2026	(105,996)	-	-	239,430	0.11	25,643	(80,353)	(2,411)	(82,764)
2027	(82,764)	-	-	131,014	0.11	14,452	(68,311)	(2,049)	(70,361)
2028	(70,361)	-	-	501,458	0.11	56,976	(13,384)	(402)	(13,786)
2029	(13,786)	-	-	117,799	0.12	13,786	0	0	0
2030	0	-	-	-	0.12	-	0	0	0
2031	0	-	-	-	0.12	-	0	0	0
Total		100,680	104,242	1,873,338		195,064		(28,369)	

Development Charge/sq ft	\$	Institutional
		0.09

1. Table 6-1 identifies \$1.0 million in the non-residential mixed use lands share of Seaton capital costs (\$0.2 million for institutional). The institutional share includes \$0.1 million in future costs and \$0.1 million in prior costs. The opening balance reflects the prior costs and the indexing of development charge credits.

**Table 9-1
Infrastructure Costs Covered in the DC Calculation
Regional Seaton-Specific Sanitary Sewerage Capital Works Program – Financed and Constructed by Landowners Group
2019\$**

Project No.	Increased Service Needs Attributable to Anticipated Development	Timing (Year)	Phase of Seaton Development	Gross Capital Cost estimate	Benefit to Existing Share	Benefit to Growth Elsewhere	Post Period Benefit	Federal Lands	Net Seaton			
									Total	Prestige Employment Lands	Residential Share Mixed-Use Lands	Non-Residential Share Mixed-Use Lands
SL1a	West Seaton TSS - Central Duffin Collector from Third Concession @ Valleyfarm Rd. north to Whitevale Rd.	Complete	Phase 1	40,691,000	-	-	-	565,000	8,090,000	29,704,000	2,332,000	40,126,000
SL1b	West Seaton TSS - Whitevale Rd. to south of employment lands	2019	Phase 1	3,949,000	-	-	-	55,000	785,000	2,883,000	226,000	3,894,000
SL2a	West Seaton Sub TSS - Whitevale Rd. to north side of Hwy 407 Interchange	Complete	Phase 1	4,880,000	-	-	-	30,000	978,000	3,590,000	282,000	4,850,000
SL2b	West Seaton Sub TSS - north side of Hwy 407 Interchange to Hwy 7	2019 - 2021	Phase 1	903,000	-	-	-	6,000	181,000	664,000	52,000	897,000
SL3a	Central Seaton TSS on Peter Mathews Dr. from Burkholder Dr. to Taunton Rd.	Complete	Phase 1	13,663,000	-	-	-	374,000	2,679,000	9,838,000	772,000	13,289,000
SL3b	Central Seaton TSS on Sideline 22 from Taunton Rd. to Whitevale Rd.	2020 - 2021	Phase 1	20,720,000	-	-	-	568,000	4,063,000	14,918,000	1,171,000	20,152,000
SL3c	Central Seaton TSS on Sideline 22 from Whitevale Rd. to south of employment lands	2020 - 2021	Phase 1	1,925,000	-	-	-	53,000	377,000	1,386,000	109,000	1,872,000
SL4a	Central Seaton Sub TSS on Whitevale Rd. from Sideline 22 to approx. 475 m east of Sideline 22	2020 - 2021	Phase 1	1,022,000	-	-	-	24,000	201,000	739,000	58,000	998,000
SL4b	Central Seaton Sub TSS from Whitevale Rd. to south of employment lands	2020 - 2021	Phase 1	3,949,000	-	-	-	94,000	777,000	2,854,000	224,000	3,855,000
SL5	West Seaton TSS (Including Green River) from south of employment lands to Hwy 7	2021 - 2023	Phase 2	4,077,000	-	-	-	182,000	785,000	2,884,000	226,000	3,895,000
SL6	Central Seaton TSS from (SL4b) south of employment lands to Hwy 7	2021 - 2023	Phase 2	3,118,000	-	-	-	302,000	568,000	2,084,000	164,000	2,816,000
SL7	Central Seaton Sub TSS from (SL3c) south of employment lands to Hwy 7	2024 - 2026	Phase 2	3,284,000	-	-	-	153,000	631,000	2,318,000	182,000	3,131,000
	Total			102,181,000	-	-	-	2,406,000	20,115,000	73,862,000	5,798,000	99,775,000

Notes: For the Non-residential share for Mixed Use Lands, approximately 16.5% is allocated to Institutional development and 83.5% allocated to Non-Institutional development.

**Table 9-2
 Residential Sanitary Sewerage
 Regional Seaton-Specific Sanitary Sewerage Capital Works Program – Financed and Constructed by Landowners Group
 (\$000's)**

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Equivalent Single Detached Units	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2019	(41,898)	-	2,949	2,949	659	5,125	3,377	(41,470)	(1,244)	(42,714)
2020	(42,714)	-	1,990	2,049	1,408	5,279	7,433	(37,331)	(1,120)	(38,450)
2021	(38,450)	-	19,002	20,159	2,247	5,437	12,218	(46,392)	(1,392)	(47,784)
2022	(47,784)	-	-	-	1,648	5,600	9,229	(38,555)	(1,157)	(39,711)
2023	(39,711)	-	4,471	5,033	1,766	5,768	10,187	(34,557)	(1,037)	(35,594)
2024	(35,594)	-	232	269	1,085	5,941	6,446	(29,416)	(882)	(30,298)
2025	(30,298)	-	-	-	1,860	6,120	11,383	(18,916)	(567)	(19,483)
2026	(19,483)	-	2,086	2,565	1,071	6,303	6,751	(15,298)	(459)	(15,757)
2027	(15,757)	-	-	-	1,588	6,492	10,310	(5,447)	(163)	(5,610)
2028	(5,610)	-	-	-	715	6,687	4,781	(829)	(25)	(584)
2029	(854)	-	-	-	124	6,888	854	0	0	0
2030	0	-	-	-	-	7,094	-	0	0	0
2031	0	-	-	-	-	7,307	-	0	0	0
Total			30,730	33,024	14,171		82,969		(8,046)	

Measure	Single/Semi Detached	Medium Density	Apartment
DC/Residential Unit Type	\$ 5,125	\$ 4,049	\$ 2,358

1. Table 9-1 identifies \$73.9 million in the residential share of Seaton capital costs, which includes \$30.7 million in future costs and \$43.2 million in prior costs. The opening balance reflects the prior costs, development charge credits realized and the indexing of development charge credits.

**Table 9-3
 Prestige Employment Lands – Per Acre Charge for Sanitary Sewerage
 Regional Seaton-Specific Sanitary Sewerage Capital Works Program – Financed and Constructed by Landowners Group
 (\$000's)**

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Number of Acres Developed	Per Acre Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2019	(12,194)	-	803	803	50.8	29,292	1,487	(11,510)	(345)	(11,855)
2020	(11,855)	-	542	558	59.4	30,170	1,791	(10,623)	(319)	(10,942)
2021	(10,942)	-	5,175	5,491	53.7	31,076	1,669	(14,763)	(443)	(15,206)
2022	(15,206)	-	-	-	50.8	32,008	1,624	(13,581)	(407)	(13,989)
2023	(13,989)	-	1,218	1,371	61.6	32,968	2,032	(13,328)	(400)	(13,727)
2024	(13,727)	-	63	73	50.8	33,957	1,723	(12,077)	(362)	(12,439)
2025	(12,439)	-	-	-	50.8	34,976	1,775	(10,664)	(320)	(10,984)
2026	(10,984)	-	568	699	50.8	36,025	1,828	(9,855)	(296)	(10,150)
2027	(10,150)	-	-	-	70.5	37,106	2,617	(7,534)	(226)	(7,760)
2028	(7,760)	-	-	-	50.8	38,219	1,940	(5,820)	(175)	(5,994)
2029	(5,994)	-	-	-	50.8	39,366	1,998	(3,997)	(120)	(4,116)
2030	(4,116)	-	-	-	50.8	40,547	2,058	(2,059)	(62)	(2,120)
2031	(2,120)	-	-	-	50.8	41,763	2,120	0	0	0
Total			8,370	8,995	702.0		24,663		(3,474)	

Area Specific DC for Prestige Employment Lands	Per Acre	Per Hectare
\$	29,292	\$
		72,380

1. Table 9-1 identifies \$20.1 million in the prestige employment lands share of Seaton capital costs, which includes \$8.4 million in future costs and \$11.7 million in prior costs. The opening balance reflects the prior costs and the indexing of development charge credits.

**Table 9-4
 Non-Institutional Sanitary Sewerage
 Regional Seaton-Specific Sanitary Sewerage Capital Works Program – Financed and Constructed by Landowners Group**

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Estimated ft ² Non-Institutional Development	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2019	(2,935,998)	-	193,408	193,408	-	1.49	-	(3,129,407)	(93,882)	(3,223,289)
2020	(3,223,289)	-	130,486	134,401	300,000	1.53	460,441	(2,897,249)	(86,917)	(2,984,167)
2021	(2,984,167)	-	1,246,167	1,322,059	121,508	1.58	192,085	(4,114,140)	(123,424)	(4,237,564)
2022	(4,237,564)	-	-	-	426,568	1.63	694,569	(3,542,996)	(106,290)	(3,649,285)
2023	(3,649,285)	-	293,239	330,043	315,080	1.68	528,427	(3,450,902)	(103,527)	(3,554,429)
2024	(3,554,429)	-	15,199	17,620	30,000	1.73	51,823	(3,520,225)	(105,607)	(3,625,832)
2025	(3,625,832)	-	-	-	110,278	1.78	196,213	(3,429,619)	(102,889)	(3,532,508)
2026	(3,532,508)	-	136,791	168,236	348,776	1.83	639,178	(3,061,566)	(91,847)	(3,153,413)
2027	(3,153,413)	-	-	-	434,888	1.89	820,899	(2,332,514)	(69,975)	(2,402,489)
2028	(2,402,489)	-	-	-	475,736	1.94	924,945	(1,477,545)	(44,326)	(1,521,871)
2029	(1,521,871)	-	-	-	738,432	2.00	1,478,760	(43,111)	(1,293)	(44,405)
2030	(44,405)	-	-	-	-	2.06	-	(44,405)	(1,332)	(45,737)
2031	(45,737)	-	-	-	21,528	2.12	45,737	0	0	0
Total			2,015,291	2,165,767	3,322,792		6,033,076		(931,310)	

Development Charge/sq ft	Non-Institutional
	\$ 1.49

1. Table 9-1 identifies \$5.8 million in the non-residential mixed use lands share of Seaton capital costs (\$4.8 million for non-institutional). The non-institutional share includes \$2.0 million in future costs and \$2.8 million in prior costs. The opening balance reflects the prior costs and the indexing of development charge credits.

**Table 9-5
Institutional Sanitary Sewerage
Regional Seaton-Specific Sanitary Sewerage Capital Works Program – Financed and Constructed by Landowners Group**

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Estimated ft ² Institutional Development	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2019	(577,889)	-	38,068	38,068	14,611	0.52	7,601	(608,356)	(18,251)	(626,607)
2020	(626,607)	-	25,683	26,454	141,778	0.54	75,969	(577,092)	(17,313)	(594,404)
2021	(594,404)	-	245,281	260,219	259,007	0.55	142,947	(711,676)	(21,350)	(733,027)
2022	(733,027)	-	-	-	65,507	0.57	37,238	(695,788)	(20,874)	(716,662)
2023	(716,662)	-	57,718	64,962	271,721	0.59	159,097	(622,527)	(18,676)	(641,202)
2024	(641,202)	-	2,992	3,468	65,507	0.60	39,506	(605,164)	(18,155)	(623,319)
2025	(623,319)	-	-	-	65,507	0.62	40,691	(582,628)	(17,479)	(600,107)
2026	(600,107)	-	26,924	33,114	239,430	0.64	153,190	(480,031)	(14,401)	(494,432)
2027	(494,432)	-	-	-	131,014	0.66	86,339	(408,093)	(12,243)	(420,336)
2028	(420,336)	-	-	-	501,458	0.68	340,377	(79,959)	(2,399)	(82,357)
2029	(82,357)	-	-	-	117,799	0.70	82,357	0	0	0
2030	0	-	-	-	-	0.72	-	0	0	0
2031	0	-	-	-	-	0.74	-	0	0	0
Total			396,667	426,285	1,873,338		1,165,313		(161,139)	

Development Charge/sq ft	Institutional
	\$ 0.52

1. Table 9-1 identifies \$5.8 million in the non-residential mixed use lands share of Seaton capital costs (\$1.0 million for institutional). The institutional share includes \$0.4 million in future costs and \$0.6 million in prior costs. The opening balance reflects the prior costs and the indexing of development charge credits.

Appendix #2
Seaton Well Interference Policy

Appendix #2 - Seaton Well Interference Policy

1. Introduction

The Region has an established Well Interference Policy as approved in the 2018 Regional Development Charge Background Study. This policy provides relief to residents in situations where their private well has potentially been negatively impacted by the construction of Regional services. The construction of Regional services does not include Area Municipal servicing impacts due to grading, stormwater management ponds, storm sewers, foundation drain collectors etc. The current policy has been Regional practice since 1999.

The existing Regional Well Interference Policy uses Development Charge revenue to:

- provide a temporary supply of water during construction of Regional Services to the affected homeowner; and
- construct watermains and water services to homes, i.e. only to the property line of homes that have been or will potentially be negatively impacted. Work on private property remains at the homeowner's expense; and
- construct new wells as an alternative method of addressing impacted property owners that reside outside the water supply area or where it is not economically feasible to extend water services to the affected property.

These costs are included in the Seaton Area Specific Development Charge Study and are funded 100% from water area specific development charges.

2. Financial Impact

The capital costs included in the 2019-2031 forecast is \$6.1 million, to be recovered from development charges. There is no matching user rate contribution as 100% of the cost associated with the well interference policy is funded by development charges.

3. Recommendations

It is recommended that the Regional Well Interference Policy apply to the Seaton Community.

Attachment No. 1
Well Interference Policy

Well Interference Policy

A. Definition of Terms

Affected Party	Shall be the owner of the property that is subject to a Well Impact.
Connection Fee	Shall be the fee paid by a homeowner for a Water Connection, as defined in the Region's Water System by-law.
Frontage Charge	Shall be the charge paid by a homeowner for a Watermain, as defined in the Region's Water System by-law.
Regional Service	Shall be a Watermain, Water Connection, sanitary sewer, sanitary sewer connection, Regional storm sewer, Regional storm sewer connection or Regional Road and for greater clarity, the construction of Regional services does not include local servicing impacts due to grading, storm water management ponds, storm sewers, foundation drain collectors etc.
Temporary Supply of Water	Shall be a system of supplying water to an Affected Party during the construction period by any method deemed appropriate by the Region.
Water Connection	Shall refer to a water service connection and related appurtenances designed in accordance with Regional standards and located within the road right-of way, between the Watermain and the private property line.
Watermain	Shall refer to a watermain system and related appurtenances designed in accordance with Regional standards.
Well Impact	Shall refer to negative influences on the performance of a well, as determined by the Region, that reasonably, and in light of all available data can be attributed to the construction of a Regional Service.
Works on Private Property	Shall refer to all works outside of the municipal road right-of-way including, but not limited to, underground piping, internal and external plumbing, and the abandonment of unused wells.

B. Policy

1. Well Interference During Construction Provisions

- a) A Temporary Supply of Water will be provided to an Affected Party at no cost during the construction period where there is a direct impact on the existing private well supply. Once a Water Connection is constructed and available for use to the property, this provision no longer applies. This often takes the form of water deliveries and temporary above ground tanks. In order to invoke this aspect of the Policy, there needs to be some evidence of an actual impact related to the construction of Regional services as determined by Regional staff, such as:
 - o Lowering of the water level in the well beyond a usable level; and/or
 - o Negative impact on the quality of the water.
- b) In the event that the resident is unwilling to cooperate with the Region's investigation into the well interference claim, as determined by the Commissioner of Works, the During Construction Provisions of the well interference policy will no longer be available to provide relief to the subject property.

2. Well Interference Provisions Post Construction

- a) When Regional services are constructed, water services will be extended to adjacent properties that have private wells which potentially could be negatively impacted by construction which must be within the urban boundary or abutting the urban boundary and conform with the Region's water service request connection policy.
- b) Once the watermain and water service is constructed to the property line, the temporary water supply is removed and the affected homeowner is given the choice to connect to the Regional service. This offer never expires.
- c) The Region will waive the applicable Frontage Charges and Connection Fee for properties serviced by Regional Water supply under this policy.
- d) The costs of constructing the Works on Private Property, including any plumbing requirements and the abandonment of unused wells will be borne by the property owner.
- e) In the event that an Affected Party is located outside of the water supply service area (outside the urban boundary) or when it is not economically feasible to extend water services to the affected party, a new well may be constructed as an alternative method of addressing a well impact, subject to the approval of Committee of the Whole and Council.

3. Future Redevelopment of the Lands

- a) In the event that a property which has received the benefits of this policy is severed or subdivided in the future, Frontage Charges and Connection Fees will be payable to the Region for any new lots created at the rates in effect at the time of connection of the newly created lots to the Regional water supply system.
- b) In the event that a property which has received the benefits of this policy is rezoned or redeveloped in the future for a different use, Frontage Charges and Connection Fees will be payable to the Region for the property at the rates in effect at the time of rezoning or redevelopment application.

4. Other Matters

- a) Once connected to the Regional water supply system and provided the benefits of the Policy, the residents will be charged for water usage based on water meter readings and Regional water rate policies as approved by Council.
- b) Any existing unconnected properties that are experiencing impacts, where the watermain was previously constructed, will be granted the benefits of the Policy. The Policy is not retroactive to any previously connected properties that paid frontage and connection charges at the time of connection.
- c) Where the Region requests that the developer of a nearby development construct a watermain under the Well Interference Policy, the developer will be compensated for those works upon issuance of the “Completion Acceptance Letter” and provision of supporting documentation in accordance with the terms of the executed subdivision or servicing agreement.
- d) In the event that well monitoring is required, this work is to be completed by the Region and funded by the well interference program.
- e) In the event that there is a dispute with respect to the issue of actual well impact, the Region will request that the Ministry of the Environment and Climate Change review the situation and provide a decision in the matter as a means of resolving the dispute.
- f) That Council approval be required for well interference work that exceeds \$100,000 and approval of the Commissioners of Works and Finance be required for works under \$100,000.

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2305



The Regional Municipality of Durham Report

To: Regional Council
From: Commissioner of Finance
Report: #2019-F-18
Date: April 24, 2019

Subject:

Public Meeting Regarding Proposed Seaton Water Supply and Sanitary Sewer Area Specific Development Charges By-law and Background Study

Recommendations:

- A) Report #2019-F-18 be received for information; and
 - B) All submissions received by Regional Council and the written submissions received by the Regional Clerk by 5:00 p.m. on May 21, 2019, including those opinions expressed verbally at the April 24, 2019 public meeting, be received and referred to Regional staff for consideration in the preparation of the final development charge recommendations and by-law scheduled to be presented to Regional Council for approval on June 26, 2019.
-

Report:

1. Purpose

- 1.1 The purpose of this report is to provide information regarding the public meeting of Council to be held in the Regional Council Chambers on April 24, 2019 with regard to the proposed Seaton Water Supply and Sanitary Sewer Area Specific Development Charges (ASDC) By-law. The Seaton Landowners Group has requested that the Region update the Seaton ASDC By-law to reflect updated cost estimates. Regional Council is scheduled to make final decisions on the proposed by-law at the June 26, 2019 regular Regional Council meeting, subsequent to prior public input. The Development Charges Act, 1997 (DCA) permits public representations relating to the proposed by-law to be made to Council by any person who attends the April 24, 2019 public meeting.
- 1.2 The notice of the public meeting has been advertised in the Toronto Star on March 23 and 25 (Attachment #1) and three times in the local Metroland newspapers throughout the Region from March 21 to April 4, 2019. In addition, the notice has

been posted on the Regional website. The proposed by-law and background study were available to the public at no cost since April 9, 2019 from the Regional Clerk and were also posted on the Regional website. The public notice, public release of the proposed by-law and background study and the public meeting were authorized by Regional Council on February 27, 2019 (Report #2019-F-9).

- 1.3 The purpose of the April 24, 2019 public meeting of Council is to fulfill the statutory requirement to solicit input from the public and stakeholders and to provide the necessary background information on the proposed new development charge by-law. The final by-law is scheduled for discussion in accordance with the Council approved timetable, which permits the public and stakeholders to provide input up to 5:00 p.m. on May 21, 2019. Thus, any decision by Regional Council regarding the proposed by-law will be made during the June 26, 2019 Regional Council meeting (following Finance and Administration Committee on June 11, 2019) to ensure implementation of the new by-law on July 1, 2019.

2. Background

- 2.1 Region-wide Development Charge By-law No. 28-2018 (passed in June 2018) imposes development charges for water supply and sanitary sewerage services, except for the lands located within the Seaton Community. The rationale for excluding Seaton infrastructure from the Region-wide Development Charge calculation for water supply and sanitary sewerage services is that a front-ending agreement was executed to advance the water supply and sanitary sewerage infrastructure required to accommodate the development of Seaton. Area specific development charges in Seaton for water supply and sanitary sewerage services facilitates the provision of development charge credits.
- 2.2 An area specific development charge by-law was approved by Regional Council in April 2013 for the imposition of water supply and sanitary sewerage area specific development charges against all lands within the Seaton service area in the City of Pickering (By-law No. 19-2013). The by-law became effective November 26, 2015 which is the date the Seaton Phase 1 Regional Infrastructure Front-ending Agreement (RFEA) between the Region of Durham and the Seaton Landowners Group became effective.
- 2.3 The existing Seaton ASDC By-law does not expire until November 25, 2020, however the Seaton Landowners Group has requested that the Region update the Seaton ASDC By-law to reflect updated capital cost estimates based on recent tenders and on-going construction of water supply and sanitary sewerage infrastructure in Seaton. The Seaton Landowners Group can request up to two development charge reviews over a five-year term. This is the Seaton Landowner's Group's first request to renew the Seaton ASDC by-law.
- 2.4 The Seaton water supply and sanitary sewerage area specific development charges will collect the funds necessary to construct watermains, sanitary sewers, pumping stations, reservoirs, plant capacity and any other water supply and sanitary

sewerage capital infrastructure necessary to develop the Seaton community to full build out of the Central Pickering Development Plan (CPDP). To ensure timely recovery, those capital costs are intended to be recovered over the anticipated development to 2031.

- 2.5 On the residential lands, a per unit charge for water supply and sanitary sewerage services applies, based on three dwelling unit types (i.e. singles and semi-detached units, medium density multiples and one category for apartments).
- 2.6 Two different non-residential development charges apply to the Seaton lands as follows:
 - A) The prestige employment lands along Highways 407 and 7 are subject to a land-based area specific development charge (i.e. a per hectare development charge). It is a uniform per hectare charge that applies to all forms of non-residential development on these lands; and
 - B) A separate non-residential development charge applies within the mixed use area (i.e. non-residential development on lands outside of the prestige employment lands). The non-residential development charge within the mixed-use area is imposed on a floor-area basis (per square foot charge), comprised of an institutional and non-institutional development charge.
- 2.7 There are three separate components of capital works within the residential and non-residential development charges. These components are:
 - A) Landowner constructed and financed works;
 - B) Region constructed / landowner financed works; and
 - C) Regional attributions (mainly prior infrastructure costs and future plant expansions required for subsequent development phases that have been excluded from the Region-wide development charge by-law).

3. Highlights of the Proposed Seaton ASDC By-law

- 3.1 The renewal of the Seaton ASDC By-law reflects higher infrastructure costs being experienced as construction proceeds compared to the early design estimates used in 2013. An interdisciplinary team of staff from Finance, Works, Planning and Economic Development and Legal has collaborated to prepare the Background Study.
- 3.2 Based on the updated development forecasts, capital cost estimates and cashflow projections, the following table identifies the calculated area specific development charges for water supply and sanitary sewerage services applicable to the residential and non-residential uses within Seaton.

Table 1
Proposed Seaton Water Supply and Sanitary Sewer ASDCs

	Residential (per SDE)	Non-Residential Lands		I/C/I (per hectare)
		Mixed Use Area		
		Non-Institutional (per sq ft)	Institutional (per sq ft)	
Water Supply				
Region Constructed - Landowner Funded Works	\$ 5,752	\$ 0.57	\$ 0.20	27,474
Regional Attributions	4,064	1.26	0.44	60,559
Landowner Constructed and Funded Works	2,424	0.25	0.09	11,986
Total - Water Supply	12,240	2.08	0.73	100,019
Sanitary Sewerage				
Region Constructed - Landowner Funded Works	1,863	0.55	0.19	26,489
Regional Attributions	2,751	1.84	0.63	87,796
Landowner Constructed and Funded Works	5,008	1.46	0.51	70,791
Total - Sanitary Sewerage	9,622	3.85	1.33	185,076
Total - Water Supply and Sanitary Sewerage				
Region Constructed - Landowner Funded Works	7,615	1.12	0.39	53,963
Regional Attributions	6,815	3.10	1.07	148,355
Landowner Constructed and Funded Works	7,432	1.71	0.60	82,777
Total - Water & Sewer	\$ 21,862	\$ 5.93	\$ 2.06	\$ 285,095

3.3 The total residential water supply and sanitary sewer charge is proposed to increase from the current rate of \$17,181 per single detached equivalent unit (SDE) to \$21,862 on July 1, 2019, as shown in Table 2. The most significant increase is for sanitary sewerage services, mainly due to the increased project expenses associated with higher tunneling costs.

Table 2
Comparison of Current and proposed Seaton Residential ASDCs (per SDE)

	Current Rates (By-law No. 19-2013)	Proposed Rates	Change
Water Supply			
Region Constructed - Landowner Funded Works	\$ 4,264	\$ 5,752	\$ 1,488
Regional Attributions	3,700	4,064	364
Landowner Constructed and Funded Works	2,840	2,424	(416)
Total - Water Supply	10,804	12,240	1,436
Sanitary Sewerage			
Region Constructed - Landowner Funded Works	1,440	1,863	423
Regional Attributions	2,276	2,751	475
Landowner Constructed and Funded Works	2,661	5,008	2,347
Total - Sanitary Sewerage	6,377	9,622	3,245
Total - Water Supply and Sanitary Sewerage			
Region Constructed - Landowner Funded Works	5,704	7,615	1,911
Regional Attributions	5,976	6,815	839
Landowner Constructed and Funded Works	5,501	7,432	1,931
Total - Water & Sewer	\$ 17,181	\$ 21,862	\$ 4,681

- 3.4 Table 3 identifies the updated calculated area specific development charges for water supply and sanitary sewerage services applicable to the non-residential lands within Seaton. Similar to the residential charges, the increases are mainly for sanitary sewer services due to the increase in tunneling costs.

Table 3
Comparison of Current and Proposed Non-residential DCs
(per sq ft and per hectare)

Non-Institutional (per sq ft)	Current Rates (By-law No. 19-2013)	Proposed Rates	Change
Water Supply	\$ 1.91	\$ 2.08	\$ 0.17
Sanitary Sewerage	2.96	3.85	0.89
Total	4.87	5.93	1.06
Institutional (per sq ft)			
Water Supply	0.65	0.73	0.08
Sanitary Sewerage	1.03	1.33	0.30
Total	1.68	2.06	0.38
Prestige Employment Lands (per hectare)			
Water Supply	92,762	100,019	7,257
Sanitary Sewerage	144,779	185,076	40,297
Total	\$ 237,541	\$285,095	\$ 47,554

4. Proposed Changes to the Seaton ASDC By-law

- 4.1 In order to minimize the amount of user rate funding required to finance development charge shortfalls, the proposed Seaton ASDC By-law continues to include the following policies:
- A) Minimal discretionary exemptions;
 - B) No provision for redevelopment credits; and
 - C) The per hectare charge on the prestige employment lands will eliminate the exemption provided for the expansion of an industrial building.
- 4.2 Several changes to the Seaton ASDC By-law are proposed, in order to align with Regional Development Charge By-law No. 28-2018. These include:
- A) Broadening the exemption for secondary residential units to include additional units that are built separate from the primary residence, but on the same site;
 - B) Broadening the eligibility for the industrial expansion to include building expansions not attached to the existing building (this would only apply outside the prestige employment lands);
 - C) New definition of housing services and deferral of DC payment for social and government assisted affordable housing projects for up to 18 months after

- building permit issuance;
- D) "Hospice" is now defined and the definition of institutional use is modified to capture Hospice within the institutional development charge category;
 - E) "Air supported structure" and "building or structure" has been defined and the definition of "gross floor area" has been modified to capture air supported structures as a use that would be required to pay development charges at the applicable rate; and
 - F) The definition of apartment is proposed to be expanded to include single storey dwelling units within or above a garage or commercial use, in order to address the affordability of infill apartment developments that would otherwise be charged the medium density multiple rate.

5. Staff Consultation to Date

- 5.1 Staff have sent letters to the local development industry (representatives of the Durham Homebuilders Association and the Building Industry and Land Development Association), the local Chambers of Commerce and Boards of Trade, and the local area municipalities with an offer to meet and discuss the proposed development charge by-law.
- 5.2 Staff have sent letters to the Trustee representing the Seaton Landowners Group, advising of the timetable and opportunities to provide comment as part of the public process. Staff has also met numerous times with the consultants representing the Seaton Landowners Group in preparation of the Background Study.

6. Next Steps

- 6.1 The DCA and associated regulations require that Regional Council hold at least one public meeting to receive public representation on the proposed Seaton Water Supply and Sanitary Sewer ASDC by-law and Background Study.
- 6.2 The Public meeting will be held on April 24, 2019 during the regular meeting of Regional Council to provide the public an opportunity to comment on the proposed Regional Development Charge by-law.
- 6.3 Any verbal or written input offered by the public during the public meeting on April 24, 2019 will be considered. The DCA permits public representations relating to the proposed by-laws from any person who attends the April 24, 2019 meeting.
- 6.4 The public notice, which advised of the public meetings of Regional Council to be held on April 24, 2019, have also advised that written submissions by the public received by the Regional Clerk by 5 p.m. on May 21, 2019, will be considered in preparing the final recommendations and by-law.
- 6.5 On June 26, 2019, Regional Council will consider the following:
 - A) the approval of the capital forecasts contained in the Regional Development Charge Background Study as required by the DCA;

- B) the approval of the Development Charge Background Study as constituting Council's Development Charge Background Study for the purposes of section 10 of the DCA; and,
- C) the approval of the final recommendations and Regional Development Charge By-law.

6.6 If the proposed by-law is changed following the April 24, 2019 public meeting, Regional Council must also formally consider whether a second public meeting is required. Council's decision in this regard should be reflected in an appropriately worded resolution. Further, Council's decision will be final and not subject to review by a court or the Local Planning Appeal Tribunal (LPAT).

6.7 The recommendations presented by staff to the Finance and Administration Committee (on June 11, 2019) and Regional Council on June 26, 2019 will have given due consideration to the public input received.

7. Conclusion

7.1 In accordance with the public consultation process previously approved by Regional Council, it is recommended that this report be received for information with final recommendations regarding the proposed by-law to be presented to the Finance and Administration Committee on June 11, 2019 and to Regional Council on June 26, 2019.

7.2 Further, it is recommended that all submissions received by Regional Council and the written submissions received by the Regional Clerk by 5 p.m. on May 21, 2019, including those opinions expressed verbally or in writing at the April 24, 2019 public meeting, be received and referred to Regional staff for consideration in the preparation of the final development charge recommendations and by-law.

7.3 The Planning and Economic Development, Works and Corporate Services - Legal departments have worked on the Seaton Area Specific Development Charge Background Study and reviewed this report.

8. Attachment

Attachment #1: Seaton Area Specific Development Charge By-law Public Notice

Respectfully submitted,

Original Signed by M.E. Simpson

Nancy Taylor, BBA, CPA, CA
Commissioner of Finance

Recommended for Presentation to Committee

Original Signed by D. Beaton

Elaine C. Baxter-Trahair
Chief Administrative Officer

Attachment #1
Seaton Area Specific Development Charge By-law Public Notice



REGIONAL MUNICIPALITY OF DURHAM
NOTICE OF PUBLIC MEETING
REGARDING AREA SPECIFIC DEVELOPMENT CHARGES
FOR THE WATER SUPPLY AND SANITARY SEWERAGE
SERVICES IN THE SEATON COMMUNITY
OF THE CITY OF PICKERING

On April 24, 2019 the Council of the Region of Durham will hold a public meeting, pursuant to Section 12 of the Development Charges Act, 1997. This public meeting will be held to present the proposed Area Specific Development Charges By-law and the related underlying background study and to obtain public input on that proposed by-law and study regarding water supply and sanitary sewerage services in the Seaton Community of the City of Pickering.

All interested parties are invited to attend the Public Meeting of Council and any person who attends the meeting may make representations relating to the proposed by-law. The meeting is to be held:

Wednesday, April 24, 2019
9:30 a.m.

The Regional Municipality of Durham Headquarters
Council Chambers
605 Rossland Road East
Whitby, Ontario

In order that sufficient information is made available to the public, copies of the proposed by-law and the background study will be available as of April 9, 2019 in the office of the Regional Clerk / Director of Legislative Services at 605 Rossland Road East, Level 1, P.O. Box 623, Whitby, ON, L1N 6A3, 905-668-4113 (ext 2054). The information will also be posted on the Regional website at durham.ca on April 9, 2019.

Interested persons may express their comments at the Public Meeting and/or in writing addressed to the Regional Clerk / Director of Legislative Services at the above address, or via email to clerks@durham.ca, no later than 5:00 p.m. on May 21, 2019. All submissions received in writing and those opinions expressed at the Public Meeting will be considered prior to Council's decision, which is anticipated during the regular Regional Council meeting of June 26, 2019.

Further information may be obtained by contacting Mary Simpson, Director of Financial Planning and Purchasing, Regional Finance Department at 905-668-4113 (ext. 2301).

Ralph Walton
Regional Clerk / Director of Legislative Services

Appendix#4

**Recommended Seaton Area-Specific Development Charge By-law for
Water Supply and Sanitary Sewer**

By-law Number **-2019
of The Regional Municipality of Durham

Being a by-law to establish Area-Specific Development Charges for the Seaton Community – Water Supply and Sanitary Sewerage Services.

Whereas section 2(1) of the Development Charges Act, 1997, provides that 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 arising from development of the area to which the by-law applies if the development requires one or more of the approvals identified in section 2(2) of the Development Charges Act, 1997;

And Whereas a development charge background study has been completed in support of the imposition of development charges;

And Whereas the Council of The Regional Municipality of Durham has given notice and held a public meeting on April 24, 2019, in accordance with section 12(1) of the Development Charges Act, 1997;

And Whereas the Council of The Regional Municipality of Durham has permitted any person who attended the public meeting to make representations in respect of the proposed development charges;

Now therefore, the Council of The Regional Municipality of Durham hereby enacts as follows:

Part I
Interpretation

Definitions

1. In this By-law,
 - (a) “Act” means the *Development Charges Act, 1997*, or a successor statute;
 - (b) “agricultural use” means lands, buildings or structures, excluding any portion thereof used as a dwelling unit or for a commercial use, used or designed or intended for use for the purpose of a *bona fide* farming operation including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, greenhouses, horticulture, market gardening, pasturage, poultry keeping, and equestrian facilities;

- (c) “air-supported structure” means a structure consisting of a pliable membrane that achieves and maintains its shape and is supported by internal air pressure;
- (d) “apartment building” means a residential building, or the residential portion of a mixed-use building, other than a triplex, semi-detached duplex, semi-detached triplex, townhouse or stacked townhouse, consisting of more than 3 dwelling units, which dwelling units have a common entrance to grade;
- (e) “apartment” means a dwelling unit in an apartment building or a single storey dwelling unit located within or above a residential garage or a commercial use;
- (f) “area municipality” means a lower-tier municipality that forms part of the Region;
- (g) “bedroom” means any room used, or designed or intended for use, as sleeping quarters;
- (h) “building or structure: means a permanent enclosed structure and includes an air-supported structure;
- (i) “Central Pickering Development Plan” means the development plan approved under the *Ontario Planning and Development Act* in regard to the Seaton Community;
- (j) “commercial use” means land, buildings or structures used, or designed or intended for use for either or both of office and retail uses as defined in this by-law;
- (k) “Council” means the Council of the Regional Municipality of Durham;
- (l) “development” includes redevelopment;
- (m) “development charges” means charges imposed pursuant to this By-law in accordance with the Act;
- (n) “duplex” means a building comprising, by horizontal division, two dwelling units;
- (o) “dwelling unit” means a room or suite of rooms used, or designed or intended for use by one person or persons living together, in which culinary

and sanitary facilities are provided for the exclusive use of such person or persons;

- (p) “existing industrial building” means a building used for or in connection with,
 - (i) manufacturing, producing, processing, storing or distributing something;
 - (ii) research or development in connection with manufacturing, producing or processing something;
 - (iii) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place;
 - (iv) office or administrative purposes, if they are,
 - a. carried out with respect to manufacturing, producing, processing, storage or distributing of something; and
 - b. in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
- (q) “Front-Ending Agreement” means the Agreement between the Region and the Seaton Landowners in regard to the development of the Seaton Community;
- (r) “farm building” means a building or structure used, in connection with a bona fide agricultural use and includes barns, silos, and similar structures, and includes a dwelling located on the same lot as the agricultural use or on a lot directly abutting the agricultural use, which is used exclusively for the housing of temporary or seasonal persons employed exclusively for the farming of that agricultural use, but otherwise excludes a building or structure used, or designed or intended for use for residential or commercial uses;
- (s) “garden suite” means a one-unit detached, temporary residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable;

- (t) “gross floor area” means (except for the purposes of sections 9 and 15), in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or pliable membrane in the case of an air supported structure, or from the centre line of a common wall separating a non-residential and a residential use, and, for the purposes of this definition, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure;
- (u) “hospice” means a building or structure used to provide not for profit palliative care to the terminally ill;
- (v) “housing services use”/ “housing services” means social housing which is rental housing provided by Durham Region Local Housing Corporation (DRLHC) or by a non-profit housing provider that receives ongoing subsidy from the Region of Durham and Affordable Housing which are rental units provided by private or non-profit housing providers that receive capital funding through a federal and / or provincial government affordable housing program;
- (w) “industrial use” means lands, buildings or structures used or designed or intended for use for manufacturing, producing, processing, fabricating or assembly of raw goods, research or development in connection therewith, and includes office uses, warehousing or bulk storage of goods and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club or similar use;
- (x) “institutional use” means lands, buildings or structures used or designed or intended for use by a non-profit organized body, society or religious group for promoting a public and non-profit purpose, and would include a hospice and office uses where such uses are accessory to an institutional use;
- (y) “local board” means a local board as defined in the *Municipal Affairs Act*, other than a board defined in subsection 1(1) of the *Education Act*;
- (z) “medium density multiples” includes plexes, townhouses, stacked townhouses and all other residential uses that are not included in the definition of “apartment building”, “apartment”, “garden suites”, “mobile

homes”, “retirement residence units”, “single detached”, “single detached dwelling” or “semi-detached dwelling”;

- (aa) “mixed-use” means land, buildings or structures used, or designed or intended for use, for a combination of at least two of commercial, industrial, institutional or residential uses;
- (bb) “Mixed-Use Area” means the lands within the Seaton Community that are not designated Prestige Employment Lands on the land use plan of the Central Pickering Development Plan;
- (cc) “mobile home” means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent or temporary residence for one or more persons, but does not include a travel trailer or tent trailer or trailer otherwise designed;
- (dd) “net hectare” means the area in hectares of a parcel of land exclusive of the following:
 - (i) lands conveyed or to be conveyed to the City of Pickering or a local board thereof or the Region or a local board thereof;
 - (ii) lands conveyed or to be conveyed to the Ministry of Transportation for the construction of provincial highways;
 - (iii) hazard lands conveyed or to be conveyed to a conservation authority as a condition of development;
 - (iv) lands identified as “Natural Heritage System” pursuant to the Central Pickering Development Plan; and
 - (v) storm water management facility areas;
- (ee) “non-institutional use” means lands, buildings or structures used, or designed or intended for non-residential uses other than institutional uses;
- (ff) “non-residential use” means lands, buildings or structures or portions thereof used, or designed or intended for use for other than residential use, and includes agricultural, commercial, industrial and institutional uses;
- (gg) “office use” means lands, buildings or structures used or designed or intended for use for the practice of a profession, the carrying on of a

business or occupation and, for greater certainty, but without in any way limiting the generality of the foregoing, shall include but not be limited to the office of a physician, lawyer, dentist, architect, engineer, accountant, real estate or insurance agency, insurance company, veterinarian, surveyor, appraiser, financial institution, consumer loan company, employment agency, advertising agency, consulting firm, business service, investment company, security broker, mortgage company, medical clinic, builder, land developer;

- (hh) “plex” means a duplex, a semi-detached duplex, a triplex or a semi-detached triplex;
- (ii) “Prestige Employment Land Area” means the lands within the Seaton Community shown on Schedule “G”, which are designated Prestige Employment Lands on the land use plan of the Central Pickering Development Plan;
- (jj) “Region” means the Regional Municipality of Durham;
- (kk) “Regional Attribution Sanitary Sewerage Development Charges” means charges in regard to infrastructure for sanitary sewerage services that have been, or will be, constructed and financed by the Region under the Front-Ending Agreement;
- (ll) “Regional Attribution Water Supply Development Charges” means charges in regard to infrastructure for water supply services that have been, or will be, constructed and financed by the Region under the Front-Ending Agreement;
- (mm) “Regional Seaton-Specific Sanitary Sewerage Development Charges” means charges in regard to infrastructure for sanitary sewerage services to be constructed by the Region and financed by the Seaton Landowners under the Front-Ending Agreement;
- (nn) “Regional Seaton-Specific Water Supply Development Charges” means charges in regard to infrastructure for water supply services to be constructed by the Region and financed by the Seaton Landowners under the Front-Ending Agreement;
- (oo) “residential use” means lands, buildings or structures used, or designed or intended for use as a home or residence of one or more individuals, and shall include, but is not limited to, a single detached dwelling, a semi-

detached dwelling, a townhouse, a plex, a stacked townhouse, an apartment building, a mobile home, a retirement residence and a residential dwelling unit accessory to a non-residential use;

- (pp) “retail use” means lands, buildings or structures used or designed or intended for use for the sale or rental or offer for sale or rental of goods or services for consumption or use and, for greater certainty, but without in any way limiting the generality of the foregoing, shall include, but not be limited to, food stores, pharmacies, clothing stores, furniture stores, department stores, sporting goods stores, appliance stores, garden centres, automotive dealers, automotive repair shops, gasoline service stations, government owned retail facilities, private daycare, private schools, private lodging, private recreational facilities, sports clubs, golf courses, skiing facilities, race tracks, gambling operations, medical clinics, funeral homes, motels, hotels, rooming houses, restaurants, theatres, facilities for motion picture, audio and video production and distribution, sound recording services, self-storage mini warehouses, parking facilities and secure document storage;
- (qq) “retirement residence” means a residential building or the residential portion of a mixed-use building which provides accommodation for persons of retirement age, where common facilities for the preparation and consumption of food are provided for the residents of the building, and where each unit or living accommodation has separate sanitary facilities, less than full culinary facilities and a separate entrance from a common hall;
- (rr) “retirement residence unit” means a unit within a retirement residence;
- (ss) “rooming house” means a detached building or structure which comprises rooms that are rented for lodging and where the rooms do not have both culinary and sanitary facilities for the exclusive use of individual occupants;
- (tt) “Seaton Community” means the lands shown on Schedule “F”, which may generally be described as being bounded: to the south by the Canadian Pacific Railway right-of-way; to the west by West Duffins Creek; to the north by Provincial Highway No. 7; and to the east by Sideline 16 and the boundary between the City of Pickering and the Town of Ajax, and excludes the lands comprising the Hamlet communities of Whitevale, Green River and Brougham;
- (uu) “Seaton Landowners” means 1133373 Ontario Incorporated, Lebovic Enterprises Limited, Affiliated Realty Corporation Limited, Chestermere

Investments Limited, Hunley Homes Limited, 1350557 Ontario Limited, Zavala Developments Inc., Mattamy (Seaton) Limited, White Sun Developments Limited, and Her Majesty the Queen In Right of Ontario as represented by the Minister of Infrastructure, or their respective successors and assigns;

- (vv) “Seaton Landowners Constructed Sanitary Sewerage Development Charges” means charges in regard to infrastructure for sanitary sewerage services to be constructed and financed by the Seaton Landowners under the Front-Ending Agreement;
- (ww) “Seaton Landowners Constructed Water Supply Development Charges” means charges in regard to infrastructure for water supply services to be constructed and financed by the Seaton Landowners under the Front-Ending Agreement;
- (xx) “semi-detached duplex” means one of a pair of attached duplexes, each duplex divided vertically from the other by a party wall;
- (yy) “semi-detached dwelling” means a building divided vertically (above or below ground) into and comprising 2 dwelling units;
- (zz) “semi-detached triplex” means one of a pair of triplexes divided vertically one from the other by a party wall;
- (aaa) “services” means the services designated in section 7 of this by-law;
- (bbb) “single detached dwelling” and “single detached” means a building comprising 1 dwelling unit;
- (ccc) “stacked townhouse” means a building, other than a plex, townhouse or apartment building, containing at least 3 dwelling units; each dwelling unit separated from the other vertically and/or horizontally and each dwelling unit having a separate entrance to grade;
- (ddd) “storm water management facility area” means the area bounded by the limit of grading for such facility including necessary sloping, maintenance access and associated infrastructure, but does not include any maintenance access road which serves any additional purpose on the property or any portion of the facility located within the Natural Heritage System lands;

(eee) “townhouse” means a building, other than a plex, stacked townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit separated vertically from the other by a party wall and each dwelling unit having a separate entrance to grade;

(fff) “triplex” means a building comprising 3 dwelling units.

2. In this by-law where reference is made to a statute or a section of a statute such reference is deemed to be a reference to any successor statute or section.

Part II

Application of By-law — Rules

Circumstances Where Development Charges are Payable

3. Development charges shall be payable in the amounts set out in sections 8, 12, 13 and 14 of this by-law where:
- (a) the lands are located in the area described in subsection 4(1); and
 - (b) the development of the lands requires any of the approvals set out in subsection 5(1).

Area to Which By-law Applies

4. (1) Subject to subsection 4(2), this by-law applies to all lands in the Seaton Community.
- (2) This by-law shall not apply to lands that are owned by and used for the purposes of:
- (a) the Region or a local board thereof;
 - (b) a board as defined in subsection 1(1) of the *Education Act*; and
 - (c) an area municipality or a local board thereof in the Region.

Approvals for Development

5. (1) Development charges shall be imposed upon all lands, buildings or structures that are developed for residential or non-residential uses if the development requires,
- (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 9 of the *Condominium Act, 1998*; or
 - (g) the issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure.
- (2) Council has determined that the development of the land to which this by-law applies increases the need for the services designated in section 7.
6. (1) No more than one development charge for each service designated in section 7 shall be imposed on land to which this by-law applies even though two or more of the actions described in subsection 5(1) are required before the land can be developed.
- (2) Notwithstanding subsection 6(1), if two or more of the actions described in subsection 5(1) occur at different times, additional development charges shall be imposed, if the subsequent action has the effect of increasing the need for services.

Designation of Services

7. (1) The categories of services for which development charges are imposed under this by-law are as follows:
- (a) water supply; and
 - (b) sanitary sewerage.
- (2) The components of the services designated in subsection 7(1) are described on Schedule "A".

Amount of Charge

Residential

8. The development charges described in Schedule "B" to this by-law shall be imposed upon 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, upon the residential uses in the mixed use building or structure, according to the type of residential unit.

Exemptions

9. (1) In this section,
- (a) “gross floor area” means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
 - (b) “other residential building” means a residential building not in another class of residential building described in this subsection;
 - (c) “semi-detached or row dwelling” means a residential building consisting of one dwelling unit having one or two vertical walls, but no other parts, attached to another structure;
 - (d) “single detached dwelling” means a residential building consisting of one dwelling unit and not attached to another structure.
- (2) Subject to subsections 9(3) and 9(5), development charges shall not be imposed in respect to:
- (a) the issuance of a building permit not resulting in the creation of an additional dwelling unit;
 - (b) the enlargement of an existing dwelling unit;
 - (c) the creation of one or two additional dwelling units within an existing single detached dwelling or on the same lot as an existing single detached dwelling;
 - (d) the creation of one additional dwelling unit within a semi-detached dwelling, a row dwelling, or any other residential building, or on the same lot as an existing semi-detached dwelling, a row dwelling, or any other residential building; or
 - (e) the creation of a garden suite.
- (3) Notwithstanding 9(2)(c) and (d), prior to the issuance of a building permit for any additional dwelling unit located on the same lot, but not within a single detached dwelling, semi-detached dwelling, a row dwelling, or any other residential building, the owner shall be required to enter into an agreement with the Region under section 27 of the Act respecting the timing and calculation of payment of development charges, notice of which the owner shall register on the title to the lands at its sole cost and expense with the intention that the provisions shall bind and run with title to the lands. Such agreement will require that in the event that the lands upon which any

additional dwelling unit is located are the subject of an application for consent under section 53 of the *Planning Act*, or for which a by-law is passed under subsection 50(7) of the *Planning Act*, within 10 years of the date of building permit issuance for such additional dwelling unit, the development charges that would have otherwise been payable for such dwelling unit, shall become due and payable.

- (4) Notwithstanding subsection 9(2)(c), development charges shall be imposed in accordance with section 8 if the total gross floor area of the additional one or two dwelling units within the existing single detached dwelling or on the same lot as the existing single detached dwelling exceeds the gross floor area of the existing dwelling unit.
- (5) Notwithstanding subsection 9(2)(d), development charges shall be imposed in accordance with section 8 if the additional dwelling unit has a gross floor area greater than:
 - (a) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
 - (b) in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.

Mobile Home

10. (1) The development charges imposed upon a mobile home under section 8 shall be payable at the rate applicable to an apartment.
- (2) The development charges paid in regard to a mobile home shall be refunded in full to the then current owner thereof, upon request, if the mobile home is removed within ten years of the issuance of the building permit relating thereto.
- (3) The onus is on the applicant to produce evidence to the satisfaction of the Region, acting reasonably, which establishes that the applicant is entitled to the refund claimed under this section.

Retirement Residence Unit

- 11 The development charges imposed on a retirement residence unit under section 8 shall be payable at the rate applicable to an apartment.

Non-Residential

Institutional

12. (1) The development charges described in Schedule “C” to this by-law shall be imposed upon institutional uses of lands, buildings or structures, and, in the case of a mixed use building or structure, upon the institutional uses in the mixed use building or structure.
- (2) The development charges described in subsection 12(1) of this by-law shall apply in the Mixed-Use Area.

Non-Institutional

13. (1) The development charges described in Schedule “D” to this by-law shall be imposed upon non-institutional uses of lands, buildings or structures, and, in the case of a mixed use building or structure, upon the non-institutional uses in the mixed use building or structure.
- (2) The development charges described in subsection 13(1) of this by-law shall apply in the Mixed-Use Area.

Prestige Employment Land Area

14. (1) The development charges described in Schedule “E” to this by-law shall be imposed upon all uses of lands, buildings or structures within the Prestige Employment Land Area.
- (2) The development charges described in subsection 14(1) shall be calculated based upon the number of net hectares of the entire parcel of land upon which the development will occur.
- (3) Notwithstanding sections 12 and 13 of this by-law, the development charges described in Schedules “C” and “D” shall not be imposed upon any uses of lands, buildings or structures within the Prestige Employment Land Area.

Exemption for Enlargement of Existing Industrial Building

15. (1) Despite any other provisions of this by-law, 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 shall be calculated as follows:

- (a) if the gross floor area is enlarged by fifty percent or less, the amount of the development charge in respect of the enlargement is zero;
 - (b) if the gross floor area is enlarged by more than fifty percent 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:
 - (i) determine the amount by which the enlargement exceeds fifty percent of the gross floor area before the enlargement; and
 - (ii) divide the amount determined under paragraph (i) by the amount of the enlargement.
- (2) For the purposes of subsection 15(1) the following provisions apply:
- (a) the gross floor area of an existing industrial building shall be calculated as it existed as of July 1, 2019;
 - (b) subject to 2(c) below, the enlargement need not be an attached addition or expansion of an existing industrial building, but rather may be a new standalone structure, provided it is located on the same parcel of land as the existing industrial building;
 - (c) in the event that the enlargement is in the form of a standalone building or structure located on the same parcel of land as per 2(b) above, prior to the issuance of a building permit for the standalone building or structure, the owner shall be required to enter into an agreement with the Region under section 27 of the Act respecting the timing and calculation of payment of development charges, notice of which the owner shall register on the title to the lands at its sole cost and expense with the intention that the provisions shall bind and run with title to the lands. Such agreement will require that in the event that the lands upon which any standalone building or structure is located are the subject of an application for consent under section 53 of the *Planning Act*, or for which a by-law is passed under subsection 50(7) of the *Planning Act*, within 10 years of building permit issuance for such standalone building or structure, that the development charges that would have otherwise been payable for such standalone building or structure, shall become due and payable.

- (3) In this section “gross floor area” means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls.
- (4) This section does not apply to the development of land within the Prestige Employment Land Area.

Part III Administration

Timing of Payment of Development Charges

16. Development charges, adjusted in accordance with section 21 of this by-law to the date of payment, are payable in full on the date on which a building permit is issued with respect to each dwelling unit, building or structure.
17.
 - (1) Notwithstanding section 16, development charges, adjusted in accordance with section 21 to the date of payment, shall be payable, with respect to an approval of a residential plan of subdivision under section 51 of the Planning Act, immediately upon the owner entering into the subdivision agreement with the Region, on the basis of the proposed number and type of dwelling units in the plan of subdivision.
 - (2) Notwithstanding section 17(1), development charges applicable to a high density or condominium block in a residential plan of subdivision are payable in accordance with section 16.
 - (3) Notwithstanding section 16, Council, from time to time, and at any time, may enter into agreements in accordance with section 27 of the Act which provide for all or any part of a development charge to be paid before or after it would otherwise be payable.
 - (4) Notwithstanding any of the foregoing, for lands, buildings and structures developed for a housing services use, the Region may defer the timing of the payment of development charges from building permit issuance to a period of time not to exceed eighteen months from the date of first building permit issuance, to be at the discretion of the Commissioner of Finance, if the owner enters into an agreement with the Region and the applicable area municipality under section 27 of the Act respecting the timing and calculation

of payment of development charges, notice of which the owner shall register on the title to the lands at its sole cost and expense, with the intention that the provisions shall bind and run with title to the lands.

18. (1) If, at the time of issuance of a building permit or permits in regard to a lot on a plan of subdivision for which payments have been made pursuant to subsection 17(1), the type of dwelling unit for which building permits are being issued is different than that used for the calculation and payment under subsection 17(1), and there has been no change in the zoning affecting such lot, and the development charges for the type of dwelling unit for which building permits are being issued were greater at the time that payments were made pursuant to subsection 17(1) than for the type of dwelling unit used to calculate the payment under subsection 17(1), an additional payment to the Region is required, which payment, in regard to such different unit types, shall be the difference between the development charges in respect to the type of dwelling unit for which building permits are being issued, calculated as at the date of issuance of the building permit or permits, and the development charges previously collected in regard thereto, adjusted in accordance with section 21 of this by-law to the date of issuance of the building permit or permits.
- (2) If, at the time of issuance of a building permit or permits in regard to a lot on a plan of subdivision for which payments have been made pursuant to subsection 17(1), the total number of dwelling units of a particular type for which building permits have been or are being issued is greater, on a cumulative basis, than that used for the calculation and payment under subsection 17(1), and there has been no change in the zoning affecting such lot, an additional payment to the Region is required, which payment shall be calculated on the basis of the number of additional dwelling units at the rate prevailing as at the date of issuance of the building permit or permits for such dwelling units.
- (3) If, at the time of issuance of a building permit or permits in regard to a lot on a plan of subdivision for which payments have been made pursuant to subsection 17(1), the type of dwelling unit for which building permits are being issued is different than that used for the calculation and payment under subsection 17(1), and there has been no change in the zoning affecting such lot, and the development charges for the type of dwelling unit for which building permits are being issued were less at the time that payments were made pursuant to subsection 17(1) than for the type of dwelling unit used to

calculate the payment under subsection 17(1), a refund in regard to such different unit types shall be paid by the Region, which refund shall be the difference between the development charges previously collected, adjusted in accordance with section 21 of this by-law to the date of issuance of the building permit or permits, and the development charges in respect to the type of dwelling unit for which building permits are being issued, calculated as at the date of issuance of the building permit or permits.

- (4) If, at the time of issuance of a building permit or permits in regard to a lot on a plan of subdivision for which payments have been made pursuant to subsection 17(1), the total number of dwelling units of a particular type for which building permits have been or are being issued is less, on a cumulative basis, than that used for the calculation and payment under subsection 17(1), and there has been no change in the zoning affecting such lot, a refund shall be paid by the Region, which refund shall be calculated on the basis of the number of fewer dwelling units at the rate prevailing as at the date of issuance of the building permit or permits.
- (5) Notwithstanding subsections 18(3) and 18(4), a refund shall not exceed the amount of the development charges paid under section 17.

Payment by Services

19. Notwithstanding the payments required under sections 16 and 17, the Region may, by agreement pursuant to section 38 of the Act, permit an owner to provide services in lieu of the payment of all or any portion of a development charge. The Region shall give the owner who performed the work a credit towards the development charge in accordance with the agreement subject to the requirements of the Act.

Front-Ending Agreements

20. Council, from time to time, and at any time, may enter into front-ending agreements in accordance with the Act.

Indexing

21. Development charges imposed pursuant to this by-law shall be adjusted annually, without amendment to this by-law, as of the 1st day of July, 2020, and on each successive July 1st date in accordance with the Statistics Canada Quarterly, *Construction Price Statistics*, catalogue number 62-207, for the most recently available annual period ending March 31.

Credits

22. (1) A development charges credit arising from the construction or payment of infrastructure required for water supply services shall only be applied against a development charge imposed under this by-law for water supply services.
- (2) A development charges credit arising from the construction or payment of infrastructure required for sanitary sewerage services shall only be applied against a development charge imposed under this by-law for sanitary sewerage services.

Schedules

23. The following schedules to this by-law form an integral part thereof:
 - Schedule "A" - Components of Services Designated in section 7
 - Schedule "B" - Residential Development Charges
 - Schedule "C" - Institutional Development Charges
 - Schedule "D" - Non-Institutional Non-Residential Development Charges
 - Schedule "E" - Prestige Employment Land Area Development Charges
 - Schedule "F" - Map of Seaton Community
 - Schedule "G" - Map of Prestige Employment Land Area

Date By-law in Force

24. This by-law shall come into force on the 1st day of July, 2019.

Date By-law Expires

25. This by-law will expire five years from the date it comes into force, unless it is repealed at an earlier date by a subsequent by-law.

Repeal

26. By-law 19-2013 is hereby repealed effective on the date this by-law comes into force.

Registration

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

Severability

28. In the event any provision, or part thereof, of this by-law is found by a court of competent jurisdiction to be *ultra vires*, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this by-law shall remain in full force and effect.

Short Title

29. This By-law may be cited as the Regional Municipality of Durham Area Specific Development Charges By-law for the Seaton Community – Water Supply and Sanitary Sewerage Services.

This By-law Read and Passed on the 26th day of June, 2019.

J. Henry, Regional Chair and CEO

R. Walton, Regional Clerk

Schedule "A"

**Designated Regional Services and
Service Components Thereunder**

Category of Regional Services	Service Components
Water Supply	<ul style="list-style-type: none">• Watermains• Pumping Stations• Reservoirs• Feeder mains• Water Supply Plants and Municipal Wells• Capital Equipment• Studies• Environmental Assessment• Water Use Efficiency Strategy• Well Interference
Sanitary Sewerage	<ul style="list-style-type: none">• Sewage Pumping Stations and Forcemains• Trunk and Sanitary Sewers• Water Pollution Control Plants• Sludge Storage and Disposal Facilities• Capital Equipment• Studies• Environmental Assessment• Water Use Efficiency

Schedule “B”

**Residential Development Charges per Dwelling Unit
\$ per Dwelling Unit**

Service Category	Single Detached & Semi-Detached	Medium Density Multiples	Apartments
Sanitary Sewerage			
(i) Seaton Landowners Constructed Sanitary Sewerage Development Charges	5,125	4,049	2,358
(ii) Regional Seaton-Specific Sanitary Sewerage Development Charges	1,863	1,472	857
(iii) Regional Attribution Sanitary Sewerage Development Charges	2,751	2,174	1,266
Subtotal – Sanitary Sewerage	9,739	7,695	4,481
Water Supply			
(i) Seaton Landowners Constructed Water Supply Development Charges	2,452	1,937	1,128
(ii) Regional Seaton-Specific Water Supply Development Charges	5,752	4,544	2,646
(iii) Regional Attribution Water Supply Development Charges	4,064	3,210	1,869
Subtotal – Water Supply	12,268	9,691	5,643
Total Development Charges	<u>\$22,007</u>	<u>\$17,386</u>	<u>\$10,124</u>

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to Section 21 of this By-law.

Schedule “C”

**Institutional Development Charges
\$ per Square Foot of Gross Floor Area**

Service Category	Institutional Development Charges
Sanitary Sewerage	
(i) Seaton Landowners Constructed Sanitary Sewerage Development Charges	0.52
(ii) Regional Seaton-Specific Sanitary Sewerage Development Charges	0.19
(iii) Regional Attribution Sanitary Sewerage Development Charges	0.63
Subtotal – Sanitary Sewerage	1.34
Water Supply	
(i) Seaton Landowners Constructed Water Supply Development Charges	0.09
(ii) Regional Seaton-Specific Water Supply Development Charges	0.20
(iii) Regional Attribution Water Supply Development Charges	0.44
Subtotal – Water Supply	0.73
Total Development Charges	<u>\$2.07</u>

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to section 21 of this By-law.

Schedule “D”

**Non-Institutional Non-Residential Development Charges
\$ per Square Foot of Gross Floor Area**

Service Category	Non-Institutional Development Charges
Sanitary Sewerage	
(i) Seaton Landowners Constructed Sanitary Sewerage Development Charges	1.49
(ii) Regional Seaton-Specific Sanitary Sewerage Development Charges	0.55
(iii) Regional Attribution Sanitary Sewerage Development Charges	1.84
Subtotal – Sanitary Sewerage	3.88
Water Supply	
(i) Seaton Landowners Constructed Water Supply Development Charges	0.25
(ii) Regional Seaton-Specific Water Supply Development Charges	0.57
(iii) Regional Attribution Water Supply Development Charges	1.26
Subtotal – Water Supply	2.08
Total Development Charges	<u>\$5.96</u>

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to section 21 of this By-law.

Schedule “E”

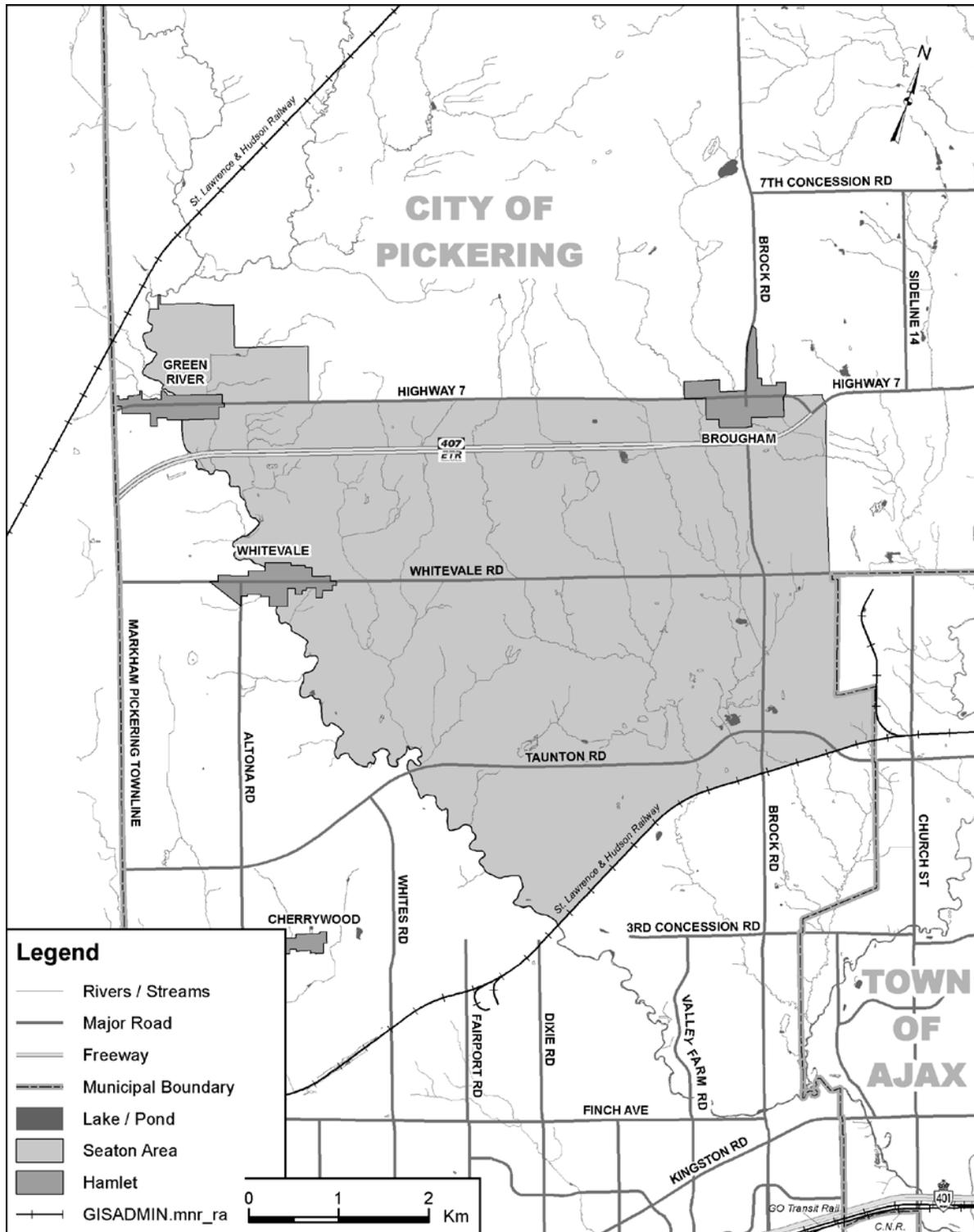
**Prestige Employment Land Area Development Charges
\$ per Net Hectare**

Service Category	Prestige Employment Land Area Development Charges
Sanitary Sewerage	
(i) Seaton Landowners Constructed Sanitary Sewerage Development Charges	72,380
(ii) Regional Seaton-Specific Sanitary Sewerage Development Charges	26,489
(iii) Regional Attribution Sanitary Sewerage Development Charges	87,796
Subtotal – Sanitary Sewerage	186,665
Water Supply	
(i) Seaton Landowners Constructed Water Supply Development Charges	12,114
(ii) Regional Seaton-Specific Water Supply Development Charges	27,474
(iii) Regional Attribution Water Supply Development Charges	60,559
Subtotal – Water Supply	100,147
Total Development Charges	<u>\$286,812</u>

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to section 21 of this By-law.

Schedule "F"

Seaton Community



Schedule "G"

Map of Prestige Employment Land Area
(Central Pickering Development Plan – Land Use Plan)

