



2018 Development Charge Update Study

Township of Russell

December 11, 2018

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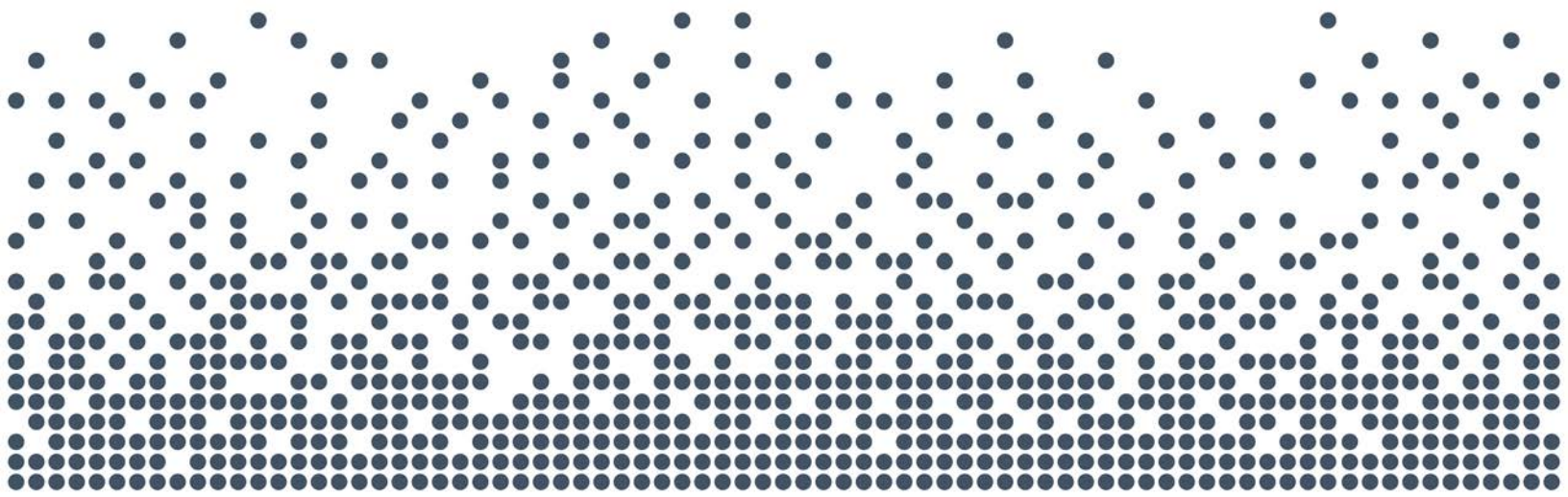
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List of Acronyms and Abbreviations

D.C.	Development Charges
D.C.A.	Development Charges Act, 1997
Township	Township of Russell



2018 Development Charges Update Study



Chapter 1

Introduction



1. Introduction

Commensurate with the provisions of the Development Charges Act, 1997 (D.C.A.), the Township of Russell (Township) prepared a Development Charges (D.C.) Background Study which was adopted by Council on December 12, 2016. Council passed By-Law 2016-148 on December 12, 2016 and the by-law came into force on the same date. The purpose for this D.C. Update Study is to provide the basis for an amendment to the Township's current D.C. By-Law to provide mandatory indexing of the charge on a semi-annual basis.

This amendment has no effect on the D.C. quantum currently imposed by the Township. Moreover, all other aspects of the Township's 2016 D.C. Background Study and By-law 2016-148 remain unchanged.



Chapter 2

Summary of the Township's 2016 D.C. Background Study



2. Summary of the Township's 2016 D.C. Background Study

2.1 Township's 2016 D.C. Background Study

The Township's D.C. Background Study, dated October 12, 2016, as amended on December 7, 2016, was adopted by Council on December 12, 2016. The following summarizes the major components of the background study underlying the D.C. by-law.

2.1.1 Amount, Type and Location of Growth

It is a requirement of Section 5 (1) of the D.C.A. that "the anticipated amount, type and location of development, for which D.C.s can be imposed, must be estimated". The growth forecast contained in Chapter 3 of the 2016 D.C. Background Study (with supplemental tables in Appendix A) provides for the anticipated development for which the Township will be required to provide services, over a ten-year (2016-2026) and 20-year (2016-2036) and buildout time horizon.

Figures 2-1 and 2-2 below contain Schedules 2 and 9c from Appendix A of the 2016 D.C. Background Study and are provided to summarize the anticipated amount type and location of residential and non-residential growth, respectively, over the various growth forecast periods.



Figure 2-1
2016 D.C. Background Study – Appendix A, Schedule 2

Schedule 2
Township of Russell
Estimate of the Anticipated Amount, Type and Location of
Residential Development for Which Development Charges Can Be Imposed

Development Location	Timing	Single & Semi-Detached	Multiples ¹	Apartments ²	Total Residential Units	Gross Population	Existing Unit	Net
						In New Units	Population Change	Population Increase
Embrun Settlement Area	2016 - 2026	573	26	192	791	2,189	(87)	2,082
	2016 - 2036	1,220	58	416	1,694	4,635	(87)	4,548
	2016 - Buildout	1,818	152	553	2,323	6,296	(192)	6,104
Russell Settlement Area	2016 - 2026	267	12	90	369	1,011	(77)	934
	2016 - 2036	328	16	111	455	1,246	(77)	1,169
	2016 - Buildout	1,111	139	368	1,618	4,373	(170)	4,203
Limoges Settlement Area	2016 - 2026	10	-	-	10	32	(27)	4
	2016 - 2036	20	-	-	20	64	(28)	36
	2016 - Buildout	499	-	-	499	1,586	(59)	1,528
Sub-Total Urban Serviced by Municipal water and sewer	2016 - 2026	850	38	282	1,170	3,212	(191)	3,021
	2016 - 2036	1,568	74	527	2,169	5,944	(192)	5,752
	2016 - Buildout	3,228	291	921	4,440	12,254	(421)	11,833
Urban Serviced by Municipal Water only*	2016 - 2026	60	-	-	60	191	(6)	184
	2016 - 2036	60	-	-	60	191	(6)	184
	2016 - Buildout	60	-	-	60	191	(14)	177
Rural	2016 - 2026	50	-	-	50	159	(10)	148
	2016 - 2036	80	-	-	80	254	(10)	244
	2016 - Buildout	120	-	-	120	381	(23)	358
Township of Russell	2016 - 2026	960	38	282	1,280	3,562	(208)	3,354
	2016 - 2036	1,708	74	527	2,309	6,388	(209)	6,179
	2016 - Buildout	3,408	291	921	4,620	12,827	(458)	12,369

Sources: Derived from the Township of Russell Updated Growth Outlook and Employment Land Needs Analysis prepared by Hemson Consulting, July 19, 2016; and Discussions with Township of Russell Planning Department, July 2016.

*Note: 60 units of low density growth serviced only by municipal water are located in Martonville.

Residential distribution based on a combination of historical permit activity, available housing supply and discussions with Town staff regarding future development prospects.

1. Includes townhomes and apartments in duplexes.

2. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Figure 2-2
2016 D.C. Background Study – Appendix A, Schedule 9c

Schedule 9c

Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges Can Be Imposed

Development Location	Timing	Industrial GFA S.F.	Commercial GFA S.F.	Institutional GFA S.F.	Total Non-Res GFA S.F.	Employment Increase ¹
Embrun Settlement Area	2016 - 2026	289,900	37,380	19,320	346,600	325
	2016 - 2036	458,250	85,880	36,400	580,510	576
	2016 - Buildout ³	741,000	182,000	129,220	1,052,220	1,119
Russell Settlement Area	2016 - 2026	-	23,620	8,680	32,300	60
	2016 - 2036	-	25,140	9,100	34,240	63
	2016 - Buildout ³	-	127,400	99,400	226,800	397
Limoges Settlement Area	2016 - 2026	170,300	4,000	-	174,300	139
	2016 - 2036	297,050	12,000	-	309,050	253
	2016 - Buildout ³	375,700	54,600	19,880	450,180	427
Highway 417 Industrial Park	2016 - 2026	413,400	13,500	-	426,900	345
	2016 - 2036	432,900	18,500	-	451,400	370
	2016 - Buildout	432,900	18,500	-	451,400	370
Township of Russell	2016 - 2026	873,600	78,500	28,000	980,100	869
	2016 - 2036	1,188,200	141,500	45,500	1,375,200	1,262
	2016 - Buildout ³	1,549,600	382,500	248,500	2,180,600	2,312

Sources: Derived from the Township of Russell Updated Growth Outlook and Employment Land Needs Analysis prepared by Hemson Consulting, July 19, 2016; and Discussions with Township of Russell Planning Department, July 2016.

1. Employment Increase does not include No Fixed Place of Work.

2. Square feet per employee assumptions:

Industrial	1,300
Commercial	500
Institutional	700

Notes: Industrial growth by area is **based on available land supply** as summarized on Table 8, page 16 in the Township of Russell Growth Outlook and Employment Land Needs Analysis, July 19, 2016.

3. Timing of employment buildout by area will likely vary. The Updated Growth Outlook and Employment Lands Needs Analysis report has noted that there is limited demand for industrial growth in the designated areas in Embrun and Limoges, while demand is greatest in the Highway 417 Employment Park. According to the Report: "The opportunity for Russell Township to achieve its growth forecasts, in particular the higher growth for employment, is directly related to the availability of land in the 417 Industrial Park as the employment growth outlook is linked to the shortage of available employment lands in Ottawa to meet the needs of highway oriented industrial users along the Highway 417. This demand cannot be met by the Trade & Industry Lands in Embrun or Limoges," pg. 17.



2.1.2 Calculation of Development Charges

Chapters 4-6 of the 2016 D.C. Background Study address the requirements of D.C.A. with respect to:

- the establishment of the need for service which underpins the D.C. calculation;
- the basis for calculating D.C. eligible costs for the D.C.s to be applied on a uniform basis for Township-wide services, and on an area-specific basis for developments within the urban water and wastewater serviced areas of the Township; and
- the calculation of the D.C.s for residential development on a per capita basis, for implementation on five forms of housing types (single and semi-detached, apartments 2+ bedrooms, bachelor and 1 bedroom apartments, all other multiples, and special care/special dwelling units). For non-residential development, the charge has been calculated on a per sq.ft. of gross floor area basis for commercial, industrial and institutional development

Table 2-1 summarizes the calculation of the D.C. eligible capital costs included in the calculation of the charges by service. These capital costs are used in Chapter 6 of the 2016 D.C. Background Study to derive the schedule of D.C.s.

Table 2-1
Township of Russell
Summary of the Determination of D.C. Eligible Capital Costs

Service	Gross Capital Cost Estimate (2016\$)	Funding Sources						
		D.C. Reserve Fund Adjustment	Tax Base or Other Non-D.C. Source			D.C. Eligible Capital Costs		
			Post Period Benefit	Benefit to Existing Development	Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
Fire Services	2,532,753		-	-		2,532,753	2,103,196	429,557
Police Services	70,257		-	-		70,257	58,341	11,916
Roads and Related	10,232,280	257,440	-	5,903,225		4,071,615	3,381,066	690,549
By-Law Enforcement Services	38,600	18,146	-	-	3,860	16,594	13,180	3,415
Parks and Recreation	27,671,916	3,994,193	7,200,700	11,519,207	895,201	4,062,614	3,859,484	203,131
Library Services	1,039,827	71,930	-	-	103,983	863,915	820,719	43,196
Administration Studies	490,053		-	118,600	17,360	354,093	281,228	72,864
Water	13,027,798		-	-		13,027,798	11,191,138	1,836,659
Wastewater	14,685,021		-	-		14,685,021	12,614,726	2,070,295
Total	69,788,504	4,341,709	7,200,700	17,541,032	1,020,404	39,684,660	34,323,078	5,361,582



Based on the calculation of the D.C.s, in Chapter 6 of the 2016 D.C. Background Study, Table 2-2 below summarizes the schedule of calculated D.C.s.

Table 2-2
Township of Russell
Calculated Schedule of D.C.s

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single, Semi-Detached and Duplex Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Needs Dwelling Units	(per ft ² of Gross Floor Area)
Municipal Wide Services:						
Roads and Related	\$ 2,248	\$ 1,223	\$ 884	\$ 1,386	\$ 707	\$ 0.66
Fire Protection Services	\$ 652	\$ 355	\$ 256	\$ 402	\$ 205	\$ 0.19
Police Services	\$ 33	\$ 18	\$ 13	\$ 20	\$ 10	\$ 0.01
Parks & Recreation Services	\$ 3,911	\$ 2,128	\$ 1,537	\$ 2,411	\$ 1,230	\$ 0.26
Library Services	\$ 454	\$ 247	\$ 179	\$ 280	\$ 143	\$ 0.03
Administration	\$ 118	\$ 64	\$ 46	\$ 73	\$ 37	\$ 0.04
By-law Enforcement	\$ 14	\$ 8	\$ 6	\$ 9	\$ 4	\$ -
Total Municipal Wide Services	\$ 7,431	\$ 4,043	\$ 2,921	\$ 4,581	\$ 2,336	\$ 1.19
Urban Services						
Wastewater Services	\$ 3,929	\$ 2,137	\$ 1,544	\$ 2,422	\$ 1,236	\$ 1.42
Water Services	\$ 4,269	\$ 2,322	\$ 1,678	\$ 2,631	\$ 1,342	\$ 1.57
Total Urban Services	\$ 8,198	\$ 4,459	\$ 3,222	\$ 5,053	\$ 2,578	\$ 2.99
GRAND TOTAL RURAL AREA	\$ 7,431	\$ 4,043	\$ 2,921	\$ 4,581	\$ 2,336	\$ 1.19
GRAND TOTAL URBAN AREA	\$ 15,629	\$ 8,502	\$ 6,143	\$ 9,634	\$ 4,914	\$ 4.18

2.1.3 Annual Operating Costs and Asset Management Plan

Chapter 5 of the 2016 D.C. Background Study contains the assessment of the operating impacts of the D.C. eligible capital costs as well as an asset management plan related to new infrastructure. This is a requirement of the D.C.A. under subsection 10(2)(c) and 10(3). The analysis isolates the incremental operating expenditures directly associated with the D.C. eligible capital costs, factor in cost saving attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e. square foot of building space, per vehicle, etc.). This was undertaken through a review of the Township's 2015 Financial Information Return. Table 2-3 summarizes the incremental annual operating costs associated with the D.C. eligible capital costs at full emplacement. This table is extracted from Table 5-1 of the 2016 D.C. Background Study.



Table 2-3
Township of Russell
Operating Expenditure Impacts of Future Capital Expenditures

SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL OPERATING EXPENDITURES
1. Wastewater Services	\$ 9,944,720	\$ 243,983
2. Water Services	\$ 308,068	\$ 17,022
3. Roads and Related	\$ 3,768,135	\$ 233,715
4. Fire Protection Services	\$ 1,254,512	\$ 37,550
5. Police Services	\$ 63,891	\$ 836,753
6. Parks & Recreation Services	\$ 12,158,515	\$ 108,641
7. Library Services	\$ 967,897	\$ 9,474
8. Administration	\$ 371,453	\$ -
9. By-law Enforcement	\$ 20,454	\$ 463
Total	\$ 28,857,645	\$ 1,487,602

The D.C.A. requires that the Background Study must include an asset management plan related to new infrastructure. Section 10 (3) of the D.C.A. provides:

The asset management plan shall,

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



Table 2-4 (presented in 2016\$) was developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. Furthermore, as all existing assets for the categories of assets included in the D.C. eligible capital costs are not included in the Township's Asset Management Plan, the present infrastructure gap and associated funding plan has not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects will require financing from the Township's financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing. It is noted that some of these non-growth costs may already be reflected in the \$3.5 million deficit identified in the Township's Asset Management Plan.
2. Lifecycle costs for the 2016 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$4.3 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$9.02 million. This amount, totalled with the existing operating revenues of \$25.6 million, will provide annual revenues of \$34.61 million by the end of the forecast period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table 2-4
Township of Russell
Asset Management – Future Expenditures and Associated Revenues (2016\$)

	Sub-Total	2036 (Total)
Expenditures (Annualized)		
Annual Debt Payment on Non-Growth Related Capital ¹ (2014 DC and 2016 updates)		1,349,761
Annual Debt Payment on Post Period Capital ²		529,840
Lifecycle:		
Annual Lifecycle - Town Wide Services	\$1,452,948	
Annual Lifecycle - Area Specific Services ³		
Sub-Total - Annual Lifecycle	\$1,452,948	\$1,452,948
Incremental Operating Costs (for D.C. Services)		\$1,487,602
Total Expenditures		\$4,290,310
Revenue (Annualized)		
Total Existing Revenue ⁴		\$25,593,328
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)		\$9,015,291
Total Revenues		\$34,608,619

2.1.4 Schedule of Development Charges

The calculated schedule of D.C.s as contained in Chapter 6 of the 2016 D.C. Background Study was adopted by Council on December 12, 2016.

Section 10 of the Township's D.C. By-law provides for the indexing of the schedule of charges annually on January 1st of each year. This indexing is undertaken in accordance with the Statistics Canada Quarterly, Construction Price Statistics. As a result of this indexing provision, Table 2-5 summarizes the current schedule of D.C.s imposed as of January 1, 2018.



Table 2-5
Schedule of Development Charges (January 1, 2018)

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single, Semi-Detached and Duplex Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Special Care/Special Needs Dwelling Units	(per ft ² of Gross Floor Area)
Municipal Wide Services:						
Roads and Related	\$ 2,311	\$ 2,165	\$ 909	\$ 1,425	\$ 727	\$ 0.68
Fire Protection Services	\$ 670	\$ 628	\$ 263	\$ 413	\$ 211	\$ 0.20
Police Services	\$ 34	\$ 32	\$ 13	\$ 21	\$ 10	\$ 0.01
Parks & Recreation Services	\$ 4,020	\$ 3,767	\$ 1,580	\$ 2,479	\$ 1,264	\$ 0.27
Library Services	\$ 467	\$ 437	\$ 184	\$ 288	\$ 147	\$ 0.03
Administration	\$ 121	\$ 113	\$ 47	\$ 75	\$ 38	\$ 0.04
By-law Enforcement	\$ 14	\$ 14	\$ 6	\$ 9	\$ 4	\$ -
Total Municipal Wide Services	\$ 7,638	\$ 7,157	\$ 3,002	\$ 4,710	\$ 2,401	\$ 1.23
Urban Services						
Wastewater Services	\$ 4,040	\$ 2,197	\$ 1,587	\$ 2,490	\$ 1,271	\$ 1.46
Water Services	\$ 4,389	\$ 2,387	\$ 1,725	\$ 2,705	\$ 1,380	\$ 1.61
Total Urban Services	\$ 8,429	\$ 4,584	\$ 3,312	\$ 5,195	\$ 2,651	\$ 3.07
GRAND TOTAL RURAL AREA	\$ 7,638	\$ 7,157	\$ 3,002	\$ 4,710	\$ 2,401	\$ 1.23
GRAND TOTAL URBAN AREA	\$ 16,067	\$ 11,741	\$ 6,314	\$ 9,905	\$ 5,052	\$ 4.30

2.1.5 'Rules' for the Imposition of the Development Charges

By-Law 2016-148 includes the 'rules' for the imposition and administration of the D.C.s. The following summarizes these policies:

- The Township imposes a uniform municipal-wide D.C. calculation for all municipal services, except for water and wastewater services. D.C.s for water and wastewater services are imposed in the municipal serviced areas of Embrun and Russell. One municipal D.C. by-law is to be used for all services.
- D.C.s are imposed at the time of building permit issuance for all services on a per residential dwelling unit basis and per square foot of gross floor area for non-residential development.
- Exemptions for payment of D.C.s are applicable to:
 - Industrial building additions of up to and including 50% of the existing gross floor area (defined in O.Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to D.C.s (s.4(3));
 - Buildings or structures owned by and used for the purposes of any Township, local board or Board of Education (s.3); and



- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O.Reg. 82/98).
- buildings or structures used as hospitals governed by the Public Hospitals Act, R.S.O. 1990, c.P.40;
- buildings or structures owned by and used for the purposes of a college of applied arts and technology established pursuant to the Ministry of Colleges and Universities Act, R.S.O. 1990, c. M.19;
- buildings or structures owned by and used for the purposes of a university established by an Act of the Legislative Assembly of Ontario;
- Every place of worship and the land used in connection therewith;
- Water services rate is reduced by 24% for the properties legally described as Concession 1, Part of Lot A and Known as 4513 Gregoire Road and Concession 1, Part of Lot A and RP 50R-1437 Pt Part 1 (area located within the Village boundary); and
- Partial exemption of 50% for not-for-profit subsidized housing.
- Where a development involves the demolition of and replacement of a building or structure on the same site, or the conversion from one principal use to another, the developer shall be allowed a credit equivalent to:
 - the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable; and/or
 - the gross floor area of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.
- The demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less than 60 months (5 years) prior to the issuance of a building permit. The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

As noted in the introduction the proposed amendment to D.C. By-Law 2016-148 does not affect the schedule of charges or rules governing the administration of the charge, only to provide for the provision of semi-annual indexing of the charge. The following Chapter of this study provides discussion pertaining to the amendment.



Chapter 3

Proposed D.C. By-Law Amendment



3. Proposed D.C. By-Law Amendment

3.1 Introduction

This section of the D.C. Update Study provides an explanation for the proposed amendment to By-Law 2016-148, i.e. the Township's D.C. By-law.

3.2 Semi-Annual Indexing

Section 10 of By-law 2016-148 provides for the development charges to be adjusted, without amendment to the By-law, annually on January 1st of each year in accordance with the most recent twelve month change in Statistics Canada Quarterly, Construction Price Statistics with the base index value being that in effect as at August 31st in the prior year.

The proposed amendment to the by-law would see the indexing provision changed to allow for the charge to be indexed on a semi-annual basis to provide for a more gradual increase in the charge. It is anticipated that this change will better allow for the collection of D.C. revenues to keep pace with construction cost increases throughout the year. Furthermore, the more gradual increase in D.C.s should result less building permits being submitted at year-end prior to D.C.s being adjusted, thereby decreasing the peak permit volumes and pressures on the Township's building department to meet legislated permit review timelines.

The proposed amendment, would required the Township to index the D.C.s semi-annually on January 1st and July 1st of each year, beginning on January 1st, 2020. The adjustment will be made in accordance with the change in Statistics Canada Quarterly, Construction Price Statistics (Non-Residential Building Construction Price Index). January indexing will be based on the six-month period from January to June of the prior year. July indexing will be based on the six-month period from July to December of the prior year.

3.3 Changes to the D.C. Background Study

Based upon the above, this D.C. Update Study would serve to modify Chapter 7 of the 2016 D.C. Background, specifically subsection 7.2.7 to provide for semi-annual indexing



of the charge. Other than this modification, no further changes to the information contained in the 2016 D.C. Background Study are required.



Chapter 4

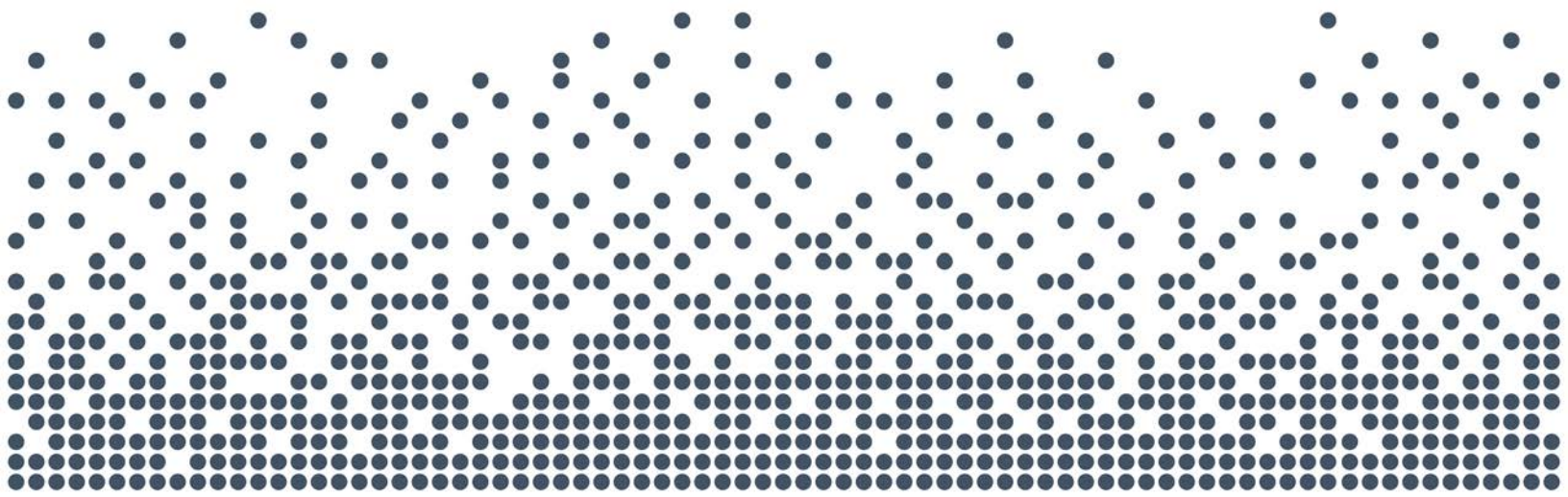
Process for Adoption of the Amending D.C. By-law



4. Process for Adoption of the Amending D.C. By-law

The changes herein form the D.C. Background Study and rationale for the proposed amending by-law being presented to Council. If Council is satisfied with the proposed amendment to By-Law 2016-148, and subject to any public submissions made at the public meeting regarding this matter, it is recommended that this D.C. Update Study and amending by-law be approved and adopted by Council. The process for adopting the proposed amendment is provided as follows:

- Post the D.C. Update Study to the Township's website at least 60 days prior to the passage of the amending by-law;
- Provide notice of public meeting on the proposed amendment and amending by-law, within a newspaper of general circulation, at least 20 clear-days prior to the public meeting;
- Provide copies of the D.C. Update Study and amending by-law to the public at least two weeks prior to the public meeting;
- Undertake the statutory public meeting and allow anyone in attendance to make representations on the matter; and
- Provided the 60-day period from posting the D.C. Update Study has been observed, Council may pass the amending D.C. by-law.



Appendices



Appendix A

Proposed Amending D.C. By-Law



Appendix A: Proposed Amending D.C. By-Law

THE CORPORATION OF THE TOWNSHIP OF RUSSELL

BY-LAW NUMBER 2019-XX

A BY-LAW TO AMEND BY-LAW NUMBER 2016-148 BEING A BY-LAW TO ESTABLISH DEVELOPMENT CHARGES FOR THE CORPORATION OF THE TOWNSHIP OF RUSSELL.

WHEREAS the Township of Russell has enacted By-law 2016-148 pursuant to the *Development Charges Act*, 1997, S.O. 1997, c. 27 (the “Act”), which Act authorizes Council to pass by-laws for the imposition of development charges against land;

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

AND WHEREAS Council has before it a report entitled “Township of Russell 2018 Development Charges Update Study” prepared by Watson & Associates Economists Ltd., dated December 3, 2018 (the “background study”);

AND WHEREAS the background study and the proposed development charge by-law amendment were posted to the Township’s website on _____, 2018 and made available to the public on _____, 2018, and Council gave notice to the public of a meeting pursuant to Section 12 of the Act (the “public meeting”) on _____, 2018;

AND WHEREAS Council, on _____, 2018 held the public meeting, at which Council considered the background study, amending by-law and written submissions, and Council heard comments and representations from all persons who applied to be heard;

AND WHEREAS it is now deemed necessary and expedient that By-law Number 2016-148 be amended;

THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF RUSSELL ENACTS AS FOLLOWS:

1. By-law 2016-148 is hereby amended as follows:

(a) That Section 10.1 be replaced with the following:



The Development Charges set out in Schedule “B” attached hereto shall be adjusted without amendment to the By-law semi-annually on January 1st and July 1st in each year, commencing January 1st, 2020. The adjustment will be made in accordance with the change in Statistics Canada Quarterly, Construction Price Statistics (Non-Residential Building Construction Price Index). January indexing will be based on the six-month period from January to June of the prior year. July indexing will be based on the six-month period from July to December of the prior year.

2. Except as amended by this By-law, all provisions of By-Law 2016-148 are and shall remain in full force and effect.

THIS BY-LAW SHALL COME INTO FORCE AND TAKE EFFECT IMMEDIATELY ON AND AFTER THE PASSING THEREOF.

READ A FRIST, SECOND, AND THIRD TIME, AND FINALLY PASSED THIS ____th
DAY OF _____ 2019.

Mayor

Clerk