

**CITY OF OTTAWA
AREA-SPECIFIC DEVELOPMENT
CHARGE BACKGROUND STUDY
FOR INDIVIDUAL STORM WATER
MANAGEMENT PONDS AND
DRAINAGE SYSTEMS**

City of Ottawa

In consultation with
Stantec Consulting Ltd. and
Watson & Associates Economists Ltd.

June 8, 2009

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1. INTRODUCTION

1. INTRODUCTION

1.1 This document consists of introductory material and separate sections, each one representing a Background Study component for a different storm water management pond and/or drainage area (SWM).

1.2 Storm water management is being addressed separately from the City's overall Background Study, given its unique features, i.e. A wide range of development and area-specific SWM requirements and solutions with widely-varying costs. Also, some developments outside of these areas provide fully for their own SWM needs, pursuant to individual development agreements or use existing previously-funded capacity and are therefore exempt from these area-specific by-laws.

1.3 In addition to these two sets of circumstances, there are a number of storm water drainage works which are City-wide or large-area in nature (eg. storm sewer rehab program and trunk storm sewer oversizing) which provide broad benefits to development in the City and are included separately in the City-wide Development Charge Background Study and by-law.

1.4 An updated 2009 SWM development charge schedule has been determined as follows:

- a) The system requirements have been described and costed, with timing estimated.
- b) These requirements have been clustered into defined DC recovery areas which are small enough to reflect related requirements, but large enough to make administration of the cost recovery system workable.
- c) The benefiting area comprising each recovery area has been measured with respect to the development potential in terms of the land area, number of residential units by type and the floor area of non-residential development. The costs have been allocated to residential vs. non-residential development based on the background Stantec report.
- d) The average storm run-off requirement of each residential use has been measured as a means of fairly apportioning the costs between one type of residential use and another.
- e) For residential development, run-off co-efficients for each land use type were selected based on published average values within MOE design guidelines. Multiplying the unbuilt ha by the run-off co-efficient for each dwelling type, produced the share of total flow and cost attributable to that type of development, which when divided by the number of units to be built ("Actual Units"), produced the appropriate development charge by dwelling type. While the unit occupancy is often used as an alternative

means of allocating costs by type of development, the above-referenced approach is more precise in the case of stormwater management works.

- f) In the case of non-residential development, the applicable cost share has been divided by the remaining gross floor area development potential, to yield an average cost per square foot (s.m.) of floor area.
- g) The annual rate of development by type has been estimated, in order to permit the cost recovery stream to be estimated, in instances where the recovery of financing costs is required. This cash flow DC calculation has not been made at this time, however, given the variability which exists in terms of rate of development. As a result, with few exceptions, net financing costs have not been incorporated in the calculation of the charges.

1.5 A separate storm water DC has been calculated for each project area, based on the DC recoverable costs set out in Table 1.

1.6 As is apparent from the above summary, approximately \$233 million in costs are involved, split approximately 61%/39% between residential and non-residential benefit, overall.

1.7 Reserve fund adjustments were made in each case. Balances shown as positive have been subtracted from the amount to be recovered, whereas balances shown as negative, have been added.

1.8 Reference is also made to the City's proposed local service policy for SWM which sets out the requirements of individual subdividers. This policy, which requires servicing by landowners beyond payment of the DC, is as follows:

“Storm Water Management Works

Subject to the criteria noted below, storm water management works that are identified in an approved master drainage plan or serviceability plan, qualify as development charges projects. The detailed engineering requirements of the following items are governed by the Stormwater Management Planning and Design Manual (MOE, 2003) and the detailed engineering standards of the City of Ottawa.

1. Storm Sewers

As with sanitary sewers, the development charge benchmark for pipe size and flow is based on a 40 ha (i.e. 100 acre) town house development (i.e. a town house development is judged a blended average between low and high density housing and is consistent with the current OP). Flow is estimated in accordance with the latest City design guidelines.

TABLE 1
2009 DC RESIDENTIAL AND NON-RESIDENTIAL
RECOVERABLE COSTS

| Storm Water Drainage and Management Works | Map Area | DC Recov. 000's \$ ¹ | |
|--|----------|---------------------------------|-----------------|
| | | Res. | Non-Res. |
| 1. SUC – Riverside South | S-1 | 68,416 | 25,303 |
| 2. SUC – Leirim | S-2 | 17,797 | 10,010 |
| 3. SUC – Nepean | S-3 | 19,143 | 32,595 |
| 4. SUC – Nepean Ponds (in Parks, Longfields, and Davidson Heights) | S-4 | 1,566 | 1,838 |
| 5. Inner Greenbelt Ponds | C-1 | 620 | 1,766 |
| 6. Kanata – Monahan Drain | W-1 | A 1,226 B 6,042 | A } B } 381 |
| 7. Kanata – Shirley's Brook | W-2 | 1,229 | 1,135 |
| 8. EUC – Taylor Creek Erosion Works | E-1 | -66 | -1,257 |
| 9. EUC – Cardinal Creek | E-2 | 621 ² | 38 ² |
| 10. EUC – Gloucester | E-3 | 14,810 | 11,637 |
| 11. EUC – Neigh. 4 & 5 Channelization | E-5 | 95 | 14 |
| 12. EUC – Neigh. 5 and Channelization | E-6 | 9,542 | 7,497 |
| 13. Osgoode/Greely Erosion Control | E-8 | 485 | 86 |
| Total | | 141,526 | 91,043 |

¹ net of any reserve fund balance

² plus financing cost

- i. Only over-sizing costs for trunk storm sewers meeting the combined criteria of having a nominal pipe diameter being equal to or greater than 1800 mm and having a flow greater than 3600 l/s are considered to be development charges projects. The contribution towards 'over-sizing' through development charges for pipes equal to or greater than 1800 mm and having a flow greater than 3600 l/s shall be the cost in excess of the cost of a 1650 mm storm sewer and shall increase as the pipe size increases as follows:

| Size of Storm Sewer | Charged to DCs |
|----------------------------|---|
| 1650 mm | NIL |
| 1800 mm | (cost of 1800mm less cost of 1650mm) |
| 1950 mm | (cost of 1950mm less cost of 1650mm) |
| 2100 mm | (cost of 2100mm less cost of 1650mm) |
| 2250 mm | (cost of 2250mm less cost of 1650mm) |
| Larger pipe sizes | (cost of larger pipe less cost of 1650mm) |

- ii. Where identified in an approved serviceability study or master drainage plan, any over-sizing required to service off-site lands and required for system integrity, or as a system improvement to accommodate growth, is considered a development charge project.
- iii. Where conditions of a particular development require on-site over-sizing, the on-site over-sizing shall be the developer's responsibility.
- iv. Unless identified as a development charges project, all storm sewers are considered to be the developer's responsibility.
- v. One price per nominal pipe diameter shall apply to all over-sizing costs as set out in the corresponding table of the DC by-law. Over-depth for upstream lands and rock excavation will be considered on an individual project basis, up to a maximum allowance of 15% of the over-sizing costs.
- vi. Where identified in an approved serviceability study or master drainage plan, upgrades or expansions to existing natural channels qualify as part of a large-area development charge, and storm sewers as identified in points i and ii above qualify as part of a small benefit area charge based on the tributary watershed.

2. Storm Water Management Facilities

- i. Where the City deems, through an approved study, that it is preferable to provide centralized facilities to serve growth-related

- projects controlled by multiple owners, they are considered development charges projects.
- ii. Quality and quantity works may be considered development charges projects where they have been identified through an approved study and they benefit a broader area of development growth. In some of these cases, the quality and quantity works are to be developed by a single owner, with the works commonly oversized for other benefiting lands. In such cases, the owner on whose lands the works are located will be responsible for their proportionate share of the work and the project is considered to be a development charges project.
 - iii. All other stormwater quality and quantity works are a direct developer responsibility.
 - iv. Storm water management facilities, as identified in point ii, qualify as part of a small benefit area/specific area charge. The benefit area is the tributary area to the SWM facility.
 - v. Storm water management facilities costs shall include costs for developable land needed for the Storm Water Management Facility.
 - vi. Reimbursement on actual costs of stormwater management facilities to the upset limit for soft cost percentages (of total cost) eligible for cost recovery under Front-ending Agreements is as follows:

Land \$500,000/ha
 Engineering 10%
 Project Management 10%
 Contingency 15%

- vii. Specific terms of reference for appraisal assignments need to be established in the valuation of vacant land required for storm water ponds. This is important to ensure consistency and fairness to both public and private landowners whose property is required for this infrastructure. The intent in specifying Appraisal Terms of Reference is to eliminate any confusion over what valuation methodology should be applied. The valuation outcome should be consistent and provide for a fair market value assuming a willing seller and buyer for the pond requirement.

Similar to land acquisition for any public infrastructure, the project, or the works being built, is “screened” out of the process. Hence the use for a storm water pond is not considered in the land appraisal. The physical factors of the requirement remain relevant to the appraisal question, such as, but not limited to size, configuration, topography, encumbrances, soils, improvements, special amenities. These are to be addressed in the valuation.

The appraisal is to be premised on the following methodological assumptions;

Value in Contribution: The value of a particular component is measured in terms of its contribution to the value of the Larger Parcel (benefiting lands).

Larger Parcel: The larger parcel is defined as the development area that benefits from the storm water management pond, typically 80 to 100 acres of land.

Land Use: Given that the land requirement for the storm water management pond is being valued in contribution to the larger parcel, it is assumed that the requirement has the same land use designation and development potential.

The effective date of the valuation is considered to be one day prior to draft plan approval or the date of the front ending agreement, whichever comes first.

3. Erosion Control Measures

- i. Downstream erosion works and fish compensation works required to mitigate the impact of development and that have been identified through an approved study are development charges projects. In all other cases, a separate city-wide planning level study is required to assess existing stream stability and future impacts of development in order to maintain existing stream conditions and to apportion costs appropriately. The study costs will be considered a development charges project.” (emphasis added)

1.9 The storm water management systems included herein will require limited annual maintenance expenditures and periodic remediation investment. For example, the average annual operating cost of the Monahan Drain Constructed Wetlands project was estimated at close to \$40,000/year (2004 \$). Most of the projects are already in place and will have no incremental impact, while some are expected to be constructed over the next decade on a phased basis. Additional operating and replacement cost information is contained in the associated project engineering studies.

1.10 The Appendix provides a proposed by-law for each separate storm water benefiting area. The by-laws address the requirement for development charge rules, the schedule of charges corresponding with the calculations herein and related policy matters.

1.11 Table 2 summarizes the 2009 charges as calculated herein.

TABLE 2
TABLE 2
SUMMARY
CITY OF OTTAWA
DEVELOPMENT CHARGE CALCULATION FOR
STORMWATER MANAGEMENT POND/DRAINAGE SYSTEMS

| | S-1 | S-2 | S-3 | S-4 | C-1 | W-1A | W-1B | Area W-2 | E-1 | E-2 | E-3 | E-4 | E-5 | E-6 | E-7 | E-8 |
|---------------------------------------|---------|-------|-------|------|------|-------|-------|-------------|-----|-------|-------|-----|------|-------|-----|------|
| Residential | \$/unit | | | | | | | | | | | | | | | |
| Single/Semi Detached - current | 3,043 | 4,959 | 2,006 | 978 | 208 | 1,991 | 2,779 | 3,861 | N/A | 5,572 | 2,920 | N/A | 67 | 4,979 | N/A | 273 |
| - proposed | 11,036 | 5,422 | 3,829 | 903 | 313 | 1,861 | 2,779 | 3,092 | N/A | 6,236 | 3,218 | N/A | 62 | 5,243 | N/A | 328 |
| Row/Townhouse - current | 2,420 | 3,902 | 1,582 | 774 | 166 | 1,451 | 2,219 | 3,084 | N/A | 4,457 | 2,326 | N/A | 54 | 3,615 | N/A | 218 |
| - proposed | 7,917 | 3,850 | 2,720 | 638 | 224 | 1,356 | 2,219 | 2,209 | N/A | 4,973 | 2,290 | N/A | 43 | 3,750 | N/A | - |
| Apartment - current | 1,069 | 1,726 | 699 | 340 | 74 | 986 | 986 | - | N/A | 3,183 | 1,028 | N/A | 25 | 2,511 | N/A | 97 |
| - proposed | 3,150 | 1,503 | 1,086 | 257 | 89 | 922 | 986 | - | N/A | 3,570 | 918 | N/A | 18 | 1,500 | N/A | 116 |
| Non-Residential (\$/Sq.Ft.) - current | 3.61 | 4.51 | 2.14 | 0.30 | 0.32 | - | - | 3.68 | N/A | 2.79 | 2.82 | N/A | 0.11 | 3.73 | N/A | 0.17 |
| - proposed | 14.63 | 7.08 | 3.92 | 1.28 | 0.42 | 0.31 | 0.31 | 4.42 | N/A | 3.72 | 3.55 | N/A | 0.22 | 5.47 | N/A | 0.27 |

H:\OTTAWA\DC 2008\Storm DC Calc. 2009.xls\Summary

2. BACKGROUND STUDY COMPONENTS

1. SUC – RIVERSIDE SOUTH (AREA S-1)

Project Description

SUC-Riverside South, Charge Area S-1

The “Riverside South Community Infrastructure Servicing Study Update,” (Stantec Consulting Ltd, September 2008), identified the preferred storm water management strategy for the Riverside South Community. The study was conducted in accordance with the Municipal Class Environmental Assessment (MCEA) Process and satisfies Phases 1 and 2 of the MCEA process. This study recommended 6 storm water management ponds and related trunk storm sewers along with the tributary catchment areas corresponding to each pond. Ponds 1 and 2 have been fully constructed and in operation pursuant to Front-Ending agreements with development charge repayments underway for Pond 2. Pond 1 repayments are complete. Also identified in the study are works for 7 tributaries required for fish compensation as well as onsite and offsite fish compensation.

The SUC Gloucester drainage area is bounded by the Rideau River to the West, Bowesville Road to the east, Leitrim Road to the north, and the urban boundary to the south. This drainage area is illustrated in Schedule 1. A revision to this drainage area was required to reflect the recent changes identified in the June 2005 Council approved Community Design Plan. As a result, the drainage area has been slightly modified and enlarged from the 2004 By-Law.

This project has been identified in the S-1 benefiting charge area on drawing number STM4 of the report entitled “City of Ottawa: Development Charges Study - Volume II, dated January 2009, prepared by Stantec Consulting Ltd. Volume I of this Stantec study identifies the storm water infrastructure works required and associated costs of these works and will be used as the basis to establish the DCs.

Consistent with overall lower projected City-wide growth and based on slower growth observed over the last 5 years, the 2009 growth projections provided in Schedule 2 have been adjusted downwards from the 2004 DC Background Study. There is anticipated development potential in this area beyond 2031. Schedule 3 identifies the storm water infrastructure works required and includes the full costs associated with each project, for which DCs are based on. Schedule 4 establishes the DC rates in accordance with the methodology outlined earlier.

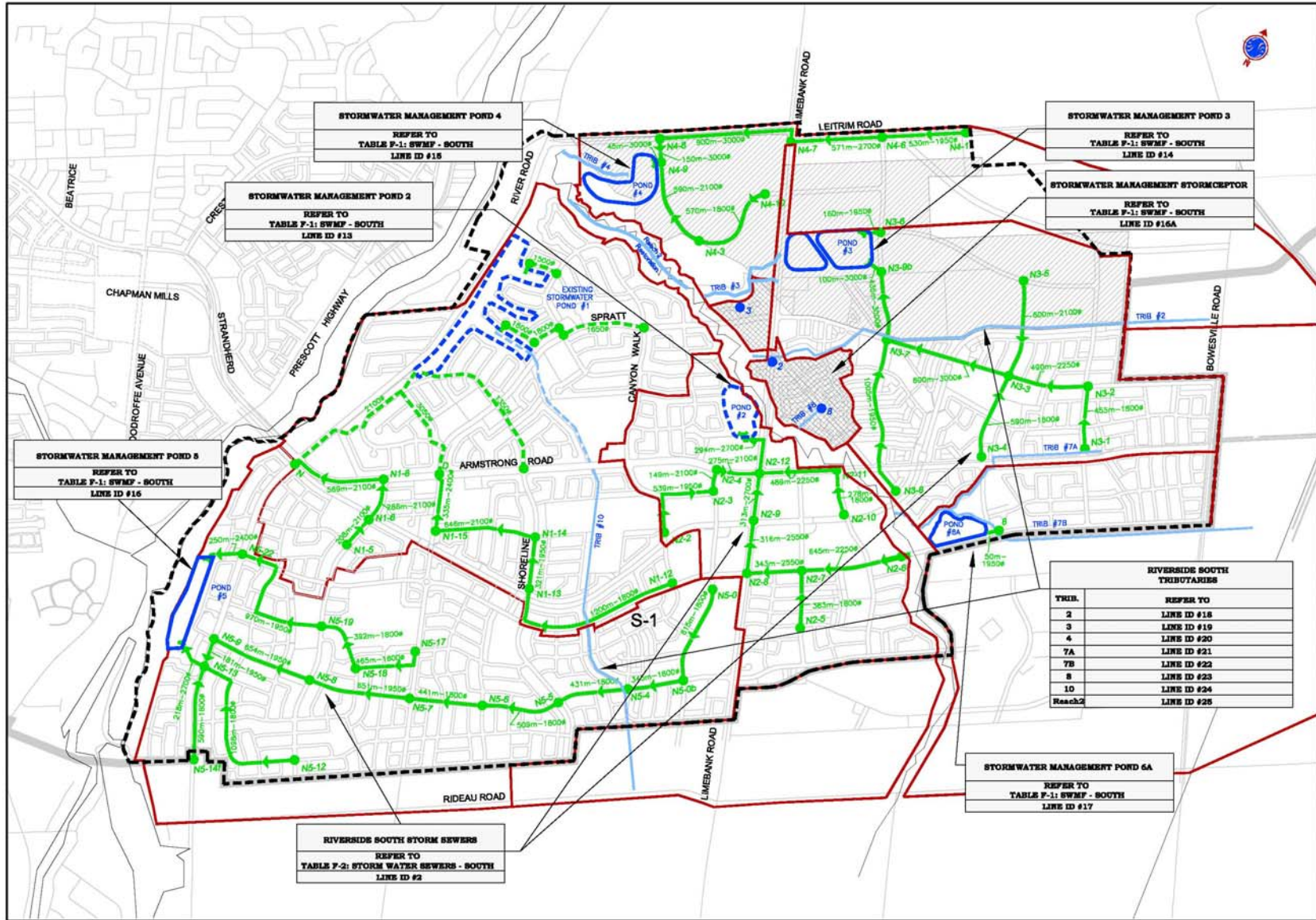
Relevant Studies / By-Laws

- Riverside South Community Infrastructure Servicing Study Update, Stantec Consulting Ltd. September 2008.
- City of Ottawa By-Law No. 2004-302 for the imposition of development charges for Gloucester South Urban Centre Storm Water Facilities, July 14, 2004.
- City of Ottawa Area-Specific Development Charge Background Study for SUC-Gloucester Ponds (Area S-1) Storm Water Management Ponds and Drainage Systems, City of Ottawa in consultation with C.N. Watson and Associates Ltd., June 28, 2004.
- Riverside South Community Design Plans Implementation Guidelines, Bousfields Inc., June 22, 2005.
- South Urban Community Master Drainage Plan, Gore and Storrie Limited.
- Former City of Gloucester Development charges Background Study, 1999.

Other Approvals

- The storm water management ponds are identified in the concept plan for the South Urban Community approved by the former City of Gloucester Council in 1992.

Schedule 1: SUC – Riverside South (Area S-1)



| Schedule 2: Stormwater Management Pond/Drainage System | | | |
|---|--------------------------|---------------------------|-------------------|
| #1 SUC - Riverside South (Area S-1) | | | |
| Projected Growth | | | |
| | 2008 Existing | 2008-31 Growth | 2031 Total |
| 1 Residential Units | | | |
| Single Detached | 1,853 | 2,500 | 4,353 |
| Semi Detached | 415 | 575 | 990 |
| Row/Town | 1,255 | 3,500 | 4,755 |
| Stacked Row | 0 | 0 | 0 |
| Apartment | 120 | 2,150 | 2,270 |
| Total | 3,643 | 8,725 | 12,368 |
| 2 Developed Residential Land Area (Net Ha) | | | |
| Single Detached | 84.2 | 113.6 | 197.8 |
| Semi Detached | 13.0 | 18.0 | 31.0 |
| Row/Town | 28.5 | 79.5 | 108.0 |
| Stacked Row | 0.0 | 0.0 | 0.0 |
| Apartment | 1.0 | 17.2 | 18.2 |
| Total | 126.7 | 228.3 | 355.0 |
| 3 Developed Non-Residential Land Area (Net Ha) | | | |
| Industrial | 1.0 | 21.5 | 22.5 |
| Commercial | 2.2 | 15.8 | 18.0 |
| Institutional | 25.0 | 20.0 | 45.0 |
| Total | 28.2 | 57.3 | 85.5 |
| 4 Non-Residential GFA (sq.ft.) | | | |
| Industrial | 41,600 | 894,400 | 936,000 |
| Commercial | 99,905 | 730,075 | 829,980 |
| Institutional | 131,250 | 105,000 | 236,250 |
| Total | 272,755 | 1,729,475 | 2,002,230 |

| Schedule 3: Stormwater Management Pond/Drainage System #1 SUC - Riverside South (Area S-1) 2008 Cost Information \$'000s | | | | | | | | |
|--|--|--------------------------|---------------------------------------|--|-------------------------------|--------------------------------------|-----------------------------|-------------------------------------|
| Item # | Project | Gross Capital Cost | Less: | | | Development charge recoverable | Residential Share 73% | Non- Residential Share 27% |
| | | | Benefit to existing development | Grants, repayments, & other contributions | Post 2031 Project Costs | | | |
| S1-1 | SWM Pond #1 Storm Sewers | 13,943 | | 9,925 | | 4,018 | 2,933 | 1,085 |
| S1-2 | SWM Pond #2 Front-Ending Repayments | 4,642 | | 633 | | 4,009 | 2,927 | 1,082 |
| S1-3 | Pond #2 Storm Sewers | 18,997 | | 11,140 | | 7,857 | 5,736 | 2,121 |
| S1-4 | SWM Pond #3 | 18,472 | | | | 18,472 | 13,485 | 4,987 |
| S1-5 | Pond #3 Storm Sewers | 22,709 | | 12,832 | | 9,877 | 7,210 | 2,667 |
| S1-6 | SWM Pond #4 | 14,751 | | | | 14,751 | 10,768 | 3,983 |
| S1-7 | Pond #4 Storm Sewers | 18,444 | | 9,291 | | 9,153 | 6,682 | 2,471 |
| S1-8 | SWM Pond #5 | 9,020 | | | | 9,020 | 6,585 | 2,435 |
| S1-9 | Pond #5 Storm Sewers | 27,445 | | 21,623 | | 5,822 | 4,250 | 1,572 |
| S1-10 | SWM Pond #6A | 3,953 | | | | 3,953 | 2,886 | 1,067 |
| S1-11 | Pond #6A Storm Sewers | 182 | | 138 | | 44 | 32 | 12 |
| S1-12 | Site Specific Treatment Units 2, 3, 8 | 414 | | | | 414 | 302 | 112 |
| S1-13 | Tributary #2, 3, 4, 7A, 7B, 8, 10 | 5,992 | | | | 5,992 | 4,374 | 1,618 |
| S1-14 | On-Site and Off-Site Fish Compensation | 2,760 | | | | 2,760 | 2,015 | 745 |
| | SUBTOTAL | 161,724 | 0 | 65,582 | 0 | 96,142 | 70,185 | 25,957 |
| | Add Outstanding Debt Balance | | | | | 443 | 323 | 120 |
| | Less Reserve Fund Balance | | | | | 2,866 | 2,092 | 774 |
| | TOTAL | 161,724 | 0 | 65,582 | 0 | \$93,719 | \$68,416 | \$25,303 |

| Schedule 4: Stormwater Management Pond/Drainage System #1 SUC - Riverside South (Area S-1) Development Charge Calculation | | | | | | | | |
|---|--------------|---------------------|-------------------|---------------|--------------------------------|--------------|---------------------------|----------------------|
| Residential | Unbuilt Ha | Run-off coefficient | Ha x co-efficient | % (rounded) | Residential share x percentage | Actual units | 2009 proposed DC per unit | Current indexed rate |
| Net cost | | | | | \$68,416,000 | | | |
| Single Detached | 113.6 | 0.43 | 48.85 | 41.5% | 28,392,640 | 2,500 | \$11,036 | \$3,043 |
| Semi Detached | 18 | 0.53 | 9.54 | 8.1% | 5,541,696 | 575 | | |
| Row/Townhouse | 79.5 | 0.6 | 47.70 | 40.5% | 27,708,480 | 3,500 | \$7,917 | \$2,420 |
| Stacked Row | 0 | 0.6 | 0.00 | 0.0% | 0 | 0 | \$3,150 | \$1,069 |
| Apartment | 17.2 | 0.68 | 11.70 | 9.9% | 6,773,184 | 2,150 | | |
| Total | 228.3 | | 117.78 | 100.0% | \$68,416,000 | 8,725 | | |

| | 2009 proposed | Current indexed rate |
|---------------------------|---------------------|----------------------|
| Non-Residential | | |
| Net Cost | \$25,303,000 | |
| Actual GFA (sqft) | 1,729,475 | |
| DC Per GFA (sq.ft) | \$14.63 | \$3.61 |

2. LEITRIM (AREA S-2)

Project Description

SUC-Leitrim Charge Area S-2

The “Final Serviceability Report Leitrim Development Area City of Ottawa,” (IBI Group, March 2007) identified the preferred storm water management strategy for the Leitrim community. This report recommended 2 storm water management ponds and related trunk storm sewers, along with the tributary catchment area corresponding to each pond. Pond 2 will be located at the northwest corner of White Alder Drive and Kelly Farm Drive. Pursuant to a Front-Ending agreement, Pond 1 is fully constructed and operational with development charge repayments underway. Construction related to Pond 1 storm sewers, a wetland berm, and fish compensation are ongoing.

The SUC Leitrim drainage area is generally bounded by Leitrim Road to the north, Albion Road to the west, and the urban boundary to the east and south, and is illustrated in Schedule 1. This drainage area has been revised to reflect the addition of the Findlay Creek Village community to the south of the drainage area and the existing Fenton Park industrial subdivision bordering the corner of Albion Road and Leitrim Road. These changes were identified in the July 2005 Council approved Leitrim Community Design Plan.

This project has been identified in the S-2 benefiting charge area on drawing number STM5 of the report entitled “City of Ottawa: Development Charges Study - Volume II, dated January 2009, prepared by Stantec Consulting Ltd. Volume I of this Stantec study identifies the storm water infrastructure works required and associated costs of these works and will be used as the basis to establish the DCs.

Consistent with overall lower projected City-wide growth and based on slower growth observed over the last 5 years, the 2009 growth projections provided in Schedule 2 have been adjusted downwards from the 2004 DC Background Study. There is anticipated development potential in this area beyond 2031. Schedule 3 identifies the storm water infrastructure works required and includes the full costs associated with each project, for which DCs are based on. Schedule 4 establishes the DC rates in accordance with the methodology outlined earlier.

Relevant Studies / By-Laws

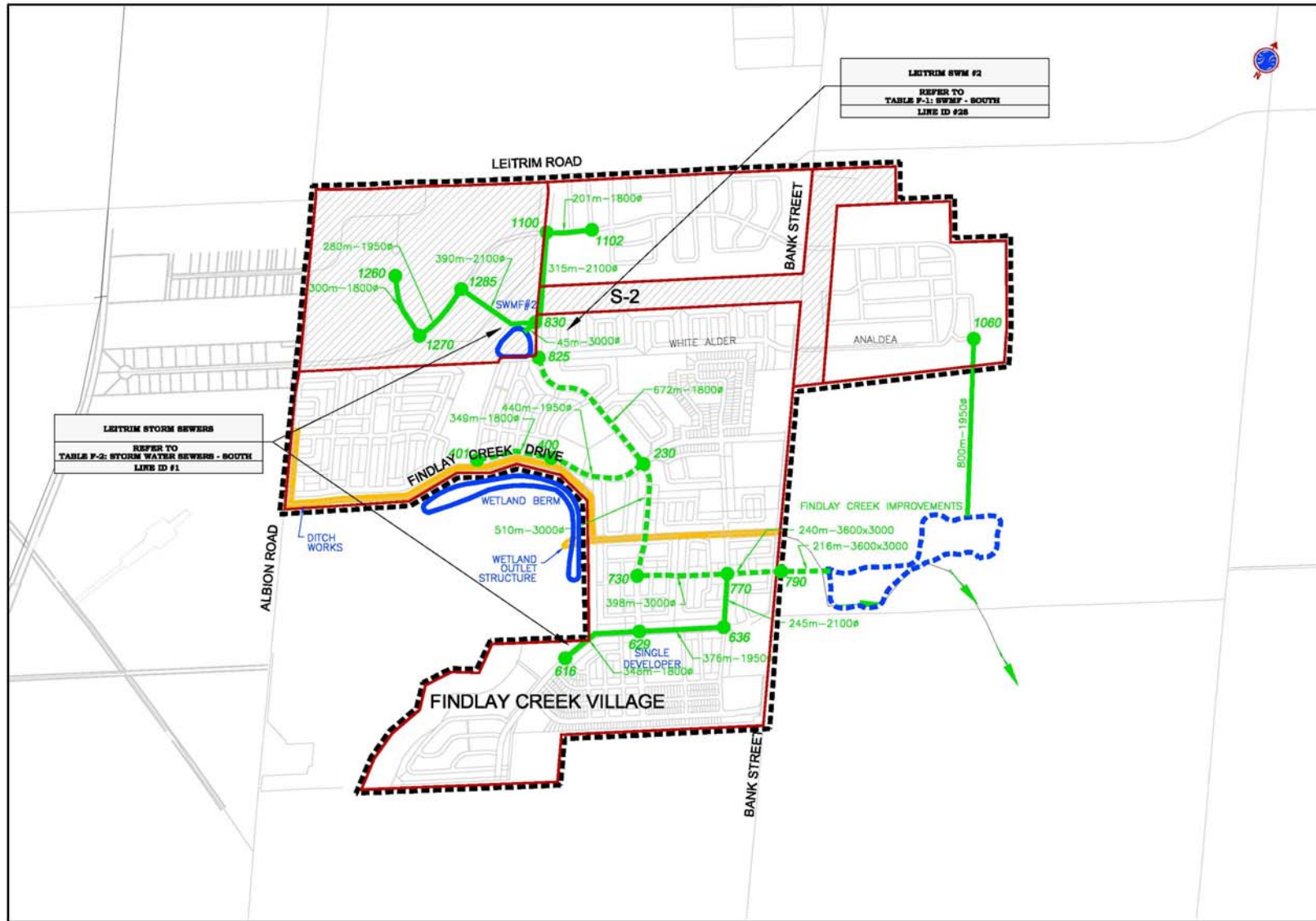
- Final Serviceability Report Leitrim Development Area City of Ottawa, IBI Group, March 2007.

- City of Ottawa By-Law No. 2006-153 for the imposition of development charges for Gloucester South Urban Centre Storm Water Facilities, April 26, 2006.
- Leitrim Community Design Plan, City of Ottawa, July 2005.
- City of Ottawa Report to Corporate Services and Economic Development Committee and Council ACS2006-PGM-APR-0061 – “Amendment to Development Charges By-Law 2004-303 Leitrim and Front-Ending Agreement Storm Water Management Pond 1,” March 2006.
- Background Study Update February 1, 2006 South Urban Community Leitrim (Area S-2), By-Law 2004-303 and Amending By-Law 2005-489, City of Ottawa.
- City of Ottawa By-Law No. 2005-489 to amend By-Law No. 2004-303 for the imposition of development charges for Leitrim Storm Water Facilities, November 9, 2005.
- City of Ottawa By-Law No. 2004-303 for the imposition of development charges for Leitrim Storm Water Facilities, July 14, 2004.
- City of Ottawa Area-Specific Development Charge Background Study for SUC-Leitrim (Area S-2) Storm Water Management Ponds and Drainage Systems, City of Ottawa in consultation with C.N. Watson and Associates Ltd., June 28, 2004.
- Former City of Gloucester Development Charges Background Study, August 1999, in association with Stantec Consulting Ltd.

Other Approvals

- City of Ottawa Community Design Plan, as approved in mid 2005 by City Council.

Schedule 1: SUC – Leitrim (Area S-2)



| Schedule 2: Stormwater Management Pond/Drainage System | | | |
|---|--------------------------|---------------------------|-------------------|
| #2 SUC - Leitrim (Area S-2) | | | |
| Projected Growth | | | |
| | 2008 Existing | 2008-31 Growth | 2031 Total |
| 1 Residential Units | | | |
| Single Detached | 526 | 2,075 | 2,601 |
| Semi Detached | 200 | 275 | 475 |
| Row/Town | 207 | 1,225 | 1,432 |
| Stacked Row | 0 | 0 | 0 |
| Apartment | 13 | 225 | 238 |
| Total | 946 | 3,800 | 4,746 |
| 2 Developed Residential Land Area (Net Ha) | | | |
| Single Detached | 23.9 | 94.3 | 118.2 |
| Semi Detached | 6.3 | 8.6 | 14.9 |
| Row/Town | 4.7 | 27.8 | 32.5 |
| Stacked Row | 0.0 | 0.0 | 0.0 |
| Apartment | 0.1 | 1.8 | 1.9 |
| Total | 35.0 | 132.5 | 167.5 |
| 3 Developed Non-Residential Land Area (Net Ha) | | | |
| Industrial | 17.6 | 26.0 | 43.6 |
| Commercial | 1.7 | 5.7 | 7.4 |
| Institutional | 12.0 | 13.3 | 25.3 |
| Total | 31.3 | 45.0 | 76.3 |
| 4 Non-Residential GFA (sq.ft.) | | | |
| Industrial | 732,160 | 1,081,600 | 1,813,760 |
| Commercial | 77,465 | 261,290 | 338,755 |
| Institutional | 63,000 | 70,000 | 133,000 |
| Total | 872,625 | 1,412,890 | 2,285,515 |

| Schedule 3: Stormwater Management Pond/Drainage System | | | | | | | |
|--|---|--------------------|---------------------------------|---|--------------------------------|--------------------------|------------------------------|
| #2 SUC - Leitrim (Area S-2) | | | | | | | |
| 2008 Cost Information \$'000s | | | | | | | |
| Item # | Project | Gross Capital Cost | Less: | | Development charge recoverable | Residential Share 64% | Non-Residential Share 36% |
| | | | Benefit to existing development | Grants, repayments, & other contributions | | | |
| S2-1 | SWM Pond #1 Front-Ending Agreement & Partial Repayments | 11,864 | | 2,091 | 9,773 | 6,255 | 3,518 |
| S2-2 | Additional Fish Compensation works related to Pond #1 | 1,700 | | | 1,700 | 1,088 | 612 |
| S2-3 | SWM Pond #2 | 5,629 | | | 5,629 | 3,603 | 2,026 |
| S2-4 | Trunk Storm Sewers | 27,255 | | 16,359 | 10,896 | 6,973 | 3,923 |
| | | | | | | | |
| | SUBTOTAL | 46,448 | 0 | 18,450 | 27,998 | 17,919 | 10,079 |
| | <i>Reserve Fund Balance</i> | | | | 191 | 122 | 69 |
| | TOTAL | 46,448 | 0 | 18,450 | \$27,807 | \$17,797 | \$10,010 |

| Schedule 4: Stormwater Management Pond/Drainage System | | | | | | | | |
|--|--------------|---------------------|-------------------|---------------|--------------------------------|--------------|---------------------------|----------------------|
| #2 SUC - Leitrim (Area S-2) | | | | | | | | |
| Development Charge Calculation | | | | | | | | |
| Residential | Unbuilt Ha | Run-off coefficient | Ha x co-efficient | % (rounded) | Residential share x percentage | Actual units | 2009 proposed DC per unit | Current indexed rate |
| Net cost | | | | | | \$17,797,000 | | |
| Single Detached | 94.3 | 0.43 | 40.55 | 64.4% | 11,461,268 | 2,075 | \$5,422 | \$4,959 |
| Semi Detached | 8.6 | 0.53 | 4.56 | 7.2% | 1,281,384 | 275 | | |
| Row/Townhouse | 27.8 | 0.6 | 16.68 | 26.5% | 4,716,205 | 1,225 | \$3,850 | \$3,902 |
| Stacked Row | 0 | 0.6 | 0.00 | 0.0% | 0 | 0 | \$1,503 | \$1,726 |
| Apartment | 1.8 | 0.68 | 1.22 | 1.9% | 338,143 | 225 | | |
| Total | 132.5 | | 63.01 | 100.0% | \$17,797,000 | 3,800 | | |

| | 2009 proposed | Current indexed rate |
|---------------------------|---------------|----------------------|
| Non-Residential | | |
| Net Cost | \$10,010,000 | |
| Actual GFA (sqft) | 1,412,890 | |
| DC Per GFA (sq.ft) | \$7.08 | \$4.51 |

3. SUC – NEPEAN (AREA S-3)

Project Description

SUC-Nepean Charge Area S-3

The “Barrhaven South Master Servicing Study” (Stantec Consulting Ltd, June 2007) and the “Jock River Reach 1 Subwatershed Study” (Stantec Consulting Ltd, June 2007) identified the preferred storm water management strategy for the Barrhaven and Barrhaven South Community. These studies recommended 5 storm water management ponds and related trunk storm sewers north of the Jock River and 5 storm water management ponds and related trunk storm sewers south of the Jock River, along with the tributary catchment areas corresponding to each pond. The SUC Nepean drainage area included in the benefiting area is in the general vicinity north of the Jock River, east of Highway 416, and west of Woodroffe Avenue. This drainage area is illustrated in Schedule 1.

At the request of the landowners representing the lands south of the Jock River, the 5 storm water management ponds and related trunk storm sewers south of the Jock River, including the respective tributary areas, have been excluded from this development charges By-Law. This is in contrast to the 2004 By-Law that included the storm water infrastructure south of the Jock River. At that time, master servicing studies dating back to 1998 had identified only 2 storm water management facilities required south of the Jock River and 3 storm water management facilities north of the Jock River.

In addition to the exclusion of the 5 ponds and associated tributary areas to the south of Jock River, the Maravista Pond and related trunk storm sewers, which was identified in the current 2007 master servicing study, and its associated tributary area has also been excluded from this DC By-Law. It was the landowners’ preference to undertake the construction of this storm water facility, which is located at the corner of Cedarview Road and Maravista Drive. This tributary area, now excluded, is located south of Fallowfield Road, east of Cedarview Road, west of Strandherd Drive, and north of the proposed Maravista Drive extension.

This project has been identified in the S-3 benefiting charge area on drawing number STM3 of the report entitled “City of Ottawa: Development Charges Study - Volume II, dated January 2009, prepared by Stantec Consulting Ltd. Volume I of this Stantec study identifies the storm water infrastructure works required and associated costs of these works and will be used as the basis to establish the DCs.

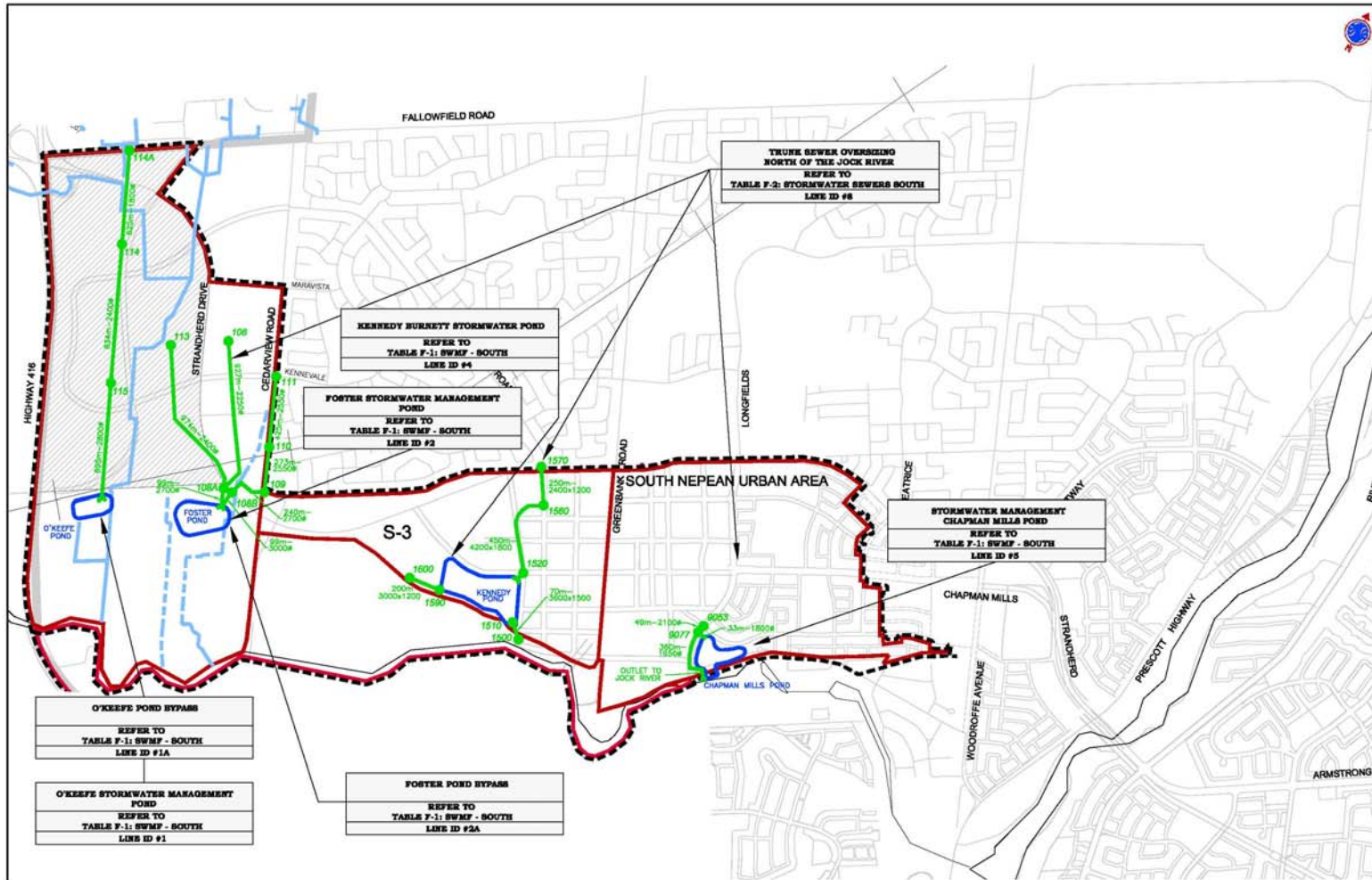
Consistent with overall lower projected City-wide growth and based on slower growth observed over the last 5 years, the 2009 growth projections provided in Schedule 2 have

been adjusted downwards from the 2004 DC Background Study. There is anticipated development potential in this area beyond 2031. Schedule 3 identifies the storm water infrastructure works required and includes the full costs associated with each project, for which DCs are based on. Schedule 4 establishes the DC rates in accordance with the methodology outlined earlier.

Relevant Studies / By-Laws

- Barrhaven South Master Servicing Study, Stantec Consulting Ltd, June 2007.
- Jock River Reach 1 Subwatershed Study, Stantec Consulting Ltd, June 2007.
- City of Ottawa By-Law No. 2004-304 for the imposition of development charges for Nepean South Urban Centre Storm Water Facilities, July 14, 2004.
- City of Ottawa Area-Specific Development Charge Background Study for SUC-Nepean Area S-3 Storm Water Management Ponds and Drainage Systems, City of Ottawa in consultation with C.N. Watson and Associates Ltd., June 28, 2004.
- Former City of Nepean Development Charges Background Study, 1999.
- Jockvale Servicing Study – South Nepean Urban Area (Official Plan Area 12), CG & S, March 1999.
- South Nepean Urban Area Master Servicing Study Environmental Study Report, J.L. Richards and Associates Ltd and Ainley Graham Ltd, 1997 and revised in 1998.

Schedule 1: SUC – Nepean (Area S-3)



| Schedule 2: Stormwater Management Pond/Drainage System | | | |
|---|--------------------------|---------------------------|-------------------|
| #3 SUC - Nepean (Area S-3) | | | |
| Projected Growth | | | |
| | 2008 Existing | 2008-31 Growth | 2031 Total |
| 1 Residential Units | | | |
| Single Detached | 409 | 1,650 | 2,059 |
| Semi Detached | 0 | 195 | 195 |
| Row/Town | 400 | 2,365 | 2,765 |
| Stacked Row | 0 | 0 | 0 |
| Apartment | 32 | 5,220 | 5,252 |
| Total | 841 | 9,430 | 10,271 |
| 2 Developed Residential Land Area (Net Ha) | | | |
| Single Detached | 18.6 | 75.0 | 93.6 |
| Semi Detached | 0.0 | 6.1 | 6.1 |
| Row/Town | 9.1 | 53.8 | 62.9 |
| Stacked Row | 0.0 | 0.0 | 0.0 |
| Apartment | 0.3 | 41.8 | 42.1 |
| Total | 28.0 | 176.7 | 204.7 |
| 3 Developed Non-Residential Land Area (Net Ha) | | | |
| Industrial | 0.4 | 56.5 | 56.9 |
| Commercial | 14.5 | 124.0 | 138.5 |
| Institutional | 16.1 | 48.3 | 64.4 |
| Total | 31.0 | 228.8 | 259.8 |
| 4 Non-Residential GFA (sq.ft.) | | | |
| Industrial | 18,304 | 2,350,400 | 2,368,704 |
| Commercial | 670,439 | 5,717,640 | 6,388,079 |
| Institutional | 84,350 | 253,750 | 338,100 |
| Total | 773,093 | 8,321,790 | 9,094,883 |

| Schedule 3: Stormwater Management Pond/Drainage System | | | | | | | | |
|--|--|--------------------|---------------------------------|---|-------------------------|--------------------------------|--------------------------|------------------------------|
| #3 SUC - Nepean (Area S-3) | | | | | | | | |
| 2008 Cost Information \$'000s | | | | | | | | |
| Item # | Project | Gross Capital Cost | Less: | | | Development charge recoverable | Residential Share 37% | Non-Residential Share 63% |
| | | | Benefit to existing development | Grants, repayments, & other contributions | Post 2031 Project Costs | | | |
| S3-1 | O'Keefe SWM Pond & Ditch | 7,795 | | | | 7,795 | 2,884 | 4,911 |
| S3-2 | Trunk Storm Sewers tributary to O'Keefe Pond | 11,338 | | 6,142 | | 5,196 | 1,923 | 3,273 |
| S3-3 | Foster SWM Pond & Ditch | 11,102 | | | | 11,102 | 4,108 | 6,994 |
| S3-4 | Trunk Storm sewers tributary to Foster Pond | 17,095 | | 8,657 | | 8,438 | 3,122 | 5,316 |
| S3-5 | Kennedy Burnett SWM Pond | 9,019 | | | | 9,019 | 3,337 | 5,682 |
| S3-6 | Trunk Storm Sewers tributary to Kennedy Burnett Pond | 5,791 | | 2,637 | | 3,154 | 1,167 | 1,987 |
| S3-7 | Chapman Mills SWM Pond | 9,209 | | | | 9,209 | 3,407 | 5,802 |
| S3-8 | Trunk Storm Sewers tributary to Chapman Mills Pond | 1,615 | | 1,202 | | 413 | 153 | 260 |
| | SUBTOTAL | 72,964 | 0 | 18,638 | 0 | 54,326 | 20,101 | 34,225 |
| | Reserve Fund Balance | | | | | 2,588 | 958 | 1,630 |
| | TOTAL | 72,964 | 0 | 18,638 | 0 | \$51,738 | \$19,143 | \$32,595 |

| Schedule 4: Stormwater Management Pond/Drainage System #3 SUC - Nepean (Area S-3) Development Charge Calculation | | | | | | | | |
|--|--------------|------------------------|----------------------|----------------|-----------------------------------|-----------------|---------------------------------|----------------------------|
| Residential | Unbuilt Ha | Run-off coefficient | Ha x co-efficient | % (rounded) | Residential share x percentage | Actual units | 2009 proposed DC per unit | Current indexed rate |
| Net cost | | | | | | \$19,143,000 | | |
| Single Detached | 75 | 0.43 | 32.25 | 33.5% | 6,412,905 | 1,650 | \$3,829 | \$2,006 |
| Semi Detached | 6.1 | 0.53 | 3.23 | 3.4% | 650,862 | 195 | | |
| Row/Townhouse | 53.8 | 0.6 | 32.28 | 33.6% | 6,432,048 | 2,365 | \$2,720 | \$1,582 |
| Stacked Row | 0 | 0.6 | 0.00 | 0.0% | 0 | 0 | \$1,086 | \$699 |
| Apartment | 41.8 | 0.68 | 28.42 | 29.6% | 5,666,328 | 5,220 | | |
| Total | 176.7 | | 96.19 | 100.1% | \$19,162,143 | 9,430 | | |

| | 2009 proposed | Current indexed rate |
|---------------------------|------------------|----------------------------|
| Non-Residential | | |
| Net Cost | \$32,595,000 | |
| Actual GFA (sqft) | 8,321,790 | |
| DC Per GFA (sq.ft) | \$3.92 | \$2.14 |

**4. SUC – NEPEAN PONDS IN PARKS, LONGFIELDS,
AND DAVIDSON HEIGHTS
(AREA S-4)**

Project Description

SUC-Nepean Ponds in Parks, Longfields, and Davidson Heights Charge Area S-4

The “Longfields and Davidson Heights Review and Update of 1993 Serviceability Study Report” (Erion associates, Stanley Consulting and Ainley Graham, February 1998) identified the storm water management plan for the Longfields and Davidson Heights community. This report recommended several park storage ponds and related trunk storm sewers outletting to the proposed Longfields and Davidson Heights Storm Water Facilities (LDHSWF) along with the tributary catchment area corresponding to each pond. The LDHSWF and most of the storage ponds are constructed and fully operational. The Longfields and Davidson Heights drainage area is generally bounded by the Canadian National Railway corridor/Fallowfield Road to the north, Prince of Wales Drive to the west, Greenbank Road to the east, and Strandherd Road to the south. This drainage area is illustrated in Schedule 1.

This project has been identified in the S-4 benefiting charge area on drawing number STM3 of the report entitled “City of Ottawa: Development Charges Study - Volume II, dated January 2009, prepared by Stantec Consulting Ltd. Volume I of this Stantec study identifies the storm water infrastructure works required and associated costs of these works and will be used as the basis to establish the DCs. Development potential for this area is provided in Schedule 2. Schedule 3 identifies the storm water infrastructure works required and the full costs associated with each project, for which DCs are based on. Schedule 4 establishes the DC rates in accordance with the methodology outlined earlier.

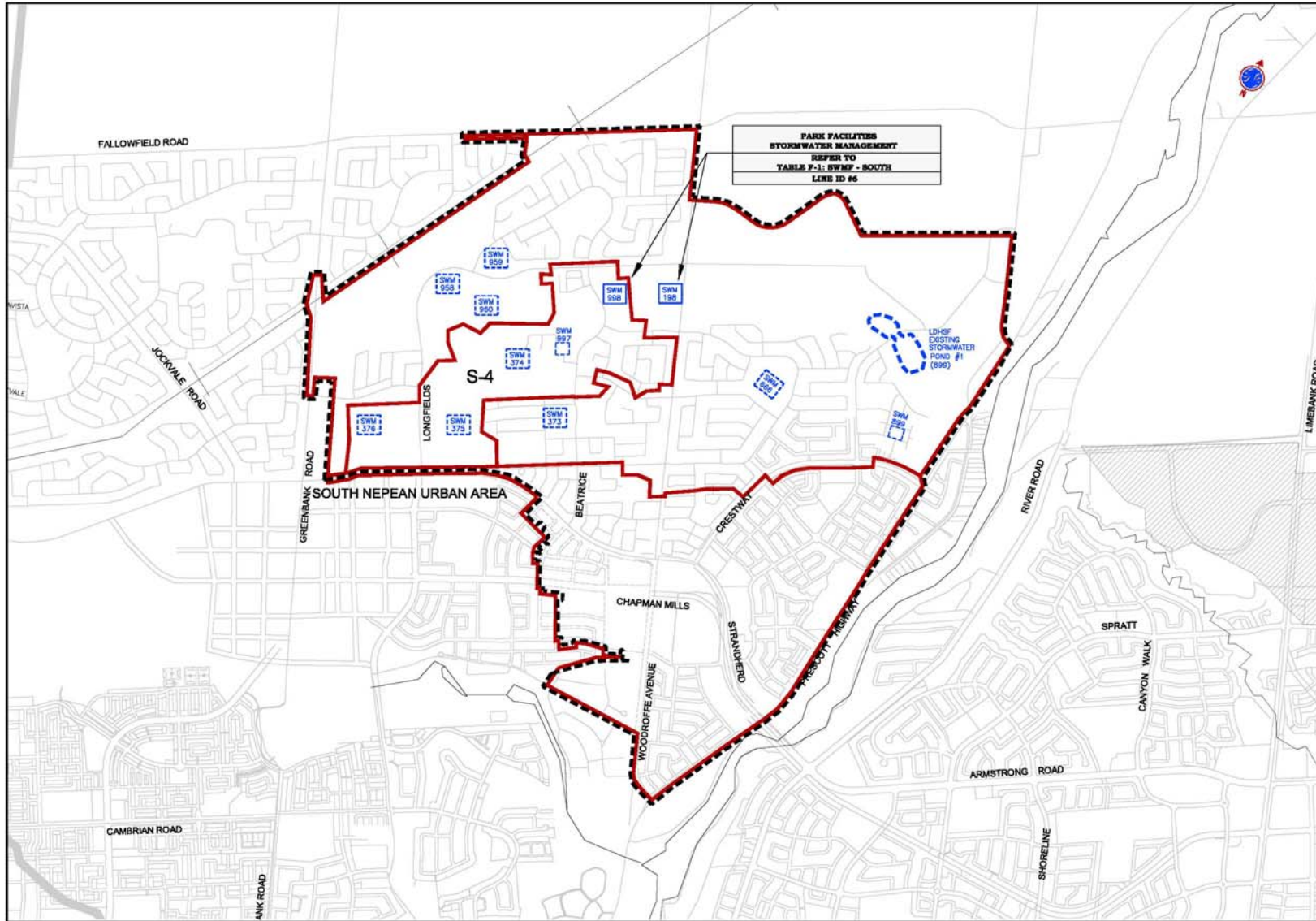
Relevant Studies / By-Laws

- City of Ottawa By-Law No. 2004-305 for the imposition of development charges for Nepean Parks Storm Water Facilities, July 14, 2004.
- City of Ottawa Area-Specific Development Charge Background Study for SUC-Nepean Ponds in Parks, Longfields, and Davidson Heights (Area S-4) Storm Water Management Ponds and Drainage Systems, City of Ottawa in consultation with C.N. Watson and Associates Ltd., June 28, 2004.
- Longfields and Davidson Heights Review and Update of 1993 Serviceability Study Report, January 1998 and revised February 1998, Erion associates, Stanley Consulting Group Ltd., and Ainley Graham & Associates.
- Former City of Nepean Development Charges Background Study, 1999.

Other Approvals

- The Davidson Heights approved concept plan by the former City of Nepean Council in 1993.

Schedule 1: SUC – Nepean Ponds in Parks, Longfields, and Davidson Heights (Area S-4)



| Schedule 2: Stormwater Management Pond/Drainage System | | | |
|--|--------------------------|---------------------------|--------------------------|
| #4 SUC - Nepean Ponds in Parks, Longfields, and Davidson Heights (Area S-4) | | | |
| Projected Growth | | | |
| | 2008 Existing | 2008-31 Growth | 2031 Buildout |
| 1 Residential Units | | | |
| Single Detached | 5,312 | 1,095 | 6,407 |
| Semi Detached | 672 | 116 | 788 |
| Row/Town | 4,150 | 626 | 4,776 |
| Stacked Row | 0 | 0 | 0 |
| Apartment | 713 | 286 | 999 |
| Total | 10,847 | 2,123 | 12,970 |
| 2 Developed Residential Land Area (Net Ha) | | | |
| Single Detached | 241.5 | 49.8 | 291.3 |
| Semi Detached | 21.0 | 3.6 | 24.6 |
| Row/Town | 94.3 | 14.2 | 108.5 |
| Stacked Row | 0.0 | 0.0 | 0.0 |
| Apartment | 5.7 | 2.3 | 8.0 |
| Total | 362.5 | 69.9 | 432.4 |
| 3 Developed Non-Residential Land Area (Net Ha) | | | |
| Industrial | 0.1 | 17.7 | 17.8 |
| Commercial | 40.5 | 12.3 | 52.8 |
| Institutional | 49.0 | 24.8 | 73.8 |
| Total | 89.6 | 54.8 | 144.4 |
| 4 Non-Residential GFA (sq.ft.) | | | |
| Industrial | 3,328 | 737,152 | 740,480 |
| Commercial | 1,865,611 | 567,768 | 2,433,379 |
| Institutional | 257,250 | 130,200 | 387,450 |
| Total | 2,126,189 | 1,435,120 | 3,561,309 |

| Schedule 3: Stormwater Management Pond/Drainage System #4 SUC - Nepean Ponds in Parks, Longfields, and Davidson Heights (Area S-4) 2008 Cost Information \$'000s | | | | | | | |
|---|---|--------------------------|---------------------------------------|--|--------------------------------------|-----------------------------|-------------------------------------|
| Item # | Project | Gross Capital Cost | Less: | | Development charge recoverable | Residential Share 46% | Non- Residential Share 54% |
| | | | Benefit to existing development | Grants, repayments, & other contributions | | | |
| S4-1 | SWM Park Facilities | 728 | | | 728 | 335 | 393 |
| | SUBTOTAL | 728 | 0 | 0 | 728 | 335 | 393 |
| | <i>Reserve Fund Balance (Deficit)</i> | | | | -2,675 | -1,231 | -1,445 |
| | TOTAL | 728 | 0 | 0 | \$3,403 | \$1,566 | \$1,838 |

| Schedule 4: Stormwater Management Pond/Drainage System #4 SUC - Nepean Ponds in Parks, Longfields, and Davidson Heights (Area S-4) Development Charge Calculation | | | | | | | | |
|--|-------------|---------------------|-------------------|---------------|--------------------------------|--------------|---------------------------|----------------------|
| Residential | Unbuilt Ha | Run-off coefficient | Ha x co-efficient | % (rounded) | Residential share x percentage | Actual units | 2009 proposed DC per unit | Current indexed rate |
| Net cost | | | | | \$1,566,000 | | | |
| Single Detached | 49.8 | 0.43 | 21.41 | 64.1% | 1,003,806 | 1,095 | \$903 | \$978 |
| Semi Detached | 3.6 | 0.53 | 1.91 | 5.7% | 89,262 | 116 | | |
| Row/Townhouse | 14.2 | 0.6 | 8.52 | 25.5% | 399,330 | 626 | \$638 | \$774 |
| Stacked Row | 0 | 0.6 | 0.00 | 0.0% | 0 | 0 | \$257 | \$340 |
| Apartment | 2.3 | 0.68 | 1.56 | 4.7% | 73,602 | 286 | | |
| Total | 69.9 | | 33.41 | 100.0% | \$1,566,000 | 2,123 | | |

| | 2009 proposed | Current indexed rate |
|---------------------------|--------------------|----------------------|
| Non-Residential | | |
| Net Cost | \$1,838,000 | |
| Actual GFA (sq.ft.) | 1,435,120 | |
| DC Per GFA (sq.ft) | \$1.28 | \$0.30 |

5. INNER GREENBELT PONDS (AREA C-1)

Project Description

Inner Greenbelt Ponds Charge Area C-1

The “Environmental Assessment Screening Report, October 2002” and the “McEwan Creek Stream Protection & Restoration Project (CH2MHILL, July 2003) identified the preferred storm water management plan for the McEwan Creek area. These studies recommended a storm water management facility and erosion control works for the creek, along with the tributary catchment area corresponding to each facility. The facility is located west of Highway 417, east of Bank Street, north of Hunt Club Road, and south of Heron Road. The urban drainage is currently collected by the Eastern Community trunk storm sewer and discharges directly into McEwan Creek. The proposed end-of-pipe storm water management facility would mitigate the impact of existing and proposed development on storm water quality and degradation of McEwan Creek. This drainage area is illustrated in Schedule 1.

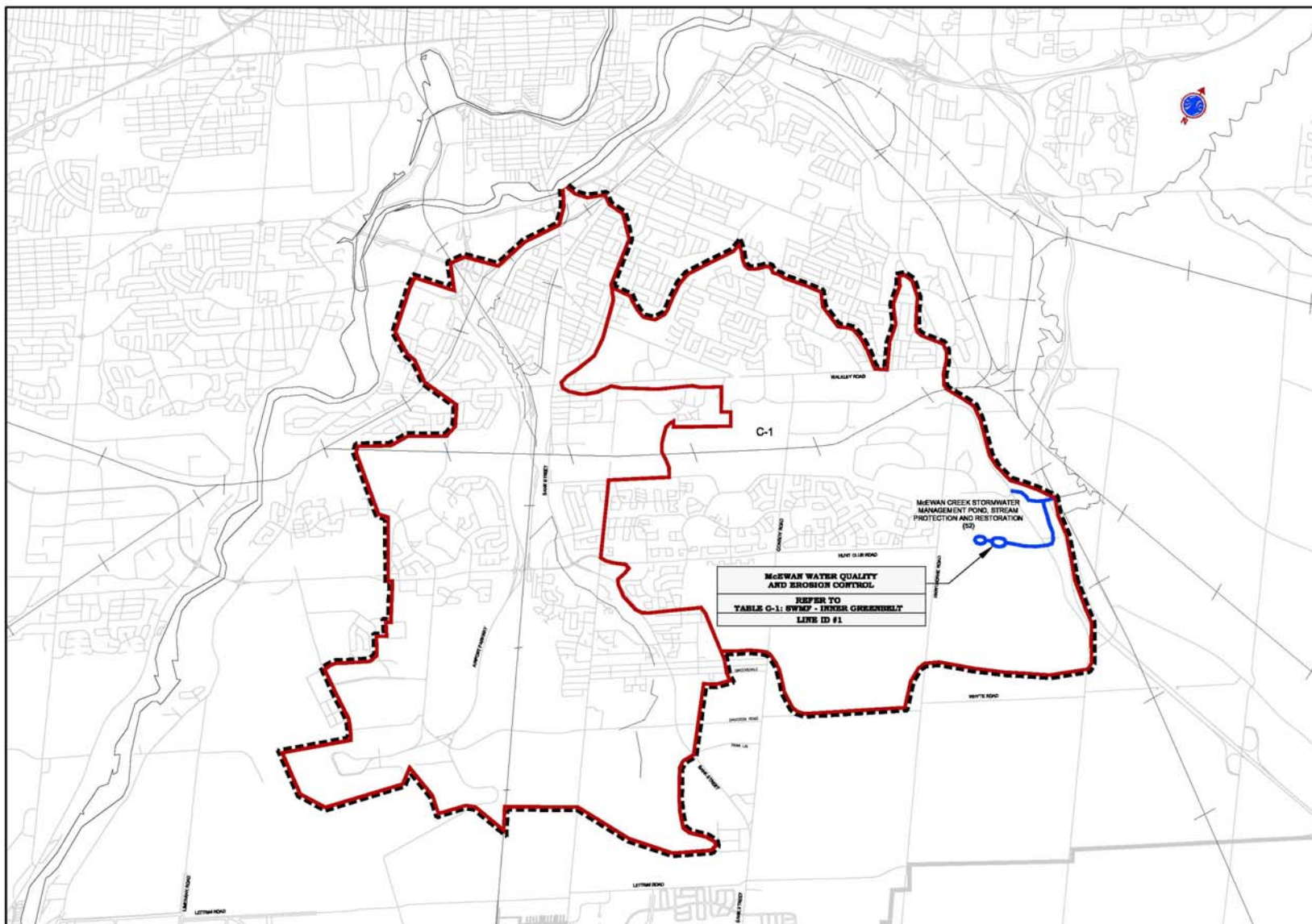
This project has been identified in the C-1 benefiting charge area on drawing number STM6 of the report entitled “City of Ottawa: Development Charges Study - Volume II, dated January 2009, prepared by Stantec Consulting Ltd. Volume I of this Stantec study identifies the storm water infrastructure works required and associated costs of these works and will be used as the basis to establish the DCs.

Consistent with overall lower projected City-wide growth and based on slower growth observed over the last 5 years, the 2009 growth projections provided in Schedule 2 have been adjusted downwards from the 2004 DC Background Study. Also, there is anticipated development potential in this area beyond 2031. Schedule 3 identifies the storm water infrastructure works required and the full costs associated with each project, for which DCs are based on. Schedule 4 establishes the DC rates in accordance with the methodology outlined earlier.

Relevant Studies / By-Laws

- City of Ottawa By-Law No. 2004-306 for the imposition of development charges for Inner Greenbelt Storm Water Facilities, July 14, 2004.
- City of Ottawa Area-Specific Development Charge Background Study for Inner Greenbelt Ponds (Area C-1) Storm Water Management Ponds and Drainage Systems, City of Ottawa in consultation with C.N. Watson and Associates Ltd., June 28, 2004.
- Environmental Assessment Screening Report, October 2002, and the McEwan Creek Stream Protection & Restoration Project, CH2MHILL, July 2003.
- Former City of Gloucester Development Charges Background Study, 1999.

Schedule 1: Inner Greenbelt Ponds (Area C-1)



| Schedule 2: Stormwater Management Pond/Drainage System | | | |
|---|--------------------------|---------------------------|-------------------|
| #5 Inner Greenbelt Ponds (Area C-1) | | | |
| Projected Growth | | | |
| | 2008 Existing | 2008-31 Growth | 2031 Total |
| 1 Residential Units | | | |
| Single Detached | 12,480 | 680 | 13,160 |
| Semi Detached | 1,899 | 120 | 2,019 |
| Row/Town | 11,563 | 975 | 12,538 |
| Stacked Row | 0 | 0 | 0 |
| Apartment | 12,190 | 1,700 | 13,890 |
| Total | 38,132 | 3,475 | 41,607 |
| 2 Developed Residential Land Area (Net Ha) | | | |
| Single Detached | 567.3 | 30.9 | 598.2 |
| Semi Detached | 59.3 | 3.8 | 63.1 |
| Row/Town | 262.8 | 22.2 | 285.0 |
| Stacked Row | 0.0 | 0.0 | 0.0 |
| Apartment | 97.5 | 13.6 | 111.1 |
| Total | 986.9 | 70.5 | 1057.4 |
| 3 Developed Non-Residential Land Area (Net Ha) | | | |
| Industrial | 88.8 | 56.5 | 145.3 |
| Commercial | 150.2 | 34.7 | 184.9 |
| Institutional | 518.1 | 45.7 | 563.8 |
| Total | 757.1 | 136.9 | 894.0 |
| 4 Non-Residential GFA (sq.ft.) | | | |
| Industrial | 3,694,080 | 2,350,400 | 6,044,480 |
| Commercial | 6,925,107 | 1,598,480 | 8,523,587 |
| Institutional | 2,720,200 | 239,750 | 2,959,950 |
| Total | 13,339,387 | 4,188,630 | 17,528,017 |

| Schedule 3: Stormwater Management Pond/Drainage System | | | | | | | |
|--|--|--------------------|---------------------------------|---|--------------------------------|--------------------------|------------------------------|
| #5 Inner Greenbelt Ponds (Area C-1) | | | | | | | |
| 2008 Cost Information \$'000s | | | | | | | |
| Item # | Project | Gross Capital Cost | Less: | | Development charge recoverable | Residential Share 26% | Non-Residential Share 74% |
| | | | Benefit to existing development | Grants, repayments, & other contributions | | | |
| C1-1 | McEwan Creek Water Quality & Erosion Control | 4,733 | 3,786 | | 947 | 246 | 700 |
| | SUBTOTAL | 4,733 | 3,786 | 0 | 947 | 246 | 700 |
| | <i>Reserve Fund Balance (Deficit)</i> | | | | -1,440 | -374 | -1,066 |
| | TOTAL | 4,733 | 3,786 | 0 | \$2,387 | \$620 | \$1,766 |

| Schedule 4: Stormwater Management Pond/Drainage System #5 Inner Greenbelt Ponds (Area C-1) Development Charge Calculation | | | | | | | | |
|---|-------------|---------------------|-------------------|---------------|--------------------------------|------------------|---------------------------|----------------------|
| Residential | Unbuilt Ha | Run-off coefficient | Ha x co-efficient | % (rounded) | Residential share x percentage | Actual units | 2009 proposed DC per unit | Current indexed rate |
| Net cost | | | | | | \$620,000 | | |
| Single Detached | 30.9 | 0.43 | 13.29 | 35.1% | 217,620 | 680 | \$313 | \$208 |
| Semi Detached | 3.8 | 0.53 | 2.01 | 5.3% | 32,860 | 120 | | |
| Row/Townhouse | 22.2 | 0.6 | 13.32 | 35.2% | 218,240 | 975 | \$224 | \$166 |
| Stacked Row | 0 | 0.6 | 0.00 | 0.0% | 0 | 0 | \$89 | \$74 |
| Apartment | 13.6 | 0.68 | 9.25 | 24.4% | 151,280 | 1,700 | | |
| Total | 70.5 | | 37.87 | 100.0% | \$620,000 | 3,475 | | |

| | | |
|---------------------------|----------------------|-----------------------------|
| Non-Residential | 2009 proposed | Current indexed rate |
| Net Cost | \$1,766,000 | |
| Actual GFA (sq.ft.) | 4,188,630 | |
| DC Per GFA (sq.ft) | \$0.42 | \$0.32 |

6. MONAHAN DRAIN (AREA W-1)

Project Description

Monahan Drain Charge Area W-1

Master Drainage studies dating back to 1993 and undertaken in accordance with Phases 1 and 2 of the Municipal Class Environmental Assessment process have identified storm water management facilities for the Monahan Drain area. Subsequent to this study, a final design report was also completed in 1993 and approved as a Schedule B project under the Class Environmental Assessment process. Storm water management facilities are required east of Eagleson Road and north of Fernbank Road and another is required west of Eagleson Road and south of Fernbank Road. Pursuant to a Front-Ending agreement, the facilities east of Eagleson Road are fully constructed and operational. The facility west of Eagleson is under construction in accordance with a Front-Ending Agreement. The Monahan Drain benefiting area is bounded by Terry Fox Drive to the west, Hope Side Road to the south, and the Bridlewood community to the east. This drainage area is illustrated in Schedule 1.

This project has been identified in the W-1 benefiting charge area on drawing number STM2 of the report entitled "City of Ottawa: Development Charges Study - Volume II, dated January 2009, prepared by Stantec Consulting Ltd. Volume I of this Stantec study identifies the storm water infrastructure works required and associated costs of these works and will be used as the basis to establish the DCs. Development potential for this area is provided in Schedule 2.

As a result of several development charge (DC) By-Law amendments and an appeal to the Ontario Municipal Board (OMB) for the Monahan Drain benefiting area, the conventional methodology used to establish DCs, as outlined earlier, was not applicable. A February 2007 Council approved amendment (ACS2007-PTE-APR-0002) to the 2004 area-specific By-Law was required to reflect changes in land use in accordance with the City's Official Plan, and to update stormwater infrastructure costs. The amendment was required for the purposes of entering into a Front-Ending agreement between developers and the City to construct the stormwater management pond west of Eagleson Drive. Amending By-Law 2007-66 resulted in DC rates increasing substantially, which led to an appeal to the OMB by the landowners east of Eagleson Road on the basis that much of the lands were subject to registered plans for which agreements of purchase and sale had already been signed.

Subsequent to this appeal, the OMB approved an amendment to divide the benefiting area into 2 distinct areas, as currently reflected under Area A and B of Schedule 1, and imposed residential rates in each of area A and B. Landowners for Area A, who appealed the By-Law, were subject to lower residential DCs based on the former Kanata By-Law 140-00 and subject to indexing, due to their long-standing development activity prior to amalgamation. Area B rates were unchanged on the basis that these lands were essentially undeveloped at the time. In addition,

a Front-Ending agreement between landowners and the City is currently in place for stormwater works within Area B, and it was the landowners' preference to continue with the residential rates established in By-Law 2007-66 to ensure recovery. The remaining non-residential rate was then determined under a second amending DC By-Law 2008-159 (ACS2008-PTE-PLA-0060).

In view of the OMB prescribed residential rates, the City's conventional methodology to arrive at the non-residential DC rates could not be applied since recovery of stormwater infrastructure costs are traditionally based on allocating the total project costs over the remaining growth potential in terms of residential units and non-residential gross floor area (GFA). The methodology outlined below formed the basis for amending By-Law 2008-159. With imposed residential rates already pre-determined, the residential component of DC revenues was obtained by applying the residential DC rates to the total units for each area. Total revenues from both areas were then applied as a reduction to the total project cost of the stormwater infrastructure identified, with the balance of the project costs allocated towards the non-residential recovery. It should be noted that although the consistent approach would have been to establish non-residential rates in each of the respective areas A and B, the resulting rates were unreasonably high in comparison to the City's estimated average, and thus a blended rate was preferred.

For the 2009 DC By-Law, the residential DC rates for Area A and B as noted above have been adopted, although the Area A rates were reduced proportionately by the reduced debt and reserve fund deficit balance allocated to Area A since the last amendment. In addition, due to an expropriation that occurred in the 1990s, the City is recovering for land costs required for an earlier phase of the stormwater management facility east of Eagleson Road and north of Hope Side Road. This liability, estimated at \$120,000, remains outstanding and recovery of costs were allocated equally between Areas A and B. Schedule 3 illustrates the imposed residential rates for each area and the revised Area A rates. The blended non-residential rate was revised to ensure full cost recovery, as documented in Schedule 4.

Relevant Studies / By-Laws

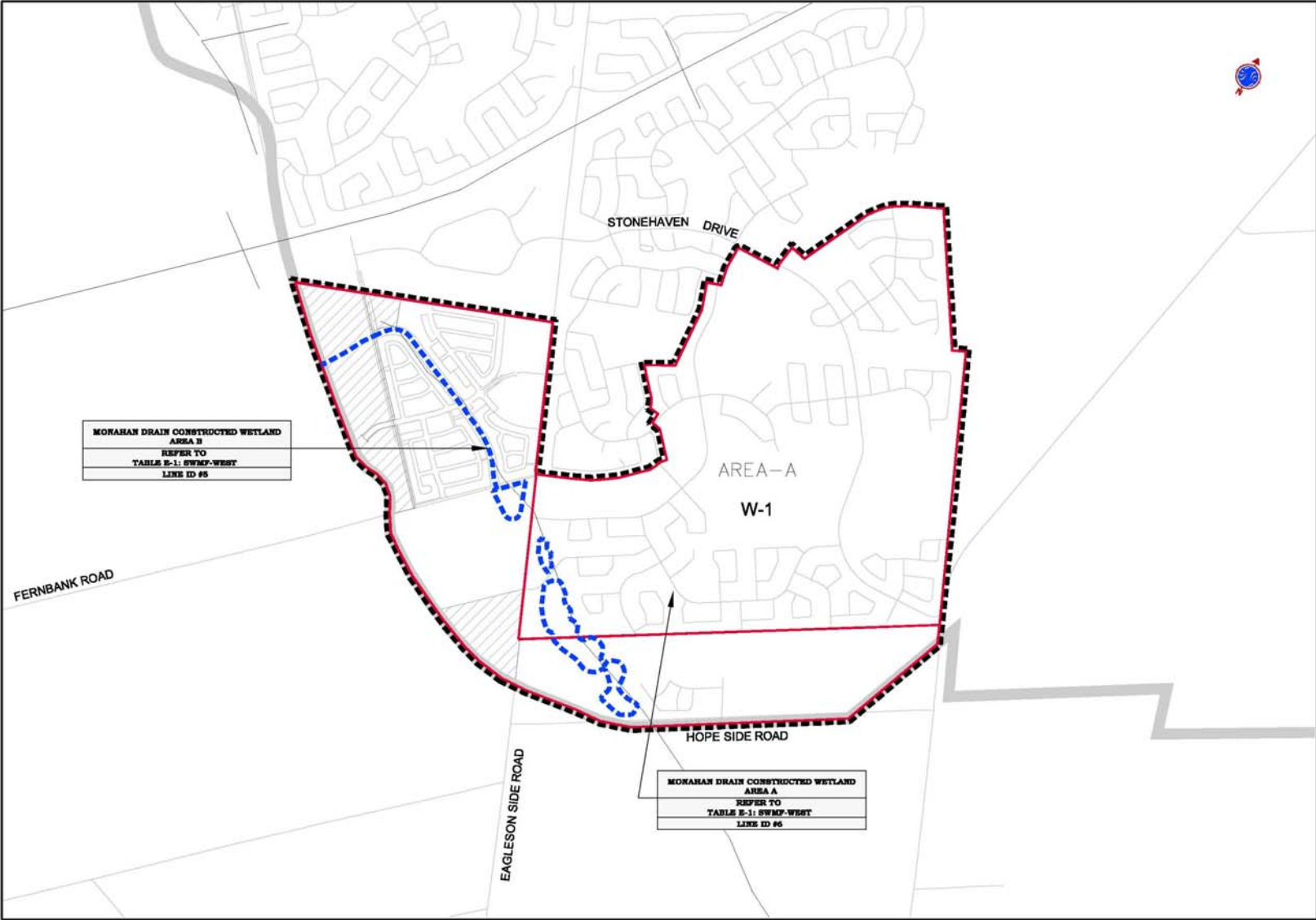
- City of Ottawa By-Law No. 2008-159 to amend By-Law No. 2004-307 (Monahan Drain), May 14, 2008.
- City of Ottawa Report to Corporate Services and Economic Development Committee and Council ACS2008-PTE-PLA-0060 – "Amendment to Development Charge By-Law 2007-66 Monahan Drain Storm Water Management Facility," May 2008.
- City of Ottawa Report to Planning and Environment Committee and Council ACS2008-CMR-LEG-0003 – "Monahan Drain Storm Water Development Charge," January 2008.
- City of Ottawa By-Law No. 2007-66 to amend By-Law No. 2004-307 (Monahan Drain), February 14, 2007.

- City of Ottawa Report to Corporate Services and Economic Development Committee and Council ACS2007-PTE-APR-0002 – “Amendment to Development Charges By-Law 2004-307 Monahan Drain and Front-Ending Agreement Storm Water Management Facility Area 2,” February 2007.
- Bridlewood Trails Storm Water Management Report, dated February 27, 2006, revised September 13, 2006, prepared by Novatech Engineering Consultants Ltd.
- Monahan Drain Constructed Wetlands Phase 2, Final Design Report, dated March 30, 2006, prepared by Novatech Engineering Consultants Ltd.
- City of Ottawa By-Law No. 2004-307 for the imposition of development charges for Monahan Drain Storm Water Facilities, July 14, 2004.
- City of Ottawa Area-Specific Development Charge Background Study for Monahan Drain (Area W-1) Storm Water Management Ponds and Drainage Systems, City of Ottawa in consultation with C.N. Watson and Associates Ltd., June 28, 2004.
- Former City of Kanata Development Charges Background Study Re: The Monahan Drain Constructed Wetlands Project and an additional amendment to By-Law No. 144-99 re the definition of non-residential uses, September 20, 2000.
- Former City of Kanata By-Law No.140-00 being a by-law to provide for the imposition of area specific development charges for the Monahan Drain Constructed Wetlands Project.

Other Approvals

Ministry of Environment Certificate of Approval for the entire Monahan Drain Area 1 and Area 2 was issued in July of 1994, certificate number 3-1383-93-946.

Schedule 1: Monahan Drain (Area W-1)



| Schedule 2: Stormwater Management Pond/Drainage System #6 Monahan Drain (W-1) Projected Growth | | | | | | | | | |
|---|----------------------------------|---------------------------|--------------------------|--------------------------------------|---------------------------|--------------------------|--------------------------|---------------------------|--------------------------|
| | Area A (East of Eagleson) | | | Area B (West + North of Hope) | | | Total Area A + B | | |
| | 2008 Existing | 2008-31 Growth | 2031 Buildout | 2008 Existing | 2008-31 Growth | 2031 Buildout | 2008 Existing | 2008-31 Growth | 2031 Buildout |
| 1 Residential Units | | | | | | | | | |
| Single Detached | 1,821 | 305 | 2,126 | 0 | 454 | 454 | 1,821 | 759 | 2,580 |
| Semi Detached | 161 | 0 | 161 | 6 | 158 | 164 | 167 | 158 | 325 |
| Row/Town | 1,620 | 254 | 1,874 | 56 | 1,677 | 1,733 | 1,676 | 1,931 | 3,607 |
| Stacked Row | 0 | 0 | 0 | 36 | 266 | 302 | 36 | 266 | 302 |
| Apartment | 0 | 340 | 340 | 136 | 363 | 499 | 136 | 703 | 839 |
| Total | 3,602 | 899 | 4,501 | 234 | 2,918 | 3,152 | 3,836 | 3,817 | 7,653 |
| 2 Developed Residential Land Area (Net Ha) | | | | | | | | | |
| Single Detached | 82.8 | 13.9 | 96.7 | 0.0 | 20.6 | 20.6 | 82.8 | 34.5 | 117.3 |
| Semi Detached | 5.0 | 0 | 5.0 | 0.2 | 4.9 | 5.1 | 5.2 | 4.9 | 10.1 |
| Row/Town | 36.8 | 5.8 | 42.6 | 1.3 | 38.1 | 39.4 | 38.1 | 43.9 | 82.0 |
| Stacked Row | 0.0 | 0 | 0.0 | 0.5 | 3.6 | 4.1 | 0.5 | 3.6 | 4.1 |
| Apartment | 0.0 | 2.7 | 2.7 | 1.1 | 2.9 | 4.0 | 1.1 | 5.6 | 6.7 |
| Total | 124.6 | 22.4 | 147.0 | 3.1 | 70.1 | 73.2 | 127.7 | 92.5 | 220.2 |
| 3 Developed Non-Residential Land Area (Net Ha) | | | | | | | | | |
| Industrial | 0.0 | 0.0 | 0.0 | 0.0 | 3.9 | 3.9 | 0.0 | 3.9 | 3.9 |
| Commercial | 0.5 | 1.4 | 1.9 | 1.8 | 21.1 | 22.9 | 2.3 | 22.5 | 24.8 |
| Institutional | 6.6 | 4.4 | 11.0 | 0.0 | 0.0 | 0.0 | 6.6 | 4.4 | 11.0 |
| Total | 7.1 | 5.8 | 12.9 | 1.8 | 25.0 | 26.8 | 8.9 | 30.8 | 39.7 |
| 4 Non-Residential GFA (sq.ft.) | | | | | | | | | |
| Industrial | 0 | 0 | 0 | 0 | 163,072 | 163,072 | 0 | 163,072 | 163,072 |
| Commercial | 21,825 | 64,247 | 86,072 | 82,998 | 974,458 | 1,057,456 | 104,823 | 1,038,705 | 1,143,528 |
| Institutional | 34,650 | 23,100 | 57,750 | 0 | 0 | 0 | 34,650 | 23,100 | 57,750 |
| Total | 56,475 | 87,347 | 143,822 | 82,998 | 1,137,530 | 1,220,528 | 139,473 | 1,224,877 | 1,364,350 |

| Schedule 3: Stormwater Management Pond/Drainage System | | | | | | | | | |
|--|------------------|---------------------|-------------------------------|--|-----------------|------------------|---------------------|-------------------------------|--|
| #6 Monahan Drain (W-1) | | | | | | | | | |
| 2008 Residential Development Charges Collected Under Established Rates | | | | | | | | | |
| Area A | | | | | Area B | | | | |
| Residential | Actual units (A) | Current DC per unit | 2009 Proposed DC per unit (B) | Total residential DCs to collect (A x B) | Residential | Actual units (A) | Current DC per unit | 2009 Proposed DC per unit (B) | Total residential DCs to collect (A x B) |
| Single Detached | 305 | \$1,991 | \$1,861 | 567,605 | Single Detached | 454 | \$2,779 | \$2,779 | 1,261,666 |
| Semi Detached | 0 | \$1,991 | \$1,861 | 0 | Semi Detached | 158 | \$2,779 | \$2,779 | 439,082 |
| Row/Townhouse | 254 | \$1,451 | \$1,356 | 344,424 | Row/Townhouse | 1,677 | \$2,219 | \$2,219 | 3,721,263 |
| Stacked Row | 0 | \$986 | \$922 | 0 | Stacked Row | 266 | \$986 | \$986 | 262,276 |
| Apartment | 340 | \$986 | \$922 | 313,480 | Apartment | 363 | \$986 | \$986 | 357,918 |
| Total | 899 | | | 1,225,509 | | 2,918 | | | 6,042,205 |

| Schedule 4: Stormwater Management Pond/Drainage System | | | | | | | | | |
|--|---|--------------------|---------------------------------|------------------------------|------------------------------------|---|--|----------------------------------|------------------------------------|
| #6 Monahan Drain (W-1) | | | | | | | | | |
| Area Specific Cost Information and Allocation and Blended Non-Residential Development Charge Calculation | | | | | | | | | |
| Item # | Project | Gross Capital Cost | Less: | | Development charges to recover (A) | Residential DCs to collect (Schedule 3) (B) | Non-residential share to recover (A - B) | Non-residential Gross Floor Area | Non-residential DC per GFA (sq.ft) |
| | | | Benefit to existing development | Grants & other contributions | | | | | |
| Monahan Drain Area A: | | | | | | | | | |
| 1 | Debt Payments | 565,000 | | | 565,000 | | | | |
| 2 | Reserve Fund (Deficit) | -602,439 | | | -602,439 | | | | |
| 3 | Land | 60,000 | | | 60,000 | | | | |
| AREA A SUBTOTAL | | 1,227,439 | 0 | 0 | 1,227,439 | 1,225,509 | 1,930 | 87,347 | |
| Monahan Drain Area B | | | | | | | | | |
| 4 | Monahan Drain SWMF Front-Ending Agreement | 6,361,125 | | | 6,361,125 | | | | |
| 5 | Land | 60,000 | | | 60,000 | | | | |
| AREA B SUBTOTAL | | 6,421,125 | 0 | 0 | 6,421,125 | 6,042,205 | 378,920 | 1,137,530 | |
| TOTAL AREA A AND B BLENDED NON-RESIDENTIAL RATE | | | | | | | 380,850 | 1,224,877 | \$0.31 |

7. SHIRLEY'S BROOK (AREA W-2)

Project Description

Shirley's Brook Charge Area W-2

The "Kanata North Environmental/Storm Water Management Plan," (CH2MHILL, February 2001) identified the preferred storm water management plan for the Shirley's Brook Community. The study recommended storm water management ponds and channelization works along with the tributary catchment area corresponding to each pond. Pursuant to the May 2006 DC amendment for this benefiting area, the contributing drainage area was modified to reflect the actual physical drainage boundaries and to include the additional contributing area on the west side of March Road. Shirley's Brook storm water management facilities and partial channelization works located east of the benefiting area are fully constructed and operational with development charge repayments underway pursuant to a Front-Ending agreement. The Shirley's Brook Pond 1 West is located north of Klondike Road, east of March Road, and west of the main branch of Shirley's Brook. "Shirley's Brook Storm Water Management Facility 1 – West Functional Design Report," (Novatech, October 2008), includes detailed design for Pond 1 West. This report was undertaken in accordance with the Municipal Class Environmental Assessment (MCEA) Process and satisfies Phases 1 and 2 of the MCEA process. Schedule 1 illustrates this drainage area.

This project has been identified in the W-2 benefiting charge area on drawing number STM1 of the report entitled "City of Ottawa: Development Charges Study - Volume II, dated January 2009, prepared by Stantec Consulting Ltd. Volume I of this Stantec study identifies the storm water infrastructure works required and associated costs of these works and will be used as the basis to establish the DCs.

Consistent with overall lower projected City-wide growth and based on slower growth observed over the last 5 years, the 2009 growth projections provided in Schedule 2 have been adjusted downwards from the 2004 DC Background Study. Schedule 3 identifies the storm water infrastructure works required and the full costs associated with each project, for which DCs are based on. Schedule 4 establishes the DC rates in accordance with the methodology outlined earlier.

Relevant Studies / By-Laws

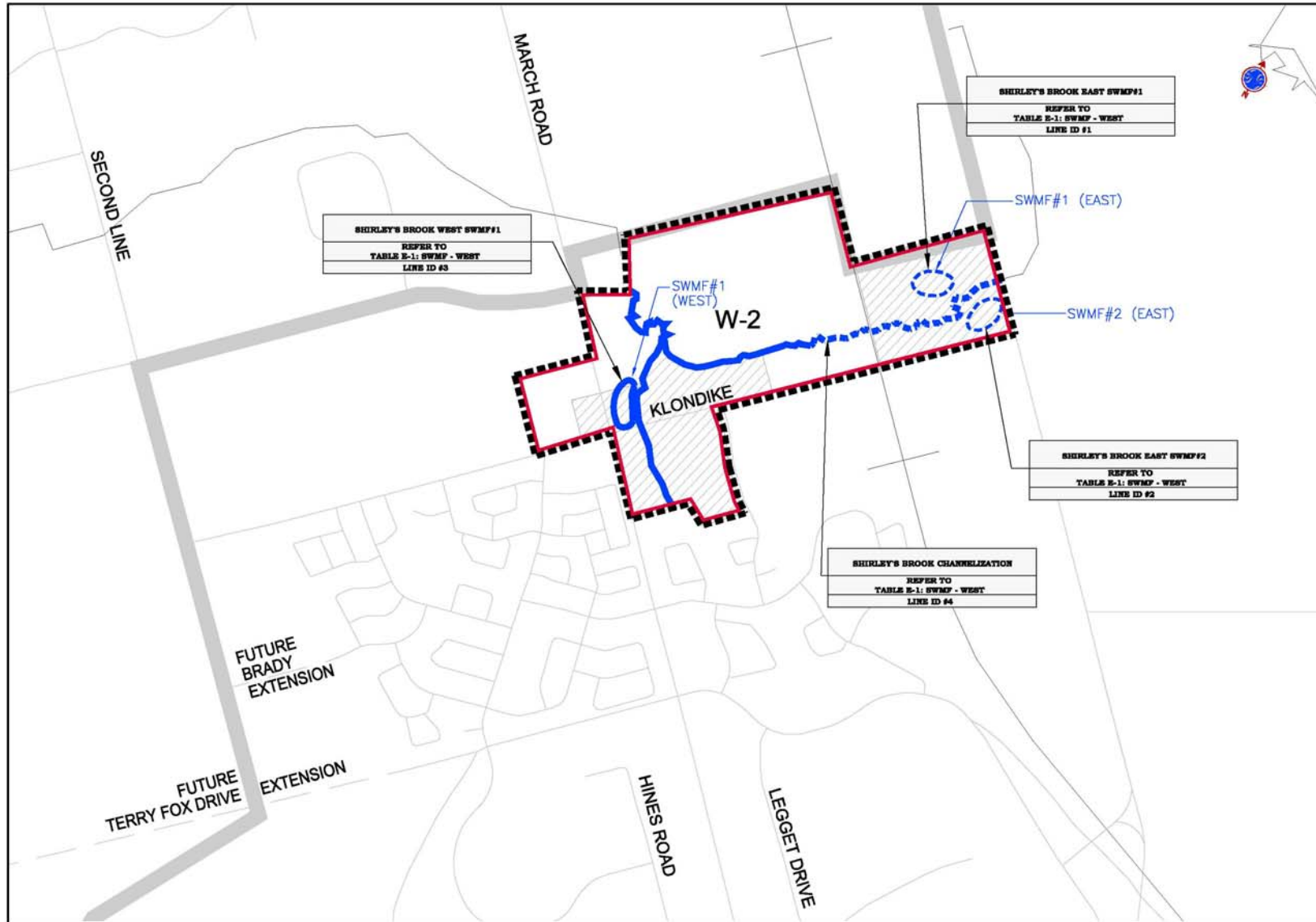
- Shirley's Brook Storm Water Management Facility 1 – West Functional Design Report," Novatech, October 2008.
- City of Ottawa By-Law No. 2006-204 to amend By-Law No. 2004-308 for the imposition of development charges for Shirley's Brook Storm Water Facilities, May 10, 2006.

- City of Ottawa Report to Corporate Services and Economic Development Committee and Council ACS2006-PCR-APR0053 – “Amendment to Development Charge By-Law 2004-308 Shirley’s Brook and Front-Ending Agreement Storm Water Management Facilities East 1 and 2 and Stream Rehabilitation,” April 2006.
- City of Ottawa By-Law No. 2004-308 for the imposition of development charges for Shirley’s Brook Storm Water Facilities, July 14, 2004.
- Area-Specific Development Charge Background Study for Shirley’s Brook (Area W-2) Storm Water Management Ponds and Drainage Systems, City of Ottawa in consultation with C.N. Watson and Associates Ltd., June 28, 2004.
- Kanata North Environmental/Storm Water Management Plan, CH2MHILL, February 2001.

Other Approvals

- Former City of Kanata concept plan for the Kanata North Urban Expansion Lands approved by the former City of Kanata Council

Schedule 1: Shirley's Brook (Area W-2)



| Schedule 2: Stormwater Management Pond/Drainage System | | | |
|---|--------------------------|---------------------------|--------------------------|
| #7 Shirley's Brook (Area W-2) | | | |
| Projected Growth | | | |
| | 2008 Existing | 2008-31 Growth | 2031 Buildout |
| 1 Residential Units | | | |
| Single Detached | 190 | 166 | 356 |
| Semi Detached | 22 | 20 | 42 |
| Row/Town | 390 | 296 | 686 |
| Stacked Row | 0 | 0 | 0 |
| Apartment | 58 | 0 | 58 |
| Total | 660 | 482 | 1,142 |
| 2 Developed Residential Land Area (Net Ha) | | | |
| Single Detached | 8.6 | 7.5 | 16.1 |
| Semi Detached | 0.7 | 0.6 | 1.3 |
| Row/Town | 8.9 | 6.7 | 15.6 |
| Stacked Row | 0.0 | 0.0 | 0.0 |
| Apartment | 0.5 | 0.0 | 0.5 |
| Total | 18.7 | 14.8 | 33.5 |
| 3 Developed Non-Residential Land Area (Net Ha) | | | |
| Industrial | 0.0 | 5.3 | 5.3 |
| Commercial | 0.2 | 0.4 | 0.6 |
| Institutional | 0.7 | 3.7 | 4.4 |
| Total | 0.9 | 9.4 | 10.3 |
| 4 Non-Residential GFA (sq.ft.) | | | |
| Industrial | 0 | 220,480 | 220,480 |
| Commercial | 9,222 | 16,907 | 26,129 |
| Institutional | 3,500 | 19,250 | 22,750 |
| Total | 12,722 | 256,637 | 269,359 |

| Schedule 3: Stormwater Management Pond/Drainage System | | | | | | | |
|--|--|--------------------|---------------------------------|---|--------------------------------|--------------------------|------------------------------|
| #7 Shirley's Brook (Area W-2) | | | | | | | |
| 2008 Cost Information \$'000s | | | | | | | |
| Item # | Project | Gross Capital Cost | Less: | | Development charge recoverable | Residential Share 52% | Non-Residential Share 48% |
| | | | Benefit to existing development | Grants, repayments, & other contributions | | | |
| W2-1 | SWM Pond #1 West | 951 | | 333 | 618 | 321 | 297 |
| W2-2 | SWM Pond #1 East Front-Ending Repayments | 1,350 | | 623 | 727 | 378 | 349 |
| W2-3 | SWM Pond #2 East Front-Ending Repayments | 1,340 | | 618 | 722 | 375 | 346 |
| W2-4 | East Channelization Front-Ending Repayments | 433 | | 200 | 233 | 121 | 112 |
| W2-5 | Channelization works outside of Front-Ending Agreement | 200 | | | 200 | 104 | 96 |
| | | | | | | | |
| | SUBTOTAL | 4,274 | 0 | 1,774 | 2,500 | 1,299 | 1,200 |
| | Reserve Fund Balance | | | | 135 | 70 | 65 |
| | TOTAL | 4,274 | 0 | 1,774 | \$2,365 | \$1,229 | \$1,135 |

| Schedule 4: Stormwater Management Pond/Drainage System #7 Shirley's Brook (Area W-2) Development Charge Calculation | | | | | | | | |
|---|-------------|------------------------|----------------------|----------------|-----------------------------------|-----------------|---------------------------------|----------------------------|
| Residential | Unbuilt Ha | Run-off coefficient | Ha x co-efficient | % (rounded) | Residential share x percentage | Actual units | 2009 proposed DC per unit | Current indexed rate |
| Net cost | | | | | \$1,229,000 | | | |
| Single Detached | 7.5 | 0.43 | 3.23 | 42.6% | 523,554 | 166 | \$3,092 | \$3,861 |
| Semi Detached | 0.6 | 0.53 | 0.32 | 4.2% | 51,618 | 20 | | |
| Row/Townhouse | 6.7 | 0.6 | 4.02 | 53.2% | 653,828 | 296 | \$2,209 | \$3,084 |
| Stacked Row | 0 | 0.6 | 0.00 | 0.0% | 0 | 0 | \$0 | \$0 |
| Apartment | 0 | 0.68 | 0.00 | 0.0% | 0 | 0 | | |
| Total | 14.8 | | 7.56 | 100.0% | \$1,229,000 | 482 | | |

| | 2009 proposed | Current indexed rate |
|---------------------------|--------------------|----------------------------|
| Non-Residential | | |
| Net Cost | \$1,135,000 | |
| Actual GFA (sq.ft.) | 256,637 | |
| DC Per GFA (sq.ft) | \$4.42 | \$3.68 |

**8. TAYLOR CREEK EROSION WORKS
(AREA E-1)**

Project Description

Taylor Creek Erosion Works Charge Area E-1

A study of erosion control measures for Taylor Creek from the north side of St. Joseph to the south side of North Service Road has been completed under a Schedule "B" Municipal Class Environmental Assessment process. Erosion measures have been implemented for Phase 1 of the works, which included the stream segment from St. Joseph to Highway 174. Phase 2 works are required between Highway 174 and the North Service Road. These works, with an estimated cost of \$892,000, will provide stabilization where active erosion has occurred. This drainage area is illustrated in Schedule 1.

This project has been identified in the E-1 benefiting charge area on drawing number STM8 of the report entitled "City of Ottawa: Development Charges Study - Volume II, dated January 2009, prepared by Stantec Consulting Ltd. Volume I of this Stantec study identifies the storm water infrastructure works required and associated costs of these works and will be used as the basis to establish the DCs.

The accumulated reserve fund balance formerly established for this existing Area E-1 under Development Charge By-Law 2005-474 is adequate to cover the \$892,0000 estimated costs for the Taylor Creek erosion works. As a result, imposing development charges for this area is not required as illustrated in Schedule 2.

Relevant Studies / By-Laws

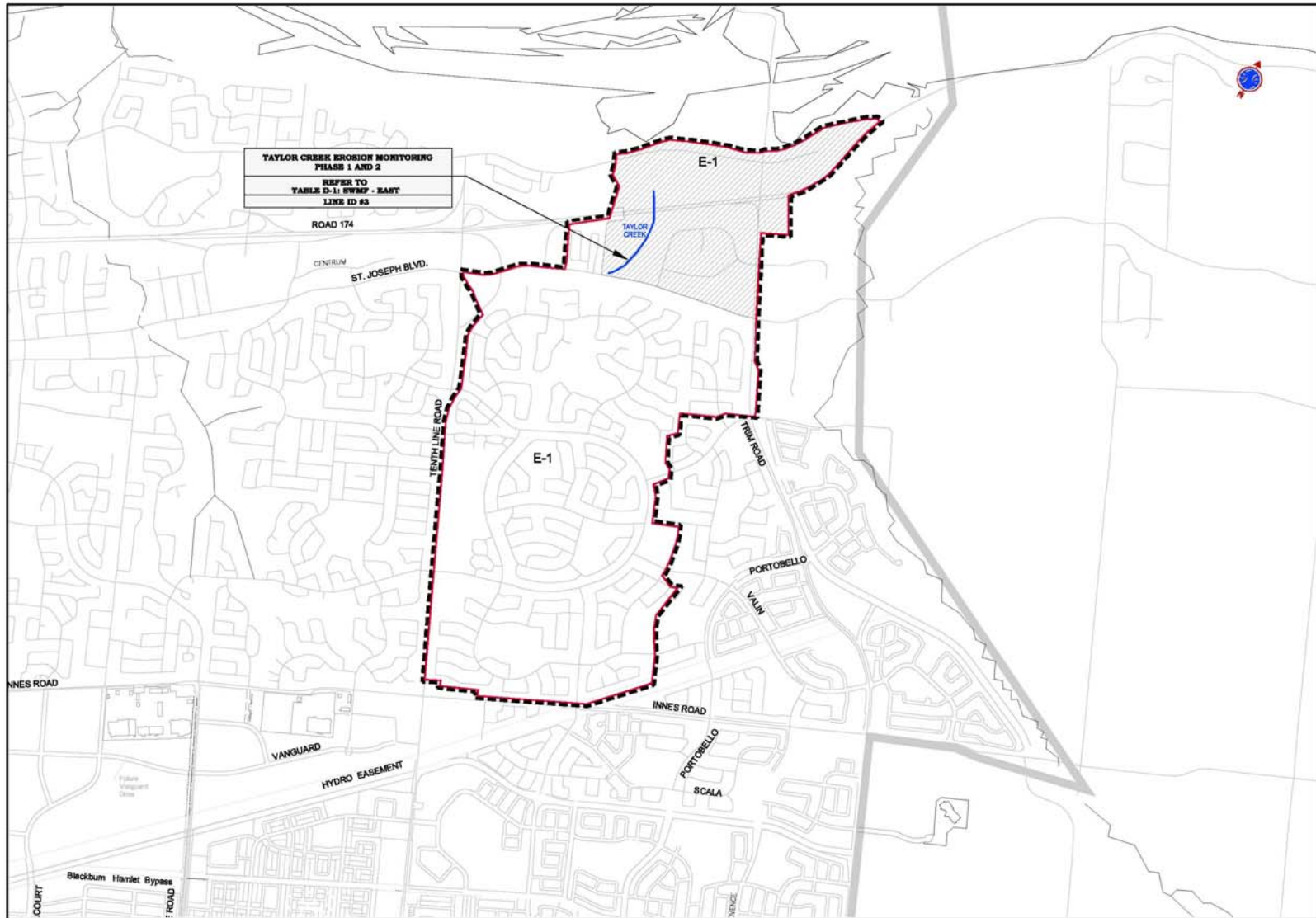
- City of Ottawa By-Law No. 2005-474 to amend By-Law No. 2004-309 for the imposition of development charges for Northerly Ponds and Taylor Creek Storm Water Facilities, October 26, 2005.
- City of Ottawa Report to Corporate Services and Economic Development Committee and Council ACS2005-PGM-APR-0221 – "Amendments to Area Specific Development Charges By-Law 2004-309 For Individual Storm Water Management Ponds and Drainage Systems," September 2005.
- City of Ottawa By-Law No. 2005-241 to amend By-Law No. 2004-309 for the imposition of development charges for Northerly Ponds and Taylor Creek Storm Water Facilities, May 25, 2005.
- City of Ottawa By-Law No. 2004-309 for the imposition of development charges for Northerly Ponds and Taylor Creek Storm Water Facilities, July 14, 2004.
- Area-Specific Development Charge Background Study for Northerly Ponds and Taylor Creek (Area E-1) Storm Water Management Ponds and Drainage

- Systems, City of Ottawa in consultation with C.N. Watson and Associates Ltd., June 28, 2004.
- Municipal Development Charge Servicing Background Report, Stantec Consulting Ltd., revised June 1999
 - Former City of Cumberland Development Charges Background Study, 1999, Stantec Consulting Ltd.
 - Master Drainage Plan, Township of Cumberland Development North of St. Joseph Blvd., Existing Urban Area, McNeely Engineering Consultants Ltd., June 1995.
 - Report on the Update of the Storm Water Management Study for the Taylor Creek Business Park, McNeely Engineering Ltd., March 1989.
 - Taylor Creek Business Park Township of Cumberland Storm Water Management Study, DS-Lea Associates Ltd., April 1987.

Other Approvals

- Cumberland Business Sector-North Planning Study/Development Plan, July 1990, approved by the former City of Cumberland on May 16, 1995

Schedule 1: Taylor Creek Erosion Works (Area E-1)



| Schedule 2: Stormwater Management Pond/Drainage System | | | | | | | |
|--|---------------------------------|--------------------------|---------------------------------------|--|--------------------------------------|----------------------------|-------------------------------------|
| #8 Taylor Creek Erosion Works (Area E-1) | | | | | | | |
| 2008 Cost Information \$'000s | | | | | | | |
| Item # | Project | Gross Capital Cost | Less: | | Development charge recoverable | Residential Share 5% | Non- Residential Share 95% |
| | | | Benefit to existing development | Grants, repayments, & other contributions | | | |
| E1-1 | Erosion Works | 892 | | | 892 | 45 | 847 |
| | SUBTOTAL | 892 | 0 | 0 | 892 | 45 | 847 |
| | <i>Reserve Fund Balance</i> | | | | 2,215 | 111 | 2,104 |
| | TOTAL | 892 | 0 | 0 | -\$1,323 | -\$66 | -\$1,257 |

9. CARDINAL CREEK EROSION WORKS (AREA E-2)

Project Description

Cardinal Creek Erosion Works Charge Area E-2

On July 14, 2004, the City of Ottawa passed By-Law #2004-299, 2004-300, and 2004-301 to impose development charges for the Cardinal Creek storm drainage area. Schedule 1 illustrates the drainage area. Each By-Law represented a defined area for the Cardinal Creek storm drainage area to establish the 3 classifications of development charge (DC) rates imposed: participating, additional participating, and non-participating. The 3 classifications of development charges related to the timing of the Front-Ending arrangements with developers to ensure full cost recovery of the total project since the City was participating in Front-Ending a portion of the costs and financing costs would be incurred.

All Front-Ending agreements made prior to 2002 by participating owners ("Participating Front-Enders") were imposed DCs under By-Law #2004-299 to recover the Front-Ended project costs since the owners were front-ending their own cost of the total project. Subsequently in 2002, a number of additional owners agreed to be part of the existing Front-Ending financing arrangement ("Additional Front-Enders") and the DCs imposed under By-Law #2004-300 included interest to cover the intervening period from the time the initial Front-Ending arrangements were made. The non-participant's ("Non-participating Front-Enders") charge under By-Law #2004-301 includes recovering the estimated financing costs incurred by the City over the remaining period.

Costs for recovery include erosion works, remaining construction costs under Front-Ending agreements, and unexpected land expropriation costs resulting from the Ontario Municipal Board (OMB) decision. Prior to amalgamation, the former City of Cumberland determined to move forward with the expropriation of land to permit the construction of a stormwater facility. The expropriations took place in 2000 with a number of claimants. In 2005, the claimants appealed to the OMB on the basis that the lands had a special adaptability and should be valued at between \$60,000 and \$70,000 per acre. The City argued that the lands were largely ravine lands with a value of \$3,500 per acre. Ultimately the OMB decided in favour of the claimants. In August 2007, the City appealed the decision to the Divisional Court, which was dismissed. In May 2008, the City appealed further to the Court of Appeal and was denied. The total estimated cost for land expropriation, compensation for the claimants, and City costs incurred are estimated at \$6.8M.

Since the Cardinal Creek drainage area is largely developed with an estimated 15% remaining growth, it was necessary to seek direction from Council as to the means of recovering the

expropriation costs. There are approximately 863 residential and non-residential single detached unit equivalents remaining to be constructed and having these units absorb the total costs for recovery would have resulted in an unreasonably high charge, well above the highest rate charged elsewhere in the City.

In May 2009, staff forwarded a report to Council with Council subsequently approving the following recommendations:

- The remaining growth potential is to be subject to the higher non-participating rates.
- The growth portion of the costs for recovery will be attributed to the remaining development within Cardinal Creek, resulting in an increase to the non-participating rates.
- The Benefit To Existing (BTE) allocation of costs is to be funded from the Citywide DC Storm Water Drainage account.

In accordance with Council direction, the DC rates have been established as follows:

- Schedule 2 illustrates the expected revenues of \$5.6M to recover from the remaining residential and non-residential growth based on the current indexed non-participating rates.
- Schedule 3 establishes the 88% BTE based on single detached unit equivalents (SDUE). The 88% BTE was derived on the principle of SDUEs and weighting each type of dwelling (single, semi-detached, townhome, apartment, and non-residential) based on the demand for stormwater service required, as measured by the run-off co-efficient for each type of dwelling. The weighting for each type of dwelling unit was then applied to the remaining growth potential, and the sum of each type of dwelling unit resulted in 986 SDUE for growth only. This SDUE calculation was also undertaken for the existing development, resulting in a total SDUE of 7,052. Prorating the 2 SDU figures between growth and existing development results in the 88% BTE.
- Schedule 4 provides the summary of total costs for recovery and applies the 88% BTE to the \$5.5M balance of costs yet to recover, yielding \$4.9M to be funded from the Citywide DC Storm Water Drainage account.
- The balance of \$0.66M is to be funded from the remaining development, as shown in Schedule 5, resulting in an increase to the base non-participating rates.

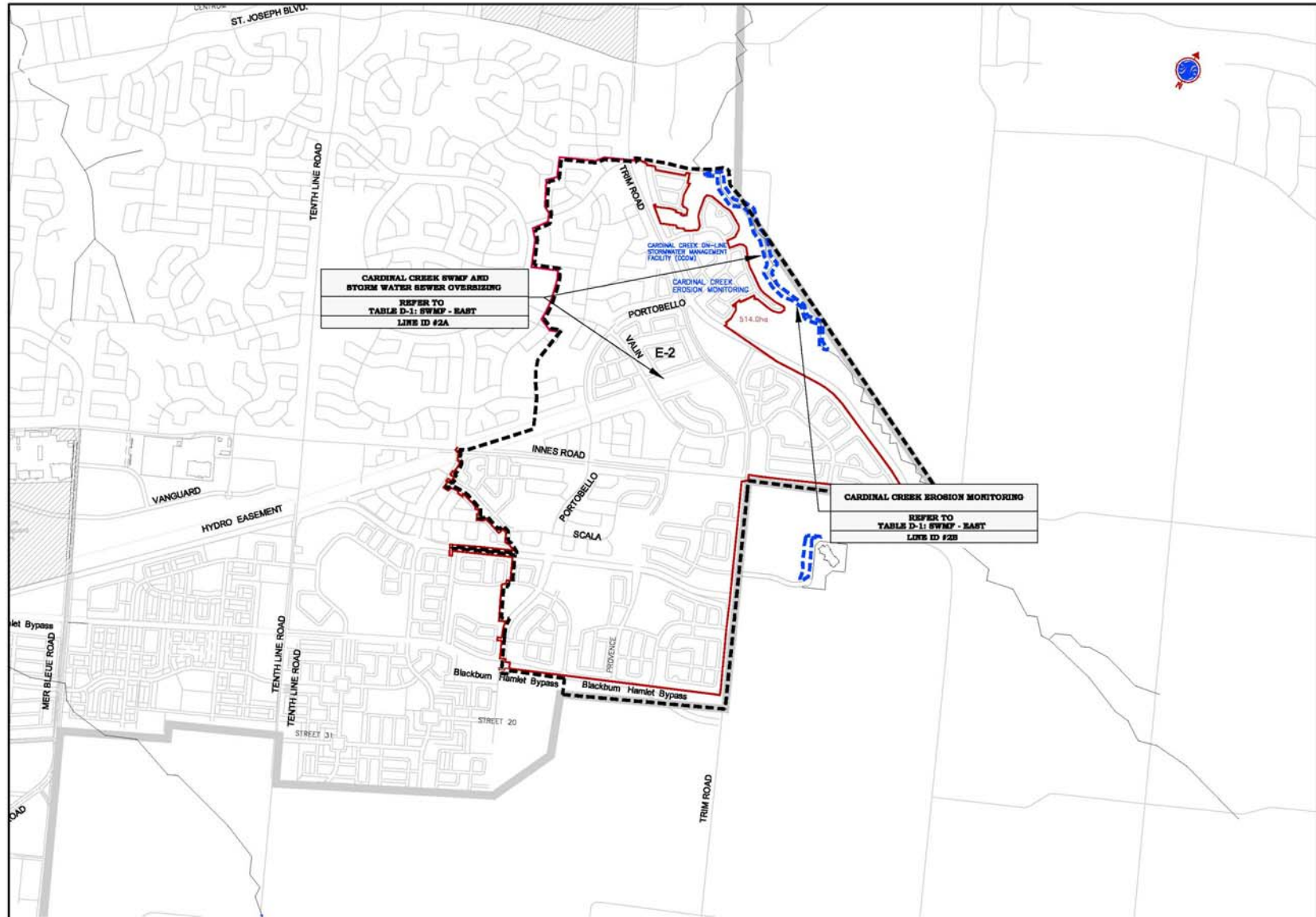
The erosion works identified are in accordance with the Environmental Assessment for Cardinal Creek Storm Water Facility. There is a need to assess and monitor erosion, as well as design and construct erosion control measures within the Cardinal Creek ravine system. The erosion control measures will protect the creek environment and stabilize the banks of Cardinal Creek, abutting the existing and future development lands.

This project has been identified in the E-2 benefiting charge area on drawing number STM8 of the report entitled "City of Ottawa: Development Charges Study - Volume II, dated January 2009, prepared by Stantec Consulting Ltd. Volume I of this Stantec study identifies the storm water infrastructure works required and associated costs of these works and will be used as the basis to establish the DCs.

Relevant Studies/By-Laws

- City of Ottawa By-Law No. 2004-299 for the imposition of development charges for Cardinal Creek Storm Water Facility (Participating Development), July 14, 2004.
- City of Ottawa By-Law No. 2004-300 for the imposition of development charges for Cardinal Creek Storm Water Facility (Non-Participating Development), July 14, 2004.
- City of Ottawa By-Law No. 2004-301 for the imposition of development charges for Cardinal Creek Storm Water Facility (Additional Participating Development), July 14, 2004.
- Area-Specific Development Charge Background Study for Cardinal Creek (Area E-2) Storm Water Management Ponds and Drainage Systems, City of Ottawa in consultation with C.N. Watson and Associates Ltd., June 28, 2004

Schedule 1: Cardinal Creek Erosion Works (Area E-2)



| Schedule 2: Expected Revenues to Recover from Remaining Growth | | | |
|---|------------------------|--|-------------------------------------|
| Type of Unit | Units remaining | Current Non-participating DC per unit | Expected Revenues to recover |
| Single | 366 | \$5,572 | \$2,039,352 |
| Semi-detached | 18 | \$5,572 | \$100,296 |
| Townhome | 489 | \$4,457 | \$2,179,473 |
| Apartment | <u>295</u> | \$3,183 | \$938,985 |
| | 1,168 | | |
| Non-residential GFA | 113,980 | \$3.38 | <u>\$385,252</u> |
| Expected Revenues | | | \$5,643,358 |

| Schedule 3: Establishing the Benefit to Existing (BTE) with Existing and Remaining Development | | | | | | | |
|---|---------------------------|---------------------------------|-----------------|--------------------------------|---------------------------|---------------------------|-------------------------|
| SDUE for Existing Development | | | | | | | |
| Type of Unit | Existing units (A) | Total Ha at buildout (B) | B/A = C | Run-off coefficient (D) | C x D = E | SDU = 0.0212/E (F) | SDUE = A x F (G) |
| Single | 4,457 | 219.2 | 0.0492 | 0.43 | 0.0212 | 1.00 | 4,457 |
| Semi-detached | 188 | 6.2 | 0.0330 | 0.53 | 0.0175 | 0.83 | 156 |
| Townhome | 2,532 | 68.7 | 0.0271 | 0.6 | 0.0163 | 0.77 | 1,950 |
| Apartment | <u>230</u> | 4.2 | 0.0183 | 0.68 | 0.0124 | 0.58 | <u>133</u> |
| Total Residential | 7,407 | | | | | | 6,696 |
| Non-residential GFA | 712,903 GFA | | | | SDU = 712,903 / 2,000 SDU | | <u>356</u> |
| SDUE for Existing Development | | | | | | | 7,052 |
| SDUE for Remaining Development | | | | | | | |
| Type of Unit | Units remaining | SDU | SDUE (H) | | | | |
| Single | 366 | 1.00 | 366 | | | | |
| Semi-detached | 18 | 0.83 | 15 | | | | |
| Townhome | 489 | 0.77 | 377 | | | | |
| Apartment | <u>295</u> | 0.58 | <u>171</u> | | | | |
| Total Residential | 1,168 | | 929 | | | | |
| Non-residential GFA | 113,980 | 113,980/2000 | <u>57</u> | | | | |
| SDUE for Remaining Development | | | | | | | 986 |
| Benefit-to-Existing in % | | | | | | | |
| SDUE - Existing Development | | 7,052 | 88% | | | | |
| SDUE - Remaining Development | | <u>986</u> | 12% | | | | |
| | | 8,038 | 100% | | | | |

| Schedule 4: Costs for Recovery | |
|---|--------------------|
| Erosion Monitoring | \$500,000 |
| Land Expropriation | 6,800,000 |
| Balance of Front-Ending Costs | <u>4,900,000</u> |
| | \$12,200,000 |
| Less Reserve Fund Balance | <u>1,053,382</u> |
| Subtotal | \$11,146,618 |
| Expected revenues to recover from remaining growth | <u>5,643,358</u> |
| Total balance of costs to recover | \$5,503,260 |
| Costs to recover from City-wide Stormwater DC @ 88% BTE | <u>4,842,868</u> |
| Costs to recover from Cardinal Creek stormwater area | \$660,392 |

| Schedule 5: Proposed DC Rates due to Additional Recovery | | | | | | |
|---|---|-----------------------------|----------------------------|-------------------|---------------------------------|--|
| Non-participating: | Current DC non- participating rate | Prorated by SDUE | Cost allocation | # of units | Additional DC charge | 2009 proposed DC charge |
| Single/semi-detached | \$5,572 | 38.6% | 254,911 | 384 | \$664 | \$6,236 |
| Townhome | \$4,457 | 38.2% | 252,270 | 489 | \$516 | \$4,973 |
| Apartment | <u>\$3,183</u> | 17.3% | <u>114,248</u> | 295 | \$387 | \$3,570 |
| | 13,212 | | 621,429 | | | |
| Non-residential | \$385,252 | <u>5.8%</u> | <u>38,303</u> | 113,980 | \$0.34 | \$3.72 |
| | | 99.9% | \$659,732 | | | |

10. GLOUCESTER (AREA E-3)

Project Description

EUC Gloucester Charge Area E-3

The “Gloucester East Urban Community Infrastructure Servicing Study Update,” (Stantec Consulting Ltd, March 2005) identified the preferred storm water management plan for the Gloucester East Urban Community. This study recommended 3 storm water management ponds and related trunk storm sewers, along with the tributary catchment area corresponding to each pond. Gloucester EUC Pond 1 is located east of Page Road, south of Innes Road and straddles the Hydro Easement. Pond 2 is located south west of the intersection of Renaud Road and Mer Bleue Road. Pond 3 is fully constructed and operational with development charge repayment complete. The Gloucester EUC benefiting area is generally bounded by Innes Road to the north, Mer Bleue Road to the east, NCC lands to the west, and the CPR ROW to the south. This drainage area is illustrated in Schedule 1.

This project has been identified in the E-3 benefiting charge area on drawing number STM7 of the report entitled “City of Ottawa: Development Charges Study - Volume II, dated January 2009, prepared by Stantec Consulting Ltd. Volume I of this Stantec study identifies the storm water infrastructure works required and associated costs of these works and will be used as the basis to establish the DCs. Development potential for this area is provided in Schedule 2. Schedule 3 identifies the storm water infrastructure works required and the full costs associated with each project, for which DCs are based on. Schedule 4 establishes the DC rates in accordance with the methodology outlined earlier.

Relevant Studies / By-Laws

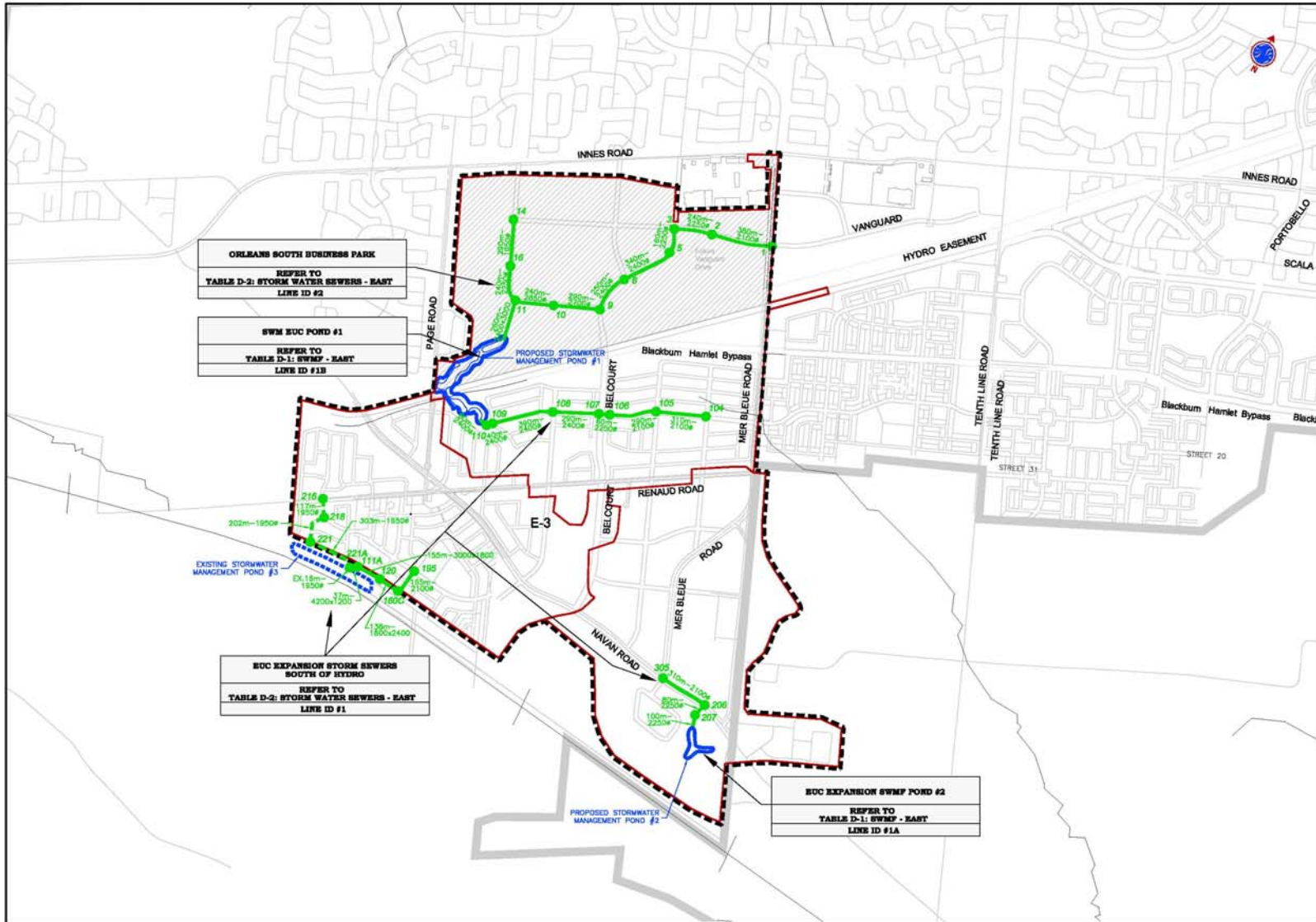
- City of Ottawa By-Law No. 2006-203 to amend By-Law No. 2004-310 for the imposition of development charges for Gloucester East Urban Community Storm Water Facilities, May 10, 2006.
- City of Ottawa Report to Corporate Services and Economic Development Committee and Council ACS2006-PGM-APR-0066 – “Amendment to Development Charges By-Law 2004-310 Gloucester East Urban Community Storm Water Facilities,” April 2006.
- City of Ottawa By-Law No. 2004-310 for the imposition of development charges for Gloucester East Urban Centre Storm Water Facilities, July 14, 2004.
- Area-Specific Development Charge Background Study for Gloucester (Area E-3) Storm Water Management Ponds and Drainage Systems, City of Ottawa in consultation with C.N. Watson and Associates Ltd., June 28, 2004.

- Gloucester East Urban Community Infrastructure Servicing Study Update, November 2004, revised January 2005, revised March 2005, Stantec Consulting Ltd, in support of the Gloucester East Urban Community Design Plan.
- Orleans South Business Campus Report, July 14, 1999, Stantec Consulting Ltd.
- East Urban Community Master Infrastructure Plan, January 1995, R.W. Connelly Associates Inc. Ponds 1 and 3 East Urban Community City of Gloucester Design Brief, Final Report, December 2000, Stantec Consulting Ltd.
- Corporation of the City of Gloucester East Urban Community Master Drainage Plan, July 1992, Gore and Storrie Limited.
- Former City of Gloucester, Development Charge Background Study, 1999, Stantec Consulting Ltd.
- The design of Storm Water Management Ponds 1 and 3 followed the requirements of the "Schedule B" Municipal Class Environmental Assessment Process, 2000.

Other Approvals

- City of Ottawa's Gloucester East Urban Community Design Plan approved in the spring of 2005.
- Former City of Gloucester Official Plan Amendment # 35.
- East Urban Community Orleans Expansion Plan, approved by the former City of Gloucester Council on December 15, 2000.

Schedule 1: Gloucester (Area E-3)



| Schedule 2: Stormwater Management Pond/Drainage System | | | |
|---|--------------------------|---------------------------|--------------------------|
| #10 Gloucester (Area E-3) | | | |
| Projected Growth | | | |
| | 2008 Existing | 2008-31 Growth | 2031 Buildout |
| 1 Residential Units | | | |
| Single Detached | 613 | 2,316 | 2,929 |
| Semi Detached | 6 | 344 | 350 |
| Row/Town | 50 | 2,335 | 2,385 |
| Stacked Row | 0 | 0 | 0 |
| Apartment | 1 | 1,000 | 1,001 |
| Total | 670 | 5,995 | 6,665 |
| 2 Developed Residential Land Area (Net Ha) | | | |
| Single Detached | 27.9 | 105.3 | 133.2 |
| Semi Detached | 0.2 | 10.8 | 11.0 |
| Row/Town | 1.1 | 53.1 | 54.2 |
| Stacked Row | 0.0 | 0.0 | 0.0 |
| Apartment | 0.0 | 8.0 | 8.0 |
| Total | 29.2 | 177.2 | 206.4 |
| 3 Developed Non-Residential Land Area (Net Ha) | | | |
| Industrial | 6.2 | 35.0 | 41.2 |
| Commercial | 8.2 | 36.8 | 45.0 |
| Institutional | 0.0 | 23.3 | 23.3 |
| Total | 14.4 | 95.1 | 109.5 |
| 4 Non-Residential GFA (sq.ft.) | | | |
| Industrial | 257,920 | 1,456,000 | 1,713,920 |
| Commercial | 378,102 | 1,696,848 | 2,074,950 |
| Institutional | 0 | 122,500 | 122,500 |
| Total | 636,022 | 3,275,348 | 3,911,370 |

| Schedule 3: Stormwater Management Pond/Drainage System | | | | | | | |
|--|--|--------------------|---------------------------------|---|--------------------------------|--------------------------|------------------------------|
| #10 Gloucester (Area E-3) | | | | | | | |
| 2008 Cost Information \$'000s | | | | | | | |
| Item # | Project | Gross Capital Cost | Less: | | Development charge recoverable | Residential Share 56% | Non-Residential Share 44% |
| | | | Benefit to existing development | Grants, repayments, & other contributions | | | |
| E3-1 | SWM Pond 1 | 7,810 | | | 7,810 | 4,374 | 3,436 |
| E3-2 | Trunk Storm Sewers tributary to Pond 1 south of Hydro Corridor | 6,894 | | 3,986 | 2,908 | 1,628 | 1,280 |
| E3-3 | Trunk Storm Sewers tributary to Pond 1 Orleans South Business Park | 14,224 | | 7,447 | 6,777 | 3,795 | 2,982 |
| E3-4 | SWM Pond 2 | 7,827 | | | 7,827 | 4,383 | 3,444 |
| E3-5 | Trunk Storm Sewers tributary to Pond 2 | 2,113 | | 1,356 | 757 | 424 | 333 |
| E3-6 | Trunk Storm Sewers tributary to Pond 3 | 5,064 | | 3,137 | 1,927 | 1,079 | 848 |
| | SUBTOTAL | 43,932 | 0 | 15,926 | 28,006 | 15,683 | 12,323 |
| | Add Outstanding Debt Balance | | | | 210 | 118 | 92 |
| | Less Reserve Fund Balance | | | | 1,769 | 991 | 778 |
| | TOTAL | 43,932 | 0 | 15,926 | \$26,447 | \$14,810 | \$11,637 |

| Schedule 4: Stormwater Management Pond/Drainage System #10 Gloucester (Area E-3) Development Charge Calculation | | | | | | | | |
|---|--------------|---------------------|-------------------|---------------|--------------------------------|--------------|---------------------------|----------------------|
| Residential | Unbuilt Ha | Run-off coefficient | Ha x co-efficient | % (rounded) | Residential share x percentage | Actual units | 2009 proposed DC per unit | Current indexed rate |
| Net cost | | | | | \$14,810,000 | | | |
| Single Detached | 105.3 | 0.43 | 45.28 | 51.3% | 7,597,530 | 2,316 | \$3,218 | \$2,920 |
| Semi Detached | 10.8 | 0.53 | 5.72 | 6.5% | 962,650 | 344 | | |
| Row/Townhouse | 53.1 | 0.6 | 31.86 | 36.1% | 5,346,410 | 2,335 | \$2,290 | \$2,326 |
| Stacked Row | 0 | 0.6 | 0.00 | 0.0% | 0 | 0 | \$918 | \$1,028 |
| Apartment | 8 | 0.68 | 5.44 | 6.2% | 918,220 | 1,000 | | |
| Total | 177.2 | | 88.30 | 100.1% | \$14,824,810 | 5,995 | | |

| | 2009 proposed | Current indexed rate |
|---------------------------|---------------------|----------------------|
| Non-Residential | | |
| Net Cost | \$11,637,000 | |
| Actual GFA (sqft) | 3,275,348 | |
| DC Per GFA (sq.ft) | \$3.55 | \$2.82 |

11. N4 AND N5 CHANNELIZATION (AREA E-5)

Project Description

N4 and N5 Channelization Charge Area E-5

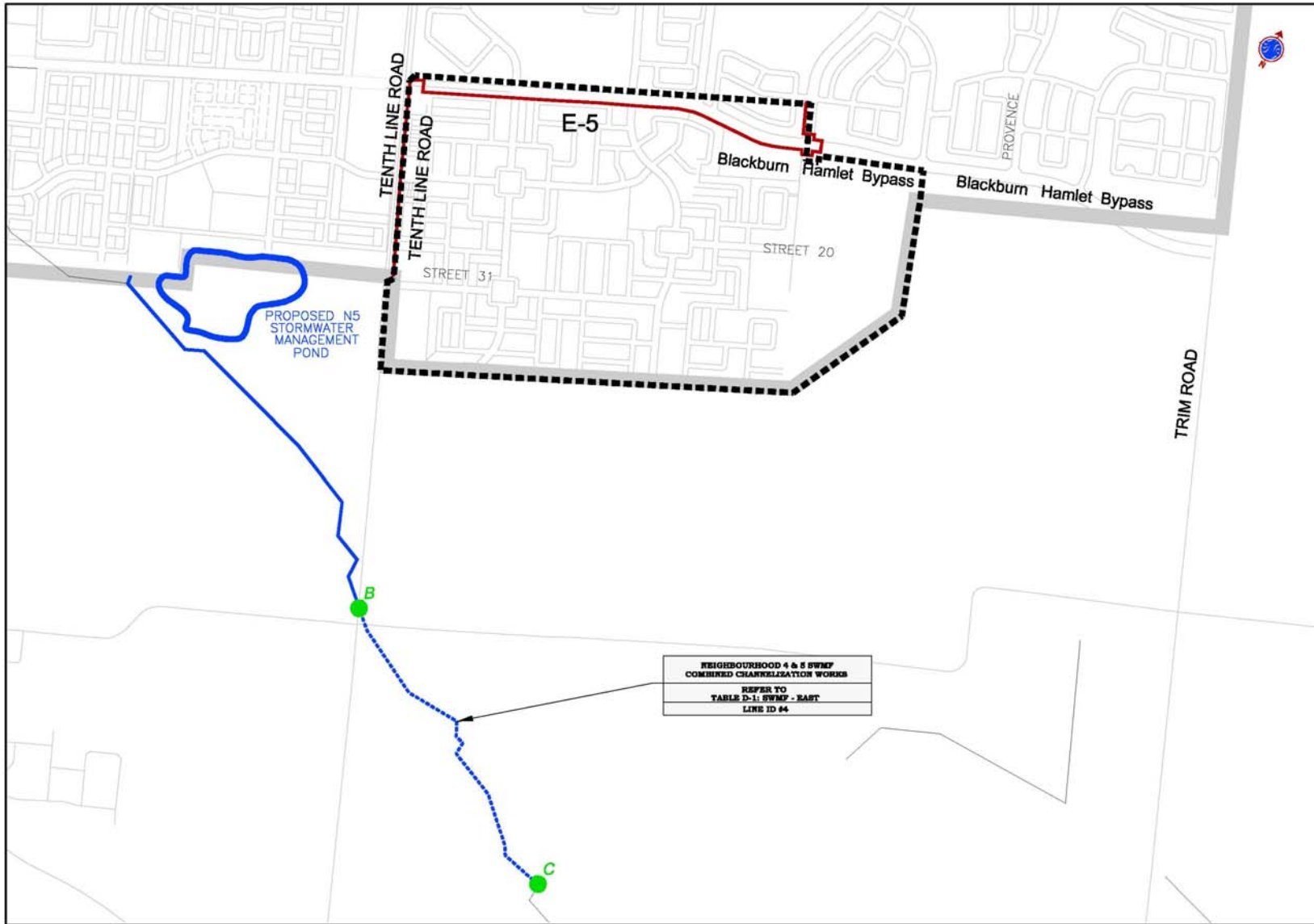
The Neighbourhood 4 and 5 combined channelization works include channelization from the intersection of Tenth Line Road and Wall Road in a south easterly direction to the northern edge of McKinnon's Creek. These works will provide outlet for both Neighbourhood 4 (Charge area E-5) and Neighbourhood 5 (Charge Area E-6) benefiting areas. As such, development charge benefiting area E-5 and E-6 will each fund 50% of the works. Pursuant to a Front-Ending agreement, construction is underway and well advanced. This drainage area is illustrated in Schedule 1.

This project has been identified in the E-5 benefiting charge area on drawing number STM7 of the report entitled "City of Ottawa: Development Charges Study - Volume II, dated January 2009, prepared by Stantec Consulting Ltd. Volume I of this Stantec study identifies the storm water infrastructure works required and associated costs of these works and will be used as the basis to establish the DCs. Development potential for this area is provided in Schedule 2. Schedule 3 identifies the storm water infrastructure works required and the full costs associated with each project, for which DCs are based on. Schedule 4 establishes the DC rates in accordance with the methodology outlined earlier.

Relevant Studies / By-Laws

- City of Ottawa By-Law No. 2004-312 for the imposition of development charges for Neighbourhood 4 and 5 Storm Water Facilities, July 14, 2004.
- Area-Specific Development Charge Background Study for N4 + 5 (Area E-5) Storm Water Management Ponds and Drainage Systems, City of Ottawa in consultation with C.N. Watson and Associates Ltd., June 28, 2004.

Schedule 1: N4 and N5 Channelization (Area E-5)



| Schedule 2: Stormwater Management Pond/Drainage System #11 N4 and N5 Channelization (Area E-5) | | | |
|---|--------------------------|---------------------------|--------------------------|
| Projected Growth | | | |
| | 2008 Existing | 2008-31 Growth | 2031 Buildout |
| 1 Residential Units | | | |
| Single Detached | 449 | 840 | 1,289 |
| Semi Detached | 4 | 20 | 24 |
| Row/Town | 477 | 895 | 1,372 |
| Stacked Row | 0 | 0 | 0 |
| Apartment | 96 | 195 | 291 |
| Total | 1,026 | 1,950 | 2,976 |
| 2 Developed Residential Land Area (Net Ha) | | | |
| Single Detached | 20.4 | 38.2 | 58.6 |
| Semi Detached | 0.1 | 0.6 | 0.7 |
| Row/Town | 10.8 | 20.3 | 31.1 |
| Stacked Row | 0.0 | 0.0 | 0.0 |
| Apartment | 0.8 | 1.6 | 2.4 |
| Total | 32.1 | 60.7 | 92.8 |
| 3 Developed Non-Residential Land Area (Net Ha) | | | |
| Industrial | 0.1 | 0.0 | 0.1 |
| Commercial | 0.0 | 0.8 | 0.8 |
| Institutional | 0.0 | 5.3 | 5.3 |
| Total | 0.1 | 6.1 | 6.2 |
| 4 Non-Residential GFA (sq.ft.) | | | |
| Industrial | 5,824 | 0 | 5,824 |
| Commercial | 615 | 36,888 | 37,503 |
| Institutional | 0 | 28,000 | 28,000 |
| Total | 6,439 | 64,888 | 71,327 |

| Schedule 3: Stormwater Management Pond/Drainage System | | | | | | | |
|--|--|--------------------|---------------------------------|---|--------------------------------|--------------------------|------------------------------|
| #11 N4 and N5 Channelization (Area E-5) | | | | | | | |
| 2008 Cost Information \$'000s | | | | | | | |
| Item # | Project | Gross Capital Cost | Less: | | Development charge recoverable | Residential Share 87% | Non-Residential Share 13% |
| | | | Benefit to existing development | Grants, repayments, & other contributions | | | |
| E5-1 | McKinnon's Creek Channelization Front-Ending Agreement | 167 | | | 167 | 145 | 22 |
| | SUBTOTAL | 167 | 0 | 0 | 167 | 145 | 22 |
| | <i>Reserve Fund Balance</i> | | | | 58 | 50 | 8 |
| | TOTAL | 167 | 0 | 0 | \$109 | \$95 | \$14 |

| Schedule 4: Stormwater Management Pond/Drainage System #11 N4 and N5 Channelization (Area E-5) Development Charge Calculation | | | | | | | | |
|---|-------------|------------------------|----------------------|----------------|-----------------------------------|-----------------|---------------------------------|----------------------------|
| Residential | Unbuilt Ha | Run-off coefficient | Ha x co-efficient | % (rounded) | Residential share x percentage | Actual units | 2009 proposed DC per unit | Current indexed rate |
| Net cost | | | | | \$95,000 | | | |
| Single Detached | 38.2 | 0.43 | 16.43 | 54.7% | 51,965 | 840 | \$62 | \$67 |
| Semi Detached | 0.6 | 0.53 | 0.32 | 1.1% | 1,045 | 20 | | |
| Row/Townhouse | 20.3 | 0.6 | 12.18 | 40.6% | 38,570 | 895 | \$43 | \$54 |
| Stacked Row | 0 | 0.6 | 0.00 | 0.0% | 0 | 0 | | |
| Apartment | 1.6 | 0.68 | 1.09 | 3.6% | 3,420 | 195 | \$18 | \$25 |
| Total | 60.7 | | 30.01 | 100.0% | \$95,000 | 1,950 | | |

| | 2009 proposed | Current indexed rate |
|---------------------------|------------------|----------------------------|
| Non-Residential | | |
| Net Cost | \$14,000 | |
| Actual GFA (sq.ft.) | 64,888 | |
| DC Per GFA (sq.ft) | \$0.22 | \$0.11 |

12. N5 AND CHANNELIZATION (AREA E-6)

Project Description

Neighbourhood 5 Charge Area E-6

The Mer Bleue Community Design Plan Infrastructure Servicing Study (IBI, April 2006) identified the preferred storm water infrastructure needs for the Neighbourhood 5 area of Cumberland. The study was completed in accordance with Phase 1 and 2 of the Municipal Class Environmental Assessment process. A storm water management pond, related trunk storm sewers, and the channelization of McKinnon's Creek are required to support development in this area. According to a Front-Ending agreement, construction of stage 1 of the pond as well as the channelization of McKinnon's Creek is well advanced. The N5 area is bounded by Mer Bleue to the West, Tenth Line Road to the east, the Hydro Electric Power Corridor to the north, and the urban boundary to the south. This drainage area is illustrated in Schedule 1.

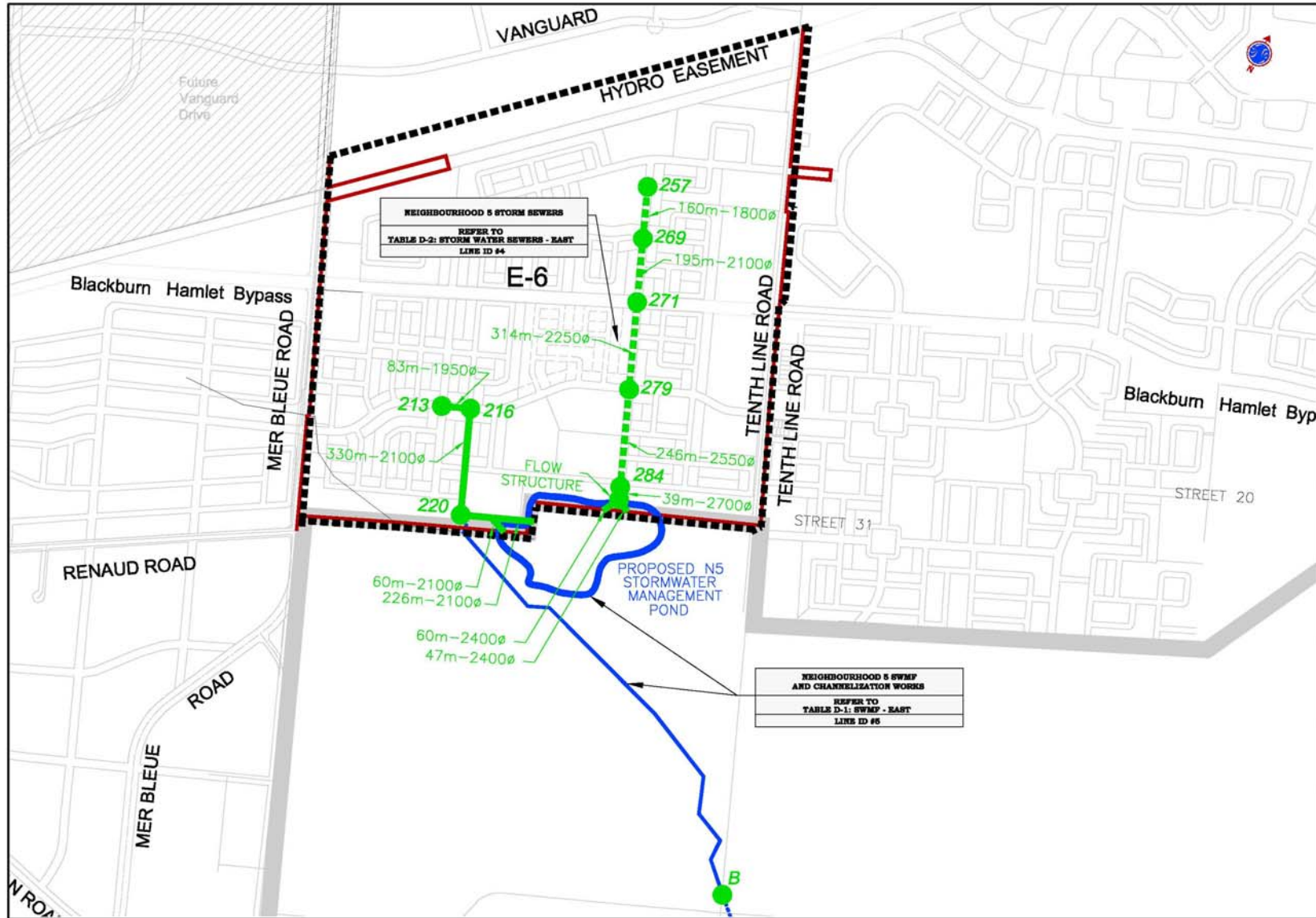
This project has been identified in the E-6 benefiting charge area on drawing number STM7 of the report entitled "City of Ottawa: Development Charges Study - Volume II, dated January 2009, prepared by Stantec Consulting Ltd. Volume I of this Stantec study identifies the storm water infrastructure works required and associated costs of these works and will be used as the basis to establish the DCs. Development potential for this area is provided in Schedule 2. Schedule 3 identifies the storm water infrastructure works required and the full costs associated with each project, for which DCs are based on. Schedule 4 establishes the DC rates in accordance with the methodology outlined earlier.

Relevant Studies / By-Laws

- City of Ottawa By-Law No. 2008-354 to amend By-Law No. 2004-313 Neighbourhood 5 and Channelization Storm Water Development Charge, September 10, 2008.
- City of Ottawa Report to Corporate Services and Economic Development Committee and Council ACS2008-PTE-PLA-0035 – "Amendment to Development Charges By-Law 2004-313 and Front-Ending Agreement of Neighbourhood 5 Pond, Trunk Storm Sewers, and Channelization of McKinnon's Creek," August 2008.
- Mer Bleue Community Design Plan, Infrastructure Servicing Study, April 2006, IBI Group.
- City of Ottawa Mer Bleue Community Design Plan, May 9, 2006.
- City of Ottawa By-Law No. 2004-313 for the imposition of development charges for Neighbourhood 5 and Channelization Storm Water Facilities, July 14, 2004.

- Area-Specific Development Charge Background Study for N5 Pond and Channelization (Area E-6) Storm Water Management Ponds and Drainage Systems, City of Ottawa in consultation with C.N. Watson and Associates Ltd., June 28, 2004.
- Supplementary Report to the Master Drainage Plan and Environmental Study Report City of Cumberland East Urban Community Expansion Area, Cumming Cockburn Ltd., revised May 2001.
- Update to the Master Drainage Plan City of Cumberland East Urban Community Expansion Area, Cumming Cockburn Ltd., revised in 2000.
- Master Drainage Plan, Township of Cumberland East Urban Community Expansion Area, McNeely Engineering Consultants Ltd., December 1992.

Schedule 1: N5 Channelization (Area E-6)



| Schedule 2: Stormwater Management Pond/Drainage System | | | |
|---|--------------------------|---------------------------|--------------------------|
| #12 N5 and Channelization (Area E-6) | | | |
| Projected Growth | | | |
| | 2008 Existing | 2008-31 Growth | 2031 Buildout |
| 1 Residential Units | | | |
| Single Detached | 50 | 852 | 902 |
| Semi Detached | 0 | 180 | 180 |
| Row/Town | 12 | 710 | 722 |
| Stacked Row | 0 | 0 | 0 |
| Apartment | 0 | 973 | 973 |
| Total | 62 | 2,715 | 2,777 |
| 2 Developed Residential Land Area (Net Ha) | | | |
| Single Detached | 2.3 | 38.7 | 41.0 |
| Semi Detached | 0.0 | 5.6 | 5.6 |
| Row/Town | 0.3 | 16.1 | 16.4 |
| Stacked Row | 0.0 | 0.0 | 0.0 |
| Apartment | 0.0 | 7.8 | 7.8 |
| Total | 2.6 | 68.2 | 70.8 |
| 3 Developed Non-Residential Land Area (Net Ha) | | | |
| Industrial | 0.0 | 0.0 | 0.0 |
| Commercial | 0.0 | 29.2 | 29.2 |
| Institutional | 0.0 | 4.7 | 4.7 |
| Total | 0.0 | 33.9 | 33.9 |
| 4 Non-Residential GFA (sq.ft.) | | | |
| Industrial | 0 | 0 | 0 |
| Commercial | 0 | 1,346,412 | 1,346,412 |
| Institutional | 0 | 24,500 | 24,500 |
| Total | 0 | 1,370,912 | 1,370,912 |

| Schedule 3: Stormwater Management Pond/Drainage System #12 N5 and Channelization (Area E-6) 2008 Cost Information \$'000s | | | | | | | |
|---|---|--------------------------|---------------------------------------|--|--------------------------------------|-----------------------------|-------------------------------------|
| Item # | Project | Gross Capital Cost | Less: | | Development charge recoverable | Residential Share 56% | Non- Residential Share 44% |
| | | | Benefit to existing development | Grants, repayments, & other contributions | | | |
| E6-1 | SWM Pond | 11,550 | | | 11,550 | 6,468 | 5,082 |
| E6-2 | Trunk Storm Sewers tributary to Pond | 2,957 | | | 2,957 | 1,656 | 1,301 |
| E6-3 | McKinnon's Creek Channelization | 2,365 | | | 2,365 | 1,324 | 1,041 |
| E6-4 | N5 contribution to Area E-5 Combined Channelization works Front-Ending Agreement | 167 | | | 167 | 94 | 73 |
| | SUBTOTAL | 17,039 | 0 | 0 | 17,039 | 9,542 | 7,497 |
| | <i>Reserve Fund Balance</i> | | | | 0 | 0 | 0 |
| | TOTAL | 17,039 | 0 | 0 | \$17,039 | \$9,542 | \$7,497 |

| Schedule 4: Stormwater Management Pond/Drainage System #12 N5 and Channelization (Area E-6) Development Charge Calculation | | | | | | | | |
|--|-------------|------------------------|----------------------|----------------|-----------------------------------|-----------------|---------------------------------|----------------------------|
| Residential | Unbuilt Ha | Run-off coefficient | Ha x co-efficient | % (rounded) | Residential share x percentage | Actual units | 2009 proposed DC per unit | Current indexed rate |
| Net cost | | | | | \$9,542,000 | | | |
| Single Detached | 38.7 | 0.43 | 16.64 | 48.1% | 4,589,702 | 852 | \$5,243 | \$4,979 |
| Semi Detached | 5.6 | 0.53 | 2.97 | 8.6% | 820,612 | 180 | | |
| Row/Townhouse | 16.1 | 0.6 | 9.66 | 27.9% | 2,662,218 | 710 | \$3,750 | \$3,615 |
| Stacked Row | 0 | 0.6 | 0.00 | 0.0% | 0 | 0 | | |
| Apartment | 7.8 | 0.68 | 5.30 | 15.3% | 1,459,926 | 973 | \$1,500 | \$2,511 |
| Total | 68.2 | | 34.57 | 99.9% | \$9,532,458 | 2,715 | | |

| Non-Residential | 2009 proposed | Current indexed rate |
|---------------------------|--------------------|----------------------------|
| Net Cost | \$7,497,000 | |
| Actual GFA (sqft) | 1,370,912 | |
| DC Per GFA (sq.ft) | \$5.47 | \$3.73 |

13. OSGOOD/GREELY EROSION CONTROL (AREA E-8)

Project Description

Osgoode (Greely) Erosion Control Charge Area E-8

The Greely/Shields Creek Storm Water and Drainage Study (Stantec, October 2002) fulfilled Phase 1 of the Municipal Class Environmental Assessment process. The study identified remedial works required along the creek's banks that is needed to protect the property and the health of the creek. This project will involve corrective measures to stabilize the creek banks and to protect the banks from on-going erosion. The Osgoode erosion control works are generally located in the Village of Greely and the surrounding areas south of Rideau Road, north of Herberts Corners, east of Manotick Station Road, and East of John Quinn. This drainage area is illustrated in Schedule 1.

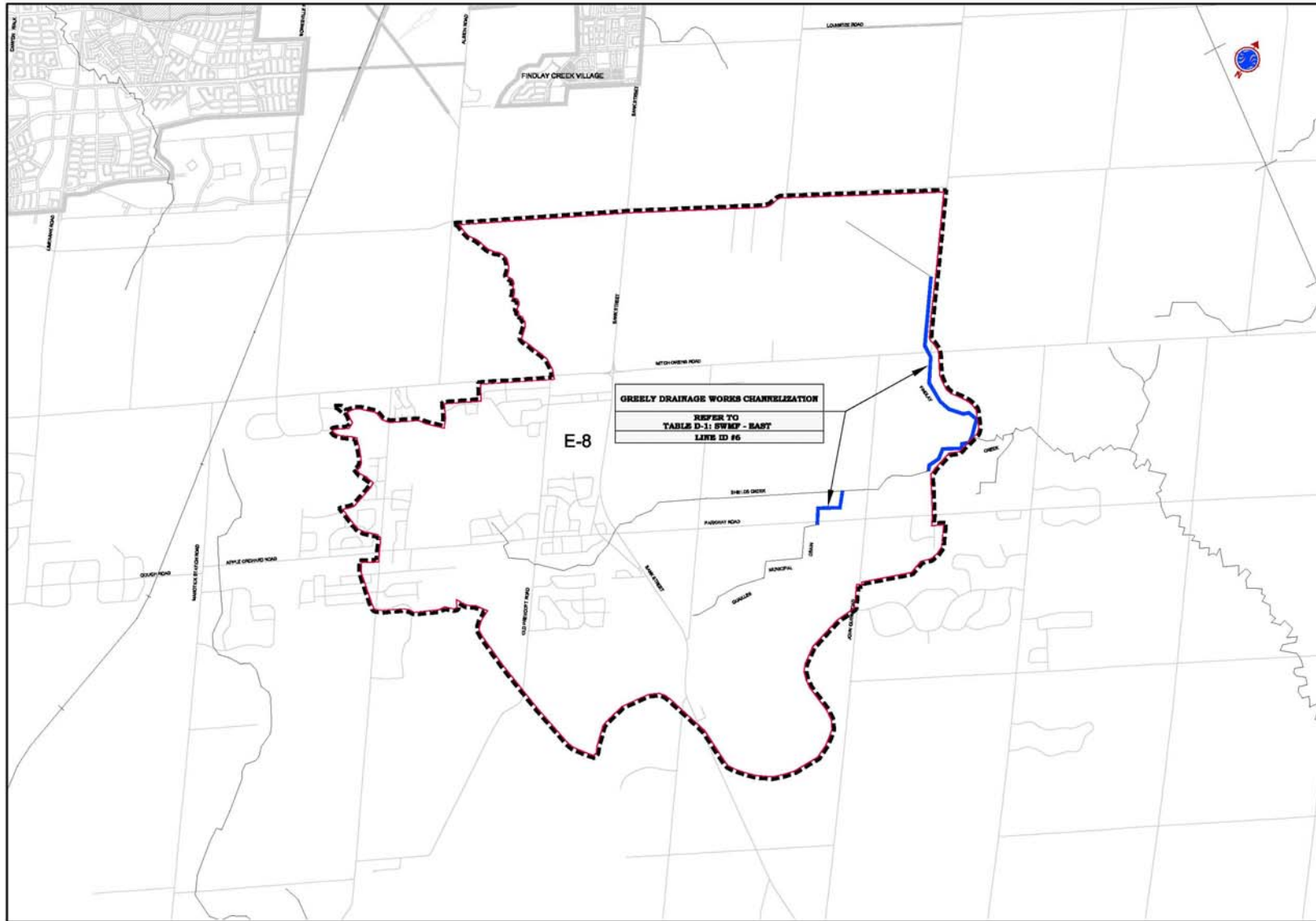
This project has been identified in the E-8 benefiting charge area on drawing number STM9 of the report entitled "City of Ottawa: Development Charges Study - Volume II, dated January 2009, prepared by Stantec Consulting Ltd. Volume I of this Stantec study identifies the storm water infrastructure works required and associated costs of these works and will be used as the basis to establish the DCs.

Consistent with overall lower projected City-wide growth and based on slower growth observed over the last 5 years, the 2009 growth projections provided in Schedule 2 have been adjusted downwards from the 2004 DC Background Study. Also, there is anticipated development potential in this area beyond 2031. Schedule 3 identifies the storm water infrastructure works required and includes the full costs associated with each project, for which DCs are based on. Schedule 4 establishes the DC rates in accordance with the methodology outlined earlier.

Relevant Studies / By-Laws

- City of Ottawa By-Law No. 2004-315 for the imposition of development charges for Greely Storm Water Facilities, July 14, 2004.
- Area-Specific Development Charge Background Study for Osgoode (Greely) Erosion Control (Area E-8) Storm Water Management Ponds and Drainage Systems, City of Ottawa in consultation with C.N. Watson and Associates Ltd., June 28, 2004.
- City of Ottawa, Greely/Shields Creek Storm Water and Drainage Study, Stantec Consulting Ltd., October 2002.

Schedule 1: Osgoode/Greely Erosion Control (Area E-8)



| Schedule 2: Stormwater Management Pond/Drainage System #13 Osgoode/Greely Erosion Control (Area E-8) | | | |
|---|--------------------------|---------------------------|-------------------|
| Projected Growth | | | |
| | 2008 Existing | 2008-31 Growth | 2031 Total |
| 1 Residential Units | | | |
| Single Detached | 1,650 | 1,385 | 3,035 |
| Semi Detached | 90 | 75 | 165 |
| Row/Town | 0 | 0 | 0 |
| Stacked Row | 0 | 0 | 0 |
| Apartment | 55 | 50 | 105 |
| Total | 1,795 | 1,510 | 3,305 |
| 2 Developed Residential Land Area (Net Ha) | | | |
| Single Detached | 330.0 | 277.0 | 607.0 |
| Semi Detached | 12.9 | 10.7 | 23.6 |
| Row/Town | 0.0 | 0.0 | 0.0 |
| Stacked Row | 0.0 | 0.0 | 0.0 |
| Apartment | 2.4 | 2.2 | 4.6 |
| Total | 345.3 | 289.9 | 635.2 |
| 3 Developed Non-Residential Land Area (Net Ha) | | | |
| Industrial | 95.1 | 16.7 | 111.8 |
| Commercial | 61.1 | 18.7 | 79.8 |
| Institutional | 5.5 | 4.7 | 10.2 |
| Total | 161.7 | 40.1 | 201.8 |
| 4 Non-Residential GFA (sq.ft.) | | | |
| Industrial | 1,186,432 | 208,000 | 1,394,432 |
| Commercial | 281,578 | 86,072 | 367,650 |
| Institutional | 28,700 | 24,500 | 53,200 |
| Total | 1,496,710 | 318,572 | 1,815,282 |

| Schedule 3: Stormwater Management Pond/Drainage System #13 Osgoode/Greely Erosion Control (Area E-8) 2008 Cost Information \$'000s | | | | | | | |
|---|---------------------------------|--------------------------|---------------------------------------|--|--------------------------------------|------------------------------------|--|
| Item # | Project | Gross Capital Cost | Less: | | Development charge recoverable | Residential Share 85% | Non- Residential Share 15% |
| | | | Benefit to existing development | Grants, repayments, & other contributions | | | |
| E8-1 | Erosion Works | 650 | | | 650 | 553 | 98 |
| | SUBTOTAL | 650 | 0 | 0 | 650 | 553 | 98 |
| | <i>Reserve Fund Balance</i> | | | | 80 | 68 | 12 |
| | TOTAL | 650 | 0 | 0 | \$570 | \$485 | \$86 |

| Schedule 4: Stormwater Management Pond/Drainage System #13 Osgoode/Greely Erosion Control (Area E-8) Development Charge Calculation | | | | | | | | |
|---|--------------|------------------------|----------------------|----------------|-----------------------------------|-----------------|---------------------------------|----------------------------|
| Residential | Unbuilt Ha | Run-off coefficient | Ha x co-efficient | % (rounded) | Residential share x percentage | Actual units | 2009 proposed DC per unit | Current indexed rate |
| Net cost | | | | | \$485,000 | | | |
| Single Detached | 277 | 0.43 | 119.11 | 94.3% | 457,355 | 1,385 | \$328 | \$273 |
| Semi Detached | 10.7 | 0.53 | 5.67 | 4.5% | 21,825 | 75 | | |
| Row/Townhouse | 0 | 0.6 | 0.00 | 0.0% | 0 | 0 | \$0 | \$218 |
| Stacked Row | 0 | 0.6 | 0.00 | 0.0% | 0 | 0 | \$116 | \$97 |
| Apartment | 2.2 | 0.68 | 1.50 | 1.2% | 5,820 | 50 | | |
| Total | 289.9 | | 126.28 | 100.0% | \$485,000 | 1,510 | | |

| | 2009 proposed | Current indexed rate |
|---------------------------|------------------|----------------------------|
| Non-Residential | | |
| Net Cost | \$86,000 | |
| Actual GFA (sq.ft.) | 318,572 | |
| DC Per GFA (sq.ft) | \$0.27 | \$0.17 |

APPENDIX A
AREA-SPECIFIC BY-LAWS FOR INDIVIDUAL STORM WATER
MANAGEMENT PONDS AND DRAINAGE SYSTEMS

1. SUC – RIVERSIDE SOUTH (AREA S-1)

BY-LAW NO. 2009 -

A by-law of the City of Ottawa for the imposition of development charges for Riverside South - South Urban Centre Stormwater Facilities.

WHEREAS the Council of the City of Ottawa may by by-law, pursuant to subsection 2(1) of the *Development Charges Act, 1997*, 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 and the development requires certain approvals recited in subsection 2(2) of the *Development Charges Act, 1997*;

AND WHEREAS Council has reviewed all matters required to be considered under the *Development Charges Act, 1997* and the regulations made thereunder, including provision of the proposed by-law and background study;

AND WHEREAS Council has given public notice, held a public meeting and consulted with the public in accordance with the provisions of the *Development Charges Act, 1997*;

AND WHEREAS Council, upon reviewing the matters and after the public consultation, deems it necessary to enact this by-law to provide for the imposition of development charges against land;

AND WHEREAS Council has enacted the Development Charges By-Law, 2009 and wishes to adopt additional by-laws for the imposition of development charges for area in the City benefiting from stormwater management facilities and related sewers;

THEREFORE the Council of the City of Ottawa enacts as follows:

DEFINITIONS

1. The definitions as set out in clause 1 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law.

DESIGNATED AREA

2. The designated area within which development charges are imposed and to which this development charge by-law applies are all lands within the area outlined by the dotted line on Schedule "A" to this by-law.

DESIGNATED SERVICE

3. (1) Development charges shall be imposed for stormwater management facilities and accessory sewers serving the lands described in Schedule "A" to pay for the increased capital costs required because of increased needs for such services arising from development.

- (2) Once this by-law is in force, the development charge applicable to the development as determined by this by-law shall apply without regard to the service required or used by any individual development.

DESIGNATED USES

4. The types of residential use and non-residential uses as set out in clause 4 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law.

DEVELOPMENT CHARGE RULES

5. (1) The development charges herein have been calculated in the background study such that the total of all development charges on anticipated development do not exceed the capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act. In addition, the charges for the residential use and non-residential use development and the sub-types noted therein, have been calculated such that they do not exceed the capital costs that arise from the increase in the need for service for each individual type of development;
- (2) The development charges established in Schedule "B" to this by-law shall be and are hereby imposed on the area set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to residential use development;
- (3) The development charges established in Schedule "C" to this by-law shall be and are hereby imposed on the area set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to non-residential use development;
- (4) The development charges established in Schedule "B" and Schedule "C" to this by-law shall apply in the case of a mixed-use development based upon the applicable residential and non-residential use portions of the development under subsections 5(2) and 5(3) of this by-law, respectively;
- (5) The development charges imposed pursuant to subsections 5(2) and 5(3) of this by-law shall apply, in accordance with this by-law and the Act, to any development which 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 50 of the *Condominium Act*, or
- (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

IMPOSITION OF CHARGE

6. The development charges described in Schedule “B” and Schedule “C” shall be imposed with respect to the designated use of any land, building or structure which requires any of the approval actions described in subsection 5(5) of this by-law and shall be calculated as follows:

- (a) in the case of residential use development or the residential portion of a mixed-use development based upon the number and type of dwelling units;
- (b) in the case of non-residential use development or the non-residential use portion of a mixed-use development, based upon the gross floor area of such development;
- (c) notwithstanding subsection 6(a), in the case of residential use development charges described in Schedule “B”, all mobile homes, single-detached dwellings, semi-detached dwellings, row dwellings and multiple dwellings which are also non-profit housing with less than or equal to 1000.0 square feet of gross floor area and for which development charges are imposed by this by-law, shall pay a development charge rate on the same basis as an apartment dwelling with two or more bedrooms.

EXEMPTIONS

7. The exemptions as set out in clause 7 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The land credits as set out in clause 8 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 9 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 10 of the Development Charges By-Law, 2009 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 11 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

CONFLICT

12. The conflict provision as set out in clause 12 of the Development Charges By-Law, 2009 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF MONEY AND OVERSIZING

13. The services-in-lieu of money and oversizing provisions as set out in clause 13 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law with the applicable amounts for oversizing for stormwater management facilities and accessory drains being that set forth in Schedule "D" to this by-law.

TIMING OF THE CALCULATION AND PAYMENT

14. The timing and calculation of payment provisions set out in clause 14 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

15. (1) Despite section 14, in respect of the lands identified in Schedule "A", where a front-ending agreement is in force in respect of all or a portion of such lands, development charges payable pursuant to this by-law for lands subject to an application for draft subdivision approval, owned by a person who is not a party to a front-ending agreement for stormwater facilities within such lands, shall be due for all the lands subject to the application for subdivision approval at the earliest of:
- (a) registration of the plan of subdivision; or
 - (b) issuance of a conditional building permit for the lands, provided that a subdivision agreement has been executed.
- (2) Where the number of dwelling units or amount of gross floor area within a plan of subdivision equals or exceeds the number or amount respectfully upon which the calculation in subsection (1) was based, development charges calculated in accordance with this by-law shall be payable at the issuance of a building permit for any additional dwelling units or in respect of any additional gross floor area.

RESERVE FUND

16. The development charges imposed by this by-law for stormwater management facilities and accessory sewer services shall be paid into the Riverside South - South Urban Centre Stormwater Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for stormwater management facilities and accessory sewers in the benefiting area set out in Schedule "A" to this by-law shall be deemed to be in respect of a single service.

INDEXING

17. The development charge rates set out in Schedules “B” and “C” shall be adjusted by the Treasurer, without amendment to this by-law, commencing on August 1, 2010 in accordance with the most recent annual change (October 1 to September 30) in the Statistics Canada Infrastructure Development Charge Price Index, Catalogue Number 62-007. For greater certainty, the Infrastructure Construction Price Index from Catalogue Number 62-007 for Ottawa will be used.

SCHEDULES

18. The Schedules appended to this by-law shall be deemed to form part of this by-law and all information contained therein shall have the same force and effect as though it had been recited directly in the sections of this by-law.

APPLICATION OF THE ACT

19. Any matter not otherwise provided for in this by-law shall be subject to the provisions of the Act.

TERM OF BY-LAW

20. This by-law shall continue in full force and effect for a term of exceed five (5) years from the date of its enactment, unless it is repealed at an earlier date.

NUMBER

21. In this by-law, a word interpreted in the singular number has a corresponding meaning when used in the plural.

HEADINGS FOR REFERENCE ONLY

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

SEVERABILITY

23. It is the declared intention of the Council of the City that any section or part thereof or any Schedule of part thereof which may be held to be void or ineffective shall not be deemed to affect the validity of any other section or Schedules to this by-law.

SHORT TITLE

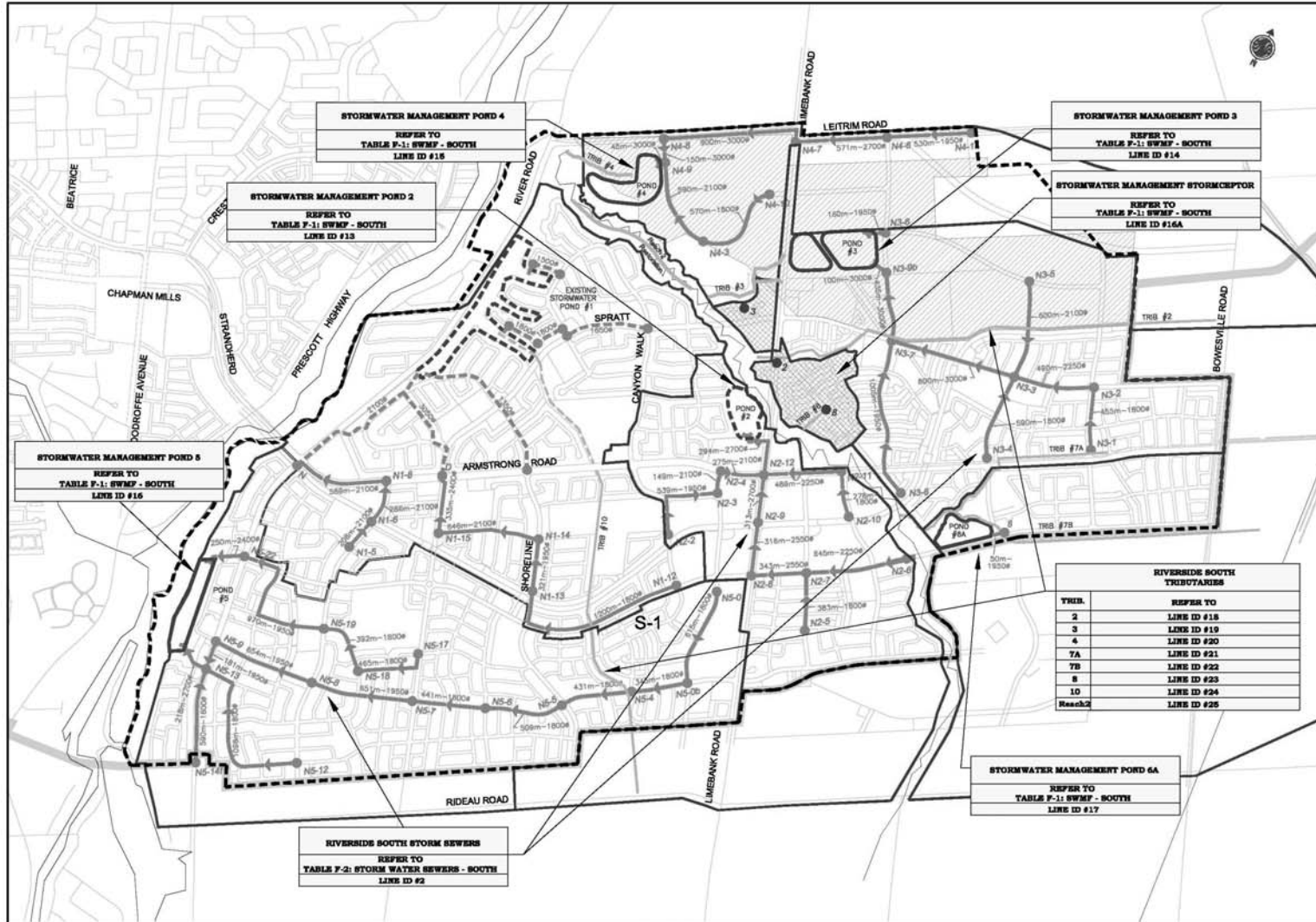
24. This by-law may be cited as the Riverside South - South Urban Centre Stormwater Development Charges By-Law, 2009.

ENACTED AND PASSED this 24th day of June, 2009.

CITY CLERK

MAYOR

SCHEDULE "A" – DESIGNATED AREA



| RIVERSIDE SOUTH TRIBUTARIES | |
|-----------------------------|-------------|
| TRIB. | REFER TO |
| 2 | LINE ID #18 |
| 3 | LINE ID #19 |
| 4 | LINE ID #20 |
| 7A | LINE ID #21 |
| 7B | LINE ID #22 |
| 8 | LINE ID #23 |
| 10 | LINE ID #24 |
| Reach 2 | LINE ID #25 |

SCHEDULE "B" – RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per Dwelling Unit
Type of Residential Use
Area S-1

| SUC – Riverside South | Single-Detached Dwelling and Semi-Detached Dwelling | Multiple Dwelling, Mobile Home & Row Dwelling | Apartment Dwelling |
|---|---|---|--------------------|
| Stormwater Management Facility and Accessory Services | \$11,036 | \$7,917 | \$3,150 |

SCHEDULE "C" – NON-RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per square foot of non-residential gross or total floor area

| SUC – Riverside South | Non-Residential |
|---|-----------------|
| Stormwater Management Facility and Accessory Services | \$14.63 |

SCHEDULE "D" – OVERSIZING

Benchmark Costs for Storm Infrastructure in a Greenbelt Development Contingency Not Included

| Green | Pipe Dia. | | Total Pipe Costs | Eng. Costs | Total Costs | Oversize Costs >1650mm |
|-------|-----------|------|------------------|------------|-------------|---------------------------|
| | ft | mm | | | | |
| | 5.5 | 1650 | 2,188.55 | 218.86 | 2,407.41 | |
| | 6 | 1800 | 2,544.75 | 254.48 | 2,799.23 | 391.82 |
| | 6.5 | 1950 | 2,882.58 | 288.26 | 3,170.84 | 763.43 |
| | 7 | 2100 | 3,260.31 | 326.03 | 3,586.34 | 1,178.94 |
| | 7.5 | 2250 | 3,664.81 | 366.48 | 4,031.29 | 1,623.89 |
| | 8 | 2400 | 4,197.48 | 419.75 | 4,617.23 | 2,209.82 |
| | 8.5 | 2550 | 4,688.16 | 468.82 | 5,156.98 | 2,749.57 |
| | 9 | 2700 | 5,195.64 | 519.56 | 5,715.20 | 3,307.80 |
| | 10 | 3000 | 6,129.23 | 612.92 | 6,742.15 | 4,334.75 |

Benchmark Costs for Storm Infrastructure in a Greenbelt Development Contingency Included

| Green | Pipe Dia. | | Total Pipe Costs | Cont. Cost | Eng. Costs | Total Costs | Oversize Costs >1650mm |
|-------|-----------|------|------------------|------------|------------|-------------|---------------------------|
| | ft | mm | | | | | |
| | 5.5 | 1650 | 2,188.55 | 328.28 | 251.68 | 2,768.52 | 0.00 |
| | 6 | 1800 | 2,544.75 | 381.71 | 292.65 | 3,219.11 | 450.59 |
| | 6.5 | 1950 | 2,882.58 | 432.39 | 331.50 | 3,646.46 | 877.95 |
| | 7 | 2100 | 3,260.31 | 489.05 | 374.94 | 4,124.29 | 1,355.78 |
| | 7.5 | 2250 | 3,664.81 | 549.72 | 421.45 | 4,635.98 | 1,867.47 |
| | 8 | 2400 | 4,197.48 | 629.62 | 482.71 | 5,309.81 | 2,541.30 |
| | 8.5 | 2550 | 4,688.16 | 703.22 | 539.14 | 5,930.52 | 3,162.01 |
| | 9 | 2700 | 5,195.64 | 779.35 | 597.50 | 6,572.48 | 3,803.97 |
| | 10 | 3000 | 6,129.23 | 919.38 | 704.86 | 7,753.48 | 4,984.96 |

BY-LAW NO. 2009 - 302

-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-

A by-law of the City of Ottawa for the imposition of development charges for Riverside South - South Urban Centre Stormwater Facilities.

-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-

Enacted by City Council at its meeting of June 24, 2009.

-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-

LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council June 24, 2009

PEC Report 13, Item 11

2. LEITRIM (AREA S-2)

BY-LAW NO. 2009 -

A by-law of the City of Ottawa for the imposition of development charges for Leitrim - South Urban Centre Stormwater Facilities.

WHEREAS the Council of the City of Ottawa may by by-law, pursuant to subsection 2(1) of the *Development Charges Act, 1997*, 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 and the development requires certain approvals recited in subsection 2(2) of the *Development Charges Act, 1997*;

AND WHEREAS Council has reviewed all matters required to be considered under the *Development Charges Act, 1997* and the regulations made thereunder, including provision of the proposed by-law and background study;

AND WHEREAS Council has given public notice, held a public meeting and consulted with the public in accordance with the provisions of the *Development Charges Act, 1997*;

AND WHEREAS Council, upon reviewing the matters and after the public consultation, deems it necessary to enact this by-law to provide for the imposition of development charges against land;

AND WHEREAS Council has enacted the Development Charges By-Law, 2009 and wishes to adopt additional by-laws for the imposition of development charges for area in the City benefiting from stormwater management facilities and related sewers;

THEREFORE the Council of the City of Ottawa enacts as follows:

DEFINITIONS

1. The definitions as set out in clause 1 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law.

DESIGNATED AREA

2. The designated area within which development charges are imposed and to which this development charge by-law applies are all lands within the area outlined by the dotted line on Schedule "A" to this by-law.

DESIGNATED SERVICE

3. (1) Development charges shall be imposed for stormwater management facilities and accessory sewers serving the lands described in Schedule "A" to pay for the increased capital costs required because of increased needs for such services arising from development.

- (2) Once this by-law is in force, the development charge applicable to the development as determined by this by-law shall apply without regard to the service required or used by any individual development.

DESIGNATED USES

4. The types of residential use and non-residential uses as set out in clause 4 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law.

DEVELOPMENT CHARGE RULES

5. (1) The development charges herein have been calculated in the background study such that the total of all development charges on anticipated development do not exceed the capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act. In addition, the charges for the residential use and non-residential use development and the sub-types noted therein, have been calculated such that they do not exceed the capital costs that arise from the increase in the need for service for each individual type of development;
- (2) The development charges established in Schedule "B" to this by-law shall be and are hereby imposed on the area set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to residential use development;
- (3) The development charges established in Schedule "C" to this by-law shall be and are hereby imposed on the area set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to non-residential use development;
- (4) The development charges established in Schedule "B" and Schedule "C" to this by-law shall apply in the case of a mixed-use development based upon the applicable residential and non-residential use portions of the development under subsections 5(2) and 5(3) of this by-law, respectively;
- (5) The development charges imposed pursuant to subsections 5(2) and 5(3) of this by-law shall apply, in accordance with this by-law and the Act, to any development which 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 50 of the *Condominium Act*, or
- (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

IMPOSITION OF CHARGE

6. The development charges described in Schedule “B” and Schedule “C” shall be imposed with respect to the designated use of any land, building or structure which requires any of the approval actions described in subsection 5(5) of this by-law and shall be calculated as follows:

- (a) in the case of residential use development or the residential portion of a mixed-use development based upon the number and type of dwelling units;
- (b) in the case of non-residential use development or the non-residential use portion of a mixed-use development, based upon the gross floor area of such development;
- (c) notwithstanding subsection 6(a), in the case of residential use development charges described in Schedule “B”, all mobile homes, single-detached dwellings, semi-detached dwellings, row dwellings and multiple dwellings which are also non-profit housing with less than or equal to 1000.0 square feet of gross floor area and for which development charges are imposed by this by-law, shall pay a development charge rate on the same basis as an apartment dwelling with two or more bedrooms.

EXEMPTIONS

7. The exemptions as set out in clause 7 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The land credits as set out in clause 8 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 9 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 10 of the Development Charges By-Law, 2009 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 11 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

CONFLICT

12. The conflict provision as set out in clause 12 of the Development Charges By-Law, 2009 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF MONEY AND OVERSIZING

13. The services-in-lieu of money and oversizing provisions as set out in clause 13 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law with the applicable amounts for oversizing for stormwater management facilities and accessory drains being that set forth in Schedule "D" to this by-law.

TIMING OF THE CALCULATION AND PAYMENT

14. The timing and calculation of payment provisions set out in clause 14 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

15. (1) Despite section 14, in respect of the lands identified in Schedule "A", where a front-ending agreement is in force in respect of all or a portion of such lands, development charges payable pursuant to this by-law for lands subject to an application for draft subdivision approval, owned by a person who is not a party to a front-ending agreement for stormwater facilities within such lands, shall be due for all the lands subject to the application for subdivision approval at the earliest of:
- (a) registration of the plan of subdivision; or
 - (b) issuance of a conditional building permit for the lands, provided that a subdivision agreement has been executed.
- (2) Where the number of dwelling units or amount of gross floor area within a plan of subdivision equals or exceeds the number or amount respectfully upon which the calculation in subsection (1) was based, development charges calculated in accordance with this by-law shall be payable at the issuance of a building permit for any additional dwelling units or in respect of any additional gross floor area.

RESERVE FUND

16. The development charges imposed by this by-law for stormwater management facilities and accessory sewer services shall be paid into the Leitrim - South Urban Centre Stormwater Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for stormwater management facilities and accessory sewers in the benefiting area set out in Schedule "A" to this by-law shall be deemed to be in respect of a single service.

INDEXING

17. The development charge rates set out in Schedules “B” and “C” shall be adjusted by the Treasurer, without amendment to this by-law, commencing on August 1, 2010 in accordance with the most recent annual change (1 October to 30 September) in the Statistics Canada Infrastructure Development Charge Price Index, Catalogue Number 62-007. For greater certainty, the Infrastructure Construction Price Index from Catalogue Number 62-007 for Ottawa will be used.

SCHEDULES

18. The Schedules appended to this by-law shall be deemed to form part of this by-law and all information contained therein shall have the same force and effect as though it had been recited directly in the sections of this by-law.

APPLICATION OF THE ACT

19. Any matter not otherwise provided for in this by-law shall be subject to the provisions of the Act.

TERM OF BY-LAW

20. This by-law shall continue in full force and effect for a term of exceed five (5) years from the date of its enactment, unless it is repealed at an earlier date.

NUMBER

21. In this by-law, a word interpreted in the singular number has a corresponding meaning when used in the plural.

HEADINGS FOR REFERENCE ONLY

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

SEVERABILITY

23. It is the declared intention of the Council of the City that any section or part thereof or any Schedule of part thereof which may be held to be void or ineffective shall not be deemed to affect the validity of any other section or Schedules to this by-law.

SHORT TITLE

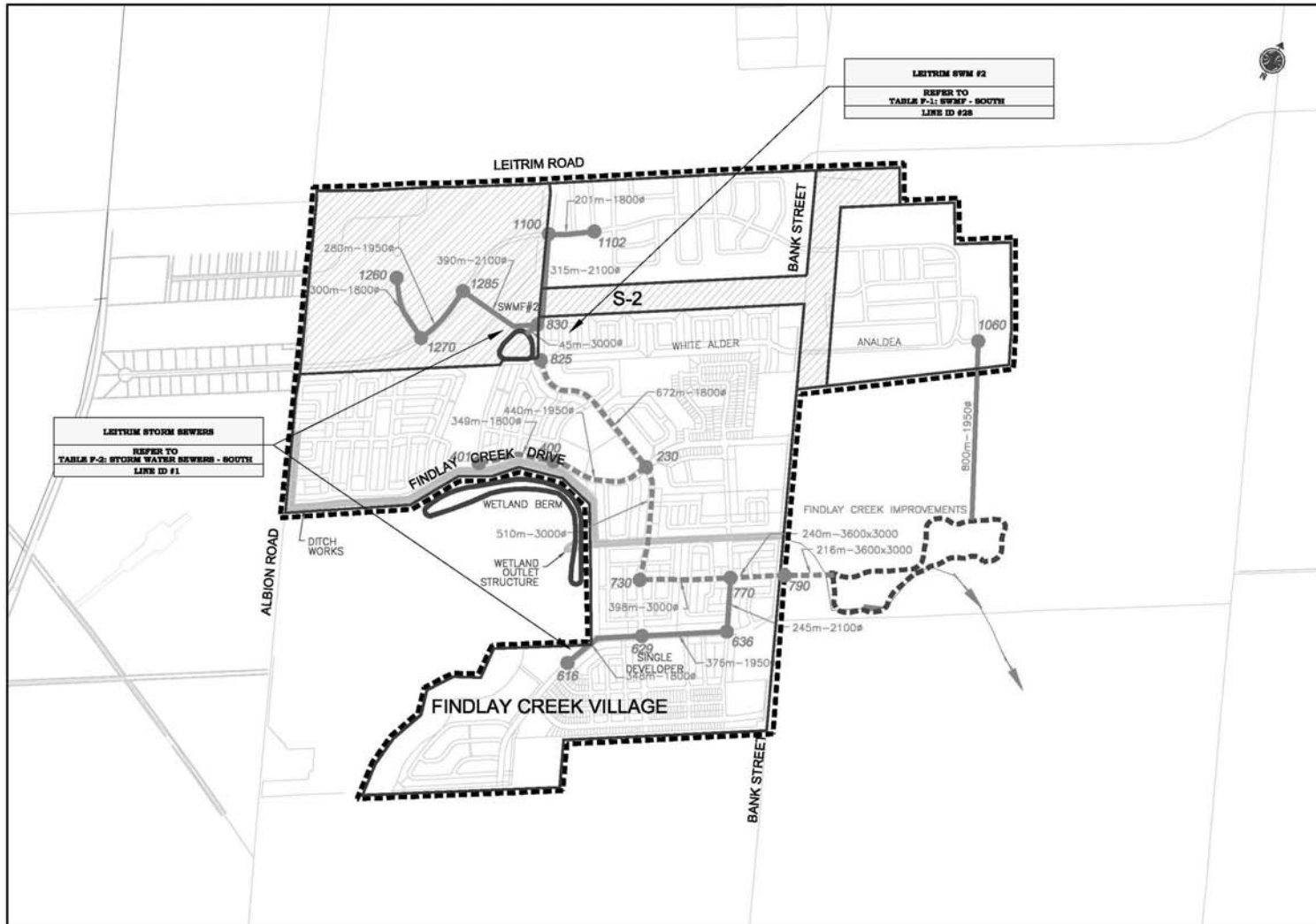
24. This by-law may be cited as the Leitrim - South Urban Centre Stormwater Development Charges By-Law, 2009.

ENACTED AND PASSED this 24th day of June, 2009.

CITY CLERK

MAYOR

SCHEDULE "A" – DESIGNATED AREA



SCHEDULE "B" – RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per Dwelling Unit
Type of Residential Use
Area S-2

| SUC – Leitrim | Single-Detached Dwelling and Semi-Detached Dwelling | Multiple Dwelling, Mobile Home & Row Dwelling | Apartment Dwelling |
|---|---|---|--------------------|
| Stormwater Management Facility and Accessory Services | \$5,422 | \$3,850 | \$1,503 |

SCHEDULE "C" - NON-RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per square foot of non-residential gross or total floor area

| SUC – Leitrim | Non-Residential |
|---|-----------------|
| Stormwater Management Facility and Accessory Services | \$7.08 |

SCHEDULE "D" – OVERSIZING

Benchmark Costs for Storm Infrastructure in a Greenbelt Development Contingency Not Included

| Green | Pipe Dia. | | Total Pipe Costs | Eng. Costs | Total Costs | Oversize Costs >1650mm |
|-------|-----------|------|------------------|------------|-------------|---------------------------|
| | ft | mm | | | | |
| | 5.5 | 1650 | 2,188.55 | 218.86 | 2,407.41 | |
| | 6 | 1800 | 2,544.75 | 254.48 | 2,799.23 | 391.82 |
| | 6.5 | 1950 | 2,882.58 | 288.26 | 3,170.84 | 763.43 |
| | 7 | 2100 | 3,260.31 | 326.03 | 3,586.34 | 1,178.94 |
| | 7.5 | 2250 | 3,664.81 | 366.48 | 4,031.29 | 1,623.89 |
| | 8 | 2400 | 4,197.48 | 419.75 | 4,617.23 | 2,209.82 |
| | 8.5 | 2550 | 4,688.16 | 468.82 | 5,156.98 | 2,749.57 |
| | 9 | 2700 | 5,195.64 | 519.56 | 5,715.20 | 3,307.80 |
| | 10 | 3000 | 6,129.23 | 612.92 | 6,742.15 | 4,334.75 |

Benchmark Costs for Storm Infrastructure in a Greenbelt Development Contingency Included

| Green | Pipe Dia. | | Total Pipe Costs | Cont. Cost | Eng. Costs | Total Costs | Oversize Costs >1650mm |
|-------|-----------|------|------------------|------------|------------|-------------|---------------------------|
| | ft | mm | | | | | |
| | 5.5 | 1650 | 2,188.55 | 328.28 | 251.68 | 2,768.52 | 0.00 |
| | 6 | 1800 | 2,544.75 | 381.71 | 292.65 | 3,219.11 | 450.59 |
| | 6.5 | 1950 | 2,882.58 | 432.39 | 331.50 | 3,646.46 | 877.95 |
| | 7 | 2100 | 3,260.31 | 489.05 | 374.94 | 4,124.29 | 1,355.78 |
| | 7.5 | 2250 | 3,664.81 | 549.72 | 421.45 | 4,635.98 | 1,867.47 |
| | 8 | 2400 | 4,197.48 | 629.62 | 482.71 | 5,309.81 | 2,541.30 |
| | 8.5 | 2550 | 4,688.16 | 703.22 | 539.14 | 5,930.52 | 3,162.01 |
| | 9 | 2700 | 5,195.64 | 779.35 | 597.50 | 6,572.48 | 3,803.97 |
| | 10 | 3000 | 6,129.23 | 919.38 | 704.86 | 7,753.48 | 4,984.96 |

BY-LAW NO. 2009 - 302

-0-

A by-law of the City of Ottawa for the imposition of development charges for Leitrim - South Urban Centre Stormwater Facilities.

-0-

Enacted by City Council at its meeting of June 24, 2009.

-0-

LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council June 24, 2009

PEC Report 13, Item 11

**3. SUC – NEPEAN
(AREA S-3)**

BY-LAW NO. 2009 -

A by-law of the City of Ottawa for the imposition of development charges for Nepean - South Urban Centre Stormwater Facilities.

WHEREAS the Council of the City of Ottawa may by by-law, pursuant to subsection 2(1) of the *Development Charges Act, 1997*, 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 and the development requires certain approvals recited in subsection 2(2) of the *Development Charges Act, 1997*;

AND WHEREAS Council has reviewed all matters required to be considered under the *Development Charges Act, 1997* and the regulations made thereunder, including provision of the proposed by-law and background study;

AND WHEREAS Council has given public notice, held a public meeting and consulted with the public in accordance with the provisions of the *Development Charges Act, 1997*;

AND WHEREAS Council, upon reviewing the matters and after the public consultation, deems it necessary to enact this by-law to provide for the imposition of development charges against land;

AND WHEREAS Council has enacted the Development Charges By-Law, 2009 and wishes to adopt additional by-laws for the imposition of development charges for area in the City benefiting from stormwater management facilities and related sewers;

THEREFORE the Council of the City of Ottawa enacts as follows:

DEFINITIONS

1. The definitions as set out in clause 1 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law.

DESIGNATED AREA

2. The designated area within which development charges are imposed and to which this development charge by-law applies are all lands within the area outlined by the dotted line on Schedule "A" to this by-law.

DESIGNATED SERVICE

3. (1) Development charges shall be imposed for stormwater management facilities and accessory sewers serving the lands described in Schedule "A" to pay for the increased capital costs required because of increased needs for such services arising from development.

- (2) Once this by-law is in force, the development charge applicable to the development as determined by this by-law shall apply without regard to the service required or used by any individual development.

DESIGNATED USES

4. The types of residential use and non-residential uses as set out in clause 4 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law.

DEVELOPMENT CHARGE RULES

5. (1) The development charges herein have been calculated in the background study such that the total of all development charges on anticipated development do not exceed the capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act. In addition, the charges for the residential use and non-residential use development and the sub-types noted therein, have been calculated such that they do not exceed the capital costs that arise from the increase in the need for service for each individual type of development;
- (2) The development charges established in Schedule "B" to this by-law shall be and are hereby imposed on the area set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to residential use development;
- (3) The development charges established in Schedule "C" to this by-law shall be and are hereby imposed on the area set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to non-residential use development;
- (4) The development charges established in Schedule "B" and Schedule "C" to this by-law shall apply in the case of a mixed-use development based upon the applicable residential and non-residential use portions of the development under subsections 5(2) and 5(3) of this by-law, respectively;
- (5) The development charges imposed pursuant to subsections 5(2) and 5(3) of this by-law shall apply, in accordance with this by-law and the Act, to any development which 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 50 of the *Condominium Act*, or
- (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

IMPOSITION OF CHARGE

6. The development charges described in Schedule “B” and Schedule “C” shall be imposed with respect to the designated use of any land, building or structure which requires any of the approval actions described in subsection 5(5) of this by-law and shall be calculated as follows:

- (a) in the case of residential use development or the residential portion of a mixed-use development based upon the number and type of dwelling units;
- (b) in the case of non-residential use development or the non-residential use portion of a mixed-use development, based upon the gross floor area of such development;
- (c) notwithstanding subsection 6(a), in the case of residential use development charges described in Schedule “B”, all mobile homes, single-detached dwellings, semi-detached dwellings, row dwellings and multiple dwellings which are also non-profit housing with less than or equal to 1000.0 square feet of gross floor area and for which development charges are imposed by this by-law, shall pay a development charge rate on the same basis as an apartment dwelling with two or more bedrooms.

EXEMPTIONS

7. The exemptions as set out in clause 7 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The land credits as set out in clause 8 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 9 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 10 of the Development Charges By-Law, 2009 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 11 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

CONFLICT

12. The conflict provision as set out in clause 12 of the Development Charges By-Law, 2009 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF MONEY AND OVERSIZING

13. The services-in-lieu of money and oversizing provisions as set out in clause 13 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law with the applicable amounts for oversizing for stormwater management facilities and accessory drains being that set forth in Schedule "D" to this by-law.

TIMING OF THE CALCULATION AND PAYMENT

14. The timing and calculation of payment provisions set out in clause 14 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

15. (1) Despite section 14, in respect of the lands identified in Schedule "A", where a front-ending agreement is in force in respect of all or a portion of such lands, development charges payable pursuant to this by-law for lands subject to an application for draft subdivision approval, owned by a person who is not a party to a front-ending agreement for stormwater facilities within such lands, shall be due for all the lands subject to the application for subdivision approval at the earliest of:
- (a) registration of the plan of subdivision; or
 - (b) issuance of a conditional building permit for the lands, provided that a subdivision agreement has been executed.
- (2) Where the number of dwelling units or amount of gross floor area within a plan of subdivision equals or exceeds the number or amount respectfully upon which the calculation in subsection (1) was based, development charges calculated in accordance with this by-law shall be payable at the issuance of a building permit for any additional dwelling units or in respect of any additional gross floor area.

RESERVE FUND

16. The development charges imposed by this by-law for stormwater management facilities and accessory sewer services shall be paid into the Nepean - South Urban Centre Stormwater Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for stormwater management facilities and accessory sewers in the benefiting area set out in Schedule "A" to this by-law shall be deemed to be in respect of a single service.

INDEXING

17. The development charge rates set out in Schedules “B” and “C” shall be adjusted by the Treasurer, without amendment to this by-law, commencing on August 1, 2010 in accordance with the most recent annual change (1 October to 30 September) in the Statistics Canada Infrastructure Development Charge Price Index, Catalogue Number 62-007. For greater certainty, the Infrastructure Construction Price Index from Catalogue Number 62-007 for Ottawa will be used.

SCHEDULES

18. The Schedules appended to this by-law shall be deemed to form part of this by-law and all information contained therein shall have the same force and effect as though it had been recited directly in the sections of this by-law.

APPLICATION OF THE ACT

19. Any matter not otherwise provided for in this by-law shall be subject to the provisions of the Act.

TERM OF BY-LAW

20. This by-law shall continue in full force and effect for a term of exceed five (5) years from the date of its enactment, unless it is repealed at an earlier date.

NUMBER

21. In this by-law, a word interpreted in the singular number has a corresponding meaning when used in the plural.

HEADINGS FOR REFERENCE ONLY

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

SEVERABILITY

23. It is the declared intention of the Council of the City that any section or part thereof or any Schedule of part thereof which may be held to be void or ineffective shall not be deemed to affect the validity of any other section or Schedules to this by-law.

SHORT TITLE

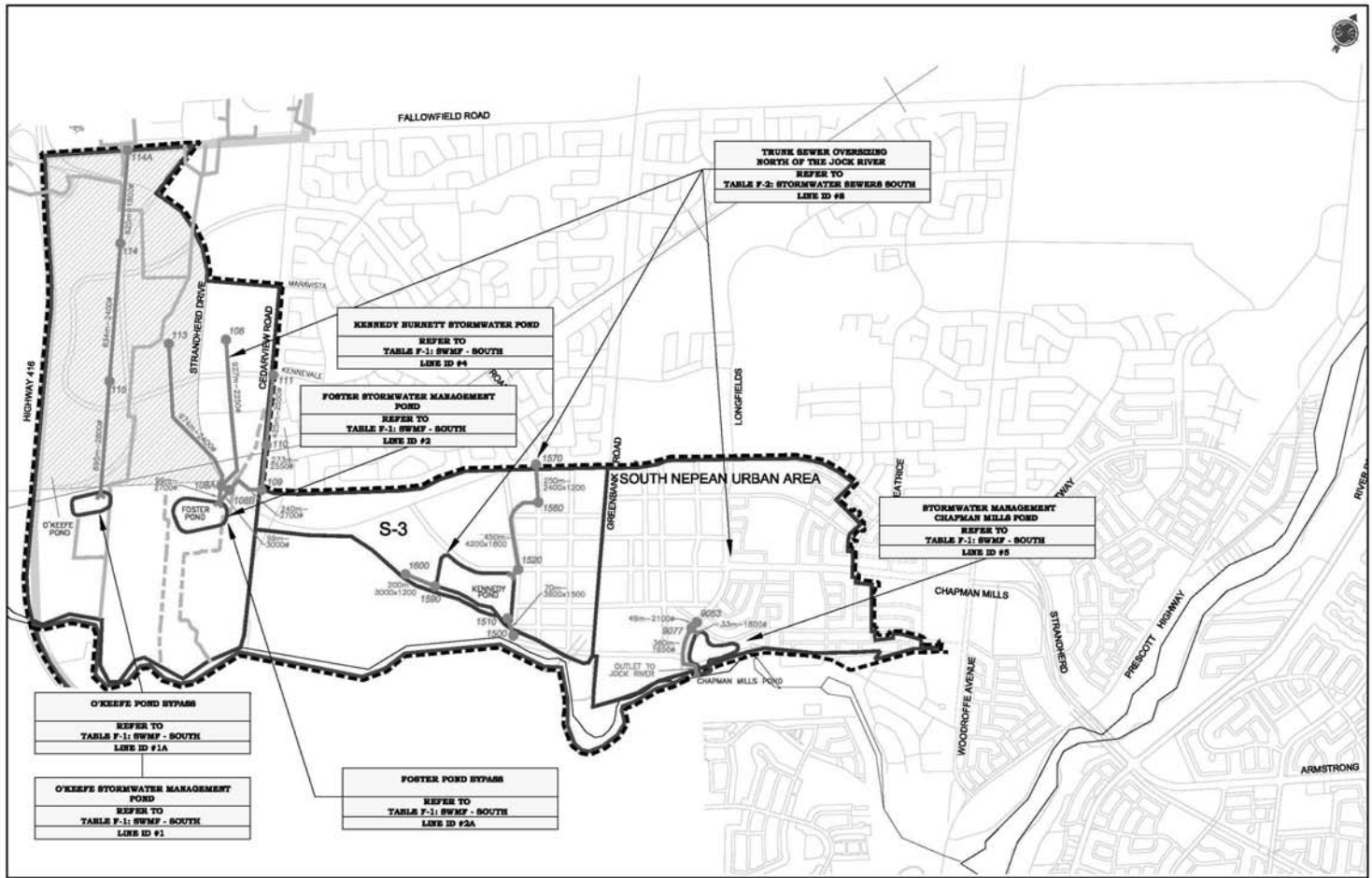
24. This by-law may be cited as the Nepean - South Urban Centre Stormwater Development Charges By-Law, 2009.

ENACTED AND PASSED this 24th day of June, 2009.

CITY CLERK

MAYOR

SCHEDULE "A" – DESIGNATED AREA



SCHEDULE "B" – RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per Dwelling Unit
Type of Residential Use
Area S-3

| SUC – Nepean | Single-Detached Dwelling and Semi-Detached Dwelling | Multiple Dwelling, Mobile Home & Row Dwelling | Apartment Dwelling |
|--|--|--|-----------------------|
| Stormwater Management Facility and Accessory Services | \$3,829 | \$2,720 | \$1,086 |

SCHEDULE "C" – NON-RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per square foot of non-residential gross or total floor area

| SUC – Nepean | Non-Residential |
|---|-----------------|
| Stormwater Management Facility and Accessory Services | \$3.92 |

SCHEDULE "D" – OVERSIZING

Benchmark Costs for Storm Infrastructure in a Greenbelt Development Contingency Not Included

| Green | Pipe Dia. | | Total Pipe Costs | Eng. Costs | Total Costs | Oversize Costs >1650mm |
|-------|-----------|------|------------------|------------|-------------|---------------------------|
| | ft | mm | | | | |
| | 5.5 | 1650 | 2,188.55 | 218.86 | 2,407.41 | |
| | 6 | 1800 | 2,544.75 | 254.48 | 2,799.23 | 391.82 |
| | 6.5 | 1950 | 2,882.58 | 288.26 | 3,170.84 | 763.43 |
| | 7 | 2100 | 3,260.31 | 326.03 | 3,586.34 | 1,178.94 |
| | 7.5 | 2250 | 3,664.81 | 366.48 | 4,031.29 | 1,623.89 |
| | 8 | 2400 | 4,197.48 | 419.75 | 4,617.23 | 2,209.82 |
| | 8.5 | 2550 | 4,688.16 | 468.82 | 5,156.98 | 2,749.57 |
| | 9 | 2700 | 5,195.64 | 519.56 | 5,715.20 | 3,307.80 |
| | 10 | 3000 | 6,129.23 | 612.92 | 6,742.15 | 4,334.75 |

Benchmark Costs for Storm Infrastructure in a Greenbelt Development Contingency Included

| Green | Pipe Dia. | | Total Pipe Costs | Cont. Cost | Eng. Costs | Total Costs | Oversize Costs >1650mm |
|-------|-----------|------|------------------|------------|------------|-------------|---------------------------|
| | ft | mm | | | | | |
| | 5.5 | 1650 | 2,188.55 | 328.28 | 251.68 | 2,768.52 | 0.00 |
| | 6 | 1800 | 2,544.75 | 381.71 | 292.65 | 3,219.11 | 450.59 |
| | 6.5 | 1950 | 2,882.58 | 432.39 | 331.50 | 3,646.46 | 877.95 |
| | 7 | 2100 | 3,260.31 | 489.05 | 374.94 | 4,124.29 | 1,355.78 |
| | 7.5 | 2250 | 3,664.81 | 549.72 | 421.45 | 4,635.98 | 1,867.47 |
| | 8 | 2400 | 4,197.48 | 629.62 | 482.71 | 5,309.81 | 2,541.30 |
| | 8.5 | 2550 | 4,688.16 | 703.22 | 539.14 | 5,930.52 | 3,162.01 |
| | 9 | 2700 | 5,195.64 | 779.35 | 597.50 | 6,572.48 | 3,803.97 |
| | 10 | 3000 | 6,129.23 | 919.38 | 704.86 | 7,753.48 | 4,984.96 |

BY-LAW NO. 2009 - 302

-0-

A by-law of the City of Ottawa for the imposition of development charges for Nepean - South Urban Centre Stormwater Facilities.

-0-

Enacted by City Council at its meeting of June 24, 2009.

-0-

LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council June 24, 2009

PEC Report 13, Item 11

**4. SUC – NEPEAN PONDS IN PARKS, LONGFIELDS, AND
DAVIDSON HEIGHTS
(AREA S-4)**

BY-LAW NO. 2009 -

A by-law of the City of Ottawa for the imposition of development charges for Nepean Ponds in Parks - South Urban Centre Stormwater Facilities.

WHEREAS the Council of the City of Ottawa may by by-law, pursuant to subsection 2(1) of the *Development Charges Act, 1997*, 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 and the development requires certain approvals recited in subsection 2(2) of the *Development Charges Act, 1997*;

AND WHEREAS Council has reviewed all matters required to be considered under the *Development Charges Act, 1997* and the regulations made thereunder, including provision of the proposed by-law and background study;

AND WHEREAS Council has given public notice, held a public meeting and consulted with the public in accordance with the provisions of the *Development Charges Act, 1997*;

AND WHEREAS Council, upon reviewing the matters and after the public consultation, deems it necessary to enact this by-law to provide for the imposition of development charges against land;

AND WHEREAS Council has enacted the Development Charges By-Law, 2009 and wishes to adopt additional by-laws for the imposition of development charges for area in the City benefiting from stormwater management facilities and related sewers;

THEREFORE the Council of the City of Ottawa enacts as follows:

DEFINITIONS

1. The definitions as set out in clause 1 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law.

DESIGNATED AREA

2. The designated area within which development charges are imposed and to which this development charge by-law applies are all lands within the area outlined by the dotted line on Schedule "A" to this by-law.

DESIGNATED SERVICE

3. (1) Development charges shall be imposed for stormwater management facilities and accessory sewers serving the lands described in Schedule "A" to pay for the increased capital costs required because of increased needs for such services arising from development.

- (2) Once this by-law is in force, the development charge applicable to the development as determined by this by-law shall apply without regard to the service required or used by any individual development.

DESIGNATED USES

4. The types of residential use and non-residential uses as set out in clause 4 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law.

DEVELOPMENT CHARGE RULES

5. (1) The development charges herein have been calculated in the background study such that the total of all development charges on anticipated development do not exceed the capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act. In addition, the charges for the residential use and non-residential use development and the sub-types noted therein, have been calculated such that they do not exceed the capital costs that arise from the increase in the need for service for each individual type of development;
- (2) The development charges established in Schedule "B" to this by-law shall be and are hereby imposed on the area set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to residential use development;
- (3) The development charges established in Schedule "C" to this by-law shall be and are hereby imposed on the area set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to non-residential use development;
- (4) The development charges established in Schedule "B" and Schedule "C" to this by-law shall apply in the case of a mixed-use development based upon the applicable residential and non-residential use portions of the development under subsections 5(2) and 5(3) of this by-law, respectively;
- (5) The development charges imposed pursuant to subsections 5(2) and 5(3) of this by-law shall apply, in accordance with this by-law and the Act, to any development which 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 50 of the *Condominium Act*, or
- (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

IMPOSITION OF CHARGE

6. The development charges described in Schedule “B” and Schedule “C” shall be imposed with respect to the designated use of any land, building or structure which requires any of the approval actions described in subsection 5(5) of this by-law and shall be calculated as follows:

- (a) in the case of residential use development or the residential portion of a mixed-use development based upon the number and type of dwelling units;
- (b) in the case of non-residential use development or the non-residential use portion of a mixed-use development, based upon the gross floor area of such development;
- (c) notwithstanding subsection 6(a), in the case of residential use development charges described in Schedule “B”, all mobile homes, single-detached dwellings, semi-detached dwellings, row dwellings and multiple dwellings which are also non-profit housing with less than or equal to 1000.0 square feet of gross floor area and for which development charges are imposed by this by-law, shall pay a development charge rate on the same basis as an apartment dwelling with two or more bedrooms.

EXEMPTIONS

7. The exemptions as set out in clause 7 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The land credits as set out in clause 8 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 9 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 10 of the Development Charges By-Law, 2009 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 11 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

CONFLICT

12. The conflict provision as set out in clause 12 of the Development Charges By-Law, 2009 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF MONEY AND OVERSIZING

13. The services-in-lieu of money and oversizing provisions as set out in clause 13 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law with the applicable amounts for oversizing for stormwater management facilities and accessory drains being that set forth in Schedule "D" to this by-law.

TIMING OF THE CALCULATION AND PAYMENT

14. The timing and calculation of payment provisions set out in clause 14 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

15. (1) Despite section 14, in respect of the lands identified in Schedule "A", where a front-ending agreement is in force in respect of all or a portion of such lands, development charges payable pursuant to this by-law for lands subject to an application for draft subdivision approval, owned by a person who is not a party to a front-ending agreement for stormwater facilities within such lands, shall be due for all the lands subject to the application for subdivision approval at the earliest of:
- (a) registration of the plan of subdivision; or
 - (b) issuance of a conditional building permit for the lands, provided that a subdivision agreement has been executed.
- (2) Where the number of dwelling units or amount of gross floor area within a plan of subdivision equals or exceeds the number or amount respectfully upon which the calculation in subsection (1) was based, development charges calculated in accordance with this by-law shall be payable at the issuance of a building permit for any additional dwelling units or in respect of any additional gross floor area.

RESERVE FUND

16. The development charges imposed by this by-law for stormwater management facilities and accessory sewer services shall be paid into the Nepean Ponds in Parks - South Urban Centre Stormwater Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for stormwater management facilities and accessory sewers in the benefiting area set out in Schedule "A" to this by-law shall be deemed to be in respect of a single service.

INDEXING

17. The development charge rates set out in Schedules “B” and “C” shall be adjusted by the Treasurer, without amendment to this by-law, commencing on August 1, 2010 in accordance with the most recent annual change (1 October to 30 September) in the Statistics Canada Infrastructure Development Charge Price Index, Catalogue Number 62-007. For greater certainty, the Infrastructure Construction Price Index from Catalogue Number 62-007 for Ottawa will be used.

SCHEDULES

18. The Schedules appended to this by-law shall be deemed to form part of this by-law and all information contained therein shall have the same force and effect as though it had been recited directly in the sections of this by-law.

APPLICATION OF THE ACT

19. Any matter not otherwise provided for in this by-law shall be subject to the provisions of the Act.

TERM OF BY-LAW

20. This by-law shall continue in full force and effect for a term of exceed five (5) years from the date of its enactment, unless it is repealed at an earlier date.

NUMBER

21. In this by-law, a word interpreted in the singular number has a corresponding meaning when used in the plural.

HEADINGS FOR REFERENCE ONLY

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

SEVERABILITY

23. It is the declared intention of the Council of the City that any section or part thereof or any Schedule of part thereof which may be held to be void or ineffective shall not be deemed to affect the validity of any other section or Schedules to this by-law.

SHORT TITLE

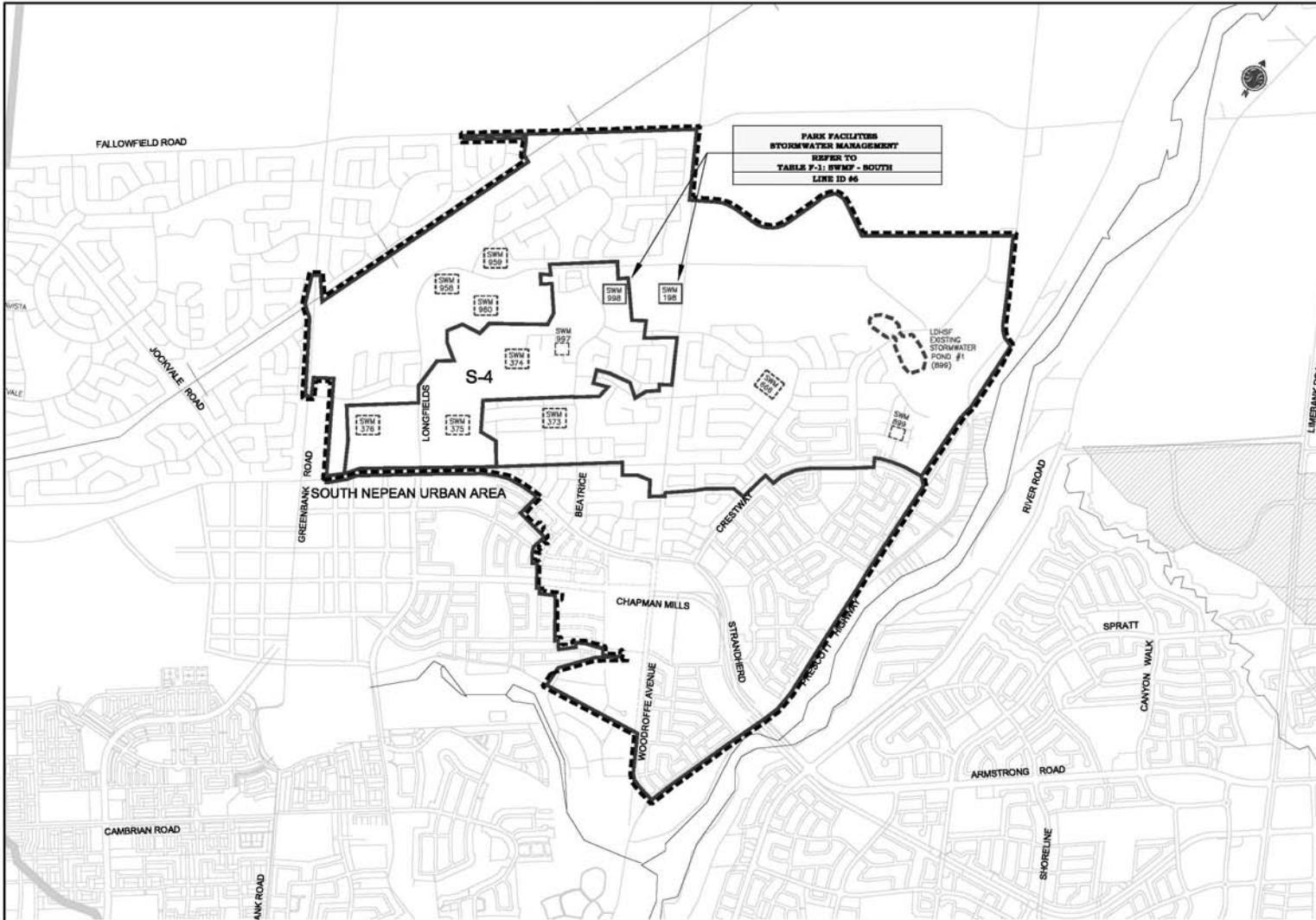
24. This by-law may be cited as the Nepean Ponds in Parks - South Urban Centre Stormwater Development Charges By-Law, 2009.

ENACTED AND PASSED this 24th day of June, 2009.

CITY CLERK

MAYOR

SCHEDULE "A" – DESIGNATED AREA



SCHEDULE "B" – RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per Dwelling Unit
Type of Residential Use
Area S-4

| SUC – Nepean Ponds in Parks | Single-Detached Dwelling and Semi-Detached Dwelling | Multiple Dwelling, Mobile Home & Row Dwelling | Apartment Dwelling |
|---|---|---|--------------------|
| Stormwater Management Facility and Accessory Services | \$903 | \$638 | \$257 |

SCHEDULE "C" - NON-RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per square foot of non-residential gross or total floor area

| SUC – Nepean Ponds in Parks | Non-Residential |
|---|-----------------|
| Stormwater Management Facility and Accessory Services | \$1.28 |

SCHEDULE "D" – OVERSIZING

Benchmark Costs for Storm Infrastructure in a Greenbelt Development Contingency Not Included

| | Pipe Dia. | | Total Pipe Costs | Eng. Costs | Total Costs | Oversize Costs >1650mm |
|-------|-----------|------|------------------|------------|-------------|---------------------------|
| | ft | mm | | | | |
| Green | 5.5 | 1650 | 2,188.55 | 218.86 | 2,407.41 | |
| | 6 | 1800 | 2,544.75 | 254.48 | 2,799.23 | 391.82 |
| | 6.5 | 1950 | 2,882.58 | 288.26 | 3,170.84 | 763.43 |
| | 7 | 2100 | 3,260.31 | 326.03 | 3,586.34 | 1,178.94 |
| | 7.5 | 2250 | 3,664.81 | 366.48 | 4,031.29 | 1,623.89 |
| | 8 | 2400 | 4,197.48 | 419.75 | 4,617.23 | 2,209.82 |
| | 8.5 | 2550 | 4,688.16 | 468.82 | 5,156.98 | 2,749.57 |
| | 9 | 2700 | 5,195.64 | 519.56 | 5,715.20 | 3,307.80 |
| | 10 | 3000 | 6,129.23 | 612.92 | 6,742.15 | 4,334.75 |

Benchmark Costs for Storm Infrastructure in a Greenbelt Development Contingency Included

| | Pipe Dia. | | Total Pipe Costs | Cont. Cost | Eng. Costs | Total Costs | Oversize Costs >1650mm |
|-------|-----------|------|------------------|------------|------------|-------------|---------------------------|
| | ft | mm | | | | | |
| Green | 5.5 | 1650 | 2,188.55 | 328.28 | 251.68 | 2,768.52 | 0.00 |
| | 6 | 1800 | 2,544.75 | 381.71 | 292.65 | 3,219.11 | 450.59 |
| | 6.5 | 1950 | 2,882.58 | 432.39 | 331.50 | 3,646.46 | 877.95 |
| | 7 | 2100 | 3,260.31 | 489.05 | 374.94 | 4,124.29 | 1,355.78 |
| | 7.5 | 2250 | 3,664.81 | 549.72 | 421.45 | 4,635.98 | 1,867.47 |
| | 8 | 2400 | 4,197.48 | 629.62 | 482.71 | 5,309.81 | 2,541.30 |
| | 8.5 | 2550 | 4,688.16 | 703.22 | 539.14 | 5,930.52 | 3,162.01 |
| | 9 | 2700 | 5,195.64 | 779.35 | 597.50 | 6,572.48 | 3,803.97 |
| | 10 | 3000 | 6,129.23 | 919.38 | 704.86 | 7,753.48 | 4,984.96 |

BY-LAW NO. 2009 - 302

-0-

A by-law of the City of Ottawa for the imposition of development charges for Nepean Ponds in Parks - South Urban Centre Stormwater Facilities.

-0-

Enacted by City Council at its meeting of June 24, 2009.

-0-

LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council June 24, 2009

PEC Report 13, Item 11

5. INNER GREENBELT PONDS (AREA C-1)

BY-LAW NO. 2009 -

A by-law of the City of Ottawa for the imposition of development charges for Inner Greenbelt Ponds Stormwater Facilities.

WHEREAS the Council of the City of Ottawa may by by-law, pursuant to subsection 2(1) of the *Development Charges Act, 1997*, 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 and the development requires certain approvals recited in subsection 2(2) of the *Development Charges Act, 1997*;

AND WHEREAS Council has reviewed all matters required to be considered under the *Development Charges Act, 1997* and the regulations made thereunder, including provision of the proposed by-law and background study;

AND WHEREAS Council has given public notice, held a public meeting and consulted with the public in accordance with the provisions of the *Development Charges Act, 1997*;

AND WHEREAS Council, upon reviewing the matters and after the public consultation, deems it necessary to enact this by-law to provide for the imposition of development charges against land;

AND WHEREAS Council has enacted the Development Charges By-Law, 2009 and wishes to adopt additional by-laws for the imposition of development charges for area in the City benefiting from stormwater management facilities and related sewers;

THEREFORE the Council of the City of Ottawa enacts as follows:

DEFINITIONS

1. The definitions as set out in clause 1 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law.

DESIGNATED AREA

2. The designated area within which development charges are imposed and to which this development charge by-law applies are all lands within the area outlined by the dotted line on Schedule "A" to this by-law.

DESIGNATED SERVICE

3. (1) Development charges shall be imposed for stormwater management facilities and accessory sewers serving the lands described in Schedule "A" to pay for the increased capital costs required because of increased needs for such services arising from development.

- (2) Once this by-law is in force, the development charge applicable to the development as determined by this by-law shall apply without regard to the service required or used by any individual development.

DESIGNATED USES

4. The types of residential use and non-residential uses as set out in clause 4 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law.

DEVELOPMENT CHARGE RULES

5. (1) The development charges herein have been calculated in the background study such that the total of all development charges on anticipated development do not exceed the capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act. In addition, the charges for the residential use and non-residential use development and the sub-types noted therein, have been calculated such that they do not exceed the capital costs that arise from the increase in the need for service for each individual type of development;
- (2) The development charges established in Schedule "B" to this by-law shall be and are hereby imposed on the area set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to residential use development;
- (3) The development charges established in Schedule "C" to this by-law shall be and are hereby imposed on the area set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to non-residential use development;
- (4) The development charges established in Schedule "B" and Schedule "C" to this by-law shall apply in the case of a mixed-use development based upon the applicable residential and non-residential use portions of the development under subsections 5(2) and 5(3) of this by-law, respectively;
- (5) The development charges imposed pursuant to subsections 5(2) and 5(3) of this by-law shall apply, in accordance with this by-law and the Act, to any development which 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 50 of the *Condominium Act*, or
- (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

IMPOSITION OF CHARGE

6. The development charges described in Schedule “B” and Schedule “C” shall be imposed with respect to the designated use of any land, building or structure which requires any of the approval actions described in subsection 5(5) of this by-law and shall be calculated as follows:

- (a) in the case of residential use development or the residential portion of a mixed-use development based upon the number and type of dwelling units;
- (b) in the case of non-residential use development or the non-residential use portion of a mixed-use development, based upon the gross floor area of such development;
- (c) notwithstanding subsection 6(a), in the case of residential use development charges described in Schedule “B”, all mobile homes, single-detached dwellings, semi-detached dwellings, row dwellings and multiple dwellings which are also non-profit housing with less than or equal to 1000.0 square feet of gross floor area and for which development charges are imposed by this by-law, shall pay a development charge rate on the same basis as an apartment dwelling with two or more bedrooms.

EXEMPTIONS

7. The exemptions as set out in clause 7 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The land credits as set out in clause 8 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 9 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 10 of the Development Charges By-Law, 2009 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 11 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

CONFLICT

12. The conflict provision as set out in clause 12 of the Development Charges By-Law, 2009 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF MONEY AND OVERSIZING

13. The services-in-lieu of money and oversizing provisions as set out in clause 13 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law with the applicable amounts for oversizing for stormwater management facilities and accessory drains being that set forth in Schedule "D" to this by-law.

TIMING OF THE CALCULATION AND PAYMENT

14. The timing and calculation of payment provisions set out in clause 14 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

15. (1) Despite section 14, in respect of the lands identified in Schedule "A", where a front-ending agreement is in force in respect of all or a portion of such lands, development charges payable pursuant to this by-law for lands subject to an application for draft subdivision approval, owned by a person who is not a party to a front-ending agreement for stormwater facilities within such lands, shall be due for all the lands subject to the application for subdivision approval at the earliest of:
- (a) registration of the plan of subdivision; or
 - (b) issuance of a conditional building permit for the lands, provided that a subdivision agreement has been executed.
- (2) Where the number of dwelling units or amount of gross floor area within a plan of subdivision equals or exceeds the number or amount respectfully upon which the calculation in subsection (1) was based, development charges calculated in accordance with this by-law shall be payable at the issuance of a building permit for any additional dwelling units or in respect of any additional gross floor area.

RESERVE FUND

16. The development charges imposed by this by-law for stormwater management facilities and accessory sewer services shall be paid into the Inner Greenbelt Ponds Stormwater Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for stormwater management facilities and accessory sewers in the benefiting area set out in Schedule "A" to this by-law shall be deemed to be in respect of a single service.

INDEXING

17. The development charge rates set out in Schedules “B” and “C” shall be adjusted by the Treasurer, without amendment to this by-law, commencing on August 1, 2010 in accordance with the most recent annual change (1 October to 30 September) in the Statistics Canada Infrastructure Development Charge Price Index, Catalogue Number 62-007. For greater certainty, the Infrastructure Construction Price Index from Catalogue Number 62-007 for Ottawa will be used.

SCHEDULES

18. The Schedules appended to this by-law shall be deemed to form part of this by-law and all information contained therein shall have the same force and effect as though it had been recited directly in the sections of this by-law.

APPLICATION OF THE ACT

19. Any matter not otherwise provided for in this by-law shall be subject to the provisions of the Act.

TERM OF BY-LAW

20. This by-law shall continue in full force and effect for a term of exceed five (5) years from the date of its enactment, unless it is repealed at an earlier date.

NUMBER

21. In this by-law, a word interpreted in the singular number has a corresponding meaning when used in the plural.

HEADINGS FOR REFERENCE ONLY

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

SEVERABILITY

23. It is the declared intention of the Council of the City that any section or part thereof or any Schedule of part thereof which may be held to be void or ineffective shall not be deemed to affect the validity of any other section or Schedules to this by-law.

SHORT TITLE

24. This by-law may be cited as the Inner Greenbelt Ponds Stormwater Development Charges By-Law, 2009.

ENACTED AND PASSED this 24th day of June, 2009.

CITY CLERK

MAYOR

SCHEDULE "B" – RESIDENTIAL DEVELOPMENT CHARGES

Development Charge per Dwelling Unit
Type of Residential Use
Area C-1

| Inner Greenbelt Ponds | Single-Detached Dwelling and Semi-Detached Dwelling | Multiple Dwelling, Mobile Home & Row Dwelling | Apartment Dwelling |
|---|---|---|--------------------|
| Stormwater Management Facility and Accessory Services | \$313 | \$224 | \$89 |

SCHEDULE "C" - NON-RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per square foot of non-residential gross or total floor area

| Inner Greenbelt Ponds | Non-Residential |
|---|-----------------|
| Stormwater Management Facility and Accessory Services | \$0.42 |

SCHEDULE "D" – OVERSIZING

Benchmark Costs for Storm Infrastructure in a Greenbelt Development Contingency Not Included

| | Pipe Dia. | | Total Pipe Costs | Eng. Costs | Total Costs | Oversize Costs >1650mm |
|-------|-----------|------|------------------|------------|-------------|------------------------|
| | ft | mm | | | | |
| Green | 5.5 | 1650 | 2,188.55 | 218.86 | 2,407.41 | |
| | 6 | 1800 | 2,544.75 | 254.48 | 2,799.23 | 391.82 |
| | 6.5 | 1950 | 2,882.58 | 288.26 | 3,170.84 | 763.43 |
| | 7 | 2100 | 3,260.31 | 326.03 | 3,586.34 | 1,178.94 |
| | 7.5 | 2250 | 3,664.81 | 366.48 | 4,031.29 | 1,623.89 |
| | 8 | 2400 | 4,197.48 | 419.75 | 4,617.23 | 2,209.82 |
| | 8.5 | 2550 | 4,688.16 | 468.82 | 5,156.98 | 2,749.57 |
| | 9 | 2700 | 5,195.64 | 519.56 | 5,715.20 | 3,307.80 |
| | 10 | 3000 | 6,129.23 | 612.92 | 6,742.15 | 4,334.75 |
| | | | | | | |

Benchmark Costs for Storm Infrastructure in a Greenbelt Development Contingency Included

| | Pipe Dia. | | Total Pipe Costs | Cont. Cost | Eng. Costs | Total Costs | Oversize Costs >1650mm |
|-------|-----------|------|------------------|------------|------------|-------------|------------------------|
| | ft | mm | | | | | |
| Green | 5.5 | 1650 | 2,188.55 | 328.28 | 251.68 | 2,768.52 | 0.00 |
| | 6 | 1800 | 2,544.75 | 381.71 | 292.65 | 3,219.11 | 450.59 |
| | 6.5 | 1950 | 2,882.58 | 432.39 | 331.50 | 3,646.46 | 877.95 |
| | 7 | 2100 | 3,260.31 | 489.05 | 374.94 | 4,124.29 | 1,355.78 |
| | 7.5 | 2250 | 3,664.81 | 549.72 | 421.45 | 4,635.98 | 1,867.47 |
| | 8 | 2400 | 4,197.48 | 629.62 | 482.71 | 5,309.81 | 2,541.30 |
| | 8.5 | 2550 | 4,688.16 | 703.22 | 539.14 | 5,930.52 | 3,162.01 |
| | 9 | 2700 | 5,195.64 | 779.35 | 597.50 | 6,572.48 | 3,803.97 |
| | 10 | 3000 | 6,129.23 | 919.38 | 704.86 | 7,753.48 | 4,984.96 |
| | | | | | | | |

BY-LAW NO. 2009 - 302

-0-

A by-law of the City of Ottawa for the imposition of development charges for Inner Greenbelt Ponds Stormwater Facilities.

-0-

Enacted by City Council at its meeting of June 24, 2009.

-0-

LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council June 24, 2009

PEC Report 13, Item 11

6. MONAHAN DRAIN (AREA W-1)

BY-LAW NO. 2009 -

A by-law of the City of Ottawa for the imposition of development charges for Monahan Drain Stormwater Facilities.

WHEREAS the Council of the City of Ottawa may by by-law, pursuant to subsection 2(1) of the *Development Charges Act, 1997*, 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 and the development requires certain approvals recited in subsection 2(2) of the *Development Charges Act, 1997*;

AND WHEREAS Council has reviewed all matters required to be considered under the *Development Charges Act, 1997* and the regulations made thereunder, including provision of the proposed by-law and background study;

AND WHEREAS Council has given public notice, held a public meeting and consulted with the public in accordance with the provisions of the *Development Charges Act, 1997*;

AND WHEREAS Council, upon reviewing the matters and after the public consultation, deems it necessary to enact this by-law to provide for the imposition of development charges against land;

AND WHEREAS Council has enacted the Development Charges By-Law, 2009 and wishes to adopt additional by-laws for the imposition of development charges for area in the City benefiting from stormwater management facilities and related sewers;

THEREFORE the Council of the City of Ottawa enacts as follows:

DEFINITIONS

1. The definitions as set out in clause 1 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law.

DESIGNATED AREA

2. The designated area within which development charges are imposed and to which this development charge by-law applies are all lands within the area outlined by the dotted line on Schedule "A" to this by-law.

DESIGNATED SERVICE

3. (1) Development charges shall be imposed for stormwater management facilities and accessory sewers serving the lands described in Schedule "A" to pay for the increased capital costs required because of increased needs for such services arising from development.

- (2) Once this by-law is in force, the development charge applicable to the development as determined by this by-law shall apply without regard to the service required or used by any individual development.

DESIGNATED USES

4. The types of residential use and non-residential uses as set out in clause 4 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law.

DEVELOPMENT CHARGE RULES

5. (1) The development charges herein have been calculated in the background study such that the total of all development charges on anticipated development do not exceed the capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act. In addition, the charges for the residential use and non-residential use development and the sub-types noted therein, have been calculated such that they do not exceed the capital costs that arise from the increase in the need for service for each individual type of development;
- (2) The development charges established in Schedule "B" to this by-law shall be and are hereby imposed on the area set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to residential use development;
- (3) The development charges established in Schedule "C" to this by-law shall be and are hereby imposed on the area set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to non-residential use development;
- (4) The development charges established in Schedule "B" and Schedule "C" to this by-law shall apply in the case of a mixed-use development based upon the applicable residential and non-residential use portions of the development under subsections 5(2) and 5(3) of this by-law, respectively;
- (5) The development charges imposed pursuant to subsections 5(2) and 5(3) of this by-law shall apply, in accordance with this by-law and the Act, to any development which 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 50 of the *Condominium Act*, or
- (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

IMPOSITION OF CHARGE

6. The development charges described in Schedule "B" and Schedule "C" shall be imposed with respect to the designated use of any land, building or structure which requires any of the approval actions described in subsection 5(5) of this by-law and shall be calculated as follows:

- (a) in the case of residential use development or the residential portion of a mixed-use development based upon the number and type of dwelling units;
- (b) in the case of non-residential use development or the non-residential use portion of a mixed-use development, based upon the gross floor area of such development;
- (c) notwithstanding subsection 6(a), in the case of residential use development charges described in Schedule "B", all mobile homes, single-detached dwellings, semi-detached dwellings, row dwellings and multiple dwellings which are also non-profit housing with less than or equal to 1000.0 square feet of gross floor area and for which development charges are imposed by this by-law, shall pay a development charge rate on the same basis as an apartment dwelling with two or more bedrooms.

EXEMPTIONS

7. The exemptions as set out in clause 7 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The land credits as set out in clause 8 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 9 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 10 of the Development Charges By-Law, 2009 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 11 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

CONFLICT

12. The conflict provision as set out in clause 12 of the Development Charges By-Law, 2009 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF MONEY AND OVERSIZING

13. The services-in-lieu of money and oversizing provisions as set out in clause 13 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law with the applicable amounts for oversizing for stormwater management facilities and accessory drains being that set forth in Schedule "D" to this by-law.

TIMING OF THE CALCULATION AND PAYMENT

14. The timing and calculation of payment provisions set out in clause 14 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

15. (1) Despite section 14, in respect of the lands identified in Schedule "A", where a front-ending agreement is in force in respect of all or a portion of such lands, development charges payable pursuant to this by-law for lands subject to an application for draft subdivision approval, owned by a person who is not a party to a front-ending agreement for stormwater facilities within such lands, shall be due for all the lands subject to the application for subdivision approval at the earliest of:
- (a) registration of the plan of subdivision; or
 - (b) issuance of a conditional building permit for the lands, provided that a subdivision agreement has been executed.
- (2) Where the number of dwelling units or amount of gross floor area within a plan of subdivision equals or exceeds the number or amount respectfully upon which the calculation in subsection (1) was based, development charges calculated in accordance with this by-law shall be payable at the issuance of a building permit for any additional dwelling units or in respect of any additional gross floor area.

RESERVE FUND

16. The development charges imposed by this by-law for stormwater management facilities and accessory sewer services shall be paid into the Monahan Drain Stormwater Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for stormwater management facilities and accessory sewers in the benefiting area set out in Schedule "A" to this by-law shall be deemed to be in respect of a single service.

INDEXING

17. The development charge rates set out in Schedules “B” and “C” shall be adjusted by the Treasurer, without amendment to this by-law, commencing on August 1, 2010 in accordance with the most recent annual change (1 October to 30 September) in the Statistics Canada Infrastructure Development Charge Price Index, Catalogue Number 62-007. For greater certainty, the Infrastructure Construction Price Index from Catalogue Number 62-007 for Ottawa will be used.

SCHEDULES

18. The Schedules appended to this by-law shall be deemed to form part of this by-law and all information contained therein shall have the same force and effect as though it had been recited directly in the sections of this by-law.

APPLICATION OF THE ACT

19. Any matter not otherwise provided for in this by-law shall be subject to the provisions of the Act.

TERM OF BY-LAW

20. This by-law shall continue in full force and effect for a term of exceed five (5) years from the date of its enactment, unless it is repealed at an earlier date.

NUMBER

21. In this by-law, a word interpreted in the singular number has a corresponding meaning when used in the plural.

HEADINGS FOR REFERENCE ONLY

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

SEVERABILITY

23. It is the declared intention of the Council of the City that any section or part thereof or any Schedule of part thereof which may be held to be void or ineffective shall not be deemed to affect the validity of any other section or Schedules to this by-law.

SHORT TITLE

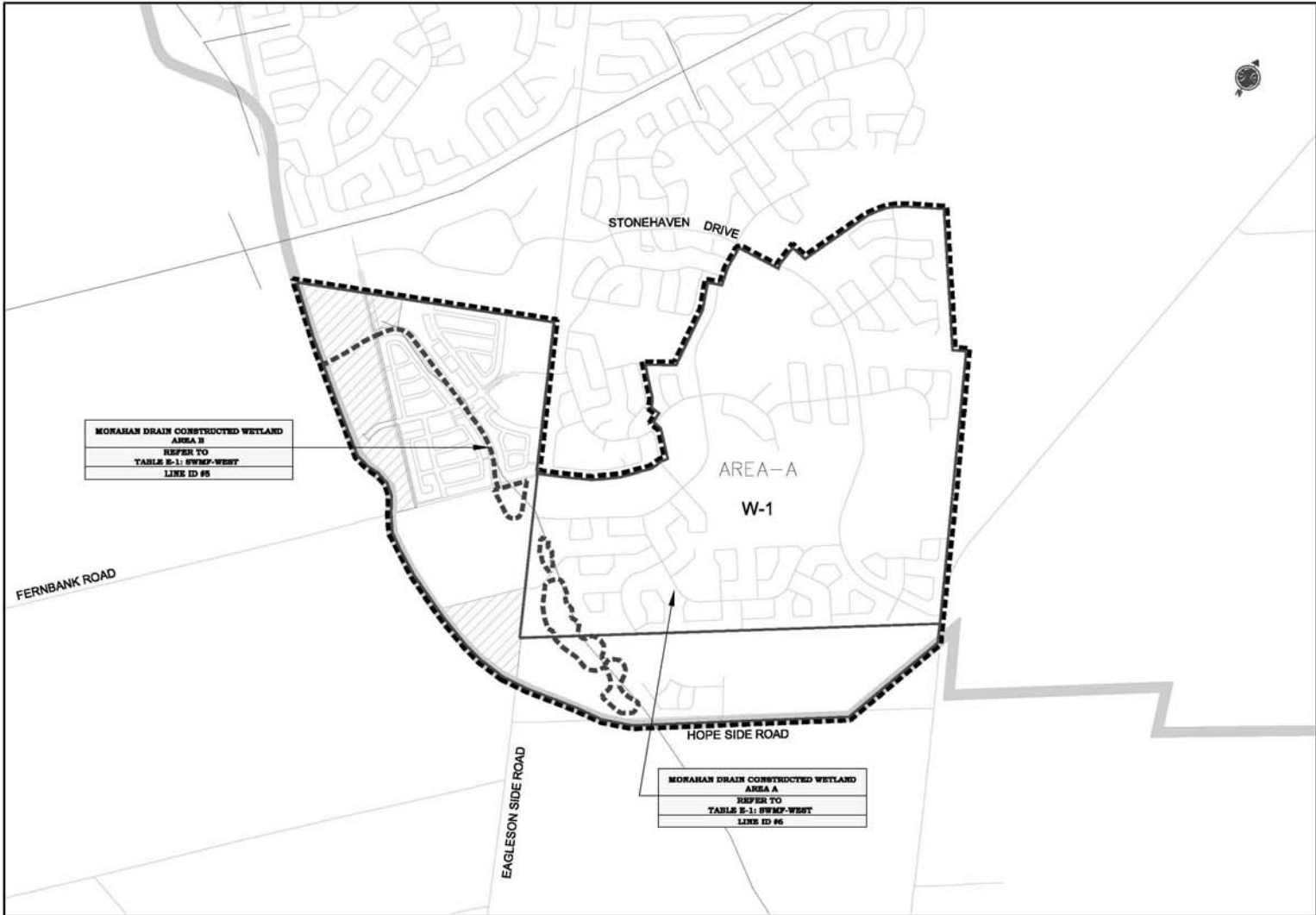
24. This by-law may be cited as the Monahan Drain Stormwater Development Charges By-Law, 2009.

ENACTED AND PASSED this 24th day of June, 2009.

CITY CLERK

MAYOR

SCHEDULE "A" – DESIGNATED AREA



SCHEDULE "B" – RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per Dwelling Unit
Type of Residential Use
Area W-1

| Monahan Drain | Single-Detached Dwelling and Semi-Detached Dwelling | Multiple Dwelling, Mobile Home & Row Dwelling | Apartment Dwelling |
|--|---|---|--------------------|
| Area A - Stormwater Management Facility and Accessory Services | \$1,861 | \$1,356 | \$922 |
| Area B - Stormwater Management Facility and Accessory Services | \$2,779 | \$2,219 | \$986 |

SCHEDULE "C" - NON-RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per square foot of non-residential gross or total floor area

| Monahan Drain | Non-Residential |
|--|-----------------|
| Area A - Stormwater Management Facility and Accessory Services | \$0.31 |
| Area B - Stormwater Management Facility and Accessory Services | \$0.31 |

SCHEDULE "D" – OVERSIZING

Benchmark Costs for Storm Infrastructure in a Greenbelt Development Contingency Not Included

| Green | Pipe Dia. | | Total Pipe Costs | Eng. Costs | Total Costs | Oversize Costs >1650mm |
|-------|-----------|------|------------------|------------|-------------|---------------------------|
| | ft | mm | | | | |
| | | 5.5 | 1650 | 2,188.55 | 218.86 | 2,407.41 |
| | 6 | 1800 | 2,544.75 | 254.48 | 2,799.23 | 391.82 |
| | 6.5 | 1950 | 2,882.58 | 288.26 | 3,170.84 | 763.43 |
| | 7 | 2100 | 3,260.31 | 326.03 | 3,586.34 | 1,178.94 |
| | 7.5 | 2250 | 3,664.81 | 366.48 | 4,031.29 | 1,623.89 |
| | 8 | 2400 | 4,197.48 | 419.75 | 4,617.23 | 2,209.82 |
| | 8.5 | 2550 | 4,688.16 | 468.82 | 5,156.98 | 2,749.57 |
| | 9 | 2700 | 5,195.64 | 519.56 | 5,715.20 | 3,307.80 |
| | 10 | 3000 | 6,129.23 | 612.92 | 6,742.15 | 4,334.75 |

Benchmark Costs for Storm Infrastructure in a Greenbelt Development Contingency Included

| Green | Pipe Dia. | | Total Pipe Costs | Cont. Cost | Eng. Costs | Total Costs | Oversize Costs >1650mm |
|-------|-----------|------|------------------|------------|------------|-------------|---------------------------|
| | ft | mm | | | | | |
| | | 5.5 | 1650 | 2,188.55 | 328.28 | 251.68 | 2,768.52 |
| | 6 | 1800 | 2,544.75 | 381.71 | 292.65 | 3,219.11 | 450.59 |
| | 6.5 | 1950 | 2,882.58 | 432.39 | 331.50 | 3,646.46 | 877.95 |
| | 7 | 2100 | 3,260.31 | 489.05 | 374.94 | 4,124.29 | 1,355.78 |
| | 7.5 | 2250 | 3,664.81 | 549.72 | 421.45 | 4,635.98 | 1,867.47 |
| | 8 | 2400 | 4,197.48 | 629.62 | 482.71 | 5,309.81 | 2,541.30 |
| | 8.5 | 2550 | 4,688.16 | 703.22 | 539.14 | 5,930.52 | 3,162.01 |
| | 9 | 2700 | 5,195.64 | 779.35 | 597.50 | 6,572.48 | 3,803.97 |
| | 10 | 3000 | 6,129.23 | 919.38 | 704.86 | 7,753.48 | 4,984.96 |

BY-LAW NO. 2009 - 302

-0-

A by-law of the City of Ottawa for the imposition of development charges for Monahan Drain Stormwater Facilities.

-0-

Enacted by City Council at its meeting of June 24, 2009.

-0-

LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council June 24, 2009

PEC Report 13, Item 11

7. SHIRLEY'S BROOK (AREA W-2)

BY-LAW NO. 2009 -

A by-law of the City of Ottawa for the imposition of development charges for Shirley's Brook Stormwater Facilities.

WHEREAS the Council of the City of Ottawa may by by-law, pursuant to subsection 2(1) of the *Development Charges Act, 1997*, 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 and the development requires certain approvals recited in subsection 2(2) of the *Development Charges Act, 1997*;

AND WHEREAS Council has reviewed all matters required to be considered under the *Development Charges Act, 1997* and the regulations made thereunder, including provision of the proposed by-law and background study;

AND WHEREAS Council has given public notice, held a public meeting and consulted with the public in accordance with the provisions of the *Development Charges Act, 1997*;

AND WHEREAS Council, upon reviewing the matters and after the public consultation, deems it necessary to enact this by-law to provide for the imposition of development charges against land;

AND WHEREAS Council has enacted the Development Charges By-Law, 2009 and wishes to adopt additional by-laws for the imposition of development charges for area in the City benefiting from stormwater management facilities and related sewers;

THEREFORE the Council of the City of Ottawa enacts as follows:

DEFINITIONS

1. The definitions as set out in clause 1 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law.

DESIGNATED AREA

2. The designated area within which development charges are imposed and to which this development charge by-law applies are all lands within the area outlined by the dotted line on Schedule "A" to this by-law.

DESIGNATED SERVICE

3. (1) Development charges shall be imposed for stormwater management facilities and accessory sewers serving the lands described in Schedule "A" to pay for the increased capital costs required because of increased needs for such services arising from development.

- (2) Once this by-law is in force, the development charge applicable to the development as determined by this by-law shall apply without regard to the service required or used by any individual development.

DESIGNATED USES

4. The types of residential use and non-residential uses as set out in clause 4 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law.

DEVELOPMENT CHARGE RULES

5. (1) The development charges herein have been calculated in the background study such that the total of all development charges on anticipated development do not exceed the capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act. In addition, the charges for the residential use and non-residential use development and the sub-types noted therein, have been calculated such that they do not exceed the capital costs that arise from the increase in the need for service for each individual type of development;
- (2) The development charges established in Schedule "B" to this by-law shall be and are hereby imposed on the area set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to residential use development;
- (3) The development charges established in Schedule "C" to this by-law shall be and are hereby imposed on the area set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to non-residential use development;
- (4) The development charges established in Schedule "B" and Schedule "C" to this by-law shall apply in the case of a mixed-use development based upon the applicable residential and non-residential use portions of the development under subsections 5(2) and 5(3) of this by-law, respectively;
- (5) The development charges imposed pursuant to subsections 5(2) and 5(3) of this by-law shall apply, in accordance with this by-law and the Act, to any development which 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 50 of the *Condominium Act*, or
- (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

IMPOSITION OF CHARGE

6. The development charges described in Schedule “B” and Schedule “C” shall be imposed with respect to the designated use of any land, building or structure which requires any of the approval actions described in subsection 5(5) of this by-law and shall be calculated as follows:

- (a) in the case of residential use development or the residential portion of a mixed-use development based upon the number and type of dwelling units;
- (b) in the case of non-residential use development or the non-residential use portion of a mixed-use development, based upon the gross floor area of such development;
- (c) notwithstanding subsection 6(a), in the case of residential use development charges described in Schedule “B”, all mobile homes, single-detached dwellings, semi-detached dwellings, row dwellings and multiple dwellings which are also non-profit housing with less than or equal to 1000.0 square feet of gross floor area and for which development charges are imposed by this by-law, shall pay a development charge rate on the same basis as an apartment dwelling with two or more bedrooms.

EXEMPTIONS

7. The exemptions as set out in clause 7 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The land credits as set out in clause 8 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 9 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 10 of the Development Charges By-Law, 2009 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 11 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

CONFLICT

12. The conflict provision as set out in clause 12 of the Development Charges By-Law, 2009 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF MONEY AND OVERSIZING

13. The services-in-lieu of money and oversizing provisions as set out in clause 13 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law with the applicable amounts for oversizing for stormwater management facilities and accessory drains being that set forth in Schedule "D" to this by-law.

TIMING OF THE CALCULATION AND PAYMENT

15. The timing and calculation of payment provisions set out in clause 14 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

15. (1) Despite section 14, in respect of the lands identified in Schedule "A", where a front-ending agreement is in force in respect of all or a portion of such lands, development charges payable pursuant to this by-law for lands subject to an application for draft subdivision approval, owned by a person who is not a party to a front-ending agreement for stormwater facilities within such lands, shall be due for all the lands subject to the application for subdivision approval at the earliest of:
- (a) registration of the plan of subdivision; or
 - (b) issuance of a conditional building permit for the lands, provided that a subdivision agreement has been executed.
- (2) Where the number of dwelling units or amount of gross floor area within a plan of subdivision equals or exceeds the number or amount respectfully upon which the calculation in subsection (1) was based, development charges calculated in accordance with this by-law shall be payable at the issuance of a building permit for any additional dwelling units or in respect of any additional gross floor area.

RESERVE FUND

16. The development charges imposed by this by-law for stormwater management facilities and accessory sewer services shall be paid into the Shirley's Brook Stormwater Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for stormwater management facilities and accessory sewers in the benefiting area set out in Schedule "A" to this by-law shall be deemed to be in respect of a single service.

INDEXING

17. The development charge rates set out in Schedules "B" and "C" shall be adjusted by the Treasurer, without amendment to this by-law, commencing on August 1, 2010 in

accordance with the most recent annual change (1 October to 30 September) in the Statistics Canada Infrastructure Development Charge Price Index, Catalogue Number 62-007. For greater certainty, the Infrastructure Construction Price Index from Catalogue Number 62-007 for Ottawa will be used.

SCHEDULES

18. The Schedules appended to this by-law shall be deemed to form part of this by-law and all information contained therein shall have the same force and effect as though it had been recited directly in the sections of this by-law.

APPLICATION OF THE ACT

19. Any matter not otherwise provided for in this by-law shall be subject to the provisions of the Act.

TERM OF BY-LAW

20. This by-law shall continue in full force and effect for a term of exceed five (5) years from the date of its enactment, unless it is repealed at an earlier date.

NUMBER

21. In this by-law, a word interpreted in the singular number has a corresponding meaning when used in the plural.

HEADINGS FOR REFERENCE ONLY

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

SEVERABILITY

23. It is the declared intention of the Council of the City that any section or part thereof or any Schedule of part thereof which may be held to be void or ineffective shall not be deemed to affect the validity of any other section or Schedules to this by-law.

SHORT TITLE

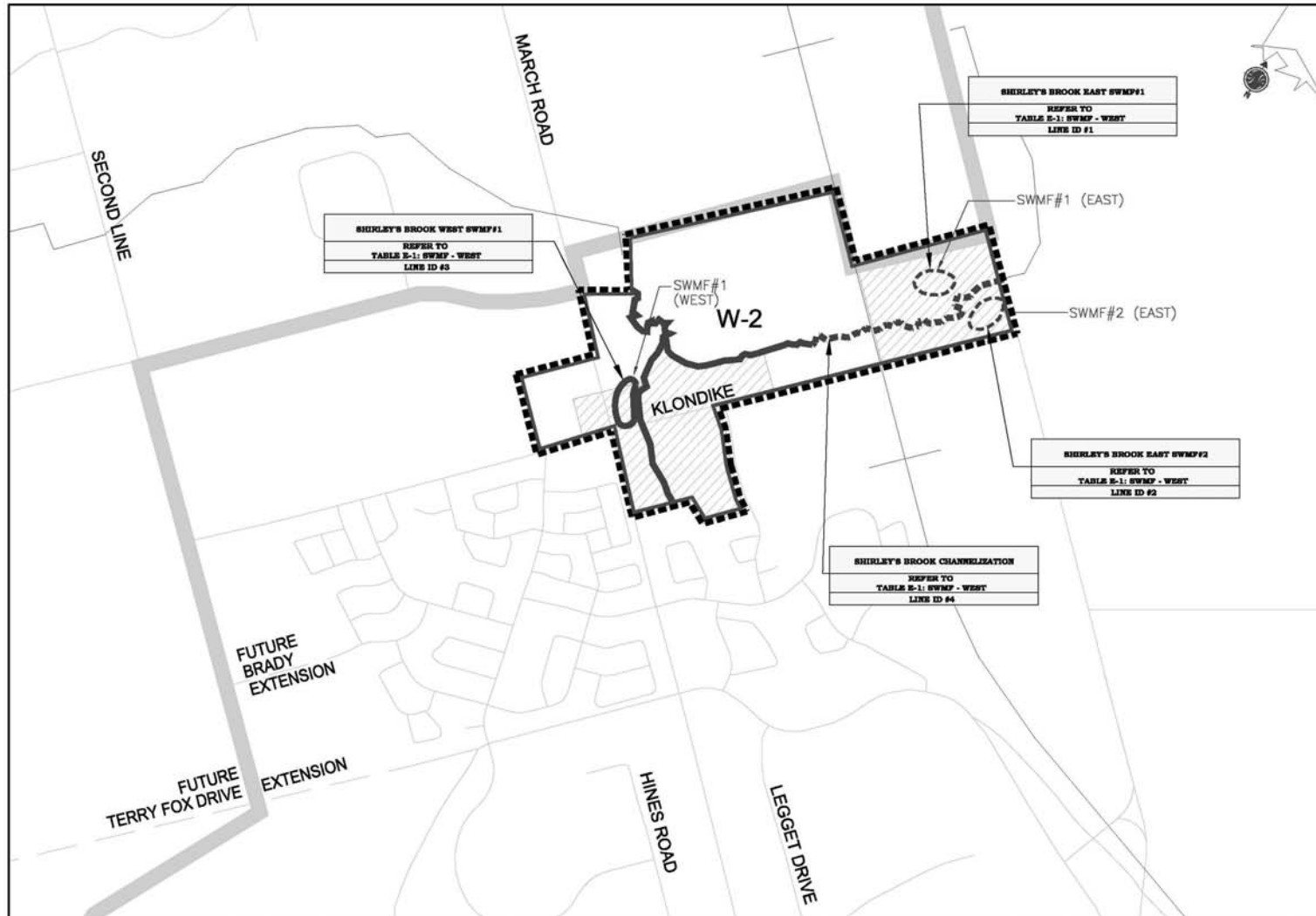
24. This by-law may be cited as the Shirley's Brook Stormwater Development Charges By-Law, 2009.

ENACTED AND PASSED this 24th day of June, 2009.

CITY CLERK

MAYOR

SCHEDULE "A" – DESIGNATED AREA



SCHEDULE "B" – RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per Dwelling Unit
Type of Residential Use
Area W-2

| Shirley's Brook | Single-Detached Dwelling and Semi-Detached Dwelling | Multiple Dwelling, Mobile Home & Row Dwelling | Apartment Dwelling |
|---|---|---|--------------------|
| Stormwater Management Facility and Accessory Services | \$3,092 | \$2,209 | \$0 |

SCHEDULE "C" – NON-RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per square foot of non-residential gross or total floor area

| Shirley's Brook | Non-Residential |
|---|-----------------|
| Stormwater Management Facility and Accessory Services | \$4.42 |

SCHEDULE "D" – OVERSIZING

Benchmark Costs for Storm Infrastructure in a Greenbelt Development Contingency Not Included

| Green | Pipe Dia. | | Total Pipe Costs | Eng. Costs | Total Costs | Oversize Costs >1650mm |
|-------|-----------|------|------------------|------------|-------------|---------------------------|
| | ft | mm | | | | |
| | 5.5 | 1650 | 2,188.55 | 218.86 | 2,407.41 | |
| | 6 | 1800 | 2,544.75 | 254.48 | 2,799.23 | 391.82 |
| | 6.5 | 1950 | 2,882.58 | 288.26 | 3,170.84 | 763.43 |
| | 7 | 2100 | 3,260.31 | 326.03 | 3,586.34 | 1,178.94 |
| | 7.5 | 2250 | 3,664.81 | 366.48 | 4,031.29 | 1,623.89 |
| | 8 | 2400 | 4,197.48 | 419.75 | 4,617.23 | 2,209.82 |
| | 8.5 | 2550 | 4,688.16 | 468.82 | 5,156.98 | 2,749.57 |
| | 9 | 2700 | 5,195.64 | 519.56 | 5,715.20 | 3,307.80 |
| | 10 | 3000 | 6,129.23 | 612.92 | 6,742.15 | 4,334.75 |

Benchmark Costs for Storm Infrastructure in a Greenbelt Development Contingency Included

| Green | Pipe Dia. | | Total Pipe Costs | Cont. Cost | Eng. Costs | Total Costs | Oversize Costs >1650mm |
|-------|-----------|------|------------------|------------|------------|-------------|---------------------------|
| | ft | mm | | | | | |
| | 5.5 | 1650 | 2,188.55 | 328.28 | 251.68 | 2,768.52 | 0.00 |
| | 6 | 1800 | 2,544.75 | 381.71 | 292.65 | 3,219.11 | 450.59 |
| | 6.5 | 1950 | 2,882.58 | 432.39 | 331.50 | 3,646.46 | 877.95 |
| | 7 | 2100 | 3,260.31 | 489.05 | 374.94 | 4,124.29 | 1,355.78 |
| | 7.5 | 2250 | 3,664.81 | 549.72 | 421.45 | 4,635.98 | 1,867.47 |
| | 8 | 2400 | 4,197.48 | 629.62 | 482.71 | 5,309.81 | 2,541.30 |
| | 8.5 | 2550 | 4,688.16 | 703.22 | 539.14 | 5,930.52 | 3,162.01 |
| | 9 | 2700 | 5,195.64 | 779.35 | 597.50 | 6,572.48 | 3,803.97 |
| | 10 | 3000 | 6,129.23 | 919.38 | 704.86 | 7,753.48 | 4,984.96 |

BY-LAW NO. 2009 - 302

-0-

A by-law of the City of Ottawa for the imposition of development charges for Shirley's Brook Stormwater Facilities.

-0-

Enacted by City Council at its meeting of June 24, 2009.

-0-

LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council June 24, 2009

PEC Report 13, Item 11

**8. CARDINAL CREEK EROSION WORKS
(AREA E-2)**

BY-LAW NO. 2009 -

A by-law of the City of Ottawa for the imposition of development charges for Cardinal Creek Erosion Works Stormwater Facilities.

WHEREAS the Council of the City of Ottawa may by by-law, pursuant to subsection 2(1) of the *Development Charges Act, 1997*, 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 and the development requires certain approvals recited in subsection 2(2) of the *Development Charges Act, 1997*;

AND WHEREAS Council has reviewed all matters required to be considered under the *Development Charges Act, 1997* and the regulations made thereunder, including provision of the proposed by-law and background study;

AND WHEREAS Council has given public notice, held a public meeting and consulted with the public in accordance with the provisions of the *Development Charges Act, 1997*;

AND WHEREAS Council, upon reviewing the matters and after the public consultation, deems it necessary to enact this by-law to provide for the imposition of development charges against land;

AND WHEREAS Council has enacted the Development Charges By-Law, 2009 and wishes to adopt additional by-laws for the imposition of development charges for area in the City benefiting from stormwater management facilities and related sewers;

THEREFORE the Council of the City of Ottawa enacts as follows:

DEFINITIONS

1. The definitions as set out in clause 1 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law.

DESIGNATED AREA

2. The designated area within which development charges are imposed and to which this development charge by-law applies are all lands within the area outlined by the dotted line on Schedule "A" to this by-law.

DESIGNATED SERVICE

3. (1) Development charges shall be imposed for stormwater management facilities and accessory sewers serving the lands described in Schedule "A" to pay for the increased capital costs required because of increased needs for such services arising from development.

- (2) Once this by-law is in force, the development charge applicable to the development as determined by this by-law shall apply without regard to the service required or used by any individual development.

DESIGNATED USES

4. The types of residential use and non-residential uses as set out in clause 4 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law.

DEVELOPMENT CHARGE RULES

5. (1) The development charges herein have been calculated in the background study such that the total of all development charges on anticipated development do not exceed the capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act. In addition, the charges for the residential use and non-residential use development and the sub-types noted therein, have been calculated such that they do not exceed the capital costs that arise from the increase in the need for service for each individual type of development;
- (2) The development charges established in Schedule "B" to this by-law shall be and are hereby imposed on the area set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to residential use development;
- (3) The development charges established in Schedule "C" to this by-law shall be and are hereby imposed on the area set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to non-residential use development;
- (4) The development charges established in Schedule "B" and Schedule "C" to this by-law shall apply in the case of a mixed-use development based upon the applicable residential and non-residential use portions of the development under subsections 5(2) and 5(3) of this by-law, respectively;
- (5) The development charges imposed pursuant to subsections 5(2) and 5(3) of this by-law shall apply, in accordance with this by-law and the Act, to any development which 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 50 of the *Condominium Act*, or
- (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

IMPOSITION OF CHARGE

6. The development charges described in Schedule “B” and Schedule “C” shall be imposed with respect to the designated use of any land, building or structure which requires any of the approval actions described in subsection 5(5) of this by-law and shall be calculated as follows:

- (a) in the case of residential use development or the residential portion of a mixed-use development based upon the number and type of dwelling units;
- (b) in the case of non-residential use development or the non-residential use portion of a mixed-use development, based upon the gross floor area of such development;
- (c) notwithstanding subsection 6(a), in the case of residential use development charges described in Schedule “B”, all mobile homes, single-detached dwellings, semi-detached dwellings, row dwellings and multiple dwellings which are also non-profit housing with less than or equal to 1000.0 square feet of gross floor area and for which development charges are imposed by this by-law, shall pay a development charge rate on the same basis as an apartment dwelling with two or more bedrooms.

EXEMPTIONS

7. The exemptions as set out in clause 7 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The land credits as set out in clause 8 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 9 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 10 of the Development Charges By-Law, 2009 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 11 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

CONFLICT

12. The conflict provision as set out in clause 12 of the Development Charges By-Law, 2009 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF MONEY AND OVERSIZING

13. The services-in-lieu of money and oversizing provisions as set out in clause 13 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law with the applicable amounts for oversizing for stormwater management facilities and accessory drains being that set forth in Schedule "D" to this by-law.

TIMING OF THE CALCULATION AND PAYMENT

14. The timing and calculation of payment provisions set out in clause 14 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

15. (1) Despite section 14, in respect of the lands identified in Schedule "A", where a front-ending agreement is in force in respect of all or a portion of such lands, development charges payable pursuant to this by-law for lands subject to an application for draft subdivision approval, owned by a person who is not a party to a front-ending agreement for stormwater facilities within such lands, shall be due for all the lands subject to the application for subdivision approval at the earliest of:
- (a) registration of the plan of subdivision; or
 - (b) issuance of a conditional building permit for the lands, provided that a subdivision agreement has been executed.
- (2) Where the number of dwelling units or amount of gross floor area within a plan of subdivision equals or exceeds the number or amount respectfully upon which the calculation in subsection (1) was based, development charges calculated in accordance with this by-law shall be payable at the issuance of a building permit for any additional dwelling units or in respect of any additional gross floor area.

RESERVE FUND

16. The development charges imposed by this by-law for stormwater management facilities and accessory sewer services shall be paid into the Cardinal Creek Erosion Works Stormwater Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for stormwater management facilities and accessory sewers in the benefiting area set out in Schedule "A" to this by-law shall be deemed to be in respect of a single service.

INDEXING

17. The development charge rates set out in Schedules “B” and “C” shall be adjusted by the Treasurer, without amendment to this by-law, commencing on August 1, 2010 in accordance with the most recent annual change (1 October to 30 September) in the Statistics Canada Infrastructure Development Charge Price Index, Catalogue Number 62-007. For greater certainty, the Infrastructure Construction Price Index from Catalogue Number 62-007 for Ottawa will be used.

SCHEDULES

18. The Schedules appended to this by-law shall be deemed to form part of this by-law and all information contained therein shall have the same force and effect as though it had been recited directly in the sections of this by-law.

APPLICATION OF THE ACT

19. Any matter not otherwise provided for in this by-law shall be subject to the provisions of the Act.

TERM OF BY-LAW

20. This by-law shall continue in full force and effect for a term of exceed five (5) years from the date of its enactment, unless it is repealed at an earlier date.

NUMBER

21. In this by-law, a word interpreted in the singular number has a corresponding meaning when used in the plural.

HEADINGS FOR REFERENCE ONLY

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

SEVERABILITY

23. It is the declared intention of the Council of the City that any section or part thereof or any Schedule of part thereof which may be held to be void or ineffective shall not be deemed to affect the validity of any other section or Schedules to this by-law.

SHORT TITLE

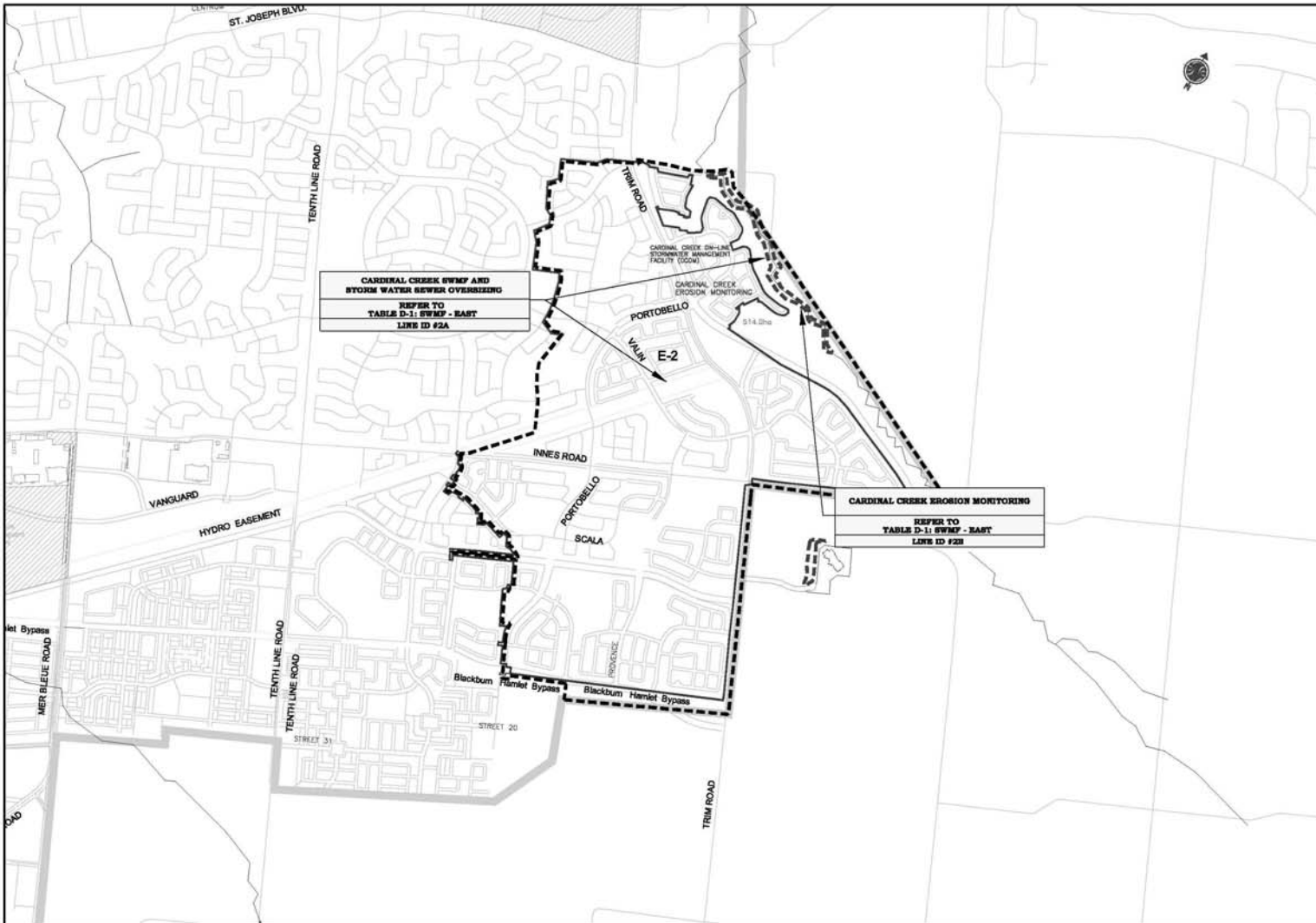
24. This by-law may be cited as the Cardinal Creek Erosion Works Stormwater Development Charges By-Law, 2009.

ENACTED AND PASSED this 24th day of June, 2009.

CITY CLERK

MAYOR

SCHEDULE "A" – DESIGNATED AREA



SCHEDULE "B" – RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per Dwelling Unit
Type of Residential Use
Area E-2

| Cardinal Creek Erosion Works | Single-Detached Dwelling and Semi-Detached Dwelling | Multiple Dwelling, Mobile Home & Row Dwelling | Apartment Dwelling |
|---|---|---|--------------------|
| Stormwater Management Facility and Accessory Services | \$6,236 | \$4,973 | \$3,570 |

SCHEDULE "C" - NON-RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per square foot of non-residential gross or total floor area

| | |
|---|-----------------|
| Cardinal Creek Erosion Works | Non-Residential |
| Stormwater Management Facility and Accessory Services | \$3.72 |

SCHEDULE "D" – OVERSIZING

Benchmark Costs for Storm Infrastructure in a Greenbelt Development Contingency Not Included

| Green | Pipe Dia. | | Total Pipe Costs | Eng. Costs | Total Costs | Oversize Costs >1650mm |
|-------|-----------|------|------------------|------------|-------------|------------------------|
| | ft | mm | | | | |
| | 5.5 | 1650 | 2,188.55 | 218.86 | 2,407.41 | |
| | 6 | 1800 | 2,544.75 | 254.48 | 2,799.23 | 391.82 |
| | 6.5 | 1950 | 2,882.58 | 288.26 | 3,170.84 | 763.43 |
| | 7 | 2100 | 3,260.31 | 326.03 | 3,586.34 | 1,178.94 |
| | 7.5 | 2250 | 3,664.81 | 366.48 | 4,031.29 | 1,623.89 |
| | 8 | 2400 | 4,197.48 | 419.75 | 4,617.23 | 2,209.82 |
| | 8.5 | 2550 | 4,688.16 | 468.82 | 5,156.98 | 2,749.57 |
| | 9 | 2700 | 5,195.64 | 519.56 | 5,715.20 | 3,307.80 |
| | 10 | 3000 | 6,129.23 | 612.92 | 6,742.15 | 4,334.75 |

Benchmark Costs for Storm Infrastructure in a Greenbelt Development Contingency Included

| Green | Pipe Dia. | | Total Pipe Costs | Cont. Cost | Eng. Costs | Total Costs | Oversize Costs >1650mm |
|-------|-----------|------|------------------|------------|------------|-------------|------------------------|
| | ft | mm | | | | | |
| | 5.5 | 1650 | 2,188.55 | 328.28 | 251.68 | 2,768.52 | 0.00 |
| | 6 | 1800 | 2,544.75 | 381.71 | 292.65 | 3,219.11 | 450.59 |
| | 6.5 | 1950 | 2,882.58 | 432.39 | 331.50 | 3,646.46 | 877.95 |
| | 7 | 2100 | 3,260.31 | 489.05 | 374.94 | 4,124.29 | 1,355.78 |
| | 7.5 | 2250 | 3,664.81 | 549.72 | 421.45 | 4,635.98 | 1,867.47 |
| | 8 | 2400 | 4,197.48 | 629.62 | 482.71 | 5,309.81 | 2,541.30 |
| | 8.5 | 2550 | 4,688.16 | 703.22 | 539.14 | 5,930.52 | 3,162.01 |
| | 9 | 2700 | 5,195.64 | 779.35 | 597.50 | 6,572.48 | 3,803.97 |
| | 10 | 3000 | 6,129.23 | 919.38 | 704.86 | 7,753.48 | 4,984.96 |

BY-LAW NO. 2009 - 302

-0-

A by-law of the City of Ottawa for the imposition of development charges for Cardinal Creek Erosion Works Stormwater Facilities.

-0-

Enacted by City Council at its meeting of June 24, 2009.

-0-

LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council June 24, 2009

PEC Report 13, Item 11

9. GLOUCESTER (AREA E-3)

BY-LAW NO. 2009 -

A by-law of the City of Ottawa for the imposition of development charges for Gloucester Stormwater Facilities.

WHEREAS the Council of the City of Ottawa may by by-law, pursuant to subsection 2(1) of the *Development Charges Act, 1997*, 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 and the development requires certain approvals recited in subsection 2(2) of the *Development Charges Act, 1997*;

AND WHEREAS Council has reviewed all matters required to be considered under the *Development Charges Act, 1997* and the regulations made thereunder, including provision of the proposed by-law and background study;

AND WHEREAS Council has given public notice, held a public meeting and consulted with the public in accordance with the provisions of the *Development Charges Act, 1997*;

AND WHEREAS Council, upon reviewing the matters and after the public consultation, deems it necessary to enact this by-law to provide for the imposition of development charges against land;

AND WHEREAS Council has enacted the Development Charges By-Law, 2009 and wishes to adopt additional by-laws for the imposition of development charges for area in the City benefiting from stormwater management facilities and related sewers;

THEREFORE the Council of the City of Ottawa enacts as follows:

DEFINITIONS

1. The definitions as set out in clause 1 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law.

DESIGNATED AREA

2. The designated area within which development charges are imposed and to which this development charge by-law applies are all lands within the area outlined by the dotted line on Schedule "A" to this by-law.

DESIGNATED SERVICE

3. (1) Development charges shall be imposed for stormwater management facilities and accessory sewers serving the lands described in Schedule "A" to pay for the increased capital costs required because of increased needs for such services arising from development.

- (2) Once this by-law is in force, the development charge applicable to the development as determined by this by-law shall apply without regard to the service required or used by any individual development.

DESIGNATED USES

4. The types of residential use and non-residential uses as set out in clause 4 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law.

DEVELOPMENT CHARGE RULES

5. (1) The development charges herein have been calculated in the background study such that the total of all development charges on anticipated development do not exceed the capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act. In addition, the charges for the residential use and non-residential use development and the sub-types noted therein, have been calculated such that they do not exceed the capital costs that arise from the increase in the need for service for each individual type of development;
- (2) The development charges established in Schedule "B" to this by-law shall be and are hereby imposed on the area set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to residential use development;
- (3) The development charges established in Schedule "C" to this by-law shall be and are hereby imposed on the area set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to non-residential use development;
- (4) The development charges established in Schedule "B" and Schedule "C" to this by-law shall apply in the case of a mixed-use development based upon the applicable residential and non-residential use portions of the development under subsections 5(2) and 5(3) of this by-law, respectively;
- (5) The development charges imposed pursuant to subsections 5(2) and 5(3) of this by-law shall apply, in accordance with this by-law and the Act, to any development which 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 50 of the *Condominium Act*, or
- (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

IMPOSITION OF CHARGE

6. The development charges described in Schedule “B” and Schedule “C” shall be imposed with respect to the designated use of any land, building or structure which requires any of the approval actions described in subsection 5(5) of this by-law and shall be calculated as follows:

- (a) in the case of residential use development or the residential portion of a mixed-use development based upon the number and type of dwelling units;
- (b) in the case of non-residential use development or the non-residential use portion of a mixed-use development, based upon the gross floor area of such development;
- (c) notwithstanding subsection 6(a), in the case of residential use development charges described in Schedule “B”, all mobile homes, single-detached dwellings, semi-detached dwellings, row dwellings and multiple dwellings which are also non-profit housing with less than or equal to 1000.0 square feet of gross floor area and for which development charges are imposed by this by-law, shall pay a development charge rate on the same basis as an apartment dwelling with two or more bedrooms.

EXEMPTIONS

7. The exemptions as set out in clause 7 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The land credits as set out in clause 8 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 9 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 10 of the Development Charges By-Law, 2009 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 11 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

CONFLICT

12. The conflict provision as set out in clause 12 of the Development Charges By-Law, 2009 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF MONEY AND OVERSIZING

13. The services-in-lieu of money and oversizing provisions as set out in clause 13 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law with the applicable amounts for oversizing for stormwater management facilities and accessory drains being that set forth in Schedule "D" to this by-law.

TIMING OF THE CALCULATION AND PAYMENT

14. The timing and calculation of payment provisions set out in clause 14 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

15. (1) Despite section 14, in respect of the lands identified in Schedule "A", where a front-ending agreement is in force in respect of all or a portion of such lands, development charges payable pursuant to this by-law for lands subject to an application for draft subdivision approval, owned by a person who is not a party to a front-ending agreement for stormwater facilities within such lands, shall be due for all the lands subject to the application for subdivision approval at the earliest of:

- (a) registration of the plan of subdivision; or
- (b) issuance of a conditional building permit for the lands, provided that a subdivision agreement has been executed.

(2) Where the number of dwelling units or amount of gross floor area within a plan of subdivision equals or exceeds the number or amount respectfully upon which the calculation in subsection (1) was based, development charges calculated in accordance with this by-law shall be payable at the issuance of a building permit for any additional dwelling units or in respect of any additional gross floor area.

RESERVE FUND

16. The development charges imposed by this by-law for stormwater management facilities and accessory sewer services shall be paid into the Gloucester Stormwater Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for stormwater management facilities and accessory sewers in the benefiting area set out in Schedule "A" to this by-law shall be deemed to be in respect of a single service.

INDEXING

17. The development charge rates set out in Schedules "B" and "C" shall be adjusted by the Treasurer, without amendment to this by-law, commencing on August 1, 2010 in

accordance with the most recent annual change (1 October to 30 September) in the Statistics Canada Infrastructure Development Charge Price Index, Catalogue Number 62-007. For greater certainty, the Infrastructure Construction Price Index from Catalogue Number 62-007 for Ottawa will be used.

SCHEDULES

18. The Schedules appended to this by-law shall be deemed to form part of this by-law and all information contained therein shall have the same force and effect as though it had been recited directly in the sections of this by-law.

APPLICATION OF THE ACT

19. Any matter not otherwise provided for in this by-law shall be subject to the provisions of the Act.

TERM OF BY-LAW

20. This by-law shall continue in full force and effect for a term of exceed five (5) years from the date of its enactment, unless it is repealed at an earlier date.

NUMBER

21. In this by-law, a word interpreted in the singular number has a corresponding meaning when used in the plural.

HEADINGS FOR REFERENCE ONLY

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

SEVERABILITY

23. It is the declared intention of the Council of the City that any section or part thereof or any Schedule of part thereof which may be held to be void or ineffective shall not be deemed to affect the validity of any other section or Schedules to this by-law.

SHORT TITLE

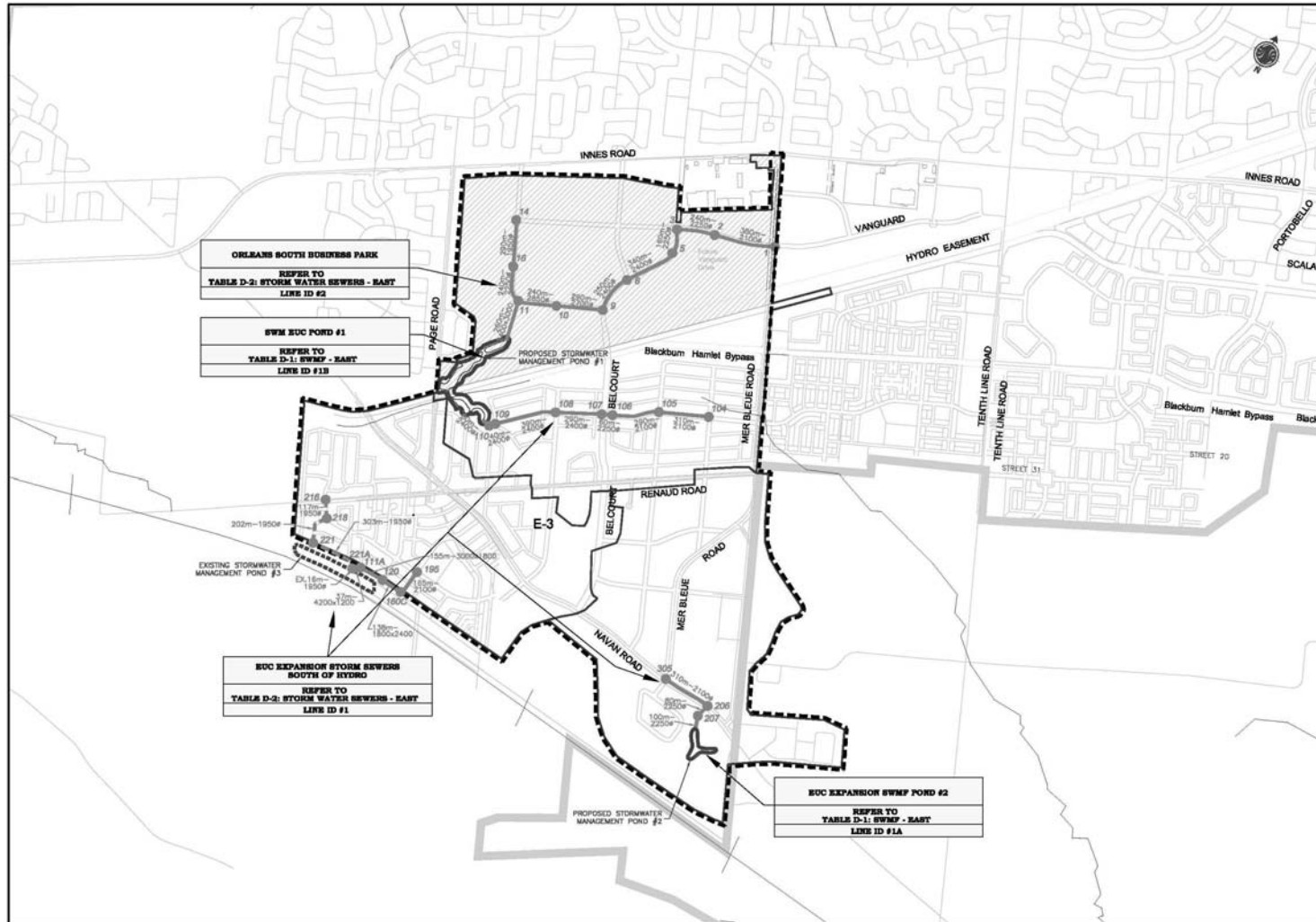
24. This by-law may be cited as the Gloucester Stormwater Development Charges By-Law, 2009.

ENACTED AND PASSED this 24th day of June, 2009.

CITY CLERK

MAYOR

SCHEDULE "A" – DESIGNATED AREA



SCHEDULE "B" – RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per Dwelling Unit
Type of Residential Use
Area E-3

| Gloucester | Single-Detached Dwelling and Semi-Detached Dwelling | Multiple Dwelling, Mobile Home & Row Dwelling | Apartment Dwelling |
|---|---|---|--------------------|
| Stormwater Management Facility and Accessory Services | \$3,218 | \$2,290 | \$918 |

SCHEDULE "C" - NON-RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per square foot of non-residential gross or total floor area

| Gloucester | Non-Residential |
|---|-----------------|
| Stormwater Management Facility and Accessory Services | \$3.55 |

SCHEDULE "D" – OVERSIZING

Benchmark Costs for Storm Infrastructure in a Greenbelt Development Contingency Not Included

| Green | Pipe Dia. | | Total Pipe Costs | Eng. Costs | Total Costs | Oversize Costs >1650mm |
|-------|-----------|------|------------------|------------|-------------|------------------------|
| | ft | mm | | | | |
| | | 5.5 | 1650 | 2,188.55 | 218.86 | 2,407.41 |
| | 6 | 1800 | 2,544.75 | 254.48 | 2,799.23 | 391.82 |
| | 6.5 | 1950 | 2,882.58 | 288.26 | 3,170.84 | 763.43 |
| | 7 | 2100 | 3,260.31 | 326.03 | 3,586.34 | 1,178.94 |
| | 7.5 | 2250 | 3,664.81 | 366.48 | 4,031.29 | 1,623.89 |
| | 8 | 2400 | 4,197.48 | 419.75 | 4,617.23 | 2,209.82 |
| | 8.5 | 2550 | 4,688.16 | 468.82 | 5,156.98 | 2,749.57 |
| | 9 | 2700 | 5,195.64 | 519.56 | 5,715.20 | 3,307.80 |
| | 10 | 3000 | 6,129.23 | 612.92 | 6,742.15 | 4,334.75 |

Benchmark Costs for Storm Infrastructure in a Greenbelt Development Contingency Included

| Green | Pipe Dia. | | Total Pipe Costs | Cont. Cost | Eng. Costs | Total Costs | Oversize Costs >1650mm |
|-------|-----------|------|------------------|------------|------------|-------------|------------------------|
| | ft | mm | | | | | |
| | | 5.5 | 1650 | 2,188.55 | 328.28 | 251.68 | 2,768.52 |
| | 6 | 1800 | 2,544.75 | 381.71 | 292.65 | 3,219.11 | 450.59 |
| | 6.5 | 1950 | 2,882.58 | 432.39 | 331.50 | 3,646.46 | 877.95 |
| | 7 | 2100 | 3,260.31 | 489.05 | 374.94 | 4,124.29 | 1,355.78 |
| | 7.5 | 2250 | 3,664.81 | 549.72 | 421.45 | 4,635.98 | 1,867.47 |
| | 8 | 2400 | 4,197.48 | 629.62 | 482.71 | 5,309.81 | 2,541.30 |
| | 8.5 | 2550 | 4,688.16 | 703.22 | 539.14 | 5,930.52 | 3,162.01 |
| | 9 | 2700 | 5,195.64 | 779.35 | 597.50 | 6,572.48 | 3,803.97 |
| | 10 | 3000 | 6,129.23 | 919.38 | 704.86 | 7,753.48 | 4,984.96 |

BY-LAW NO. 2009 - 302

-0-

A by-law of the City of Ottawa for the imposition of development charges for Gloucester Stormwater Facilities.

-0-

Enacted by City Council at its meeting of June 24, 2009.

-0-

LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council June 24, 2009

PEC Report 13, Item 11

10. N4 AND N5 CHANNELIZATION (AREA E-5)

BY-LAW NO. 2009 -

A by-law of the City of Ottawa for the imposition of development charges for N4 and N5 Channelization Stormwater Facilities.

WHEREAS the Council of the City of Ottawa may by by-law, pursuant to subsection 2(1) of the *Development Charges Act, 1997*, 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 and the development requires certain approvals recited in subsection 2(2) of the *Development Charges Act, 1997*;

AND WHEREAS Council has reviewed all matters required to be considered under the *Development Charges Act, 1997* and the regulations made thereunder, including provision of the proposed by-law and background study;

AND WHEREAS Council has given public notice, held a public meeting and consulted with the public in accordance with the provisions of the *Development Charges Act, 1997*;

AND WHEREAS Council, upon reviewing the matters and after the public consultation, deems it necessary to enact this by-law to provide for the imposition of development charges against land;

AND WHEREAS Council has enacted the Development Charges By-Law, 2009 and wishes to adopt additional by-laws for the imposition of development charges for area in the City benefiting from stormwater management facilities and related sewers;

THEREFORE the Council of the City of Ottawa enacts as follows:

DEFINITIONS

1. The definitions as set out in clause 1 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law.

DESIGNATED AREA

2. The designated area within which development charges are imposed and to which this development charge by-law applies are all lands within the area outlined by the dotted line on Schedule "A" to this by-law.

DESIGNATED SERVICE

3. (1) Development charges shall be imposed for stormwater management facilities and accessory sewers serving the lands described in Schedule "A" to pay for the increased capital costs required because of increased needs for such services arising from development.

- (2) Once this by-law is in force, the development charge applicable to the development as determined by this by-law shall apply without regard to the service required or used by any individual development.

DESIGNATED USES

4. The types of residential use and non-residential uses as set out in clause 4 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law.

DEVELOPMENT CHARGE RULES

5. (1) The development charges herein have been calculated in the background study such that the total of all development charges on anticipated development do not exceed the capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act. In addition, the charges for the residential use and non-residential use development and the sub-types noted therein, have been calculated such that they do not exceed the capital costs that arise from the increase in the need for service for each individual type of development;
- (2) The development charges established in Schedule "B" to this by-law shall be and are hereby imposed on the area set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to residential use development;
- (3) The development charges established in Schedule "C" to this by-law shall be and are hereby imposed on the area set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to non-residential use development;
- (4) The development charges established in Schedule "B" and Schedule "C" to this by-law shall apply in the case of a mixed-use development based upon the applicable residential and non-residential use portions of the development under subsections 5(2) and 5(3) of this by-law, respectively;
- (5) The development charges imposed pursuant to subsections 5(2) and 5(3) of this by-law shall apply, in accordance with this by-law and the Act, to any development which 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 50 of the *Condominium Act*, or
- (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

IMPOSITION OF CHARGE

6. The development charges described in Schedule "B" and Schedule "C" shall be imposed with respect to the designated use of any land, building or structure which requires any of the approval actions described in subsection 5(5) of this by-law and shall be calculated as follows:

- (a) in the case of residential use development or the residential portion of a mixed-use development based upon the number and type of dwelling units;
- (b) in the case of non-residential use development or the non-residential use portion of a mixed-use development, based upon the gross floor area of such development;
- (c) notwithstanding subsection 6(a), in the case of residential use development charges described in Schedule "B", all mobile homes, single-detached dwellings, semi-detached dwellings, row dwellings and multiple dwellings which are also non-profit housing with less than or equal to 1000.0 square feet of gross floor area and for which development charges are imposed by this by-law, shall pay a development charge rate on the same basis as an apartment dwelling with two or more bedrooms.

EXEMPTIONS

7. The exemptions as set out in clause 7 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The land credits as set out in clause 8 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 9 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 10 of the Development Charges By-Law, 2009 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 11 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

CONFLICT

12. The conflict provision as set out in clause 12 of the Development Charges By-Law, 2009 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF MONEY AND OVERSIZING

13. The services-in-lieu of money and oversizing provisions as set out in clause 13 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law with the applicable amounts for oversizing for stormwater management facilities and accessory drains being that set forth in Schedule "D" to this by-law.

TIMING OF THE CALCULATION AND PAYMENT

14. The timing and calculation of payment provisions set out in clause 14 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

15. (1) Despite section 14, in respect of the lands identified in Schedule "A", where a front-ending agreement is in force in respect of all or a portion of such lands, development charges payable pursuant to this by-law for lands subject to an application for draft subdivision approval, owned by a person who is not a party to a front-ending agreement for stormwater facilities within such lands, shall be due for all the lands subject to the application for subdivision approval at the earliest of:
- (a) registration of the plan of subdivision; or
 - (b) issuance of a conditional building permit for the lands, provided that a subdivision agreement has been executed.
- (2) Where the number of dwelling units or amount of gross floor area within a plan of subdivision equals or exceeds the number or amount respectfully upon which the calculation in subsection (1) was based, development charges calculated in accordance with this by-law shall be payable at the issuance of a building permit for any additional dwelling units or in respect of any additional gross floor area.

RESERVE FUND

16. The development charges imposed by this by-law for stormwater management facilities and accessory sewer services shall be paid into the N4 and N5 Channelization Stormwater Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for stormwater management facilities and accessory sewers in the benefiting area set out in Schedule "A" to this by-law shall be deemed to be in respect of a single service.

INDEXING

17. The development charge rates set out in Schedules “B” and “C” shall be adjusted by the Treasurer, without amendment to this by-law, commencing on August 1, 2010 in accordance with the most recent annual change (1 October to 30 September) in the Statistics Canada Infrastructure Development Charge Price Index, Catalogue Number 62-007. For greater certainty, the Infrastructure Construction Price Index from Catalogue Number 62-007 for Ottawa will be used.

SCHEDULES

18. The Schedules appended to this by-law shall be deemed to form part of this by-law and all information contained therein shall have the same force and effect as though it had been recited directly in the sections of this by-law.

APPLICATION OF THE ACT

19. Any matter not otherwise provided for in this by-law shall be subject to the provisions of the Act.

TERM OF BY-LAW

20. This by-law shall continue in full force and effect for a term of exceed five (5) years from the date of its enactment, unless it is repealed at an earlier date.

NUMBER

21. In this by-law, a word interpreted in the singular number has a corresponding meaning when used in the plural.

HEADINGS FOR REFERENCE ONLY

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

SEVERABILITY

23. It is the declared intention of the Council of the City that any section or part thereof or any Schedule of part thereof which may be held to be void or ineffective shall not be deemed to affect the validity of any other section or Schedules to this by-law.

SHORT TITLE

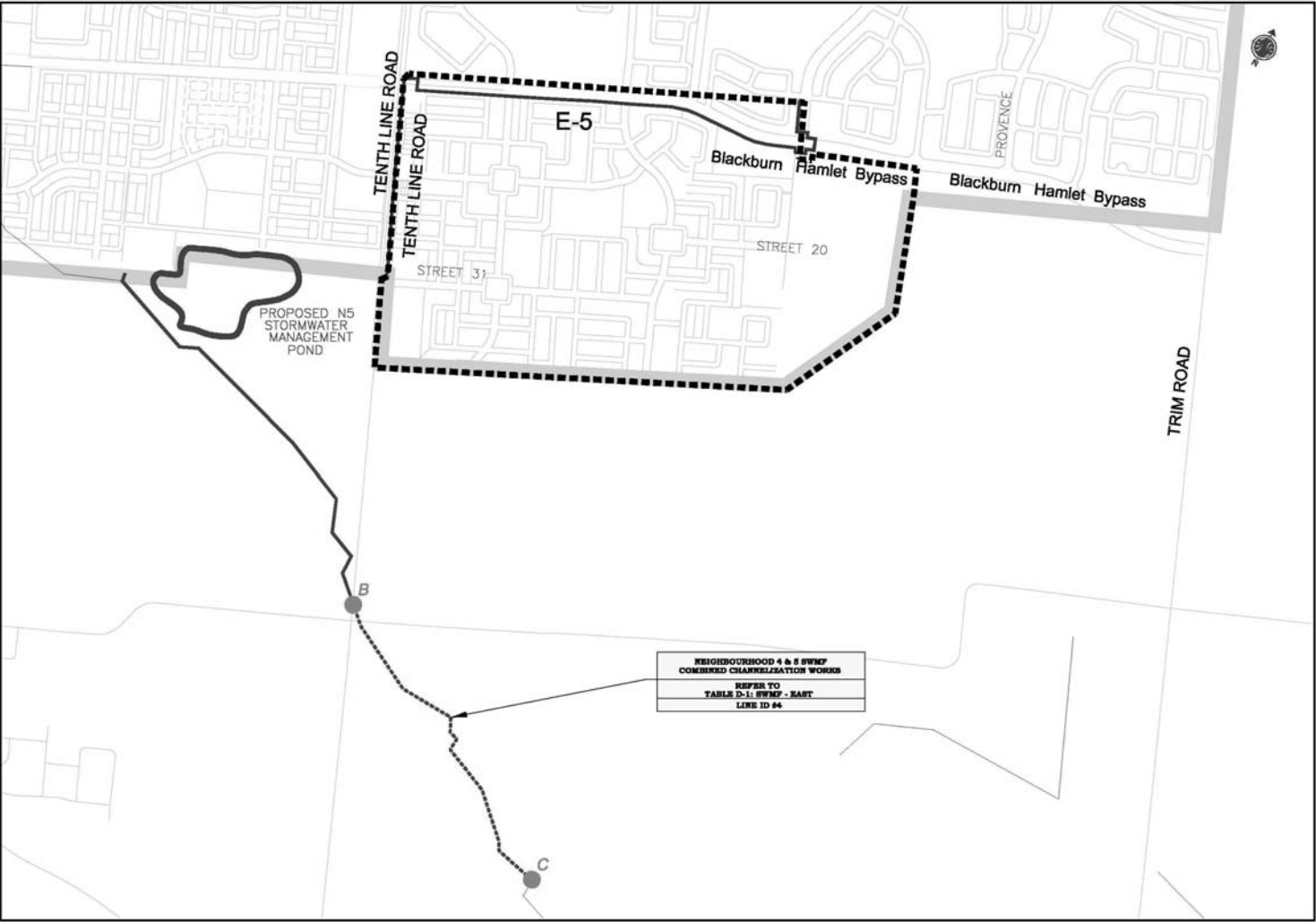
24. This by-law may be cited as the N4 and N5 Channelization Stormwater Development Charges By-Law, 2009.

ENACTED AND PASSED this 24th day of June, 2009.

CITY CLERK

MAYOR

SCHEDULE "A" – DESIGNATED AREA



SCHEDULE "B" – RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per Dwelling Unit
Type of Residential Use
Area E-5

| N4 and N5 Channelization | Single-Detached Dwelling and Semi-Detached Dwelling | Multiple Dwelling, Mobile Home & Row Dwelling | Apartment Dwelling |
|---|---|---|--------------------|
| Stormwater Management Facility and Accessory Services | \$62 | \$43 | \$18 |

SCHEDULE "C" – NON-RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per square foot of non-residential gross or total floor area

| N4 and N5 Channelization | Non-Residential |
|---|-----------------|
| Stormwater Management Facility and Accessory Services | \$0.22 |

SCHEDULE "D" – OVERSIZING

Benchmark Costs for Storm Infrastructure in a Greenbelt Development Contingency Not Included

| Green | Pipe Dia. | | Total Pipe Costs | Eng. Costs | Total Costs | Oversize Costs >1650mm |
|-------|-----------|------|------------------|------------|-------------|---------------------------|
| | ft | mm | | | | |
| | | 5.5 | 1650 | 2,188.55 | 218.86 | 2,407.41 |
| | 6 | 1800 | 2,544.75 | 254.48 | 2,799.23 | 391.82 |
| | 6.5 | 1950 | 2,882.58 | 288.26 | 3,170.84 | 763.43 |
| | 7 | 2100 | 3,260.31 | 326.03 | 3,586.34 | 1,178.94 |
| | 7.5 | 2250 | 3,664.81 | 366.48 | 4,031.29 | 1,623.89 |
| | 8 | 2400 | 4,197.48 | 419.75 | 4,617.23 | 2,209.82 |
| | 8.5 | 2550 | 4,688.16 | 468.82 | 5,156.98 | 2,749.57 |
| | 9 | 2700 | 5,195.64 | 519.56 | 5,715.20 | 3,307.80 |
| | 10 | 3000 | 6,129.23 | 612.92 | 6,742.15 | 4,334.75 |

Benchmark Costs for Storm Infrastructure in a Greenbelt Development Contingency Included

| Green | Pipe Dia. | | Total Pipe Costs | Cont. Cost | Eng. Costs | Total Costs | Oversize Costs >1650mm |
|-------|-----------|------|------------------|------------|------------|-------------|---------------------------|
| | ft | mm | | | | | |
| | | 5.5 | 1650 | 2,188.55 | 328.28 | 251.68 | 2,768.52 |
| | 6 | 1800 | 2,544.75 | 381.71 | 292.65 | 3,219.11 | 450.59 |
| | 6.5 | 1950 | 2,882.58 | 432.39 | 331.50 | 3,646.46 | 877.95 |
| | 7 | 2100 | 3,260.31 | 489.05 | 374.94 | 4,124.29 | 1,355.78 |
| | 7.5 | 2250 | 3,664.81 | 549.72 | 421.45 | 4,635.98 | 1,867.47 |
| | 8 | 2400 | 4,197.48 | 629.62 | 482.71 | 5,309.81 | 2,541.30 |
| | 8.5 | 2550 | 4,688.16 | 703.22 | 539.14 | 5,930.52 | 3,162.01 |
| | 9 | 2700 | 5,195.64 | 779.35 | 597.50 | 6,572.48 | 3,803.97 |
| | 10 | 3000 | 6,129.23 | 919.38 | 704.86 | 7,753.48 | 4,984.96 |

BY-LAW NO. 2009 - 302

-0-

A by-law of the City of Ottawa for the imposition of development charges for N4 and N5 Channelization Stormwater Facilities.

-0-

Enacted by City Council at its meeting of June 24, 2009.

-0-

LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council June 24, 2009

PEC Report 13, Item 11

12. N5 AND CHANNELIZATION (AREA E-6)

BY-LAW NO. 2009 -

A by-law of the City of Ottawa for the imposition of development charges for N5 and Channelization Stormwater Facilities.

WHEREAS the Council of the City of Ottawa may by by-law, pursuant to subsection 2(1) of the *Development Charges Act, 1997*, 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 and the development requires certain approvals recited in subsection 2(2) of the *Development Charges Act, 1997*;

AND WHEREAS Council has reviewed all matters required to be considered under the *Development Charges Act, 1997* and the regulations made thereunder, including provision of the proposed by-law and background study;

AND WHEREAS Council has given public notice, held a public meeting and consulted with the public in accordance with the provisions of the *Development Charges Act, 1997*;

AND WHEREAS Council, upon reviewing the matters and after the public consultation, deems it necessary to enact this by-law to provide for the imposition of development charges against land;

AND WHEREAS Council has enacted the Development Charges By-Law, 2009 and wishes to adopt additional by-laws for the imposition of development charges for area in the City benefiting from stormwater management facilities and related sewers;

THEREFORE the Council of the City of Ottawa enacts as follows:

DEFINITIONS

1. The definitions as set out in clause 1 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law.

DESIGNATED AREA

2. The designated area within which development charges are imposed and to which this development charge by-law applies are all lands within the area outlined by the dotted line on Schedule "A" to this by-law.

DESIGNATED SERVICE

3. (1) Development charges shall be imposed for stormwater management facilities and accessory sewers serving the lands described in Schedule "A" to pay for the increased capital costs required because of increased needs for such services arising from development.

- (2) Once this by-law is in force, the development charge applicable to the development as determined by this by-law shall apply without regard to the service required or used by any individual development.

DESIGNATED USES

4. The types of residential use and non-residential uses as set out in clause 4 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law.

DEVELOPMENT CHARGE RULES

5.
 - (1) The development charges herein have been calculated in the background study such that the total of all development charges on anticipated development do not exceed the capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act. In addition, the charges for the residential use and non-residential use development and the sub-types noted therein, have been calculated such that they do not exceed the capital costs that arise from the increase in the need for service for each individual type of development;
 - (2) The development charges established in Schedule "B" to this by-law shall be and are hereby imposed on the area set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to residential use development;
 - (3) The development charges established in Schedule "C" to this by-law shall be and are hereby imposed on the area set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to non-residential use development;
 - (4) The development charges established in Schedule "B" and Schedule "C" to this by-law shall apply in the case of a mixed-use development based upon the applicable residential and non-residential use portions of the development under subsections 5(2) and 5(3) of this by-law, respectively;
 - (5) The development charges imposed pursuant to subsections 5(2) and 5(3) of this by-law shall apply, in accordance with this by-law and the Act, to any development which 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 50 of the *Condominium Act*, or
- (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

IMPOSITION OF CHARGE

6. The development charges described in Schedule “B” and Schedule “C” shall be imposed with respect to the designated use of any land, building or structure which requires any of the approval actions described in subsection 5(5) of this by-law and shall be calculated as follows:

- (a) in the case of residential use development or the residential portion of a mixed-use development based upon the number and type of dwelling units;
- (b) in the case of non-residential use development or the non-residential use portion of a mixed-use development, based upon the gross floor area of such development;
- (c) notwithstanding subsection 6(a), in the case of residential use development charges described in Schedule “B”, all mobile homes, single-detached dwellings, semi-detached dwellings, row dwellings and multiple dwellings which are also non-profit housing with less than or equal to 1000.0 square feet of gross floor area and for which development charges are imposed by this by-law, shall pay a development charge rate on the same basis as an apartment dwelling with two or more bedrooms.

EXEMPTIONS

7. The exemptions as set out in clause 7 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The land credits as set out in clause 8 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 9 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 10 of the Development Charges By-Law, 2009 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 11 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

CONFLICT

12. The conflict provision as set out in clause 12 of the Development Charges By-Law, 2009 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF MONEY AND OVERSIZING

13. The services-in-lieu of money and oversizing provisions as set out in clause 13 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law with the applicable amounts for oversizing for stormwater management facilities and accessory drains being that set forth in Schedule "D" to this by-law.

TIMING OF THE CALCULATION AND PAYMENT

14. The timing and calculation of payment provisions set out in clause 14 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

15. (1) Despite section 14, in respect of the lands identified in Schedule "A", where a front-ending agreement is in force in respect of all or a portion of such lands, development charges payable pursuant to this by-law for lands subject to an application for draft subdivision approval, owned by a person who is not a party to a front-ending agreement for stormwater facilities within such lands, shall be due for all the lands subject to the application for subdivision approval at the earliest of:
- (a) registration of the plan of subdivision; or
 - (b) issuance of a conditional building permit for the lands, provided that a subdivision agreement has been executed.
- (2) Where the number of dwelling units or amount of gross floor area within a plan of subdivision equals or exceeds the number or amount respectfully upon which the calculation in subsection (1) was based, development charges calculated in accordance with this by-law shall be payable at the issuance of a building permit for any additional dwelling units or in respect of any additional gross floor area.

RESERVE FUND

16. The development charges imposed by this by-law for stormwater management facilities and accessory sewer services shall be paid into the N5 and Channelization Stormwater Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for stormwater management facilities and accessory sewers in the benefiting area set out in Schedule "A" to this by-law shall be deemed to be in respect of a single service.

INDEXING

17. The development charge rates set out in Schedules “B” and “C” shall be adjusted by the Treasurer, without amendment to this by-law, commencing on August 1, 2010 in accordance with the most recent annual change (1 October to 30 September) in the Statistics Canada Infrastructure Development Charge Price Index, Catalogue Number 62-007. For greater certainty, the Infrastructure Construction Price Index from Catalogue Number 62-007 for Ottawa will be used.

SCHEDULES

18. The Schedules appended to this by-law shall be deemed to form part of this by-law and all information contained therein shall have the same force and effect as though it had been recited directly in the sections of this by-law.

APPLICATION OF THE ACT

19. Any matter not otherwise provided for in this by-law shall be subject to the provisions of the Act.

TERM OF BY-LAW

20. This by-law shall continue in full force and effect for a term of exceed five (5) years from the date of its enactment, unless it is repealed at an earlier date.

NUMBER

21. In this by-law, a word interpreted in the singular number has a corresponding meaning when used in the plural.

HEADINGS FOR REFERENCE ONLY

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

SEVERABILITY

23. It is the declared intention of the Council of the City that any section or part thereof or any Schedule of part thereof which may be held to be void or ineffective shall not be deemed to affect the validity of any other section or Schedules to this by-law.

SHORT TITLE

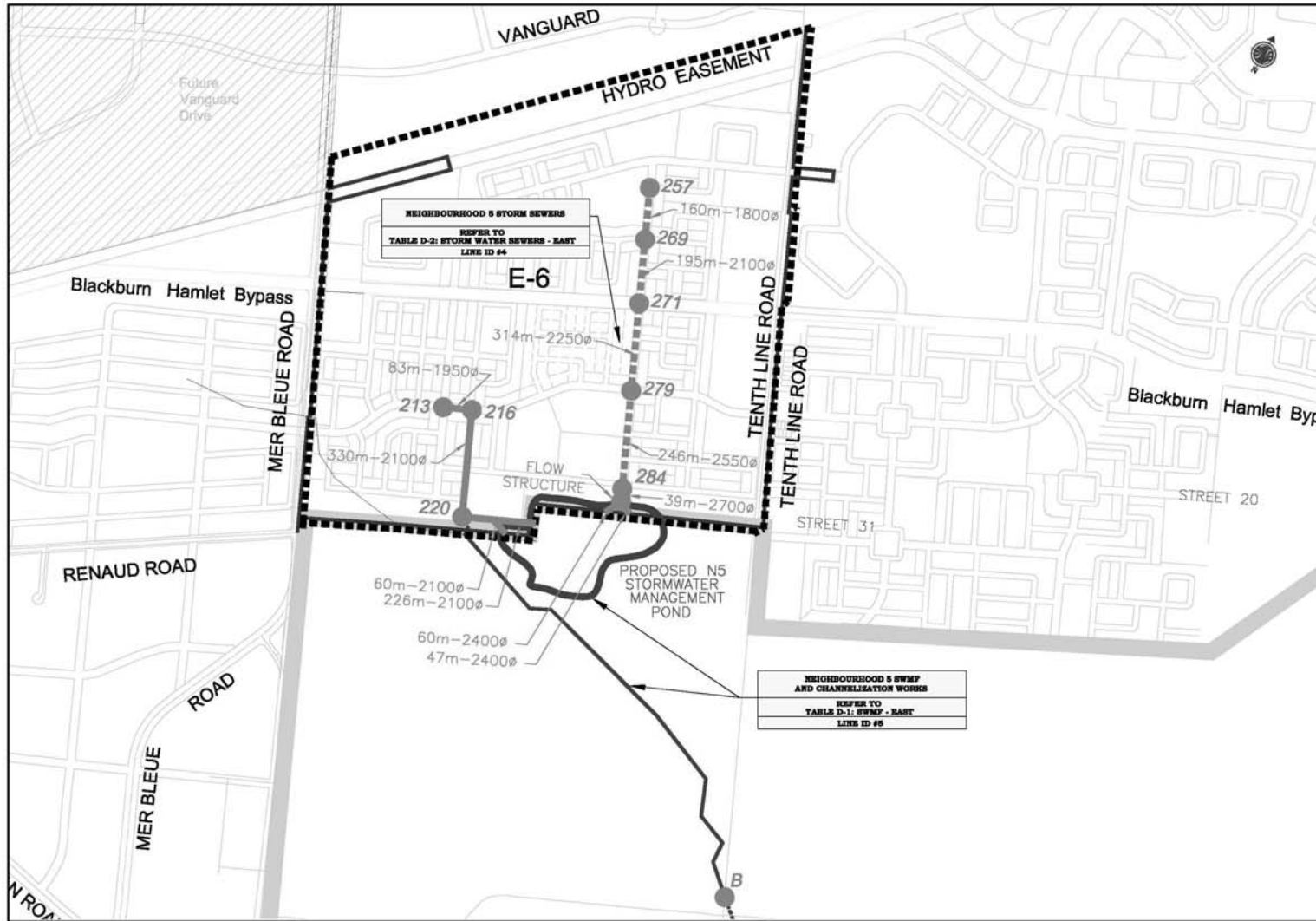
24. This by-law may be cited as the N5 and Channelization Stormwater Development Charges By-Law, 2009.

ENACTED AND PASSED this 24th day of June, 2009.

CITY CLERK

MAYOR

SCHEDULE "A" – DESIGNATED AREA



SCHEDULE "B" – RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per Dwelling Unit
Type of Residential Use
Area E-6

| N5 and Channelization | Single-Detached Dwelling and Semi-Detached Dwelling | Multiple Dwelling, Mobile Home & Row Dwelling | Apartment Dwelling |
|---|---|---|--------------------|
| Stormwater Management Facility and Accessory Services | \$5,243 | \$3,750 | \$1,500 |

SCHEDULE "C" - NON-RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per square foot of non-residential gross or total floor area

| N5 and Channelization | Non-Residential |
|---|-----------------|
| Stormwater Management Facility and Accessory Services | \$5.47 |

SCHEDULE "D" – OVERSIZING

Benchmark Costs for Storm Infrastructure in a Greenbelt Development Contingency Not Included

| | Pipe Dia. | | Total Pipe Costs | Eng. Costs | Total Costs | Oversize Costs >1650mm |
|-------|-----------|------|------------------|------------|-------------|------------------------|
| | ft | mm | | | | |
| Green | 5.5 | 1650 | 2,188.55 | 218.86 | 2,407.41 | |
| | 6 | 1800 | 2,544.75 | 254.48 | 2,799.23 | 391.82 |
| | 6.5 | 1950 | 2,882.58 | 288.26 | 3,170.84 | 763.43 |
| | 7 | 2100 | 3,260.31 | 326.03 | 3,586.34 | 1,178.94 |
| | 7.5 | 2250 | 3,664.81 | 366.48 | 4,031.29 | 1,623.89 |
| | 8 | 2400 | 4,197.48 | 419.75 | 4,617.23 | 2,209.82 |
| | 8.5 | 2550 | 4,688.16 | 468.82 | 5,156.98 | 2,749.57 |
| | 9 | 2700 | 5,195.64 | 519.56 | 5,715.20 | 3,307.80 |
| | 10 | 3000 | 6,129.23 | 612.92 | 6,742.15 | 4,334.75 |

Benchmark Costs for Storm Infrastructure in a Greenbelt Development Contingency Included

| | Pipe Dia. | | Total Pipe Costs | Cont. Cost | Eng. Costs | Total Costs | Oversize Costs >1650mm |
|-------|-----------|------|------------------|------------|------------|-------------|------------------------|
| | ft | mm | | | | | |
| Green | 5.5 | 1650 | 2,188.55 | 328.28 | 251.68 | 2,768.52 | 0.00 |
| | 6 | 1800 | 2,544.75 | 381.71 | 292.65 | 3,219.11 | 450.59 |
| | 6.5 | 1950 | 2,882.58 | 432.39 | 331.50 | 3,646.46 | 877.95 |
| | 7 | 2100 | 3,260.31 | 489.05 | 374.94 | 4,124.29 | 1,355.78 |
| | 7.5 | 2250 | 3,664.81 | 549.72 | 421.45 | 4,635.98 | 1,867.47 |
| | 8 | 2400 | 4,197.48 | 629.62 | 482.71 | 5,309.81 | 2,541.30 |
| | 8.5 | 2550 | 4,688.16 | 703.22 | 539.14 | 5,930.52 | 3,162.01 |
| | 9 | 2700 | 5,195.64 | 779.35 | 597.50 | 6,572.48 | 3,803.97 |
| | 10 | 3000 | 6,129.23 | 919.38 | 704.86 | 7,753.48 | 4,984.96 |

BY-LAW NO. 2009 - 302

-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-

A by-law of the City of Ottawa for the imposition of development charges for N5 and Channelization Stormwater Facilities.

-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-

Enacted by City Council at its meeting of June 24, 2009.

-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-

LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council June 24, 2009

PEC Report 13, Item 11

**13. OSGOOD/GREELY EROSION CONTROL
(AREA E-8)**

BY-LAW NO. 2009 -

A by-law of the City of Ottawa for the imposition of development charges for Osgoode/Greely Erosion Control Stormwater Facilities.

WHEREAS the Council of the City of Ottawa may by by-law, pursuant to subsection 2(1) of the *Development Charges Act, 1997*, 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 and the development requires certain approvals recited in subsection 2(2) of the *Development Charges Act, 1997*;

AND WHEREAS Council has reviewed all matters required to be considered under the *Development Charges Act, 1997* and the regulations made thereunder, including provision of the proposed by-law and background study;

AND WHEREAS Council has given public notice, held a public meeting and consulted with the public in accordance with the provisions of the *Development Charges Act, 1997*;

AND WHEREAS Council, upon reviewing the matters and after the public consultation, deems it necessary to enact this by-law to provide for the imposition of development charges against land;

AND WHEREAS Council has enacted the Development Charges By-Law, 2009 and wishes to adopt additional by-laws for the imposition of development charges for area in the City benefiting from stormwater management facilities and related sewers;

THEREFORE the Council of the City of Ottawa enacts as follows:

DEFINITIONS

1. The definitions as set out in clause 1 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law.

DESIGNATED AREA

2. The designated area within which development charges are imposed and to which this development charge by-law applies are all lands within the area outlined by the dotted line on Schedule "A" to this by-law.

DESIGNATED SERVICE

3. (1) Development charges shall be imposed for stormwater management facilities and accessory sewers serving the lands described in Schedule "A" to pay for the increased capital costs required because of increased needs for such services arising from development.

- (2) Once this by-law is in force, the development charge applicable to the development as determined by this by-law shall apply without regard to the service required or used by any individual development.

DESIGNATED USES

4. The types of residential use and non-residential uses as set out in clause 4 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law.

DEVELOPMENT CHARGE RULES

5. (1) The development charges herein have been calculated in the background study such that the total of all development charges on anticipated development do not exceed the capital costs determined under paragraphs 2 to 8 of subsection 5(1) of the Act. In addition, the charges for the residential use and non-residential use development and the sub-types noted therein, have been calculated such that they do not exceed the capital costs that arise from the increase in the need for service for each individual type of development;
- (2) The development charges established in Schedule "B" to this by-law shall be and are hereby imposed on the area set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to residential use development;
- (3) The development charges established in Schedule "C" to this by-law shall be and are hereby imposed on the area set out in Schedule "A" to this by-law, as the case may be, in respect of the designated uses of land, buildings or structures within the designated area for the designated services with respect to non-residential use development;
- (4) The development charges established in Schedule "B" and Schedule "C" to this by-law shall apply in the case of a mixed-use development based upon the applicable residential and non-residential use portions of the development under subsections 5(2) and 5(3) of this by-law, respectively;
- (5) The development charges imposed pursuant to subsections 5(2) and 5(3) of this by-law shall apply, in accordance with this by-law and the Act, to any development which 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 50 of the *Condominium Act*, or
- (g) the issuing of a permit under the *Building Code Act* in relation to a building or structure.

IMPOSITION OF CHARGE

6. The development charges described in Schedule "B" and Schedule "C" shall be imposed with respect to the designated use of any land, building or structure which requires any of the approval actions described in subsection 5(5) of this by-law and shall be calculated as follows:

- (a) in the case of residential use development or the residential portion of a mixed-use development based upon the number and type of dwelling units;
- (b) in the case of non-residential use development or the non-residential use portion of a mixed-use development, based upon the gross floor area of such development;
- (c) notwithstanding subsection 6(a), in the case of residential use development charges described in Schedule "B", all mobile homes, single-detached dwellings, semi-detached dwellings, row dwellings and multiple dwellings which are also non-profit housing with less than or equal to 1000.0 square feet of gross floor area and for which development charges are imposed by this by-law, shall pay a development charge rate on the same basis as an apartment dwelling with two or more bedrooms.

EXEMPTIONS

7. The exemptions as set out in clause 7 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The land credits as set out in clause 8 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 9 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 10 of the Development Charges By-Law, 2009 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 11 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

CONFLICT

12. The conflict provision as set out in clause 12 of the Development Charges By-Law, 2009 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF MONEY AND OVERSIZING

13. The services-in-lieu of money and oversizing provisions as set out in clause 13 of the Development Charges By-Law, 2009 are hereby incorporated into this by-law with the applicable amounts for oversizing for stormwater management facilities and accessory drains being that set forth in Schedule "D" to this by-law.

TIMING OF THE CALCULATION AND PAYMENT

14. The timing and calculation of payment provisions set out in clause 14 of the Development Charges By-Law, 2009 are hereby incorporated in this by-law.

15. (1) Despite section 14, in respect of the lands identified in Schedule "A", where a front-ending agreement is in force in respect of all or a portion of such lands, development charges payable pursuant to this by-law for lands subject to an application for draft subdivision approval, owned by a person who is not a party to a front-ending agreement for stormwater facilities within such lands, shall be due for all the lands subject to the application for subdivision approval at the earliest of:
- (a) registration of the plan of subdivision; or
 - (b) issuance of a conditional building permit for the lands, provided that a subdivision agreement has been executed.
- (2) Where the number of dwelling units or amount of gross floor area within a plan of subdivision equals or exceeds the number or amount respectfully upon which the calculation in subsection (1) was based, development charges calculated in accordance with this by-law shall be payable at the issuance of a building permit for any additional dwelling units or in respect of any additional gross floor area.

RESERVE FUND

16. The development charges imposed by this by-law for stormwater management facilities and accessory sewer services shall be paid into the Osgoode/Greely Erosion Control Stormwater Development Charges Reserve Fund and all development charges imposed by the City by any development charge by-law for stormwater management facilities and accessory sewers in the benefiting area set out in Schedule "A" to this by-law shall be deemed to be in respect of a single service.

INDEXING

17. The development charge rates set out in Schedules “B” and “C” shall be adjusted by the Treasurer, without amendment to this by-law, commencing on August 1, 2010 in accordance with the most recent annual change (1 October to 30 September) in the Statistics Canada Infrastructure Development Charge Price Index, Catalogue Number 62-007. For greater certainty, the Infrastructure Construction Price Index from Catalogue Number 62-007 for Ottawa will be used.

SCHEDULES

18. The Schedules appended to this by-law shall be deemed to form part of this by-law and all information contained therein shall have the same force and effect as though it had been recited directly in the sections of this by-law.

APPLICATION OF THE ACT

19. Any matter not otherwise provided for in this by-law shall be subject to the provisions of the Act.

TERM OF BY-LAW

20. This by-law shall continue in full force and effect for a term of exceed five (5) years from the date of its enactment, unless it is repealed at an earlier date.

NUMBER

21. In this by-law, a word interpreted in the singular number has a corresponding meaning when used in the plural.

HEADINGS FOR REFERENCE ONLY

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

SEVERABILITY

23. It is the declared intention of the Council of the City that any section or part thereof or any Schedule of part thereof which may be held to be void or ineffective shall not be deemed to affect the validity of any other section or Schedules to this by-law.

SHORT TITLE

24. This by-law may be cited as the Osgoode/Greely Erosion Control Stormwater Development Charges By-Law, 2009.

ENACTED AND PASSED this 24th day of June, 2009.

CITY CLERK

MAYOR

SCHEDULE "B" – RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per Dwelling Unit
Type of Residential Use
Area E-8

| Osgoode/Greely Erosion Control | Single-Detached Dwelling and Semi-Detached Dwelling | Multiple Dwelling, Mobile Home & Row Dwelling | Apartment Dwelling |
|---|---|---|--------------------|
| Stormwater Management Facility and Accessory Services | \$328 | \$0 | \$116 |

SCHEDULE "C" - NON-RESIDENTIAL DEVELOPMENT CHARGES
Development Charge per square foot of non-residential gross or total floor area

| Osgoode/Greely Erosion Control | Non-Residential |
|---|-----------------|
| Stormwater Management Facility and Accessory Services | \$0.27 |

SCHEDULE "D" – OVERSIZING

Benchmark Costs for Storm Infrastructure in a Greenbelt Development Contingency Not Included

| Green | Pipe Dia. | | Total Pipe Costs | Eng. Costs | Total Costs | Oversize Costs >1650mm |
|-------|-----------|------|------------------|------------|-------------|---------------------------|
| | ft | mm | | | | |
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| | 7.5 | 2250 | 3,664.81 | 366.48 | 4,031.29 | 1,623.89 |
| | 8 | 2400 | 4,197.48 | 419.75 | 4,617.23 | 2,209.82 |
| | 8.5 | 2550 | 4,688.16 | 468.82 | 5,156.98 | 2,749.57 |
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Benchmark Costs for Storm Infrastructure in a Greenbelt Development Contingency Included

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| | 7.5 | 2250 | 3,664.81 | 549.72 | 421.45 | 4,635.98 | 1,867.47 |
| | 8 | 2400 | 4,197.48 | 629.62 | 482.71 | 5,309.81 | 2,541.30 |
| | 8.5 | 2550 | 4,688.16 | 703.22 | 539.14 | 5,930.52 | 3,162.01 |
| | 9 | 2700 | 5,195.64 | 779.35 | 597.50 | 6,572.48 | 3,803.97 |
| | 10 | 3000 | 6,129.23 | 919.38 | 704.86 | 7,753.48 | 4,984.96 |

BY-LAW NO. 2009 - 302

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A by-law of the City of Ottawa for the imposition of development charges for Osgoode/Greely Erosion Control Stormwater Facilities.

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Enacted by City Council at its meeting of June 24, 2009.

-0-

LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council June 24, 2009

PEC Report 13, Item 11