

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

City of Ottawa

April 28, 2014

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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. Environmental compliance and master planning studies) 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 2014 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 values within City of Ottawa Sewer 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 \$203 million in costs are involved, split approximately 63%/37% 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

The development charge benchmark for pipe size and flow is based on a 30 ha 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 Official Plan). Flow is estimated in accordance with the latest City design guidelines.

TABLE 1
2014 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	54,425	39,408
2 SUC – Leitrim	S-2	16,226	3,324
3 SUC – Nepean	S-3	7,333	6,000
4 SUC - Nepean Ponds in Parks	S-4	637	2,902
5 Inner Greenbelt Ponds	C-1	818	1,177
6 Monahan Drain	W-1 A B	32 5,049	A } B } 531
7 Shirley's Brook	W-2	978	978
8 Cardinal Creek Erosion Works	E-2	1,243	533
9 EUC – Gloucester	E-3	28,266	16,603
10 EUC – Neigh. 5 and Channelization	E-6	13,283	3,115
Total		128,290	74,571

[1] net of any reserve fund balance

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- 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 \$550,000/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 2014 charges as calculated herein.

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

	Area										
	S-1	S-2	S-3	S-4	C-1	W-1A	W-1B	W-2	E-2	E-3	E-6
Residential	\$/unit										
Single/Semi Detached - current	4,704	6,085	4,297	1,014	208	2,089	2,489-3,119	3,470	6,998	3,611	4,555
- proposed	5,066	5,798	4,471	744	1,077	1,429	3246-4260	4,052	1,718	4,116	6,811
Row/Townhouse - current	3,357	4,321	3,052	717	166	1,521	2,489	2,479	5,580	2,570	3,336
- proposed	3,603	4,001	2,859	565	709	1,574	2,699	3,689	1,081	2,858	4,447
Stacked Row/ Apartment - current	2,030	1,687	1,218	289	74	1,035	1,106	2,479	4,007	1,030	1,830
- proposed	749	1,607	1,155	226	287	1,574	1,815	2,069	448	1,142	1,780
Non-Residential - current	6.80	7.95	4.40	1.44	0.32	0.35	0.35	4.96	4.18	3.98	6.14
(\$/Sq.Ft.) - proposed	3.52	4.95	7.29	0.63	1.24	5.68	5.68	3.47	3.60	6.93	7.52

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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 water, sewer and storm sewer servicing strategy for the Riverside South Community. The “Riverside South Community Master Drainage Plan Update,” (Stantec Consulting Ltd, September 30, 2008), identified the preferred storm water management strategy for the Riverside South Community. Both Studies were conducted in accordance with the Municipal Class Environmental Assessment (MCEA) Process and satisfies Phases 1 and 2 of the MCEA process. The studies 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. Site specific treatment units have been completed under a FEA as per report ACS2012-ICS-PAI-PGM-0164 to planning committee and council dated June 5, 2012 and a memo to mayor and council from City solicitor notes on procedure City council meeting August 29, 2012. 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 April 30, 2014, 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 2013 growth projections provided in Schedule 2 have been adjusted downwards from the 2009 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. The calculation of the unit rates assumes the full growth

potential which extends beyond the 2031 planning period. Based on current projections we will collect 26% of the total costs by 2031. Current commitments through front ending reports and agreements are approximately 48% of the total costs. Given the extensive nature of the required infrastructure and the extended time period to recover the costs the City will permit in this area only front ending agreements that have total costs higher than the projected amount to be collected by 2031. Schedule 4 establishes the DC rates in accordance with the methodology outlined earlier.

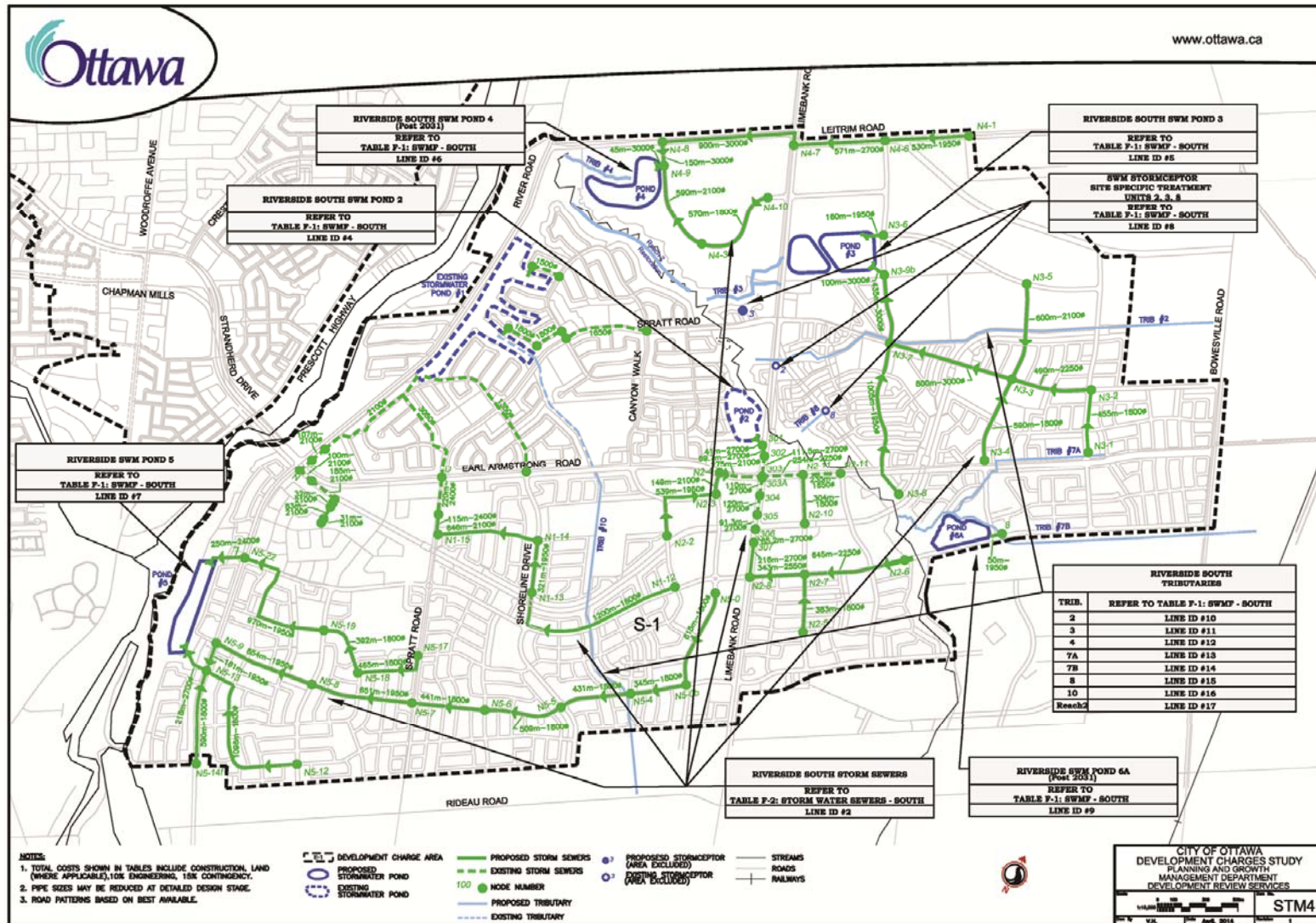
Relevant Studies / By-Laws

- Riverside South Community Infrastructure Servicing Study Update, Stantec Consulting Ltd. September 2008.
- Riverside South Community Master Drainage Plan Update, Stantec Consulting Ltd. September 30, 2008.
- City of Ottawa Report to Planning Committee and Council ACS2012-ICS-PAI-PGM-0164 Front Ending Agreement Storm Treatment Chambers Riverside South Community, June 5, 2012.
- City of Ottawa Report to Planning Committee and Council ACS2011-ICS-PGM-0199 FRONT – ENDING AGREEMENT – STORMWATER MANAGEMENT POND 3, TRIBUTARY ALTERATIONS AND OVERSIZED TRUNK STORM SEWERS, RIVERSIDE SOUTH COMMUNITY, October 7, 2011
- City of Ottawa Report to Corporate Services and Economic Development Committee and Council ACS2005- PGM-APR-0159 FRONT – ENDING AGREEMENT – STORMWATER MANAGEMENT POND 2, AND OVERSIZED TRUNK STORM SEWERS, RIVERSIDE SOUTH COMMUNITY, June 9, 2005.
- 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, June 1992.
- 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) no post 2031 consideration
2014 Cost Information \$'000s**

Item #	Project	Gross Capital Cost	Less:			Development charge recoverable	Residential Share 58%	Non- Residential Share 42%
			Benefit to existing development	Grants, repayments, & other contributions	Post 2031 Project Costs			
S1-1	SWM Pond #1 Storm Sewers	12,601		8,569		4,032	2,339	1,693
S1-2	SWM Pond #2 Front-Ending Repayments	5,725				228	132	96
S1-3	Pond #2 Storm Sewers	19,641		11,978		7,663	4,445	3,218
S1-4	SWM Pond #3	18,472				18,472	10,714	7,758
S1-5	Pond #3 Storm Sewers	25,244		15,367		9,877	5,729	4,148
S1-6	SWM Pond #4	16,225				16,225	9,411	6,815
S1-7	Pond #4 Storm Sewers	20,496		10,311		10,185	5,907	4,278
S1-8	SWM Pond #5	9,922				9,922	5,755	4,167
S1-9	Pond #5 Storm Sewers	30,497		23,996		6,501	3,771	2,730
S1-10	SWM Pond #6A	4,348				4,348	2,522	1,826
S1-11	Pond #6A Storm Sewers	203		154		49	28	21
S1-12	Site Specific Treatment Units 2, 3, 8	414				414	240	174
S1-13	Tributary #2, 3, 4, 7A, 7B, 8, 10	6,022				6,022	3,493	2,529
S1-14	On-Site and Off-Site Fish Compensation	2,760				2,760	1,601	1,159
	SUBTOTAL	172,570	0	70,375	0	96,698	56,087	40,612
	<i>Add Outstanding Debt Balance</i>					0	0	0
	<i>Less Reserve Fund Balance</i>					2,866	1,662	1,204
	TOTAL	172,570	0	70,375	0	\$93,832	\$54,425	\$39,408

Schedule 4: Stormwater Management Pond/Drainage System #1 SUC - Riverside South (Area S-1) Total Build out Development Charge Calculation								
Residential	Unbuilt Ha	Run-off coefficient	Ha x co-efficient	% (rounded)	Residential share x percentage	Actual units	2014 proposed DC per unit	Current indexed rate
Net cost					\$54,425,000			
Single Detached	217.8	0.55	119.79	59.8%	32,546,150	6,424	\$5,066	\$4,704
Semi Detached	0	0.6	0.00	0.0%	0	0		
Row/Townhouse	102.6	0.7	71.82	35.9%	19,538,575	5,423	\$3,603	\$3,357
Stacked Row	0	0.8	0.00	0.0%	0	0	\$749	\$2,030
Apartment	10.9	0.8	8.72	4.4%	2,394,700	3,197		
Total	331.3		200.33	100.1%	\$54,479,425	15,044		

	2014 proposed	Current indexed rate
Non-Residential		
Net Cost	\$39,408,000	
Actual GFA (sqft)	11,199,150	
DC Per GFA (sq.ft)	\$3.52	\$6.80

1 Residential Units to 2031		
Single Detach	2,137	10,826,042
Semi Detached		
Row/Town	2,138	7,703,214
Stacked Row		
Apartment	1,070	801,430
Total	5,345	19,330,686

2 Non-Residential GFA (sq.ft.)		
Industrial	552,240	1,943,885
Commercial	801,360	2,820,787
Institutional	158,000	556,160
Total	1,511,600	5,320,832

Total collect to 2031 = \$24,651,518 26.3% of total cost

2. SUC - 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 urban expansion lands as identified in OPA 76. These would include areas 9a and 9b south of Analdea east of bank and area 8a on the southern limit west of Bank. There is no concept plan or master servicing plan for the expansion areas regardless the growth of these areas has been included in the unit rate calculation. A cost estimate of \$2.5 million has been included for expansion of the SWM pond 1 and possibly increase in the storm sewer over sizing south of Findley Creek drive.

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 April 30, 2013, 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 2013 growth projections provided in Schedule 2 have been adjusted upwards from the 2009 DC Background Study. There is anticipated development potential in this area beyond 2031 however it was not included in the unit cost calculation. 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

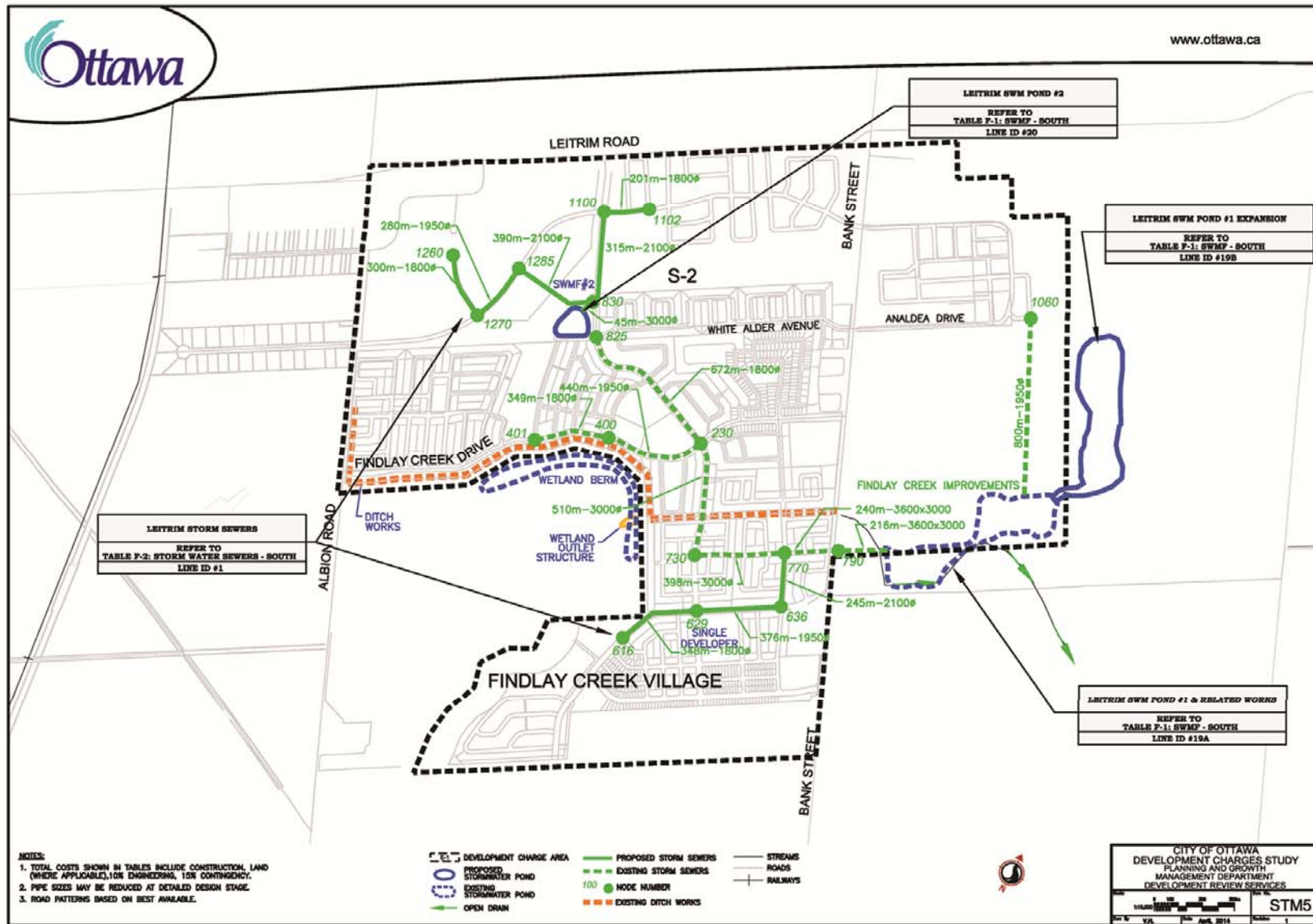
- Final Serviceability Report Leitrim Development Area City of Ottawa, IBI Group, March 2007.

- 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 Planning Committee and Council ACS2011-ICS-PGM-0220 “FRONT – ENDING AGREEMENT – STORMWATER MANAGEMENT POND 2 AND OVERSIZED TRUNK STORM SEWERS, LEITRIM COMMUNITY”, November 4, 2011. Amendment to Development Charges By-Law 2004-303 Leitrim and Front-Ending Agreement Storm Water Management Pond 1,” March 2006.
- 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			
SUC - Leitrim (Area S-2)			
Projected Growth			
	2013 Existing	2013-31 Growth	2031 Total
1 Residential Units			
Single Detached	1,045	1,432	2,477
Semi Detached	504	650	1,154
Row/Town	671	953	1,624
Stacked Row	0	0	0
Apartment	133	212	345
Total	2,353	3,247	5,600
2 Developed Residential Land Area (Net Ha)			
Single Detached	47.5	65.1	112.6
Semi Detached	15.8	20.3	36.1
Row/Town	15.3	21.7	37.0
Stacked Row	0.0	0.0	0.0
Apartment	1.1	1.7	2.8
Total	79.7	108.8	188.5
3 Developed Non-Residential Land Area (Net Ha)			
Industrial	19.9	0.1	20.0
Commercial	4.5	11.2	15.7
Institutional	15.9	6.7	22.6
Total	40.3	18.0	58.3
4 Non-Residential GFA (sq.ft.)			
	40.3		
Industrial	929,448	6,552	936,000
Commercial	249,683	624,022	873,705
Institutional	95,600	40,400	136,000
Total	1,274,731	670,974	1,945,705

**Schedule 3: Stormwater Management Pond/Drainage System
#2 SUC - Leitrim (Area S-2)
2013 Cost Information \$'000s**

Item #	Project	Gross Capital Cost	Less:		Development charge recoverable	Residential Share 83%	Non- Residential Share 17%
			Benefit to existing development	Grants, repayments, & other contributions			
S2-1	SWM Pond #1 Front-Ending Agreement & Partial Repayments	11,864		10,661	1,203	998	205
	SWM pond expansion	2,500			2,500	2,075	425
S2-3	SWM Pond #2	5,629			5,629	4,672	957
S2-4	Trunk Storm Sewers	30,877			10,919	9,063	1,856
	SUBTOTAL	50,870	0	10,661	20,251	16,808	3,443
	<i>Reserve Fund Balance</i>				701	582	119
	TOTAL	50,870	0	10,661	\$19,550	\$16,226	\$3,324

**Schedule 4: Stormwater Management Pond/Drainage System
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	2014 proposed DC per unit	Current indexed rate
Net cost						\$16,226,000		
Single Detached	65.1	0.55	35.81	55.5%	9,005,430	1,432	\$5,798	\$6,085
Semi Detached	20.3	0.6	12.18	18.9%	3,066,714	650		
Row/Townhouse	21.7	0.7	15.19	23.5%	3,813,110	953	\$4,001	\$4,321
Stacked Row	0	0.8	0.00	0.0%	0	0	\$1,607	\$1,687
Apartment	1.7	0.8	1.36	2.1%	340,746	212		
Total	108.8		64.54	100.0%	\$16,226,000	3,247		

Non-Residential	2014 proposed	Current indexed rate
Net Cost	\$3,324,000	
Actual GFA (sqft)	670,974	
DC Per GFA (sq.ft)	\$4.95	\$7.95

**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 Greenbank. It would be lands tributary to Foster pond and the Kennedy Burnette pond. This drainage area is illustrated in Schedule 1.

The Maravista Pond and related trunk storm sewers, which was identified in the current 2007 master servicing study, and it’s 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.

The Environmental Assessment for the Foster Pond Stormwater Management Facility (SWMF) has now been completed. The evaluation of the Foster Pond SWMF has been carried out as a Schedule ‘C’ project in accordance with the requirements of the Municipal Class Environmental Assessment (EA) process. The total estimated costs for the Foster Storm Water Management Facility Expansion and Ditching project is \$14 million (2014 \$s). Funds in the amount of \$14 million have been approved in the 2014 Rate-Supported Budget as part of the 2013 multi-year budget process. It was assumed that in order to construct the pond in the near future the full amount would be secured as rate supported however with an assumption that a portion would be attributed to growth. The benefit to existing (BTE) was assumed at 80% for the Foster pond and 63% BTE for the Kennedy Burnette pond.

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 April 30 2014, 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 2013 growth projections provided in Schedule 2 have been adjusted downwards from the 2009 DC Background Study. There is anticipated development potential in this area beyond 2031 however these numbers have not been included in the calculation of the unit rate. 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 Draft Report Foster Stormwater Management Facility Environmental Study Report, CH2MHILL, August 2013.
- 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 Watson & Associates Economists Ltd., June 8, 2009
- 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 2: Stormwater Management Pond/Drainage System			
#3 SUC - Nepean (Area S-3)			
Projected Growth			
	2013 Existing	2013-31 Growth	2031 Total
1 Residential Units			
Single Detached	397	760	1,157
Semi Detached	86	24	110
Row/Town	582	972	1,554
Stacked Row	0	0	0
Apartment	60	908	968
Total	1,125	2,664	3,789
2 Developed Residential Land Area (Net Ha)			
Single Detached	18.0	34.6	52.6
Semi Detached	2.7	0.8	3.5
Row/Town	13.2	22.1	35.3
Stacked Row	0.0	0.0	0.0
Apartment	0.5	7.3	7.8
Total	34.4	64.8	99.2
3 Developed Non-Residential Land Area (Net Ha)			
Industrial	0.9	2.7	3.6
Commercial	7.4	8.1	15.6
Institutional	10.3	40.1	50.6
Total	18.6	50.9	69.8
4 Non-Residential GFA (sq.ft.)			
Industrial	42,120	128,232	170,352
Commercial	412,923	453,362	866,285
Institutional	61,600	242,000	303,600
Total	516,643	823,594	1,340,237

**Schedule 3: Stormwater Management Pond/Drainage System
#3 SUC - Nepean (Area S-3)
2014 Cost Information \$'000s**

Item #	Project	Gross Capital Cost	Less:			Development charge recoverable	Residential Share 55%	Non-Residential Share 45%
			Benefit to existing development	Grants, repayments, & other contributions	Post 2031 Project Costs			
S3-3	Foster SWM Pond & Ditch	14,000	11,200			2,800	1,540	1,260
S3-4	Trunk Storm sewers tributary to Foster Pond	11,971		6,032		5,939	3,266	2,673
S3-5	Kennedy Burnett SWM Pond	9,920	6,250			3,670	2,019	1,652
S3-6	Trunk Storm Sewers tributary to Kennedy Burnett Pond	6,321		2,980		3,341	1,838	1,503
	SUBTOTAL	42,212	17,450	9,012	0	15,750	8,663	7,088
	<i>Reserve Fund Balance</i>					2,418	1,330	1,088
	TOTAL	42,212	17,450	9,012	0	\$13,332	\$7,333	\$6,000

**Schedule 4: Stormwater Management Pond/Drainage System
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	2014 proposed DC per unit	Current indexed rate
Net cost						\$7,333,000		
Single Detached	34.6	0.55	19.03	46.6%	3,417,178	760	\$4,471	\$4,297
Semi Detached	0.8	0.6	0.48	1.2%	87,996	24		
Row/Townhouse	22.1	0.7	15.47	37.9%	2,779,207	972	\$2,859	\$3,052
Stacked Row	0	0.8	0.00	0.0%	0	0	\$1,155	\$1,218
Apartment	7.3	0.8	5.84	14.3%	1,048,619	908		
Total	64.8		40.82	100.0%	\$7,333,000	2,664		

Non-Residential	2014 proposed	Current indexed rate
Net Cost	\$6,000,000	
Actual GFA (sqft)	823,594	
DC Per GFA (sq.ft)	\$7.29	\$4.40

**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 out letting 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 April 30 2014, 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. Full build out in this area was assumed. The residential component completed by 2031 and the non-residential post 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.

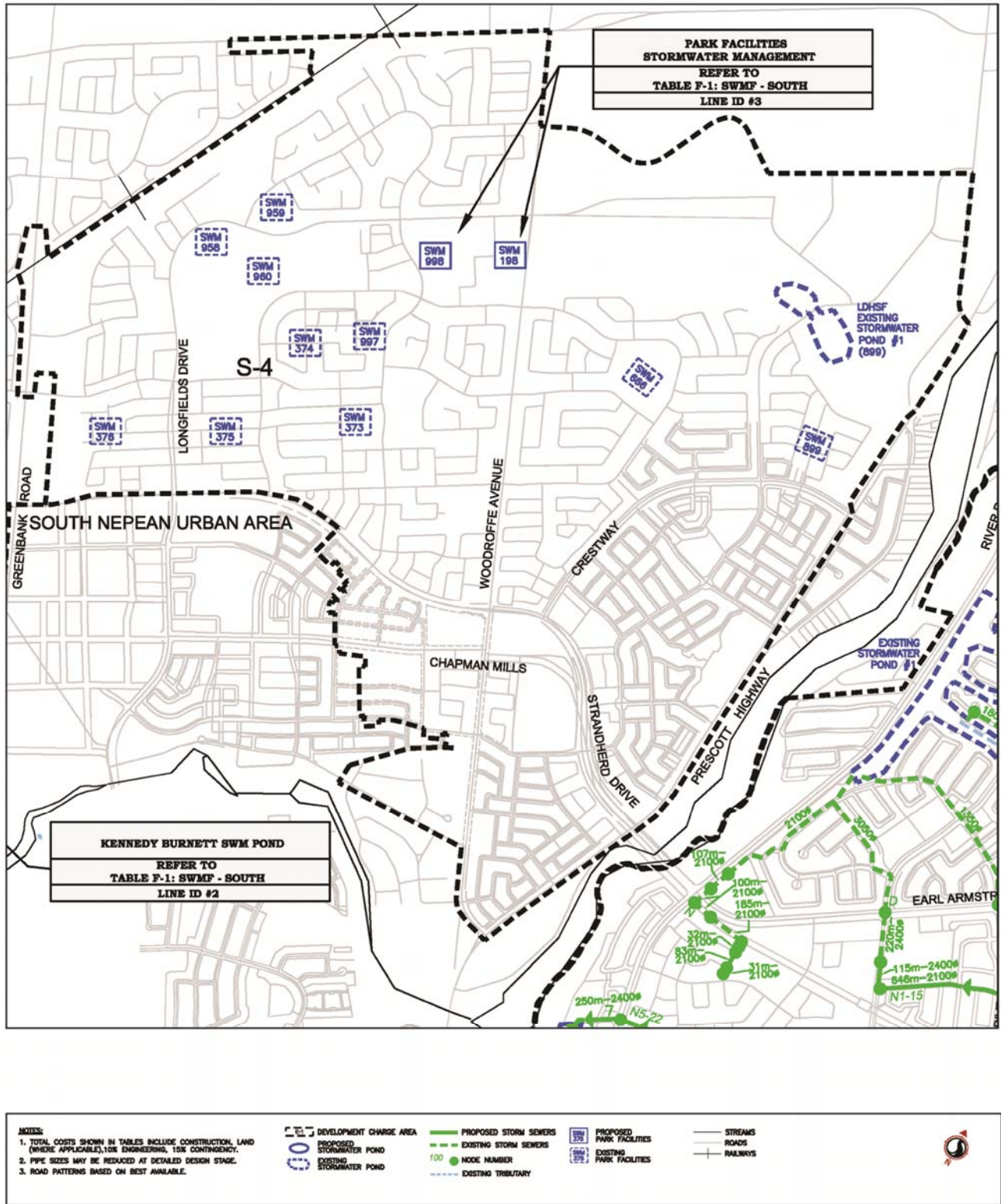
Relevant Studies / By-Laws

- City of Ottawa By-Law No. 2004-305 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 SUC - Nepean Ponds in Parks, Longfields, and Davidson Heights (Area S-4) Projected Growth			
	2013 Existing	2013-31 Growth	2031 Buildout
1 Residential Units			
Single Detached	5,377	77	5,454
Semi Detached	812	78	890
Row/Town	4,336	470	4,806
Stacked Row	0	0	0
Apartment	1,144	1,132	2,276
Total	11,669	1,757	13,426
2 Developed Residential Land Area (Net Ha)			
Single Detached	244.4	3.5	247.9
Semi Detached	25.4	2.4	27.8
Row/Town	98.5	10.7	109.2
Stacked Row	0.0	0.0	0.0
Apartment	9.2	9.1	18.3
Total	377.5	25.7	403.2
	2013 Existing	Post 2031 growth full buildout	Post 2031 total buildout
3 Developed Non-Residential Land Area (Net Ha)			
Industrial	0.2	8.2	8.4
Commercial	30.4	70.9	101.3
Institutional	55.6	40.4	96.0
Total	86.2	119.5	205.7
4 Non-Residential GFA (sq.ft.)			
Industrial	7,488	387,504	394,992
Commercial	1,693,986	3,944,843	5,638,829
Institutional	333,600	242,400	576,000
Total	2,035,074	4,574,747	6,609,821

Schedule 3: Stormwater Management Pond/Drainage System
#4 SUC - Nepean Ponds in Parks, Longfields, and Davidson Heights (Area S-4)
2013 Cost Information \$'000s Full build out assumed

Item #	Project	Gross Capital Cost	Less:		Development charge recoverable	Residential Share 18%	Non- Residential Share 82%
			Benefit to existing development	Grants, repayments, & other contributions			
S4-1	SWM Park Facilities	728			463	83	380
	SUBTOTAL	728	0	0	463	83	380
	<i>Reserve Fund Balance (Deficit)</i>				-3,076	-554	-2,522
	TOTAL	728	0	0	\$3,539	\$637	\$2,902

Schedule 4: Stormwater Management Pond/Drainage System SUC - Nepean Ponds in Parks, Longfields, and Davidson Heights (Area S-4) Development Charge Calculation assuming total build out of Non-residential								
Residential	Unbuilt Ha	Run-off coefficient	Ha x co-efficient	% (rounded)	Residential share x percentage	Actual units	2014 proposed DC per unit	Current indexed rate
Net cost					\$637,000			
Single Detached	3.5	0.43	1.51	9.8%	62,426	77	\$744	\$1,014
Semi Detached	2.4	0.53	1.27	8.3%	52,871	78		
Row/Townhouse	10.7	0.6	6.42	41.7%	265,629	470	\$565	\$717
Stacked Row	0	0.6	0.00	0.0%	0	0	\$226	\$289
Apartment	9.1	0.68	6.19	40.2%	256,074	1,132		
Total	25.7		15.39	100.0%	\$637,000	1,757		

Non-Residential	2014 proposed	Current indexed rate
Net Cost	\$2,902,000	
Actual GFA (sqft)	4,574,747	
DC Per GFA (sq.ft)	\$0.63	\$1.44

**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.

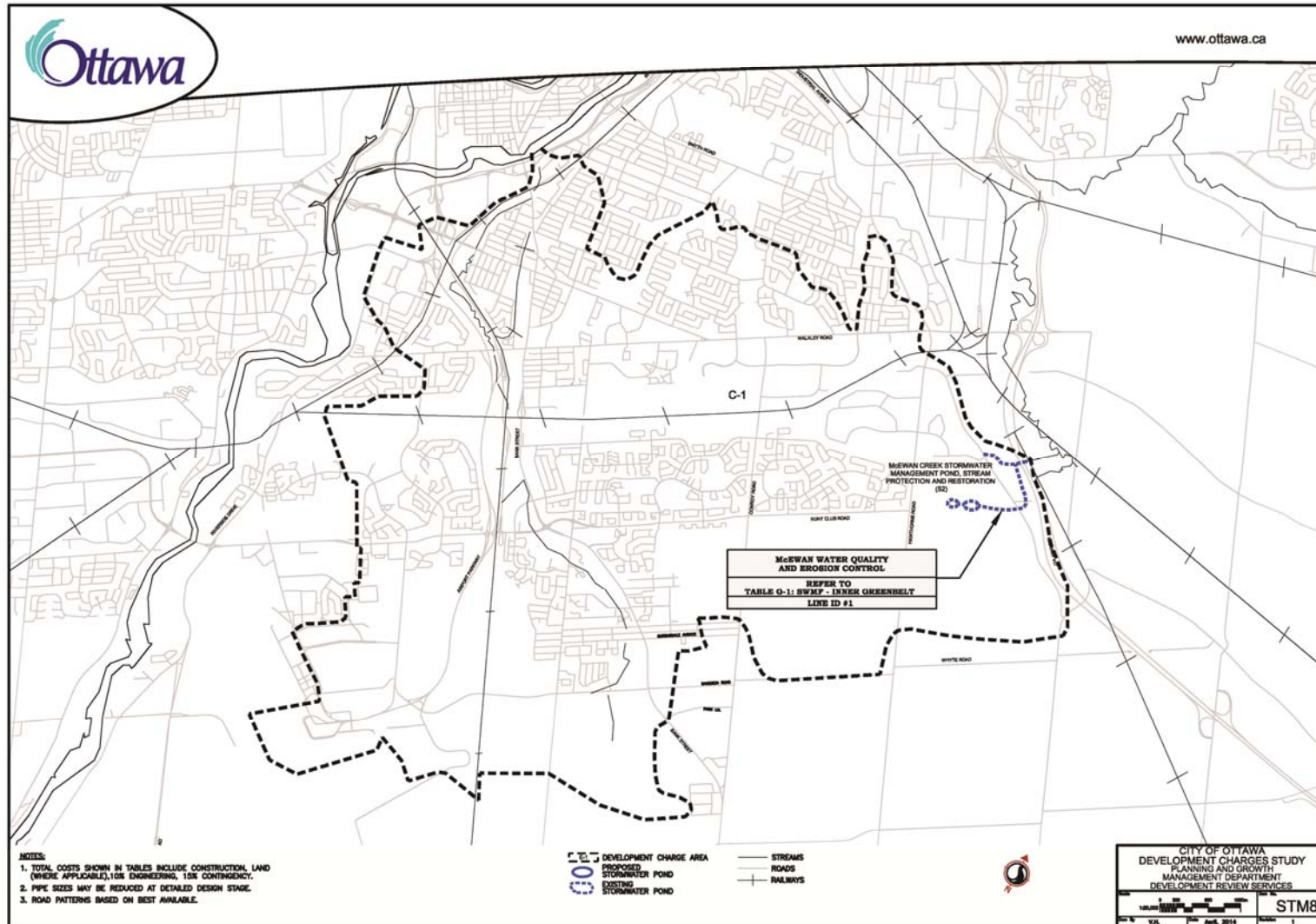
This project has been identified in the C-1 benefiting charge area on drawing number STM8 of the report entitled “City of Ottawa: Development Charges Study - Volume II, dated April 30 2014, prepared by Stantec Consulting Ltd. Volume I of this Stantec study identifies the storm water infrastructure works 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 Watson & Associates Economists Ltd., June 8, 2009.
- 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			
Inner Greenbelt Ponds (Area C-1)			
Projected Growth			
	2013 Existing	2013-31 Growth	2031 Total
1 Residential Units			
Single Detached	12,624	100	12,724
Semi Detached	1,954	20	1,974
Row/Town	11,730	300	12,030
Stacked Row	0	0	0
Apartment	12,527	1,656	14,183
Total	38,835	2,076	40,911
2 Developed Residential Land Area (Net Ha)			
Single Detached	573.8	4.6	578.4
Semi Detached	61.1	0.6	61.7
Row/Town	266.6	6.8	273.4
Stacked Row	0.0	0.0	0.0
Apartment	100.2	13.3	113.5
Total	1001.7	25.3	1027.0
3 Developed Non-Residential Land Area (Net Ha)			
Industrial	96.3	7.0	103.3
Commercial	160.9	8.5	169.4
Institutional	584.6	24.3	608.9
Total	841.8	39.8	881.6
4 Non-Residential GFA (sq.ft.)			
Industrial	4,504,968	327,199	4,832,167
Commercial	8,955,940	473,298	9,429,238
Institutional	3,507,600	145,912	3,653,512
Total	16,968,508	946,409	17,914,917

**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 41%	Non- Residential Share 59%
			Benefit to existing development	Grants, repayments, & other contributions			
C1-1	McEwan Creek Water Quality & Erosion Control	4,733	3,786		135	55	80
	SUBTOTAL	4,733	3,786	0	135	55	80
	<i>Reserve Fund Balance (Deficit)</i>				-1,860	-763	-1,097
	TOTAL	4,733	3,786	0	\$1,995	\$818	\$1,177

**Schedule 4: Stormwater Management Pond/Drainage System
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	2014 proposed DC per unit	Current indexed rate
Net cost						\$818,000		
Single Detached	4.6	0.55	2.53	13.8%	112,884	100	\$1,077	\$208
Semi Detached	0.6	0.6	0.36	2.0%	16,360	20		
Row/Townhouse	6.8	0.7	4.76	26.0%	212,680	300	\$709	\$166
Stacked Row	0	0.8	0.00	0.0%	0	0	\$287	\$74
Apartment	13.3	0.8	10.64	58.2%	476,076	1,656		
Total	25.3		18.29	100.0%	\$818,000	2,076		

Non-Residential	2014 proposed	Current indexed rate
Net Cost	\$1,177,000	
Actual GFA (sqft)	946,409	
DC Per GFA (sq.ft)	\$1.24	\$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. Stormwater 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 and west of Eagleson Road are fully constructed and operational. 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 April 30, 2014, 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, is \$1,440,457, the recovery of costs were allocated to Area B. The reserve fund deficit is allocated to Area A. The Design Brief for the Monahan Drain Constructed Wetland, J.F.Sabourin, July 2012 was approved and sent to the Ministry of Environment for Environmental (MOE) Compliance Approval (ECA). The MOE has not issued the ECA pending more details on the implementation plan for in stream works. The cost for the work has been estimated with a portion of the recovery costs apportioned to Benefit to Existing development. 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. Cost allocation between residential and non residential for areas A and B are shown in schedule 5.

Relevant Studies / By-Laws

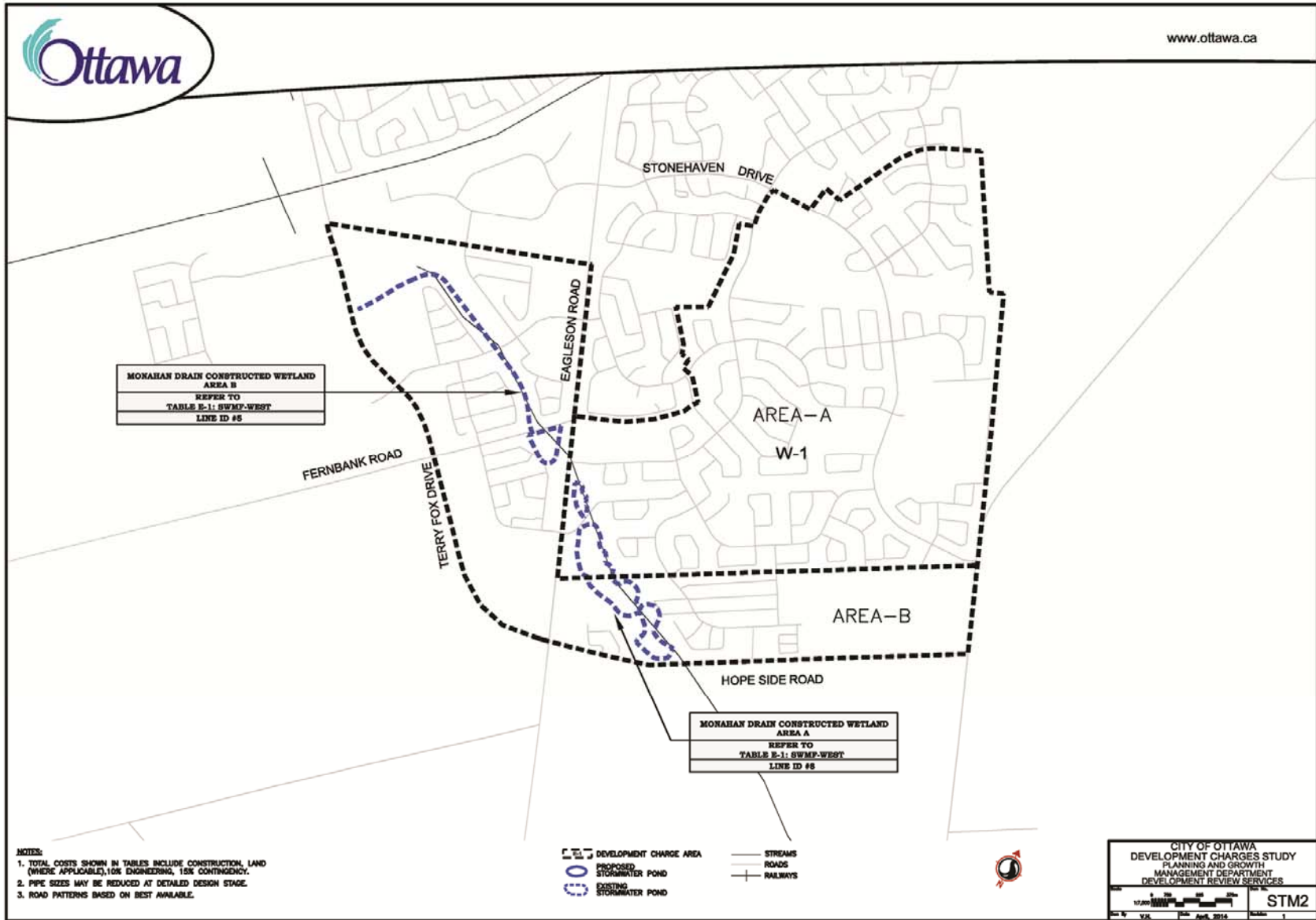
- Stormwater Management Report for Phase 3 of the Monahan Landing Subdivision, DSEL, December 12 updated Oct 2013.
- Design Brief for the Monahan Drain Constructed Wetland, J.F.Sabourin, July 2012

- Monahan Constructed Wetland Stormwater Facility Remediation Strategy Report, AECOM, April 2012.
- Monahan Constructed Wetland Stormwater Facility Condition Assessment Report, AECOM, April 2012.
- Technical Memo Monahan Drain Constructed Wetlands – Required Volume Increase – JFSA March 2012
- 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.
- March 2003 Design Brief and SWM Plan Nepean Carleton Lands - CCL and in 2005 (New Englanders SWM Report and Design Brief – CCL)
- Monahan Drain Constructed Wetlands – Final Design – JLR – December 1993
- City of Ottawa Report to Planning Committee and Council ACS2012-CMR-PLC-0007 “MoNahan stormwater management facility Constructed wetland upgrade” May 8, 2012
- 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.
- 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 Watson & Associates Economists Ltd., June 8, 2009.
- 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

- MOE Certificate of Approval (C of A) Number 0076-7T2NEY, June 18, 2009
- 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)



- NOTES:**
1. TOTAL COSTS SHOWN IN TABLES INCLUDE CONSTRUCTION, LAND (WHERE APPLICABLE), 10% ENGINEERING, 15% CONTINGENCY.
 2. PIPE SIZES MAY BE REDUCED AT DETAILED DESIGN STAGE.
 3. ROAD PATTERNS BASED ON BEST AVAILABLE.

CITY OF OTTAWA
 DEVELOPMENT CHARGES STUDY
 PLANNING AND GROWTH
 MANAGEMENT DEPARTMENT
 DEVELOPMENT REVIEW SERVICES

17,200 0 100 200 300 400 500 600 700 800 900 1000

Scale: 1" = 100'

DATE: April, 2014

PROJECT: STM2

PAGE: 1

**Schedule 2: Stormwater Management Pond/Drainage System
Monahan Drain (W-1)
Projected Growth**

	Area A (East of Eagleson)			Area B (West + North of Hope)			Total Area A + B		
	2013 Existing	2013-31 Growth	2031 Buildout	2013 Existing	2013-31 Growth	2031 Buildout	2013 Existing	2013-31 Growth	2031 Buildout
1 Residential Units									
Single Detached	2,139	0	2,139	181	512	693	2,320	512	2,832
Semi Detached	161	4	165	164	28	192	325	32	357
Row/Town	1,930	17	1,947	1,323	883	2,206	3,253	900	4,153
Stacked Row	64	0	64	180	217	397	244	217	461
Apartment	0	0	0	0	0	0	0	0	0
Total	4,294	21	4,315	1,848	1,640	3,488	6,142	1,661	7,803
2 Developed Residential Land Area (Net Ha)									
Single Detached	97.1	0	97.1	8.2	23.3	31.5	105.3	23.3	128.6
Semi Detached	5.0	0.1	5.1	5.1	0.9	6.0	10.1	1.0	11.1
Row/Town	43.9	0.4	44.3	30.1	20.0	50.1	74.0	20.4	94.4
Stacked Row	0.9	0	0.9	2.4	2.9	5.3	3.3	2.9	6.2
Apartment	0.0	0	0.0	1.1	0.0	1.1	1.1	0.0	1.1
Total	146.9	0.5	147.4	46.9	47.1	94.0	193.8	47.6	241.4
3 Developed Non-Residential Land Area (Net Ha)									
Industrial	0.9	0.0	0.9	0.4	0.1	0.5	1.3	0.1	1.4
Commercial	0.6	1.1	1.7	3.5	0.5	4.0	4.1	1.6	5.7
Institutional	13.1	0.2	13.3	6.7	3.3	10.0	19.8	3.5	23.3
Total	14.6	1.3	15.9	10.6	3.9	14.5	25.2	5.2	30.4
4 Non-Residential GFA (sq.ft.)									
Industrial	37,440	0	37,440	18,304	2,496	20,800	55,744	2,496	58,240
Commercial	27,666	49,184	76,850	162,922	23,362	186,284	190,588	72,546	263,134
Institutional	68,950	1,050	70,000	35,000	17,500	52,500	103,950	18,550	122,500
Total	134,056	50,234	184,290	216,226	43,358	259,584	350,282	93,592	443,874

Schedule 3: Stormwater Management Pond/Drainage System
#6 Monahan Drain (W-1)
2014 Residential Development Charges Collected Under Established Rates

Area A					Area B				
Residential	Actual units (A)	Current DC per unit	2014 Proposed DC per unit (B)	Total residential DCs to collect (A x B)	Residential	Actual units (A)	Current DC per unit	2014 Proposed DC per unit (B)	Total residential DCs to collect (A x B)
Single Detached	0	\$2,089	\$0	0	Single Detached	512	\$3,119	\$4,260	\$2,180,978
Semi Detached	4	\$2,089	\$1,429	5,714	Semi Detached	28	\$2,489	\$3,246	\$90,874
Row/Townhouse	17	\$1,521	\$1,574	26,754	Row/Townhouse	883	\$2,489	\$2,699	\$2,382,920
Stacked Row	0	\$1,035	\$0	0	Stacked Row	217	\$1,106	\$1,815	\$393,788
Apartment	0	\$1,035	\$0	0	Apartment	0	\$1,106	\$0	0
Total	21			32,468		1,640			5,048,559

**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					
1	Monahan Drain Area A: Reserve Fund (Deficit)	-124,878	0	0	124,878				
AREA A SUBTOTAL		-124,878	0	0	124,878	32,468	92,409	50,234	
2	Monahan Drain Area B Monahan Drain Stormwater Pond	6,361,125		3,271,000	2,532,679				
3	Reserve Fund Deficit Balance	-434,885			434,885				
4	Retrofit	6,300,000	3,780,000		2,520,000				
AREA B SUBTOTAL		12,226,240	3,780,000	3,271,000	5,487,564	5,048,559	439,005	43,358	
TOTAL AREA A AND B BLENDED NON-RESIDENTIAL RATE							531,415	93,592	\$5.68
								2009 rate =	\$0.35

Schedule 5: Monahan Drain Area W-1

Area Specific Cost Information and Allocation and Non-Residential Development Charge Calculation

Item #	Project	Gross Capital Cost	Less:		Development charge recoverable	Residential Share as per established DC rates	Non- Residential Share	Non- Residential Gross Floor Area	Non- Residential DC Per GFA (sq.ft)
			Benefit to existing development	Grants & other contributions					
1	Monahan Drain Area A: Reserve Fund Deficit Balance	-124,878	0	0	124,878	26.0%	74.0%		
AREA A SUBTOTAL		124,878	0	0	124,878	32,468	92,409	50,234	\$1.84
2	Monahan Drain Area B Monahan Drain Stormwater Pond Reserve Fund Deficit Balance Retrofit	6,361,125 -434,885 6,300,000	3,780,000	3,271,000	2,532,679 434,885 2,520,000 0	92.0%	8.0%		
AREA B SUBTOTAL		12,226,240	3,780,000	3,271,000	5,487,564	5,048,559	439,005	43,358	\$10.13

**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. Shirley's Brook Storm Water Management Facility 1 is fully constructed and operational with development charge repayments underway pursuant to a Front-Ending agreement. 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 April 30 2014, 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 2013 growth projections provided in Schedule 2 have been adjusted downwards from the 2009 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. Shirley's Brook Storm Water Management Facility 1 had a cost overrun of \$333,000 which has been added to the overall costs for the area. The essence of the cost overrun was the discovery of a high water table in the fractured rock during the construction of the pond. Usually the implementation of a clay liner in the pond addresses this type of issue. Unfortunately in this case, due to the fractured rock, the water was finding alternate routes and the capping was unsuccessful. This resulted in an iterative process between Trinity's consultants, the conservation authority, City of Ottawa and MOE which resulted in a revised pond design and approval process during construction. The additional costs are directly attributable to the site conditions that were discovered after the tender had been awarded/ construction started and could not have been mitigated beforehand. With respect to the Storm Water Management

Facilities East 1 and 2 and Stream Rehabilitation front ending agreement, \$127,000 has been added to the cost. The original budget was established in 2006 and the work has been undertaken over an extended period of time therefore the total cost has been adjusted to reflect the increase in price.

Schedule 4 establishes the DC rates in accordance with the methodology outlined earlier.

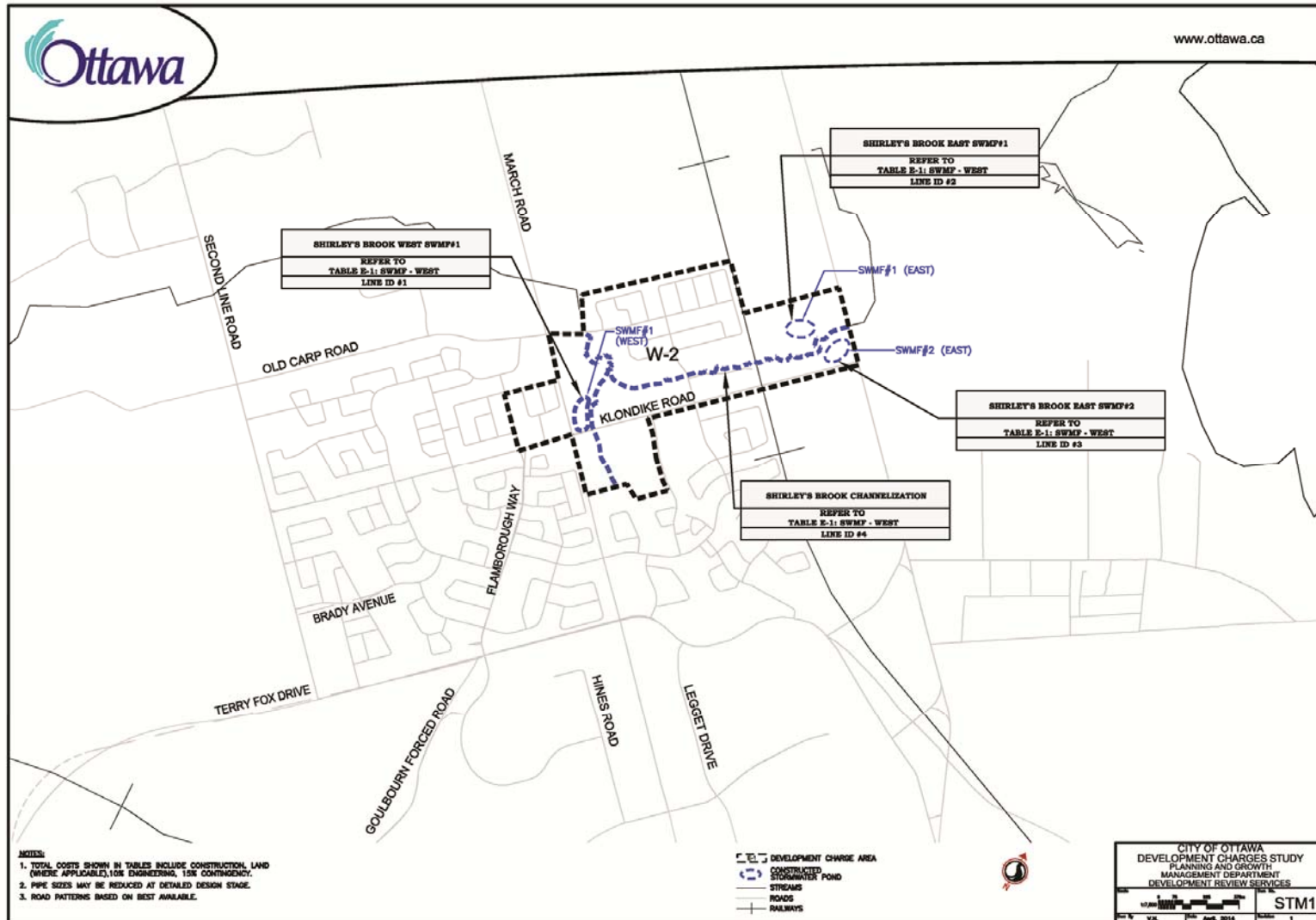
Relevant Studies / By-Laws

- 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 Report to Corporate Services and Economic Development Committee and Council ACS2009-ICS-PLA-0006 – "Front-Ending Agreement for Shirley's Brook Storm Water Management Facilities #1 West," January 2009.
- 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 Watson & Associates Economists Ltd., June 8, 2009
- 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			
Shirley's Brook (Area W-2)			
Projected Growth			
	2013 Existing	2013-31 Growth	2031 Buildout
1 Residential Units			
Single Detached	235	0	235
Semi Detached	58	14	72
Row/Town	636	162	798
Stacked Row	0	156	156
Apartment	58	0	58
Total	987	332	1,319
2 Developed Residential Land Area (Net Ha)			
Single Detached	10.7	0.0	10.7
Semi Detached	1.8	0.4	2.2
Row/Town	14.5	3.7	18.2
Stacked Row	0.0	2.0	2.0
Apartment	0.5	0.0	0.5
Total	27.5	6.1	33.6
3 Developed Non-Residential Land Area (Net Ha)			
Industrial	0.0	5.7	5.7
Commercial	2.6	1.0	3.6
Institutional	0.7	0.0	0.7
Total	3.3	6.7	10.0
4 Non-Residential GFA (sq.ft.)			
Industrial	0	237,120	237,120
Commercial	118,349	44,573	162,922
Institutional	3,500	0	3,500
Total	121,849	281,693	403,542

**Schedule 3: Stormwater Management Pond/Drainage System
Shirley's Brook (Area W-2)
2013 Cost Information \$'000s**

Item #	Project	Gross Capital Cost	Less:		Development charge recoverable	Residential Share 50%	Non- Residential Share 50%
			Benefit to existing development	Grants, repayments, & other contributions			
W2-1	SWM Pond #1 West	951		0	951	476	476
W2-1	Additional SWM Pond #1 West Front-Ending Repayments	333		0	333	167	167
W2-2, 3, 4	Additional SWM Pond #2 East Front-Ending Repayments	127		0	127	64	64
W2-4							
	owing on original FEA	674		0	674	337	337
	SUBTOTAL	2,085	0	0	2,085	1,044	1,044
	<i>Reserve Fund Balance</i>				132	66	66
	TOTAL	2,085	0	0	\$1,953	\$978	\$978

**Schedule 4: Stormwater Management Pond/Drainage System
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	2014 proposed DC per unit	Current indexed rate
Net cost						\$978,000		
Single Detached	0	0.43	0.00	0.0%	0	0	\$4,052	\$3,470
Semi Detached	0.4	0.53	0.21	5.8%	56,724	14		
Row/Townhouse	3.7	0.6	2.22	61.1%	597,558	162	\$3,689	\$2,479
Stacked Row	2	0.6	1.20	33.0%	322,740	156	\$2,069	\$2,479
Apartment	0	0.68	0.00	0.0%	0	0		
Total	6.1		3.63	99.9%	\$977,022	332		

Non-Residential	2014 proposed	Current indexed rate
Net Cost	\$978,000	
Actual GFA (sqft)	281,693	
DC Per GFA (sq.ft)	\$3.47	\$4.96

**8. 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.

In May 2009, staff forwarded a report to Council with Council subsequently approving that the remaining growth potential is to be subject to the higher non-participating rates thereby establishing one rate for the area identified in schedule 1 as E-2.

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.

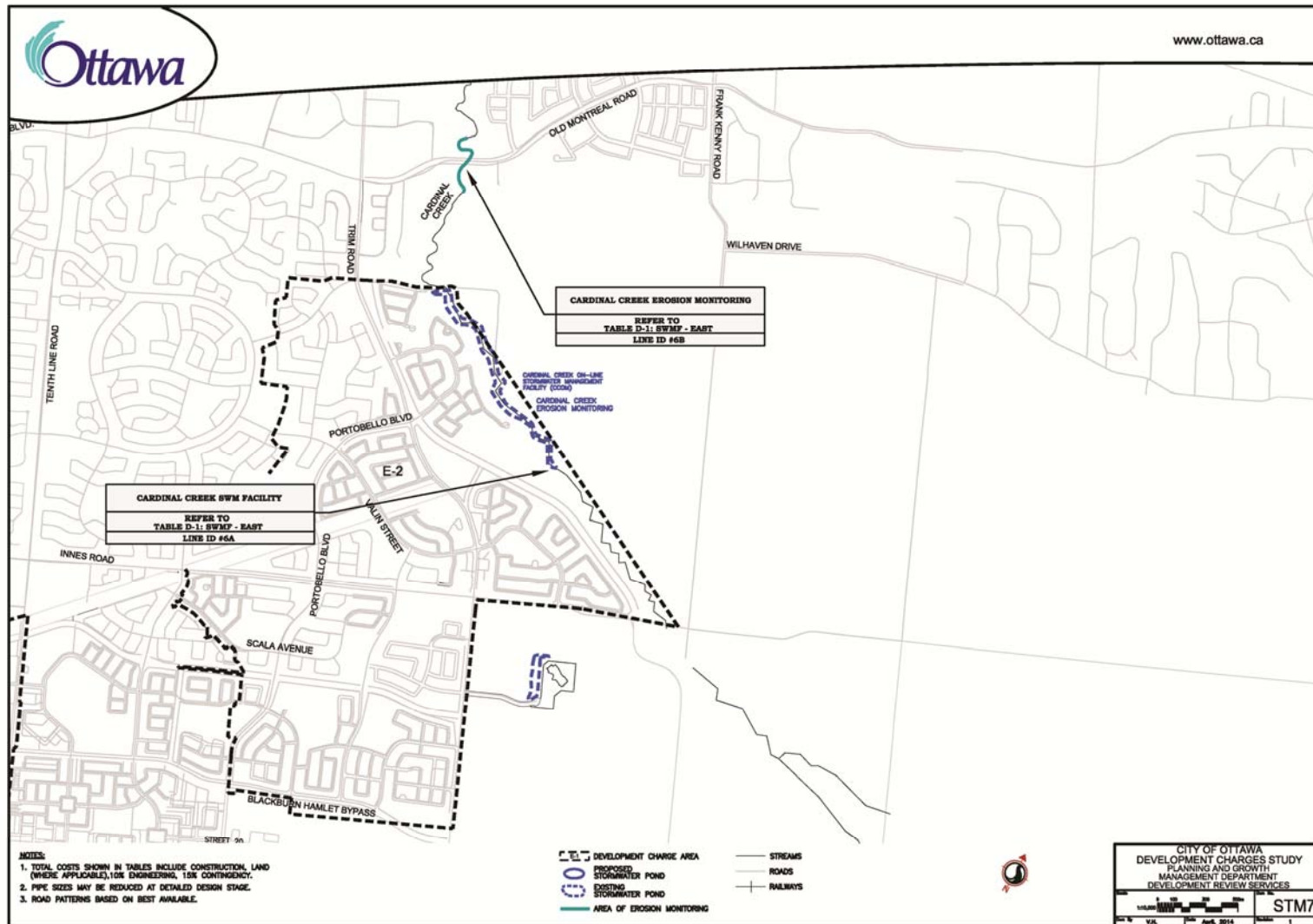
This project has been identified in the E-2 benefiting charge area on drawing number STM7 of the report entitled "City of Ottawa: Development Charges Study - Volume II, dated April 30 2014, prepared by Stantec Consulting Ltd. Volume I of this Stantec study identifies the storm water infrastructure works 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.
- City of Ottawa Report to Planning and Environment Committee and Council ACS2009-CCS-PEC-0012 – "Cardinal Creek Expropriation Update," 22 May 2009.

- 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 Watson & Associates Economists Ltd., June 8, 2009

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



Schedule 2 : Stormwater Management Pond/Drainage System			
Cardinal Creek Erosion works (Area E-2)			
Projected Growth			
	2013 Existing	2013-31 Growth	2031 Buildout
1 <u>Residential Units</u>			
Single Detached	3,890	400	4,290
Semi Detached	178	0	178
Row/Town	2,498	469	2,967
Stacked Row			
Apartment	308	111	419
Total	6,874	980	7,854
2 <u>Developed Residential Land Area (Net Ha)</u>			
Single Detached	176.8	18.3	195.1
Semi Detached	5.6	0.0	5.6
Row/Town	56.8	10.6	67.4
Stacked Row	0.0		0.0
Apartment	2.5	0.9	3.4
Total	241.7	29.8	271.5
3 <u>Developed Non-Residential Land Area (Net Ha)</u>			
Industrial	3.1	0.3	3.4
Commercial	5.8	1.3	7.1
Institutional	61.7	10.0	71.7
Total	70.6	11.6	82.2
4 <u>Non-Residential GFA (sq.ft.)</u>			
Industrial	146,016	14,040.0	160,056
Commercial	323,512	74,200.0	397,712
Institutional	370,000	60,000.0	430,000
Total	839,528	148,240	987,768

Schedule 3: Stormwater Management Pond/Drainage System Cardinal Creek Erosion works (Area E-2) 2013 Cost Information \$'000s							
Item #	Project	Gross Capital Cost	Less:		Development charge recoverable	Residential Share 70%	Non- Residential Share 30%
			Benefit to existing development	Grants, repayments, & other contributions			
	SUBTOTAL	0	0	0	0	0	0
	<i>Reserve Fund Balance</i>				-1,776	-1,243	-533
	TOTAL	0	0	0	\$1,776	\$1,243	\$533

Schedule 4: Stormwater Management Pond/Drainage System Cardinal Creek Erosion works (Area E-2) Development Charge Calculation								
Residential	Unbuilt Ha	Run-off coefficient	Ha x co-efficient	% (rounded)	Residential share x percentage	Actual units	2014 proposed DC per unit	Current indexed rate
Net cost						\$1,243,000		
Single Detached	18.3	0.55	10.07	55.3%	687,379	400	\$1,718	\$6,998
Semi Detached	0	0.6	0.00	0.0%	0	0		
Row/Townhouse	10.6	0.7	7.42	40.8%	507,144	469	\$1,081	\$5,580
Stacked Row	0	0.8	0.00	0.0%	0	0	\$448	\$4,007
Apartment	0.9	0.8	0.72	4.0%	49,720	111		
Total	29.8		18.21	100.1%	\$1,244,243	980		

	2014 proposed	Current indexed rate
Non-Residential		
Net Cost	\$533,000	
Actual GFA (sqft)	148,240	
DC Per GFA (sq.ft)	\$3.60	\$4.18

**9. 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. Pond 1 is fully constructed and operational with development charge partial repayment. 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.

The “Gloucester East Urban Community - Phase 2 Infrastructure Servicing Study Update, Stantec, September 2013, identified the preferred water, sewer and storm sewer servicing strategy for the Gloucester East Urban Community phase 2 area. The “East Urban Community Phase 2 Environmental Management identified the preferred storm water management strategy for the Gloucester East Urban Community phase 2 area. Both Studies were conducted in accordance with the Municipal Class Environmental Assessment (MCEA) Process and satisfies Phases 1 and 2 of the MCEA process. The location pond 2 has been changed thus initiating a slight change in the contributing area shown in schedule 1 removing area within the village of Notre Dame des Champs. There was also another area north of the hydro corridor west of Mer Bleue road that was tributary to Area E-6 that has now been added to E3. Changes in the City’s sewer design guidelines, increase densities and a change in hydrologic modeling procedure necessitated an update the master servicing for the area tributary to Pond 1. The details are outlined in “Servicing Report for Trails Edge and Orleans South Business Park”, DSEL, 2014. The report details the proposed increase in storm trunk sewer sizes and an expansion to pond 1.

This project has been identified in the E-3 benefiting charge area on drawing number STM6 of the report entitled “City of Ottawa: Development Charges Study - Volume II, dated April 30 2014, 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. Post period 2031 growth values are used to calculate the unit rates. It is estimated that 72% of the

costs will be recovered by 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

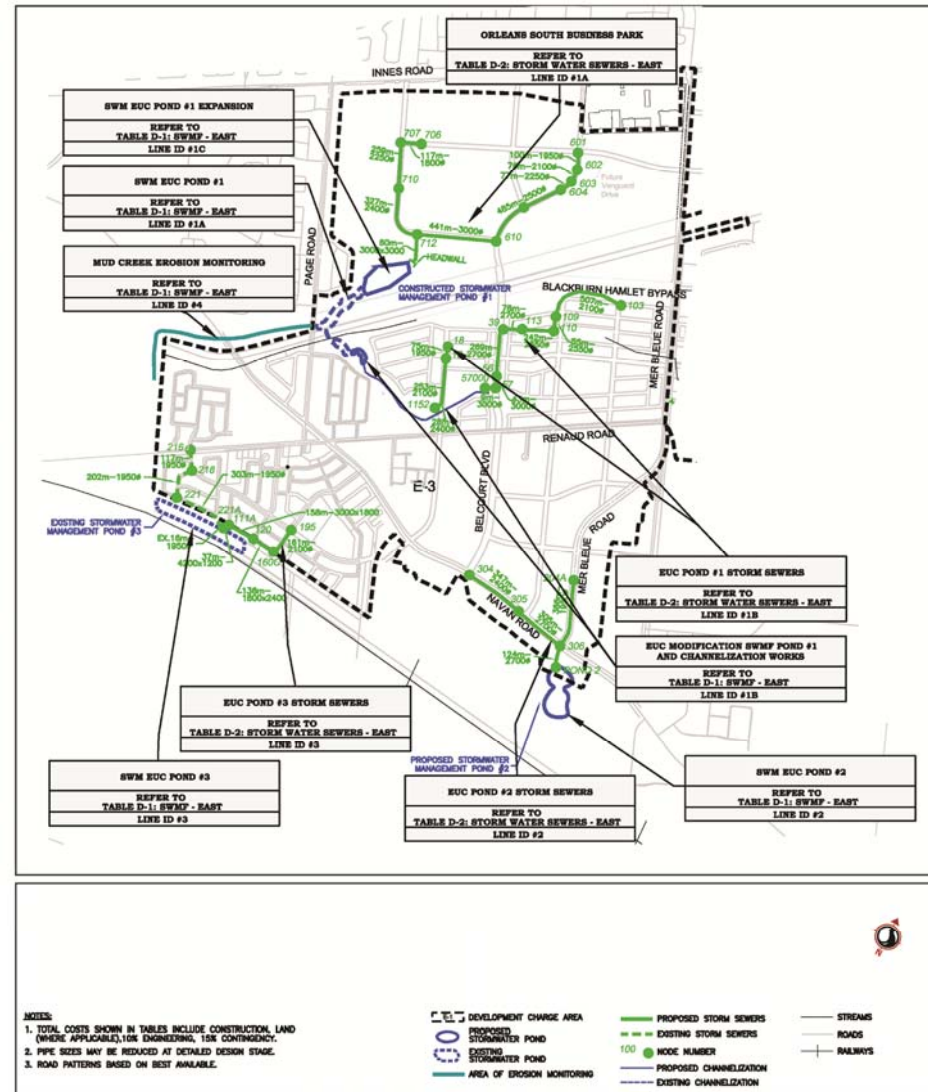
- Servicing Report for Trails Edge and Orleans South Business Park, DSEL, 2014.
- East Urban Community Phase 2 Environmental Management Plan CH2MHILL, August 2013
- Gloucester East Urban Community - Phase 2 Infrastructure Servicing Study Update, Stantec, September 2013.
- East Urban Community Design Plans for the Phase 1 and Phase 2 Areas, City of Ottawa, fall 2013.
- 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 ACS2007-PTE-APR-0094 FRONT ENDING AGREEMENT FOR THE EAST URBAN COMMUNITY STORMWATER MANAGEMENT POND# 1 AND OVER-SIZED TRUNK STORM SEWERS , 31 July 2007
- 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 Report to Corporate Services and Economic Development Committee and Council ACS2005-PGM-APR-0087 FRONT – ENDING AGREEMENT – STORMWATER MANAGEMENT POND 3, OVERSIZED TRUNK STORM SEWERS AND OCAL WATERMAIN, GLOUCESTEREAST URBAN COMMUNITY, April 18, 2005
- 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 Watson & Associates Economists Ltd., June 8, 2009
- 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 total build out			
	2013 Existing	Growth to build out	total growth to Buildout
1 Residential Units			
Single Detached	770	2,145	2,915
Semi Detached	38	1,076	1,114
Row/Town	671	4,471	5,142
Stacked Row	0		0
Apartment	109	1,931	2,040
Total	1,588	9,623	11,211
2 Developed Residential Land Area (Net Ha)			
Single Detached	35.0	97.5	132.5
Semi Detached	1.2	33.6	34.8
Row/Town	15.3	101.6	116.9
Stacked Row	0.0		0.0
Apartment	0.9	15.4	16.3
Total	52.4	248.1	300.5
3 Developed Non-Residential Land Area (Net Ha)			
Industrial	5.3	22.1	27.4
Commercial	7.1	69.6	76.7
Institutional	2.9	40.4	43.3
Total	15.3	132.1	147.4
4 Non-Residential GFA (sq.ft.)			
Industrial	247,104	197,496	444,600
Commercial	392,518	2,074,632	2,467,150
Institutional	17,600	122,400	140,000
Total	657,222	2,394,528	3,051,750

**Schedule 3: Stormwater Management Pond/Drainage System
Gloucester (Area E-3)
2013 Cost Information \$'000s**

Item #	Project	Gross Capital Cost	Less:		Development charge recoverable	Residential Share 63%	Non- Residential Share 37%
			Benefit to existing development	Grants, repayments, & other contributions			
E3-1	SWM Pond 1	2,417			2,417	1,523	894
	Modifications to SWM Pond 1 south of Hydro Corridor	6,745			6,745	4,249	2,496
E3-2	Trunk Storm Sewers tributary to Pond 1 south of Hydro Corridor	11,072			4,123	2,597	1,526
	Modifications to SWM Pond 1 north of Hydro Corridor	2,500			2,500	1,575	925
E3-3	Trunk Storm Sewers tributary to Pond 1 Orleans South Business Park	12,868		0	6,594	4,154	2,440
E3-4	SWM Pond 2	16,294			16,294	10,265	6,029
E3-5	Trunk Storm Sewers tributary to Pond 2	6,743		0	3,172	1,998	1,174
	SWM Pond 3	463			463	292	171
E3-6	Trunk Storm Sewers tributary to Pond 3	5,621		0	1,700	1,071	629
	Erosion monitoring	1,000			1,000	630	370
	SUBTOTAL	65,723	0	0	45,008	28,354	16,654
	<i>Add Outstanding Debt Balance</i>				0	0	0
	<i>Less Reserve Fund Balance</i>				139	88	51
	TOTAL	65,723	0	0	\$44,869	\$28,266	\$16,603

Schedule 4: Stormwater Management Pond/Drainage System Gloucester (Area E-3)								
Development Charge Calculation assuming total build out of Residential and Non Residential								
Residential	Unbuilt Ha	Run-off coefficient	Ha x co- efficient	% (rounded)	Residential share x percentage	Actual units	2014 proposed DC per unit	Current indexed rate
Net cost					\$28,266,000			
Single Detached	97.5	0.55	53.63	34.1%	9,638,706	2,145	\$4,116	\$3,611
Semi Detached	33.6	0.6	20.16	12.8%	3,618,048	1,076		
Row/Townhouse	101.6	0.7	71.12	45.2%	12,776,232	4,471	\$2,858	\$2,570
Stacked Row	0	0.8	0.00	0.0%	0	0	\$1,142	\$1,030
Apartment	15.4	0.8	12.32	7.8%	2,204,748	1,931		
Total	248.1		157.23	99.9%	\$28,237,734	9,623		

Non-Residential	2014 proposed	Current indexed rate
Net Cost	\$16,603,000	
Actual GFA (sqft)	2,394,528	
DC Per GFA (sq.ft)	\$6.93	\$3.98

**10. 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 stormwater 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 and 2 of the pond as well as the channelization of McKinnon's Creek is completed. The east and west trunk sewers are also completed. 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. The "Mattamy-Bisson" lands located on the east and west side of the ultimate pond have been added. Also another area north of the hydro corridor west of Mer Bleue road that was tributary to Area E-6 has been removed and added to E3. The drainage area is illustrated in Schedule 1.

The ultimate design of the SWM pond has been recently approved as outlined in the report "Avalon West (N5) Stormwater Management Facility Design Revision 5, October 2013. The front ending agreement assumed the ultimate cost of the SWM pond as \$5.5 million. Based on the recent design this number has increased to \$10 million therefore another \$4.5 million has been added to the costs.

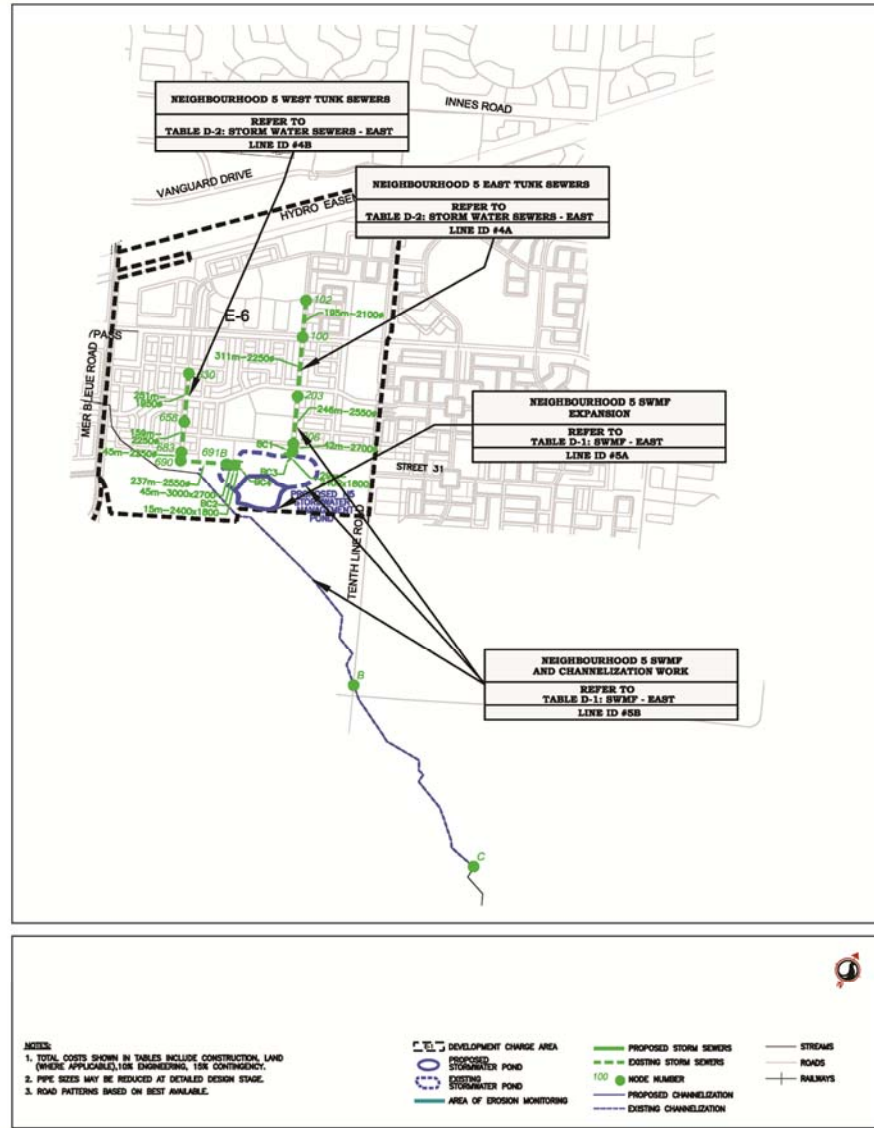
This project has been identified in the E-6 benefiting charge area on drawing number STM6 of the report entitled "City of Ottawa: Development Charges Study - Volume II, dated April 30 2014, prepared by Stantec Consulting Ltd. Volume I of this Stantec study identifies the storm water infrastructure works 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

- "Avalon West (N5) Stormwater Management Facility Design Revision 5, October 2013.

- 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 Watson & Associates Economists Ltd., June 8, 2009.
- 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 N5 and Channelization (Area E-6) Projected Growth			
	2013 Existing	2013-31 Growth	2031 Buildout
1 Residential Units			
Single Detached	200	1,079	1,279
Semi Detached	46	138	184
Row/Town	258	696	954
Stacked Row	0		0
Apartment	144	1,067	1,211
Total	648	2,980	3,628
2 Developed Residential Land Area (Net Ha)			
Single Detached	9.1	49.0	58.1
Semi Detached	1.4	4.4	5.8
Row/Town	5.9	15.8	21.7
Stacked Row	0.0		0.0
Apartment	1.2	8.5	9.7
Total	17.6	77.7	95.3
3 Developed Non-Residential Land Area (Net Ha)			
Industrial	0.0		0.0
Commercial	0.0	6.4	6.4
Institutional	0.0	10.0	10.0
Total	0.0	16.4	16.4
4 Non-Residential GFA (sq.ft.)			
Industrial	0		0
Commercial	1,855	354,305.0	356,160
Institutional	0	60,000.0	60,000
Total	1,855	414,305	416,160

**Schedule 3: Stormwater Management Pond/Drainage System
N5 and Channelization (Area E-6)
2013 Cost Information \$'000s**

Item #	Project	Gross Capital Cost	Less:		Development charge recoverable	Residential Share 81%	Non- Residential Share 19%
			Benefit to existing development	Grants, repayments, & other contributions			
E6-1	SWM Pond	13,707			13,707	11,103	2,604
E6-2	Trunk Storm Sewers tributary to Pond	6,210		3,094	3,116	2,524	592
	SUBTOTAL	19,917	0	3,094	16,823	13,627	3,196
	<i>Reserve Fund Balance</i>				425	344	81
	TOTAL	19,917	0	3,094	\$16,398	\$13,283	\$3,115

**Schedule 4: Stormwater Management Pond/Drainage System
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	2014 proposed DC per unit	Current indexed rate
Net cost						\$13,283,000		
Single Detached	49	0.55	26.95	56.8%	7,544,744	1,079	\$6,811	\$4,555
Semi Detached	4.4	0.6	2.64	5.6%	743,848	138		
Row/Townhouse	15.8	0.7	11.06	23.3%	3,094,939	696	\$4,447	\$3,336
Stacked Row	0	0.8	0.00	0.0%	0	0	\$1,780	\$1,830
Apartment	8.5	0.8	6.80	14.3%	1,899,469	1,067		
Total	77.7		47.45	100.0%	\$13,283,000	2,980		

Non-Residential	2014 proposed	Current indexed rate
Net Cost	\$3,115,000	
Actual GFA (sqft)	414,305	
DC Per GFA (sq.ft)	\$7.52	\$6.14

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. 2014

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, 2014 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, 2014 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, 2014 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, 2014 are hereby incorporated into this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The land credits as set out in clause 9 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 10 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 12 of the Development Charges By-Law, 2014 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 13 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

CONFLICT

12. The conflict provision as set out in clause 14 of the Development Charges By-Law, 2014 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF DEVELOPMENT CHARGES AND OVERSIZING

13. The services-in-lieu of development charges and oversizing provisions as set out in clause 15 of the Development Charges By-Law, 2014 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 16 of the Development Charges By-Law, 2014 are hereby incorporated into 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 indexing provisions set out in clause 18 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

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, 2014.

ENACTED AND PASSED this 11th day of June, 2014.

CITY CLERK

DEPUTY MAYOR

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	\$5,066	\$3,603	\$749

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	\$3.52

SCHEDULE “D” – OVERSIZING**BENCHMARK – NO CONTINGENCY**

Pipe Diameter		Pipe Cost	Total Cost (2013 \$)	Oversize Costs (>1650mm dia.)
(ft)	(mm)	(\$/m)	(\$/m)	(\$)
5.5	1650	961.01	2671.76	0
6.0	1800	1162.04	3107.52	435.76
6.5	1950	1347.25	3530.80	859.04
7.0	2100	1542.75	3983.90	1312.14
7.5	2250	1755.85	4479.80	1808.04
8.0	2400	2052.58	5123.92	2452.16
8.5	2550	2311.75	5727.32	3055.57
9.0	2700	2567.51	6345.73	3673.98
10.0	3000	3146.02	7494.26	4822.50

BENCHMARK – CONTINGENCY

Pipe Diameter		Pipe Cost	Total Cost (2013 \$)	Oversize Costs (>1650mm dia.)
(ft)	(mm)	(\$/m)	(\$/m)	(\$)
5.5	1650	961.01	3072.52	0
6.0	1800	1162.04	3573.64	501.12
6.5	1950	1347.25	4060.41	987.89
7.0	2100	1542.75	4581.48	1508.96
7.5	2250	1755.85	5151.77	2079.25
8.0	2400	2052.58	5892.51	2819.99
8.5	2550	2311.75	6586.42	3513.90
9.0	2700	2567.51	7297.59	4225.07
10.0	3000	3146.02	8618.39	5545.87

BY-LAW NO. 2014 -

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

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Enacted by City Council at its meeting of June 11, 2014.

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LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council June 11, 2014
Council Item
PC Report, Item

2. LEITRIM (AREA S-2)

BY-LAW NO. 2014

A by-law of the City of Ottawa for the imposition of development charges for Leitrim 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, 2014 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, 2014 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, 2014 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

7. 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, 2014 are hereby incorporated into this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The land credits as set out in clause 9 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 10 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 12 of the Development Charges By-Law, 2014 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 13 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

CONFLICT

12. The conflict provision as set out in clause 14 of the Development Charges By-Law, 2014 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF DEVELOPMENT CHARGES AND OVERSIZING

13. The services-in-lieu of development charges and oversizing provisions as set out in clause 15 of the Development Charges By-Law, 2014 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 16 of the Development Charges By-Law, 2014 are hereby incorporated into 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:
- (c) registration of the plan of subdivision; or
 - (d) 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 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 indexing provisions set out in clause 18 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

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

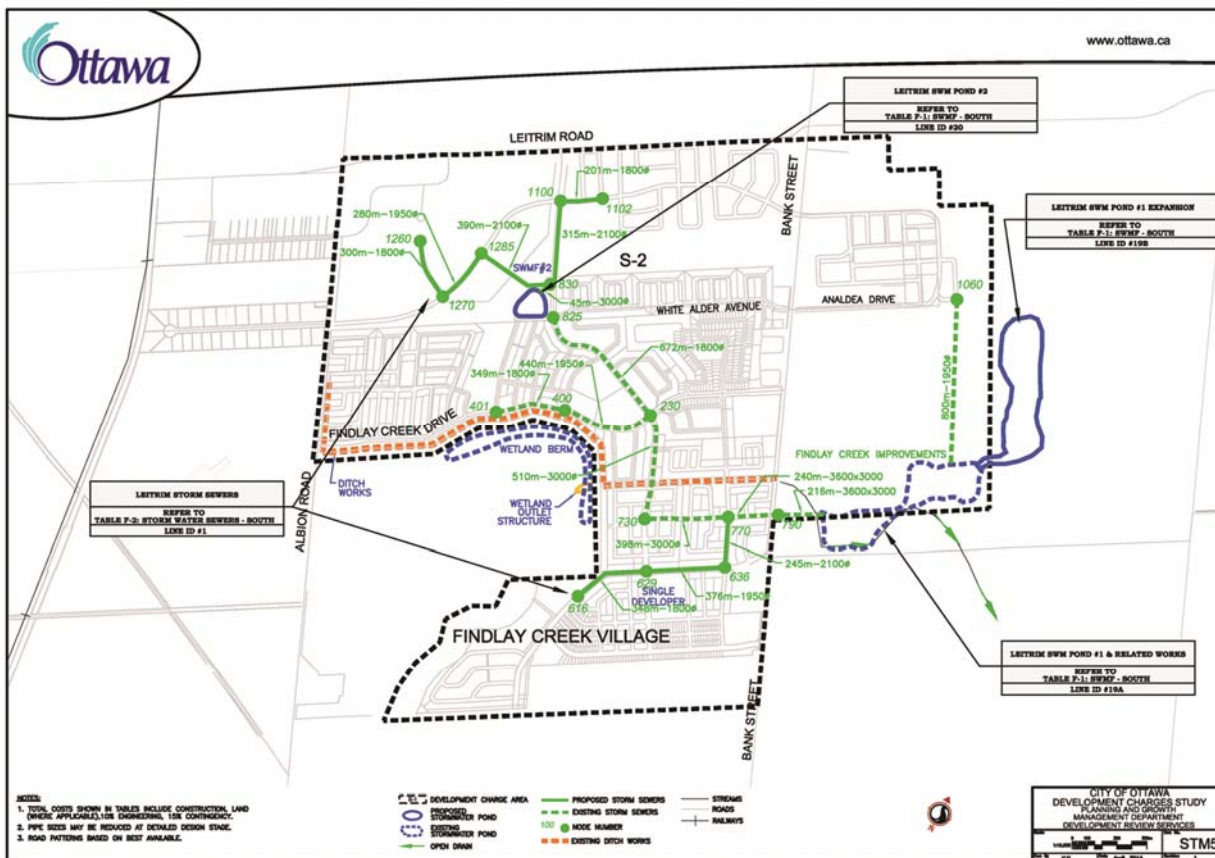
24. This by-law may be cited as the Leitrim Stormwater Development Charges By-Law, 2014.

ENACTED AND PASSED this 11th day of June, 2014.

CITY CLERK

MAYOR

SCHEDULE "A" – DESIGNATED AREA



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

Leitrim	Single-Detached Dwelling and Semi-Detached Dwelling	Multiple Dwelling, Mobile Home & Row Dwelling	Apartment Dwelling
Stormwater Management Facility and Accessory Services	\$5,798	\$4,001	\$1,607

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

Leitrim	Non-Residential
Stormwater Management Facility and Accessory Services	\$4.95

SCHEDULE "D" – OVERSIZING**BENCHMARK – NO CONTINGENCY**

Pipe Diameter		Pipe Cost	Total Cost (2013 \$)	Oversize Costs (>1650mm dia.)
(ft)	(mm)	(\$/m)	(\$/m)	(\$)
5.5	1650	961.01	2671.76	0
6.0	1800	1162.04	3107.52	435.76
6.5	1950	1347.25	3530.80	859.04
7.0	2100	1542.75	3983.90	1312.14
7.5	2250	1755.85	4479.80	1808.04
8.0	2400	2052.58	5123.92	2452.16
8.5	2550	2311.75	5727.32	3055.57
9.0	2700	2567.51	6345.73	3673.98
10.0	3000	3146.02	7494.26	4822.50

BENCHMARK –CONTINGENCY

Pipe Diameter		Pipe Cost	Total Cost (2013 \$)	Oversize Costs (>1650mm dia.)
(ft)	(mm)	(\$/m)	(\$/m)	(\$)
5.5	1650	961.01	3072.52	0
6.0	1800	1162.04	3573.64	501.12
6.5	1950	1347.25	4060.41	987.89
7.0	2100	1542.75	4581.48	1508.96
7.5	2250	1755.85	5151.77	2079.25
8.0	2400	2052.58	5892.51	2819.99
8.5	2550	2311.75	6586.42	3513.90
9.0	2700	2567.51	7297.59	4225.07
10.0	3000	3146.02	8618.39	5545.87

BY-LAW NO. 2014 -

-0-

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

-0-

Enacted by City Council at its meeting of June 11, 2014.

-0-

LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council June 11, 2014
Council Item
PC Report, Item

**3. SUC – NEPEAN
(AREA S-3)**

BY-LAW NO. 2014

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, 2014 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, 2014 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, 2014 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

8. 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, 2014 are hereby incorporated into this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The land credits as set out in clause 9 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 10 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 12 of the Development Charges By-Law, 2014 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 13 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

CONFLICT

12. The conflict provision as set out in clause 14 of the Development Charges By-Law, 2014 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF DEVELOPMENT CHARGES AND OVERSIZING

13. The services-in-lieu of development charges and oversizing provisions as set out in clause 15 of the Development Charges By-Law, 2014 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 16 of the Development Charges By-Law, 2014 are hereby incorporated into 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:
- (e) registration of the plan of subdivision; or
 - (f) 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 indexing provisions set out in clause 18 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

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

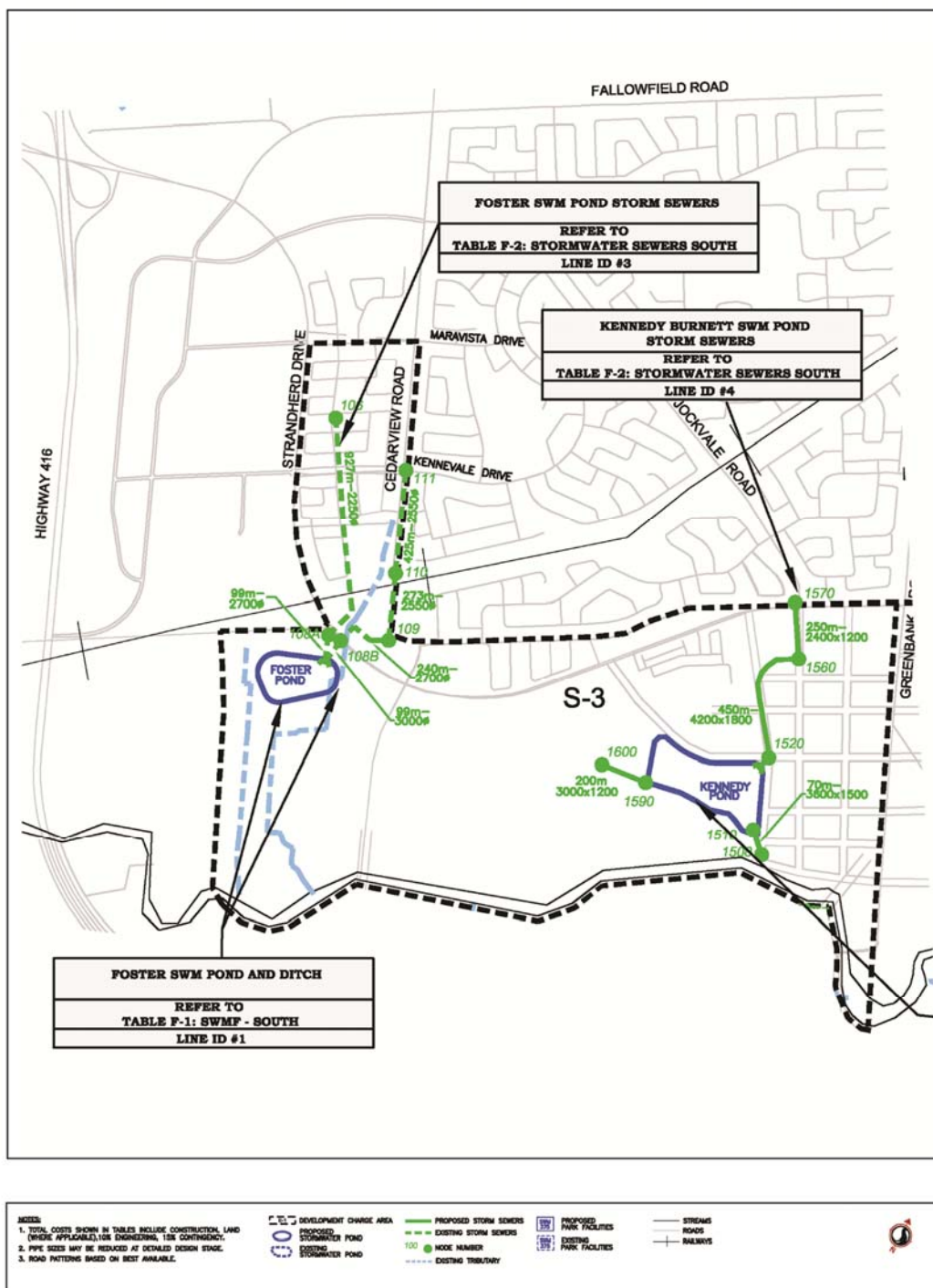
24. This by-law may be cited as the Nepean - South Urban Centre Stormwater Development Charges By-Law, 2014.

ENACTED AND PASSED this 11th day of June, 2014.

CITY CLERK

MAYOR

SCHEDULE "A" – DESIGNATED AREA



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

Nepean - South Urban Centre	Single-Detached Dwelling and Semi-Detached Dwelling	Multiple Dwelling, Mobile Home & Row Dwelling	Apartment Dwelling
Stormwater Management Facility and Accessory Services	\$4,471	\$2,859	\$1,155

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

Nepean - South Urban Centre	Non-Residential
Stormwater Management Facility and Accessory Services	\$7.29

SCHEDULE “D” – OVERSIZING**BENCHMARK – NO CONTINGENCY**

Pipe Diameter		Pipe Cost	Total Cost (2013 \$)	Oversize Costs (>1650mm dia.)
(ft)	(mm)	(\$/m)	(\$/m)	(\$)
5.5	1650	961.01	2671.76	0
6.0	1800	1162.04	3107.52	435.76
6.5	1950	1347.25	3530.80	859.04
7.0	2100	1542.75	3983.90	1312.14
7.5	2250	1755.85	4479.80	1808.04
8.0	2400	2052.58	5123.92	2452.16
8.5	2550	2311.75	5727.32	3055.57
9.0	2700	2567.51	6345.73	3673.98
10.0	3000	3146.02	7494.26	4822.50

BENCHMARK – CONTINGENCY

Pipe Diameter		Pipe Cost	Total Cost (2013 \$)	Oversize Costs (>1650mm dia.)
(ft)	(mm)	(\$/m)	(\$/m)	(\$)
5.5	1650	961.01	3072.52	0
6.0	1800	1162.04	3573.64	501.12
6.5	1950	1347.25	4060.41	987.89
7.0	2100	1542.75	4581.48	1508.96
7.5	2250	1755.85	5151.77	2079.25
8.0	2400	2052.58	5892.51	2819.99
8.5	2550	2311.75	6586.42	3513.90
9.0	2700	2567.51	7297.59	4225.07
10.0	3000	3146.02	8618.39	5545.87

BY-LAW NO. 2014 -

-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 11, 2014.

-0-

LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council June 11, 2014
Council Item
PC Report, Item

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

BY-LAW NO. 2014

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, 2014 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, 2014 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, 2014 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

9. 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, 2014 are hereby incorporated into this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The land credits as set out in clause 9 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 10 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 12 of the Development Charges By-Law, 2014 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 13 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

CONFLICT

12. The conflict provision as set out in clause 14 of the Development Charges By-Law, 2014 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF DEVELOPMENT CHARGES AND OVERSIZING

13. The services-in-lieu of development charges and oversizing provisions as set out in clause 15 of the Development Charges By-Law, 2014 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 16 of the Development Charges By-Law, 2014 are hereby incorporated into 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:
- (g) registration of the plan of subdivision; or
 - (h) 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 respectively 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 indexing provisions set out in clause 18 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

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, 2014.

ENACTED AND PASSED this 11th day of June, 2014.

CITY CLERK

MAYOR

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

Nepean Ponds in Parks - South Urban Centre	Single-Detached Dwelling and Semi- Detached Dwelling	Multiple Dwelling, Mobile Home & Row Dwelling	Apartment Dwelling
Stormwater Management Facility and Accessory Services	\$744	\$565	\$226

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

Nepean Ponds in Parks - South Urban Centre	Non-Residential
Stormwater Management Facility and Accessory Services	\$0.63

SCHEDULE "D" – OVERSIZING**BENCHMARK – NO CONTINGENCY**

Pipe Diameter		Pipe Cost	Total Cost (2013 \$)	Oversize Costs (>1650mm dia.)
(ft)	(mm)	(\$/m)	(\$/m)	(\$)
5.5	1650	961.01	2671.76	0
6.0	1800	1162.04	3107.52	435.76
6.5	1950	1347.25	3530.80	859.04
7.0	2100	1542.75	3983.90	1312.14
7.5	2250	1755.85	4479.80	1808.04
8.0	2400	2052.58	5123.92	2452.16
8.5	2550	2311.75	5727.32	3055.57
9.0	2700	2567.51	6345.73	3673.98
10.0	3000	3146.02	7494.26	4822.50

BENCHMARK – CONTINGENCY

Pipe Diameter		Pipe Cost	Total Cost (2013 \$)	Oversize Costs (>1650mm dia.)
(ft)	(mm)	(\$/m)	(\$/m)	(\$)
5.5	1650	961.01	3072.52	0
6.0	1800	1162.04	3573.64	501.12
6.5	1950	1347.25	4060.41	987.89
7.0	2100	1542.75	4581.48	1508.96
7.5	2250	1755.85	5151.77	2079.25
8.0	2400	2052.58	5892.51	2819.99
8.5	2550	2311.75	6586.42	3513.90
9.0	2700	2567.51	7297.59	4225.07
10.0	3000	3146.02	8618.39	5545.87

BY-LAW NO. 2014 -

-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 11, 2014.

-0-

LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council June 11, 2014
Council Item
PC Report, Item

**5. INNER GREENBELT PONDS
(AREA C-1)**

BY-LAW NO. 2014

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, 2014 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, 2014 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, 2014 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

10. 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, 2014 are hereby incorporated into this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The land credits as set out in clause 9 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 10 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 12 of the Development Charges By-Law, 2014 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 13 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

CONFLICT

12. The conflict provision as set out in clause 14 of the Development Charges By-Law, 2014 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF DEVELOPMENT CHARGES AND OVERSIZING

13. The services-in-lieu of development charges and oversizing provisions as set out in clause 15 of the Development Charges By-Law, 2014 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 16 of the Development Charges By-Law, 2014 are hereby incorporated into 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:
- (i) registration of the plan of subdivision; or
 - (j) 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 indexing provisions set out in clause 18 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

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

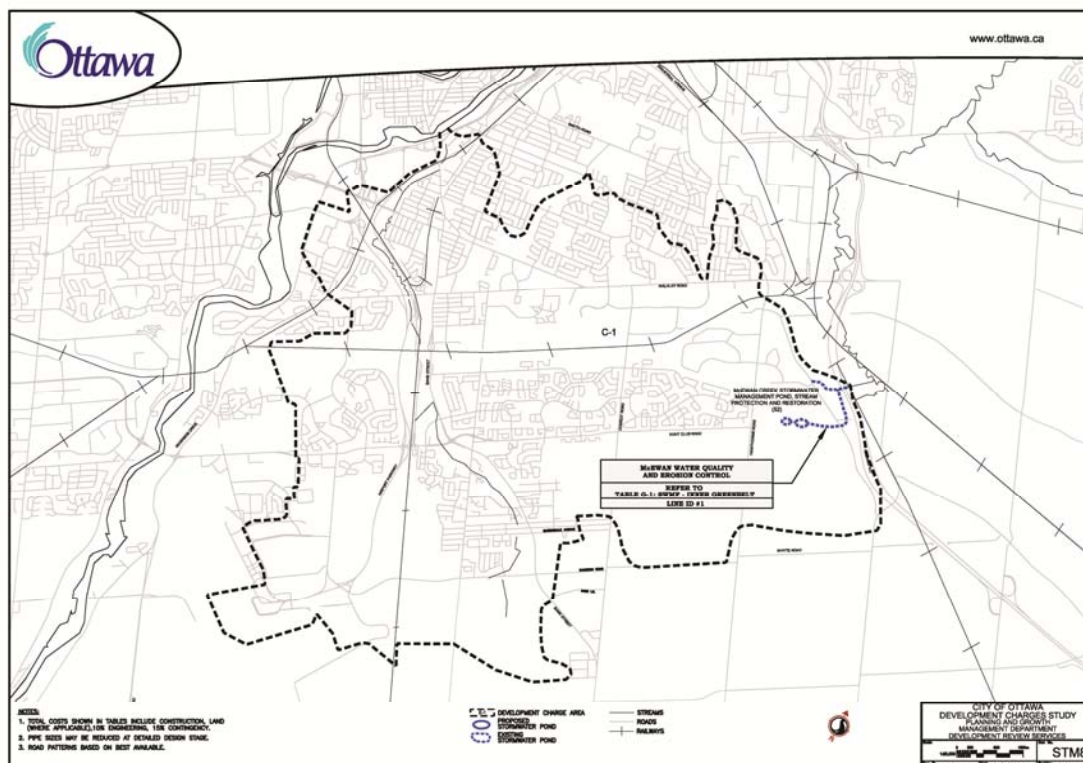
24. This by-law may be cited as the Inner Greenbelt Ponds Development Charges By-Law, 2014.

ENACTED AND PASSED this 11th day of June, 2014.

CITY CLERK

MAYOR

SCHEDULE "A" – DESIGNATED AREA



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	\$1,077	\$709	\$287

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	\$1.24

SCHEDULE “D” – OVERSIZING**BENCHMARK – NO CONTINGENCY**

Pipe Diameter		Pipe Cost	Total Cost (2013 \$)	Oversize Costs (>1650mm dia.)
(ft)	(mm)	(\$/m)	(\$/m)	(\$)
5.5	1650	961.01	2671.76	0
6.0	1800	1162.04	3107.52	435.76
6.5	1950	1347.25	3530.80	859.04
7.0	2100	1542.75	3983.90	1312.14
7.5	2250	1755.85	4479.80	1808.04
8.0	2400	2052.58	5123.92	2452.16
8.5	2550	2311.75	5727.32	3055.57
9.0	2700	2567.51	6345.73	3673.98
10.0	3000	3146.02	7494.26	4822.50

BENCHMARK – CONTINGENCY

Pipe Diameter		Pipe Cost	Total Cost (2013 \$)	Oversize Costs (>1650mm dia.)
(ft)	(mm)	(\$/m)	(\$/m)	(\$)
5.5	1650	961.01	3072.52	0
6.0	1800	1162.04	3573.64	501.12
6.5	1950	1347.25	4060.41	987.89
7.0	2100	1542.75	4581.48	1508.96
7.5	2250	1755.85	5151.77	2079.25
8.0	2400	2052.58	5892.51	2819.99
8.5	2550	2311.75	6586.42	3513.90
9.0	2700	2567.51	7297.59	4225.07
10.0	3000	3146.02	8618.39	5545.87

BY-LAW NO. 2014 -

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

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Enacted by City Council at its meeting of June 11, 2014.

-0-

LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council June 11, 2014
Council Item
PC Report, Item

**6. MONAHAN DRAIN
(AREA W-1)**

BY-LAW NO. 2014

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, 2014 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, 2014 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, 2014 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

11. 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, 2014 are hereby incorporated into this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The land credits as set out in clause 9 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 10 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 12 of the Development Charges By-Law, 2014 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 13 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

CONFLICT

12. The conflict provision as set out in clause 14 of the Development Charges By-Law, 2014 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF DEVELOPMENT CHARGES AND OVERSIZING

13. The services-in-lieu of development charges and oversizing provisions as set out in clause 15 of the Development Charges By-Law, 2014 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 16 of the Development Charges By-Law, 2014 are hereby incorporated into 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:

- (k) registration of the plan of subdivision; or
- (l) 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 indexing provisions set out in clause 18 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

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

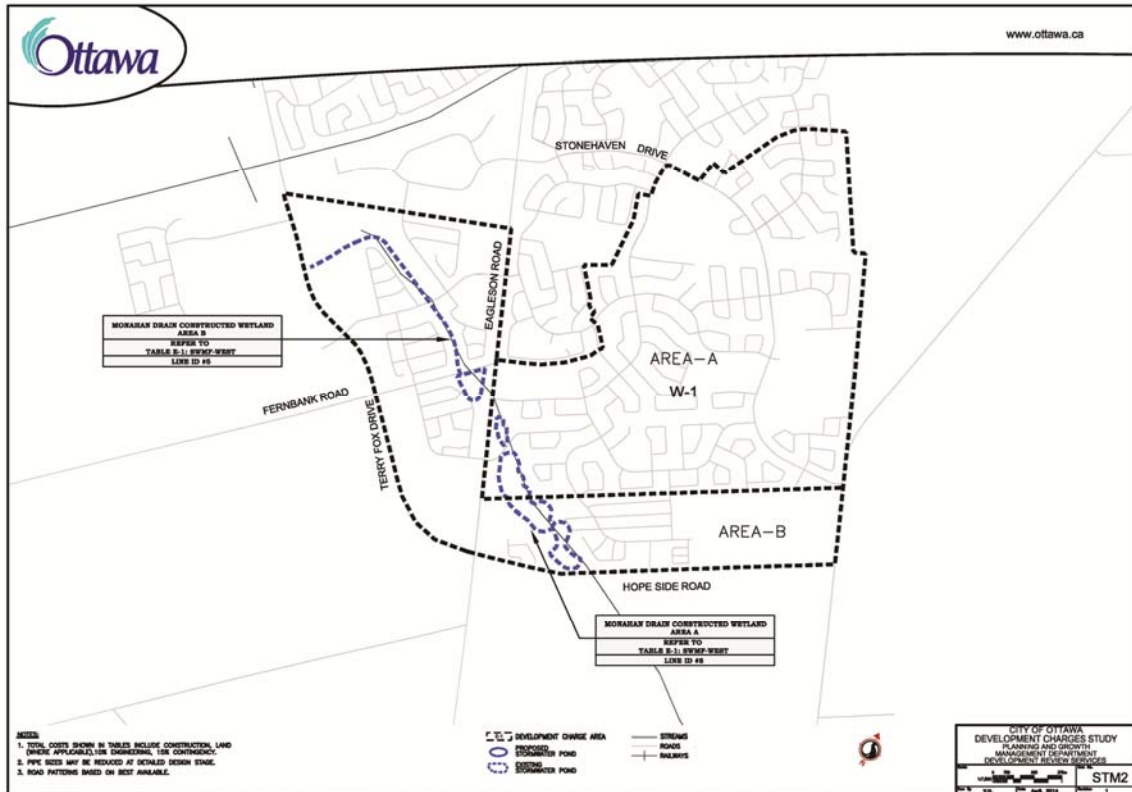
24. This by-law may be cited as the Monahan Drain Development Charges By-Law, 2014.

ENACTED AND PASSED this 11th day of June, 2014.

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	\$1,429	\$1,574	\$1,574
Area B - Stormwater Management Facility and Accessory Services	\$4,260-Single \$3,246 Semi	\$2,699	\$1,815

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	\$5.68
Area B - Stormwater Management Facility and Accessory Services	\$5.68

SCHEDULE “D” – OVERSIZING**BENCHMARK – NO CONTINGENCY**

Pipe Diameter		Pipe Cost	Total Cost (2013 \$)	Oversize Costs (>1650mm dia.)
(ft)	(mm)	(\$/m)	(\$/m)	(\$)
5.5	1650	961.01	2671.76	0
6.0	1800	1162.04	3107.52	435.76
6.5	1950	1347.25	3530.80	859.04
7.0	2100	1542.75	3983.90	1312.14
7.5	2250	1755.85	4479.80	1808.04
8.0	2400	2052.58	5123.92	2452.16
8.5	2550	2311.75	5727.32	3055.57
9.0	2700	2567.51	6345.73	3673.98
10.0	3000	3146.02	7494.26	4822.50

BENCHMARK – CONTINGENCY

Pipe Diameter		Pipe Cost	Total Cost (2013 \$)	Oversize Costs (>1650mm dia.)
(ft)	(mm)	(\$/m)	(\$/m)	(\$)
5.5	1650	961.01	3072.52	0
6.0	1800	1162.04	3573.64	501.12
6.5	1950	1347.25	4060.41	987.89
7.0	2100	1542.75	4581.48	1508.96
7.5	2250	1755.85	5151.77	2079.25
8.0	2400	2052.58	5892.51	2819.99
8.5	2550	2311.75	6586.42	3513.90
9.0	2700	2567.51	7297.59	4225.07
10.0	3000	3146.02	8618.39	5545.87

BY-LAW NO. 2014 -

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

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Enacted by City Council at its meeting of June 11, 2014.

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LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council June 11, 2014
Council Item
PC Report, Item

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

BY-LAW NO. 2014

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, 2014 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, 2014 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, 2014 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

12. 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, 2014 are hereby incorporated into this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The land credits as set out in clause 9 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 10 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 12 of the Development Charges By-Law, 2014 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 13 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

CONFLICT

12. The conflict provision as set out in clause 14 of the Development Charges By-Law, 2014 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF DEVELOPMENT CHARGES AND OVERSIZING

13. The services-in-lieu of development charges and oversizing provisions as set out in clause 15 of the Development Charges By-Law, 2014 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 16 of the Development Charges By-Law, 2014 are hereby incorporated into 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:
- (m) registration of the plan of subdivision; or
 - (n) 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 indexing provisions set out in clause 18 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

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

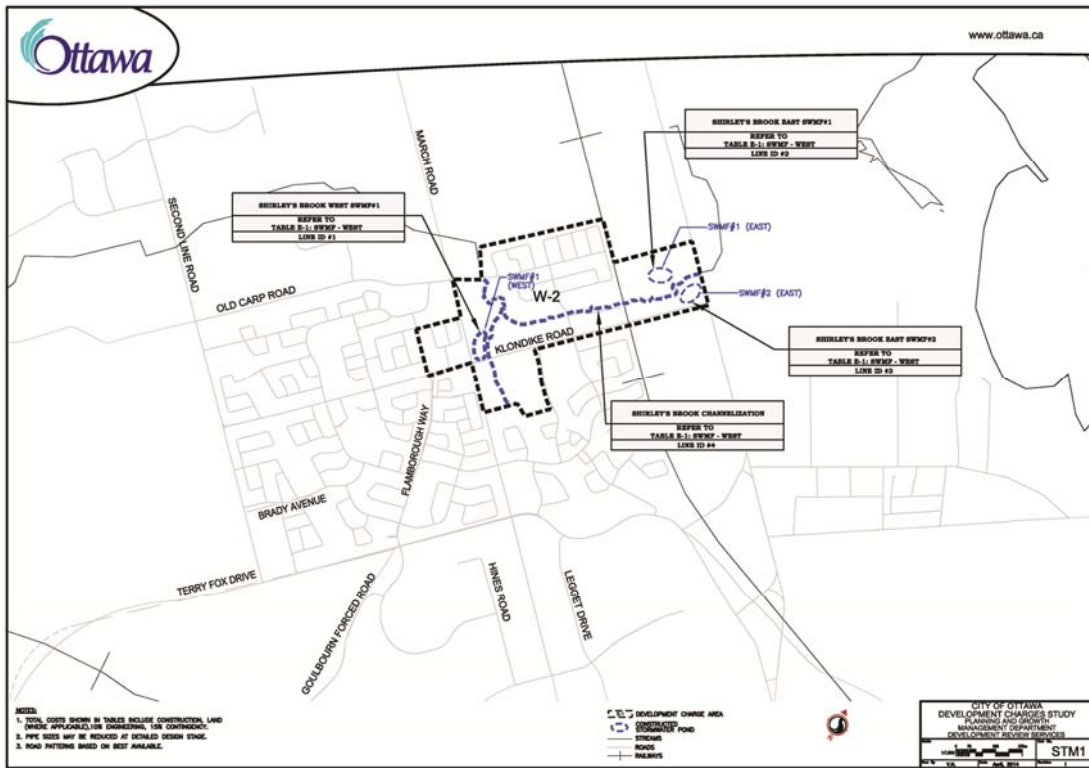
24. This by-law may be cited as the Shirley's Brook Development Charges By-Law, 2014.

ENACTED AND PASSED this 11th day of June, 2014.

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	\$4,052	\$3,689	\$2,069

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	\$3.47

SCHEDULE “D” – OVERSIZING**BENCHMARK – NO CONTINGENCY**

Pipe Diameter		Pipe Cost	Total Cost (2013 \$)	Oversize Costs (>1650mm dia.)
(ft)	(mm)	(\$/m)	(\$/m)	(\$)
5.5	1650	961.01	2671.76	0
6.0	1800	1162.04	3107.52	435.76
6.5	1950	1347.25	3530.80	859.04
7.0	2100	1542.75	3983.90	1312.14
7.5	2250	1755.85	4479.80	1808.04
8.0	2400	2052.58	5123.92	2452.16
8.5	2550	2311.75	5727.32	3055.57
9.0	2700	2567.51	6345.73	3673.98
10.0	3000	3146.02	7494.26	4822.50

BENCHMARK – CONTINGENCY

Pipe Diameter		Pipe Cost	Total Cost (2013 \$)	Oversize Costs (>1650mm dia.)
(ft)	(mm)	(\$/m)	(\$/m)	(\$)
5.5	1650	961.01	3072.52	0
6.0	1800	1162.04	3573.64	501.12
6.5	1950	1347.25	4060.41	987.89
7.0	2100	1542.75	4581.48	1508.96
7.5	2250	1755.85	5151.77	2079.25
8.0	2400	2052.58	5892.51	2819.99
8.5	2550	2311.75	6586.42	3513.90
9.0	2700	2567.51	7297.59	4225.07
10.0	3000	3146.02	8618.39	5545.87

BY-LAW NO. 2014 -

-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 11, 2014.

-0-

LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council June 11, 2014
Council Item
PC Report, Item

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

BY-LAW NO. 2014

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, 2014 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, 2014 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, 2014 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

13. 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, 2014 are hereby incorporated into this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The land credits as set out in clause 9 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 10 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 12 of the Development Charges By-Law, 2014 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 13 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

CONFLICT

12. The conflict provision as set out in clause 14 of the Development Charges By-Law, 2014 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF DEVELOPMENT CHARGES AND OVERSIZING

13. The services-in-lieu of development charges and oversizing provisions as set out in clause 15 of the Development Charges By-Law, 2014 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 16 of the Development Charges By-Law, 2014 are hereby incorporated into 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:
- (o) registration of the plan of subdivision; or
 - (p) 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 indexing provisions set out in clause 18 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

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

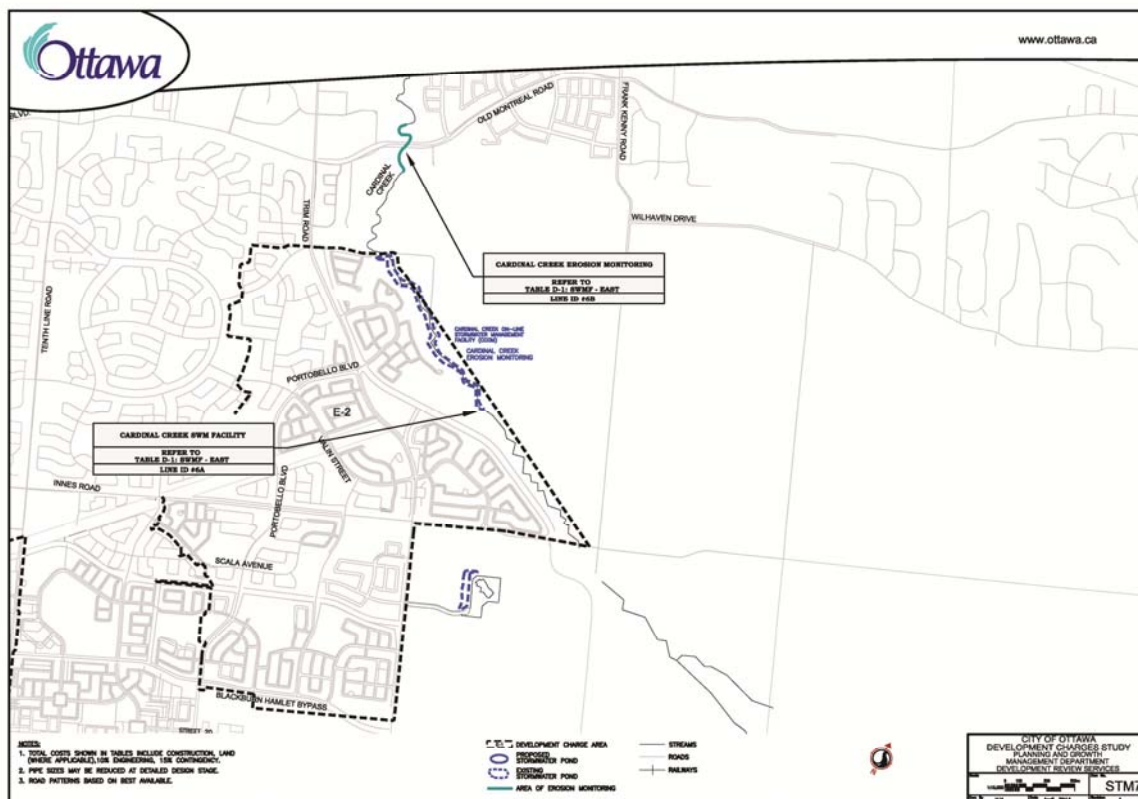
24. This by-law may be cited as the Cardinal Creek Erosion Works Development Charges By-Law, 2014.

ENACTED AND PASSED this 11th day of June, 2014.

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	\$1,718	\$1,081	\$448

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	\$3.60

SCHEDULE “D” – OVERSIZING**BENCHMARK – NO CONTINGENCY**

Pipe Diameter		Pipe Cost	Total Cost (2013 \$)	Oversize Costs (>1650mm dia.)
(ft)	(mm)	(\$/m)	(\$/m)	(\$)
5.5	1650	961.01	2671.76	0
6.0	1800	1162.04	3107.52	435.76
6.5	1950	1347.25	3530.80	859.04
7.0	2100	1542.75	3983.90	1312.14
7.5	2250	1755.85	4479.80	1808.04
8.0	2400	2052.58	5123.92	2452.16
8.5	2550	2311.75	5727.32	3055.57
9.0	2700	2567.51	6345.73	3673.98
10.0	3000	3146.02	7494.26	4822.50

BENCHMARK – CONTINGENCY

Pipe Diameter		Pipe Cost	Total Cost (2013 \$)	Oversize Costs (>1650mm dia.)
(ft)	(mm)	(\$/m)	(\$/m)	(\$)
5.5	1650	961.01	3072.52	0
6.0	1800	1162.04	3573.64	501.12
6.5	1950	1347.25	4060.41	987.89
7.0	2100	1542.75	4581.48	1508.96
7.5	2250	1755.85	5151.77	2079.25
8.0	2400	2052.58	5892.51	2819.99
8.5	2550	2311.75	6586.42	3513.90
9.0	2700	2567.51	7297.59	4225.07
10.0	3000	3146.02	8618.39	5545.87

BY-LAW NO. 2014 -

-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 11, 2014.

-0-

LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council June 11, 2014
Council Item
PC Report, Item

**9. GLOUCESTER
(AREA E-3)**

BY-LAW NO. 2014

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, 2014 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, 2014 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, 2014 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

14. 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, 2014 are hereby incorporated into this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The land credits as set out in clause 9 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 10 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 12 of the Development Charges By-Law, 2014 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 13 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

CONFLICT

12. The conflict provision as set out in clause 14 of the Development Charges By-Law, 2014 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF DEVELOPMENT CHARGES AND OVERSIZING

13. The services-in-lieu of development charges and oversizing provisions as set out in clause 15 of the Development Charges By-Law, 2014 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 16 of the Development Charges By-Law, 2014 are hereby incorporated into 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:
- (q) registration of the plan of subdivision; or
 - (r) 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 indexing provisions set out in clause 18 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

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

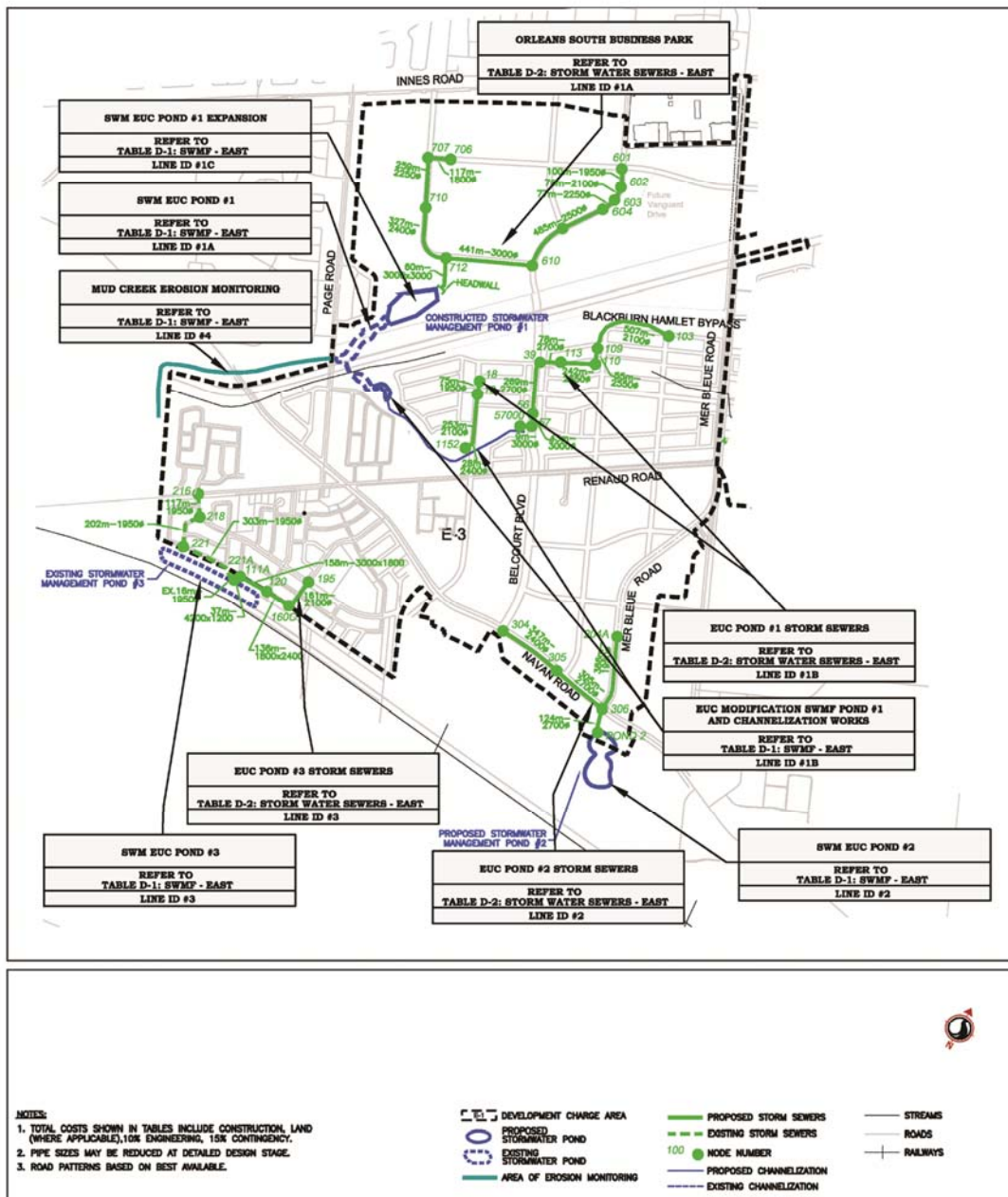
24. This by-law may be cited as the Gloucester Development Charges By-Law, 2014.

ENACTED AND PASSED this 11th day of June, 2014.

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	\$4,116	\$2,858	\$1,142

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	\$6.93

SCHEDULE "D" – OVERSIZING**BENCHMARK – NO CONTINGENCY**

Pipe Diameter		Pipe Cost	Total Cost (2013 \$)	Oversize Costs (>1650mm dia.)
(ft)	(mm)	(\$/m)	(\$/m)	(\$)
5.5	1650	961.01	2671.76	0
6.0	1800	1162.04	3107.52	435.76
6.5	1950	1347.25	3530.80	859.04
7.0	2100	1542.75	3983.90	1312.14
7.5	2250	1755.85	4479.80	1808.04
8.0	2400	2052.58	5123.92	2452.16
8.5	2550	2311.75	5727.32	3055.57
9.0	2700	2567.51	6345.73	3673.98
10.0	3000	3146.02	7494.26	4822.50

BENCHMARK – CONTINGENCY

Pipe Diameter		Pipe Cost	Total Cost (2013 \$)	Oversize Costs (>1650mm dia.)
(ft)	(mm)	(\$/m)	(\$/m)	(\$)
5.5	1650	961.01	3072.52	0
6.0	1800	1162.04	3573.64	501.12
6.5	1950	1347.25	4060.41	987.89
7.0	2100	1542.75	4581.48	1508.96
7.5	2250	1755.85	5151.77	2079.25
8.0	2400	2052.58	5892.51	2819.99
8.5	2550	2311.75	6586.42	3513.90
9.0	2700	2567.51	7297.59	4225.07
10.0	3000	3146.02	8618.39	5545.87

BY-LAW NO. 2014 -

-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 11, 2014.

-0-

LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council June 11, 2014
Council Item
PC Report, Item

**10. N5 AND CHANNELIZATION
(AREA E-6)**

BY-LAW NO. 2014

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, 2014 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, 2014 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, 2014 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

15. 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, 2014 are hereby incorporated into this by-law.

REDEVELOPMENT OF LAND CREDITS

8. The land credits as set out in clause 9 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

SERVICES-IN-LIEU CREDITS

9. The service-in-lieu credits as set out in clause 10 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

TRANSITIONAL PROVISIONS

10. The transitional provisions as set out in clause 12 of the Development Charges By-Law, 2014 do not apply to charges imposed by this by-law.

COLLECTION PROCEDURES

11. The collection provisions as set out in clause 13 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

CONFLICT

12. The conflict provision as set out in clause 14 of the Development Charges By-Law, 2014 is hereby incorporated into this by-law.

SERVICES-IN-LIEU OF DEVELOPMENT CHARGES AND OVERSIZING

13. The services-in-lieu of development charges and oversizing provisions as set out in clause 15 of the Development Charges By-Law, 2014 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 16 of the Development Charges By-Law, 2014 are hereby incorporated into 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:
- (s) registration of the plan of subdivision; or
 - (t) 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 indexing provisions set out in clause 18 of the Development Charges By-Law, 2014 are hereby incorporated into this by-law.

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

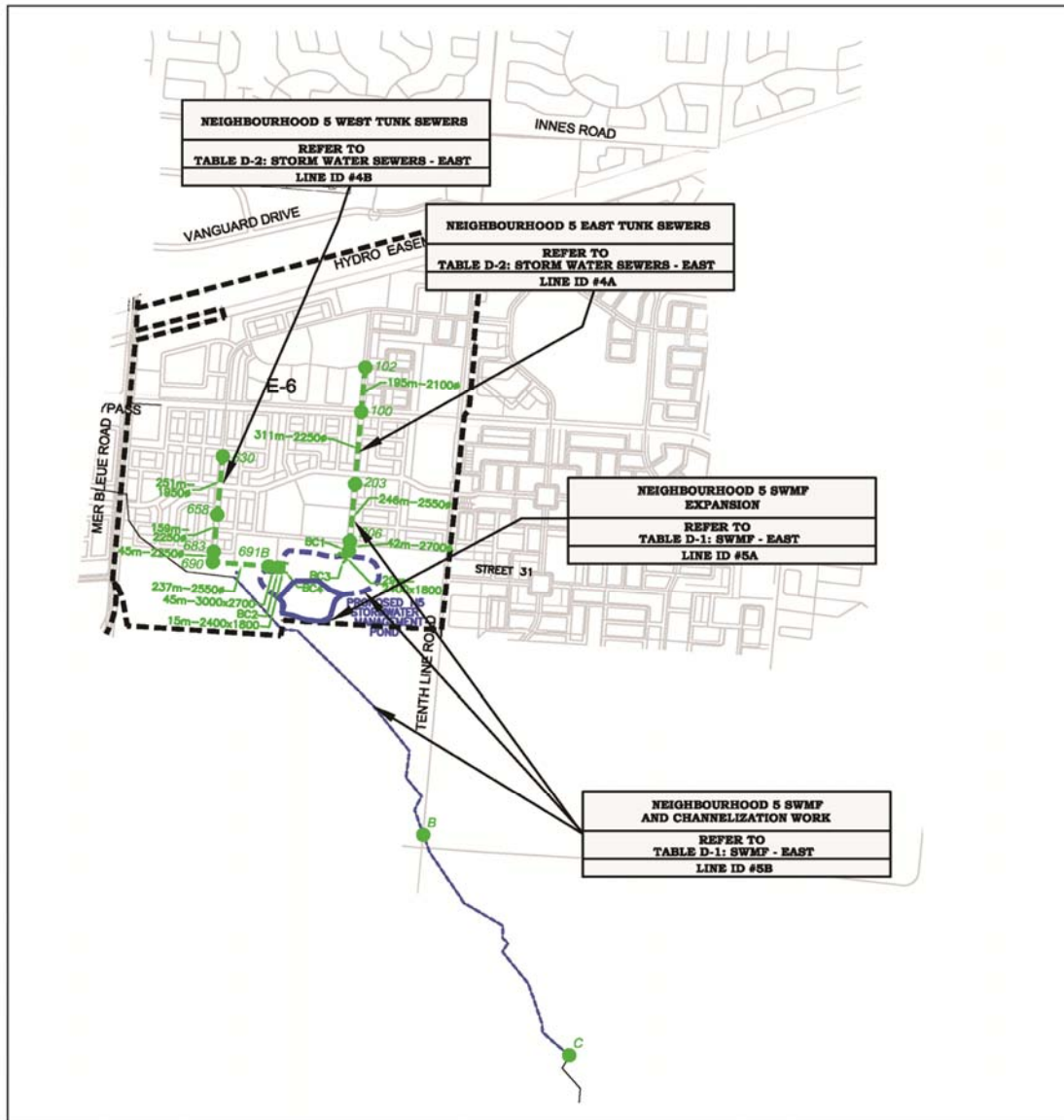
24. This by-law may be cited as the N5 and Channelization Development Charges By-Law, 2014.

ENACTED AND PASSED this 11th day of June, 2014.

CITY CLERK

MAYOR

SCHEDULE "A" – DESIGNATED AREA



NOTES:

- TOTAL COSTS SHOWN IN TABLES INCLUDE CONSTRUCTION, LAND (WHERE APPLICABLE), 10% ENGINEERING, 15% CONTINGENCY.
- PIPE SIZES MAY BE REDUCED AT DETAILED DESIGN STAGE.
- ROAD PATTERNS BASED ON BEST AVAILABLE.

DEVELOPMENT CHARGE AREA	PROPOSED STORM SEWERS	STREAMS
PROPOSED STORMWATER POND	EXISTING STORM SEWERS	ROADS
EXISTING STORMWATER POND	NODE NUMBER	RAILWAYS
AREA OF EROSION MONITORING	PROPOSED CHANNELIZATION	
	EXISTING CHANNELIZATION	

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	\$6,811	\$4,447	\$1,780

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	\$7.52

SCHEDULE “D” – OVERSIZING**BENCHMARK – NO CONTINGENCY**

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(ft)	(mm)	(\$/m)	(\$/m)	(\$)
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BY-LAW NO. 2014 -

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

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Enacted by City Council at its meeting of June 11, 2014.

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LEGAL SERVICES
TCM/

COUNCIL AUTHORITY:
City Council June 11, 2014
Council Item
PC Report, Item