

Attachment 1
2007 Development Charge By-law

Proposed Non-Residential Development Charge Rates

Recommended Option

10% Increase For 6 Months; Equal Phase-In to Full Cost Recovery over 3.5 Years; Full Cost Recovery at Phase 5.

Option 4	Non-Retail Rate (\$ / sq. ft.)	Retail Rate (\$ / sq. ft.)
Current Rate	\$3.97	\$7.88
Current Rate Indexed at 7.8%	\$4.27	\$8.50
Proposed Rates:		
June 18, 2007 to December 17, 2007	\$4.40	\$8.67
December 18, 2007 to December 17, 2008	\$5.94	\$11.53
December 18, 2008 to December 17, 2009	\$7.46	\$14.38
December 18, 2009 to December 17, 2010	\$8.99	\$17.23
December 18, 2010 to June 17, 2012	\$10.51	\$20.04

* Above rates are exclusive of any applicable indexing.

Proposed Residential Development Charge Rates

Recommended Option

10% Increase on June 18, 2007, Full Cost Recovery on September 18, 2007 for Single / Semi and on December 18, 2007 for Apartments (Subway at ½ Full Charge within one month of Royal Assent, balance on September 18 / December 18, 2007 as per other charges.)

Option 3	Single / Semi	MDU	2 + Apartments	< 2 Apartments
Current Rate	\$15,953	\$13,613	\$9,986	\$6,352
Current Rate indexed at 7.8%	\$17,197	\$14,675	\$10,765	\$6,848
Proposed Rates:				
June 18, 2007 to September 17, 2007 including ½ subway	\$18,221	\$15,531	\$11,404	\$7,258
September 18, 2007 to December 17, 2007 including subway	\$20,991	\$17,364	\$11,404	\$7,258
December 18, 2007 to June 17, 2012 including subway	\$20,991	\$17,364	\$13,078	\$8,457

* Above rates are exclusive of any applicable indexing.