



 **Watson
& Associates**
ECONOMISTS LTD.

Addendum # 1 to the March 25, 2020 Development Charges Background Study

Municipality of Central Elgin

January 7, 2021

Watson & Associates Economists Ltd.
905-272-3600
info@watsonecon.ca

This updated copy has corrected an error on the cover page of the *Addendum # 1 to the March 25, 2020 Development Charges Background*. The date now correctly references January 7, 2021 as opposed to 2020.



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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
B.T.E.	Benefit to Existing
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
O.Reg.	Ontario Regulation
P.P.B.	Post-Period Benefit
sq.ft.	square foot
sq.m	square metre



Addendum Report to
the March 25, 2020
Development
Charges Background
Study



1. Background

Commensurate with the provisions of the Development Charges Act, 1997, as amended (D.C.A.), the Municipality has undertaken a Development Charges (D.C.) Background Study and released the study in accordance with the D.C.A. The following provides a summary of the key dates in the D.C. by-law process:

- Early 2020 – Meetings with Municipal staff, growth forecast development and policy development
- March 25, 2020 – Release of the D.C. Background Study and draft by-law
- January 7, 2021 – Addendum to the March 25th report released
- January 25, 2021 – Public Meeting of Council
- January 25, 2021 – Passage of Development Charges By-law

On September 18, 2020, subsequent to the release of the D.C. background study and draft by-law, the Province proclaimed the proposed changes in Bill 197: COVID-19 Economic Recovery Act, to the D.C.A. and the Planning Act. These changes were outlined in Chapter 1 of the background study. The mandatory 10% deduction previously applied to certain services is now removed as a result of proclamation. The D.C. calculations have been revised as per this addendum report to reflect the removal of the previously legislated reduction. Bill 197 also allowed for classes of services to be included in the D.C. calculation. This addendum report updates Growth Studies as classes of services.

Bill 197 has also outlined the list of eligible services that can be included in a D.C. Study. As such, Parking Services have been removed from the D.C. calculations.

Additionally, further refinements were identified by staff subsequent to the release of the March 25, 2020 D.C. Background Study, which include changes to the growth forecast, capital projects, and other various modifications.

These changes are discussed further in Section 2 and form the basis of this addendum report.



2. Discussion

This section of the addendum report provides for further explanation of the above-noted refinements.

2.1 Refinements to Growth Forecast

Through discussions with Municipal staff, revisions have been made to both the residential and non-residential growth forecast, as provided in the March 25, 2020 D.C. study. Revisions have been made to all forecast periods but for the purposes of this Addendum, the 10-year and buildout forecast horizons will be of focus. The following summarizes the changes to the residential and non-residential growth forecast.

Changes to Appendix A – Schedule 1

- As displayed in Figure 1, total housing has been adjusted to be consistent with the 2016-2046 forecast presented in the Municipality of Central Elgin Population and Housing Growth Study, 2020. As a result, total households by Early 2030 have increased from 6,195 to 6,341.
- The population forecast in Appendix A – Schedule 1 has also been adjusted to align with the Municipality of Central Elgin Population and Housing Growth Study, 2020. Lower weighted persons per unit (P.P.U.s) were reported in the Growth Study than identified in the previous D.C. growth forecast. The resulting change in the weighted P.P.U. is caused by an adjustment to the overall population decline.
- With these changes, the forecast unit mix has shifted moderately to a greater share of higher-density housing units.
- Compared to the March 25, 2020 D.C. Background Study, institutional population by Early 2030 has increased from 89 to 217, reflecting the special care development in Port Stanley and increased opportunities identified for institutional development. Furthermore, Buildout institutional population has increased from 151 to 345.
- Based on the above, forecast population across all periods has been adjusted downwards:



- Early 2030 has been adjusted downwards from 15,471 to 15,022.¹
- Buildout population has been reduced from 25,788 to 23,217.

Figure 1: Comparison of Appendix A – Schedule 1 Forecasts to Early 2030 and Buildout

Forecast Year	D.C. Background Study (March 25, 2020)	D.C. Addendum (January 7, 2021)
Early 2030	6,195 Total Units	6,341 Total Units
Early 2030	91% Low Density Units 4% Medium Density Units 5% High Density Units	91% Low Density Units 4% Medium Density Units 5% High Density Units
Early 2030	15,471 Total Population ¹	15,022 Total Population ¹
Early 2030	89 Institutional Population	217 Institutional Population
Buildout	10,777 Total Units	10,093 Total Units
Buildout	88% Low Density Units 5% Medium Density Units 7% High Density Units	83% Low Density Units 6% Medium Density Units 11% High Density Units
Buildout	25,788 Total Population ¹	23,217 Total Population ¹
Buildout	151 Institutional Population	345 Institutional Population

Changes to Appendix A – Schedule 2

- As displayed in Appendix A – Schedule 2, all additional medium- and high-density housing unit growth identified for the Municipality in the revised 10-year forecast is allocated to Port Stanley. Additional low-density housing unit growth identified by Early 2030 has been distributed between Port Stanley, Union, and Belmont.

¹ Excluding Net Census Undercount.



- As shown in Figure 2, all medium- and high-density housing unit growth previously allocated to the Norman/Lyndale area by buildout has been reallocated to Port Stanley and Union. Furthermore, low-density housing unit growth in Norman/Lyndale has been reduced from 1,714 to 1,250 units.
- In the Appendix A – Schedule 2 buildout forecast, low- and medium-density housing unit growth in Port Stanley has been reduced to align with the unit supply in the development approvals process and remain within the current servicing capacity. As a result, 309 medium-density housing units have been reallocated to Union over the Early 2020 to Buildout forecast period.

Figure 2: Comparison of Appendix A – Schedule 2 Forecasts to Early 2030 and Buildout

Forecast Period	Location	D.C. Background Study (March 25, 2020)	D.C. Addendum (January 7, 2021)
Early 2020 - Early 2030	Port Stanley	159 Low Density Units 84 Medium Density Units 153 High Density Units	203 Low Density Units 74 Medium Density Units 188 High Density Units
Early 2020 - Early 2030	Belmont	217 Low Density Units	240 Low Density Units
Early 2020 - Early 2030	Union	100 Low Density Units	149 Low Density Units
Early 2020 - Buildout	Port Stanley	601 Low Density Units 164 Medium Density Units 369 High Density Units	277 Low Density Units 152 Medium Density Units 915 High Density Units
Early 2020 - Buildout	Norman /Lyndale	1,714 Low Density Units 192 Medium Density Units 318 High Density Units	1,250 Low Density Units 0 Medium Density Units 0 High Density Units
Early 2020 – Buildout	Union	1,264 Low Density Units 0 Medium Density Units	1,030 Low Density Units 309 Medium Density Units

Changes to Appendix A – Schedule 10a

- Employment identified in Appendix A – Schedule 10a by sector has been adjusted to reflect changes to municipal-wide population discussed above as well



as additional information regarding local development potential. These changes include:

- Adjustments were made to Work at Home, Commercial, Institutional, and No Fixed Place of Work employment in both the 10-year and buildout forecasts.
 - As displayed in Figure 3, municipal-wide employment growth in the institutional sector has been increased to reflect job opportunities associated with special care developments, as well as a planned elementary school in Belmont. Institutional employment by Early 2030 has been increased from 778 jobs to 879 jobs.
- Industrial employment by Early 2030 has remained the same but by buildout jobs within the industrial sector have been decreased from 1,212 to 1,050.

Figure 3: Comparison of Appendix A – Schedule 10a Forecasts to Early 2030 and Buildout

Forecast Year	D.C. Background Study (March 25, 2020)	D.C. Addendum (January 7, 2021)
Early 2030	4,648 Total Employment	4,665 Total Employment
Early 2030	637 Work at Home Employment	618 Work at Home Employment
Early 2030	1,329 Commercial Employment	1,290 Commercial Employment
Early 2030	778 Institutional Employment	879 Institutional Employment
Early 2030	897 N.F.P.O.W. Employment	871 N.F.P.O.W. Employment
Buildout	7,785 Total Employment	7,084 Total Employment
Buildout	1,109 Work at Home Employment	950 Work at Home Employment
Buildout	1,212 Industrial Employment	1,050 Industrial Employment



Buildout	2,347 Commercial Employment	2,113 Industrial Employment
Buildout	1,264 Institutional Employment	1,275 Institutional Employment
Buildout	1,573 N.F.P.O.W. Employment	1,416 N.F.P.O.W. Employment

Changes to Appendix A – Schedule 10b

- The changes made to the overall employment forecast identified above result in an adjustment to the non-residential G.F.A. forecast for the Municipality of Central Elgin. Figure 4 summarizes the G.F.A. changes by major sector.

Figure 4: Comparison of Appendix A – Schedule 10b Forecasts to Early 2030 and Buildout (G.F.A. Sq. Ft.)

Forecast Period	D.C. Background Study (March 25, 2020)	D.C. Addendum (January 7, 2021)
Early 2020 – Early 2030	365,200 Total G.F.A.	370,900 Total G.F.A.
Early 2020 – Early 2030	96,400 Commercial G.F.A.	86,400 Commercial G.F.A.
Early 2020 – Early 2030	55,800 Institutional G.F.A.	71,500 Institutional G.F.A.
Early 2020 – Buildout	1,571,500 Total G.F.A.	1,264,300 Total G.F.A.
Early 2020 – Buildout	598,000 Industrial G.F.A.	436,000 Industrial G.F.A.
Early 2020 – Buildout	503,600 Commercial G.F.A.	415,600 Commercial G.F.A.
Early 2020 – Buildout	369,900 Institutional G.F.A.	312,700 Institutional G.F.A.

Changes to Appendix A – Schedule 10c

- With the overall gross floor area (G.F.A.) forecast for Central Elgin decreasing compared to the March 25, 2020 D.C. Background Study, most urban areas received a reduced amount of total G.F.A. growth. In Yarmouth Industrial &



Commercial Lands, however, overall G.F.A. increased in both the 10-year and buildout forecast.

- Figure 5 displays the changes in the allocation of total non-residential G.F.A. by urban area.

Figure 5: Comparison of Appendix A – Schedule 10c Forecasts to Early 2030 and Buildout (G.F.A. Sq. Ft.)

Forecast Period	Location	D.C. Background Study (March 25, 2020)	D.C. Addendum (January 7, 2021)
Early 2020 – Early 2030	Port Stanley	36,100 Total G.F.A.	24,200 Total G.F.A.
Early 2020 – Early 2030	Lynhurst	5,000 Total G.F.A.	0 Total G.F.A.
Early 2020 – Early 2030	Belmont	102,200 Total G.F.A.	71,000 Total G.F.A.
Early 2020 – Early 2030	Norman/Lyndale	2,700 Total G.F.A.	0 Total G.F.A.
Early 2020 – Early 2030	Union	6,700 Total G.F.A.	0 Total G.F.A.
Early 2020 – Early 2030	Yarmouth Industrial & Commercial Lands	161,500 Total G.F.A.	234,100 Total G.F.A.
Early 2020 – Buildout	Port Stanley	129,600 Total G.F.A.	133,400 Total G.F.A.
Early 2020 – Buildout	Lynhurst	13,300 Total G.F.A.	0 Total G.F.A.
Early 2020 – Buildout	Belmont	488,600 Total G.F.A.	143,200 Total G.F.A.
Early 2020 – Buildout	Norman/Lyndale	159,900 Total G.F.A.	93,800 Total G.F.A.
Early 2020 – Buildout	Union	90,200 Total G.F.A.	56,300 Total G.F.A.
Early 2020 – Buildout	Yarmouth Industrial & Commercial Lands	422,300 Total G.F.A.	654,400 Total G.F.A.



The updated residential and non-residential growth forecast schedules are provided in the Amended Pages in Appendix A.

2.2 Adjustments to Residential/Non-Residential Allocations of the D.C. Capital Costs

As a result of the adjustments made to the growth forecast, the following residential/non-residential allocations have been adjusted to reflect the incremental growth in population vs. employment over the forecast periods:

Figure 6: Comparison of Residential vs. Non-Residential Allocations

Category	Forecast Period	D.C. Background Study (March 25, 2020)	D.C. Addendum (January 7, 2021)
Growth Studies	10-year forecast period	81% Residential 19% Non-Residential	78% Residential 22% Non-Residential
Growth Studies (Urban)	10-year urban forecast period	84% Residential 16% Non-Residential	83% Residential 17% Non-Residential
Services Related to a Highway	2036 forecast period	82% Residential 18% Non-Residential	81% Residential 19% Non-Residential
Fire Protection Services	2036 forecast period	82% Residential 18% Non-Residential	81% Residential 19% Non-Residential
Water and Wastewater Services	Belmont urban buildout forecast period	52% Residential 48% Non-Residential	69% Residential 31% Non-Residential
	Union urban buildout forecast period	96% Residential 4% Non-Residential	98% Residential 2% Non-Residential



These changes have been incorporated into the calculations and has been updated as per this addendum report.

2.3 Elimination of the 10% Mandatory Deduction

On May 2, 2019, the Province introduced Bill 108, which proposed changes to the D.C.A. Many of these changes were revised through Bill 197 (COVID-19 Economic Recovery Act, 2020), which was tabled on July 8, 2020, and received Royal Assent on July 21, 2020. These changes were proclaimed and came into effect on September 18, 2020, subsequent to the release of the Municipality's D.C. Background Study. One of the changes in the amending legislation was to remove the mandatory 10% deduction for all services that remain eligible in the D.C. for the Municipality, this means that the 10% deduction for the following services is removed:

- Parks and Recreation;
- Library Services; and
- Growth Studies.

The overall change in the D.C. calculation as a result of the removal of this legislated reduction is discussed in section 2.9. The D.C. background study and draft by-law have been updated with the schedules in the appended pages to this addendum report, in order to reflect the proclamation of Bill 197.

2.4 Classes of Services: Growth Studies

An additional change brought forth through the Bill 197 amended legislation concerned classes of services. A class of service may be composed of any number or combination of services and may include parts or portions of each D.C.-eligible service. Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C.-eligible service or the capital costs with respect to those services. These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds.

In addition, Section 7(3) of the D.C.A. states that:



“For greater certainty, a development charge by-law may provide for a class consisting of studies in respect of any service listed in subsection 2 (4) whose capital costs are described in paragraphs 5 and 6 of subsection 5 (3).”

As a result of these changes to the D.C.A., this addendum report provides for growth studies to be categorized as classes of services. These classes are comprised of the following services:

- Growth Studies:
 - Services Related to a Highway;
 - Fire Protection Services;
 - Parks and Recreation Services;
 - Library Services;
 - Water Services; and
 - Wastewater Services.

The amended pages that are appended to this report describe how the costs of capital projects were allocated across the services. The allocation of the projects did not result in a change to the gross capital costs included, however, with respect to growth-related planning studies, a 10% deduction was identified to account for the portion of these studies that were attributable to non-D.C.-eligible services.

Furthermore, as Bill 197 does not permit Parking Services as an eligible service, the costs associated to the Parking Study of \$35,000 has been removed from the Growth Studies calculations.

2.5 Refinements to Service Standards

With the revisions to the growth forecast, the population changes have slightly adjusted the service standards with respect to the per capita amounts and service standard ceilings. The following services that were affected are:

- Fire Protection Services;
- Services Related to a Highway;
- Parks and Recreation Services; and



- Library Services.

The updated service standards are appended to this Addendum.

2.6 Refinements to Post Period Benefit Deductions

Due to the revised growth forecast, additional post-period benefit deductions were made to certain services to account for the capital that would have serviced the residential and non-residential growth beyond the growth periods. The additional post period benefit deductions, by service, have been increased by the following amounts:

- Fire Protection Services: \$294,000; and
- Parks and Recreation: \$120,000.

These additional post period amounts are included in the updated calculations and have been reflected in the rates presented in section 2.9.

2.7 Refinements to Water Services

Through discussions with the Municipality, it was noted that two projects within the Port Stanley area had incorrect capital costs and growth percentages. Also, water projects associated with the Union area were missed and needed to be added to the D.C. calculations. Therefore, we have updated the capital listing to reflect the following:

Modified the following projects:

- Elgin Primary Booster Station Connection – PS:
 - Updated gross cost from \$400,000 to \$850,000.
 - Increased the growth percentage from 25% to 50%, resulting in a net D.C. eligible amount of \$425,000.
- Pressure Reducing Valve Relocation – PS:
 - Updated gross cost from \$100,000 to \$525,000.
 - Decreased the growth percentage from 75% to 25%, resulting in a net D.C. eligible amount of \$131,250.

Added the following projects:



- Union Water Trunk Mains (Sparta Line - from Beaver Creek East to Hindley):
 - Gross cost of \$800,000 and 100% growth-related.
- Pre-Servicing Costs of the Union Area:
 - Gross cost of \$1,115,500 and 79% growth-related, for a net D.C. amount of \$877,400.

These adjustments have incorporated into the D.C. calculations.

2.8 Refinements to Wastewater Services

Similar to Water, it was noted by staff that a project associated with the Norman/Lyndale and Lynhurst (Southblock) area was missed and needed to be added to the D.C. calculations. Therefore, we have updated the capital listing to reflect the following:

Added the following projects:

- Sewer Capacity for Southblock, Norman and Lynhurst Areas:
 - Gross cost of \$4,893,000 and 100% growth-related.

This change has been updated into the D.C. calculations as per this addendum report.

2.9 Overall Changes in the D.C. Calculation

Based on the changes noted above, the calculated D.C. rate for Municipal-wide services has decreased from \$6,291 to \$5,055 per single detached unit. The non-residential charge for Municipal-wide services has increased from \$2.37 to \$2.54 per sq.ft. of gross floor area.

The D.C. rate changes by urban area are presented below (Additionally, the D.C.s for Norman/Lyndale and Lynhurst have been included as they were missed in the March 25, 2020 D.C. study).



Figure 7: Comparison of the Urban Area D.C. Rates from March 25, 2020 vs. Addendum #1

Service	Residential		Non-Residential	
	Calculated March 25, 2020	Calculated Addendum 1 (January 7, 2021)	Calculated March 25, 2020	Calculated Addendum 1 (January 7, 2021)
Area Specific Services:				
Belmont				
Growth Studies - Urban	229	183	0.10	0.10
Water Services	512	738	0.25	0.42
Wastewater Services	5,725	5,647	3.39	4.88
Total Belmont Area Specific	6,466	6,568	3.74	5.40
Port Stanley				
Growth Studies - Urban	229	183	0.10	0.10
Water Services	512	738	0.25	0.42
Wastewater Services	5,725	5,647	3.39	4.88
Total Port Stanley Area Specific	6,466	6,568	3.74	5.40
Union				
Growth Studies - Urban	229	183	0.10	0.10
Water Services	-	738	-	0.42
Wastewater Services	5,725	5,647	3.39	4.88
Total Union Area Specific	5,954	6,568	3.49	5.40
Norman				
Growth Studies - Urban	229	183	0.10	0.10
Water Services	-	738	-	0.42
Wastewater Services	-	5,647	-	4.88
Total Norman Area Specific	229	6,568	0.10	5.40
Lynhurst				
Growth Studies - Urban	229	183	0.10	0.10
Water Services	-	738	-	-
Wastewater Services	-	5,647	-	-
Total Lynhurst Area Specific	229	6,568	0.10	0.10
Meadowgreen				
Growth Studies - Urban	229	183	0.10	0.10
Water Services	512	738	-	-
Wastewater Services	-	-	-	-
Total Meadowgreen Area Specific	741	921	0.10	0.10
Southblock				
Growth Studies - Urban	229	183	0.10	0.10
Water Services	512	738	-	-
Wastewater Services	5,725	5,647	-	-
Total Southblock Area Specific	6,466	6,568	0.10	0.10

Figures 8 and 9 compares the D.C.s from the current by-law, the charges as calculated in the March 25, 2020 D.C. Background Study, and the charges calculated in this addendum report for both residential and non-residential, respectively.



Figure 8: Residential D.C. Rate Comparison (Single Detached Unit)
(Current D.C. By-law vs. March 25, 2020 D.C. Study vs. Addendum #1)

Service	Current D.C. By-law	Calculated March 25, 2020	Calculated Addendum 1 (January 7, 2021)
Municipal Wide Services:			
Services Related to a Highway	1,045	958	780
Fire Protection Services	1,842	2,187	1,625
Parks and Recreation Services	1,580	2,276	1,953
Library Services	59	133	109
Growth Studies	253	737	588
Total Municipal Wide Services	4,780	6,291	5,055
Area Specific Services:			
Belmont			
Growth Studies - Urban	-	229	183
Water Services	474	512	738
Wastewater Services	9,741	5,725	5,647
Total Belmont Area Specific	10,215	6,466	6,568
Port Stanley			
Growth Studies - Urban	195	229	183
Water Services	474	512	738
Wastewater Services	9,741	5,725	5,647
Total Port Stanley Area Specific	10,410	6,466	6,568
Union			
Growth Studies - Urban	-	229	183
Water Services	-	-	738
Wastewater Services	-	5,725	5,647
Total Union Area Specific	-	5,954	6,568
Norman			
Growth Studies - Urban	-	229	183
Water Services	-	-	738
Wastewater Services	9,741	-	5,647
Total Norman Area Specific	9,741	229	6,568
Lynhurst			
Growth Studies - Urban	195	229	183
Water Services	474	-	738
Wastewater Services	9,741	-	5,647
Total Lynhurst Area Specific	10,410	229	6,568
Meadowgreen			
Growth Studies - Urban	195	229	183
Water Services	474	512	738
Wastewater Services	-	-	-
Total Meadowgreen Area Specific	669	741	921
Southblock			
Growth Studies - Urban	195	229	183
Water Services	474	512	738
Wastewater Services	9,741	5,725	5,647
Total Southblock Area Specific	10,410	6,466	6,568



Figure 9: Non-Residential D.C. Rate Comparison (per sq.ft)
 (Current D.C. By-law vs. March 25, 2020 D.C. Study vs. Addendum #1)

Service	Current D.C. By-law	Calculated March 25, 2020	Calculated Addendum 1 (January 7, 2021)
Municipal Wide Services:			
Services Related to a Highway	0.78	0.52	0.59
Fire Protection Services	0.88	1.19	1.23
Parks and Recreation Services	0.15	0.26	0.26
Library Services	0.01	0.02	0.02
Growth Studies	0.20	0.38	0.44
Total Municipal Wide Services	2.02	2.37	2.54
Area Specific Services:			
Belmont			
Growth Studies - Urban	-	0.10	0.10
Water Services	0.46	0.25	0.42
Wastewater Services	3.84	3.39	4.88
Total Belmont Area Specific	4.30	3.74	5.40
Port Stanley			
Growth Studies - Urban	0.18	0.10	0.10
Water Services	0.46	0.25	0.42
Wastewater Services	3.84	3.39	4.88
Total Port Stanley Area Specific	4.48	3.74	5.40
Union			
Growth Studies - Urban	-	0.10	0.10
Water Services	-	-	0.42
Wastewater Services	-	3.39	4.88
Total Union Area Specific	-	3.49	5.40
Norman			
Growth Studies - Urban	-	0.10	0.10
Water Services	-	-	0.42
Wastewater Services	3.84	-	4.88
Total Norman Area Specific	3.84	0.10	5.40
Lynhurst			
Growth Studies - Urban	-	0.10	0.10
Water Services	-	-	-
Wastewater Services	-	-	-
Total Lynhurst Area Specific	-	0.10	0.10
Meadowgreen			
Growth Studies - Urban	-	0.10	0.10
Water Services	-	-	-
Wastewater Services	-	-	-
Total Meadowgreen Area Specific	-	0.10	0.10
Southblock			
Growth Studies - Urban	-	0.10	0.10
Water Services	-	-	-
Wastewater Services	-	-	-
Total Southblock Area Specific	-	0.10	0.10



2.10 Refinements to the D.C. By-law

With the changes presented in this Addendum report, the draft D.C. By-law has been updated to include the following:

- Amend the references to dates in the recitals;
- Include the definition:
 - “Class” means a grouping of services combined to create a single service for the purposes of this by-law and as provided in section 7 of the Development Charges Act;
- Replace the term “Administration Service” with “Growth Studies”;
- Amend section 2(1) to reference “classes of services”;
- Amend section 9(2) to reference “classes of services”;
- Amend section 20 to reference “classes of services”;
- Revise the effective date of the by-law to January 25, 2021;
- Amend Schedule A to reference “classes of services” and to provide a breakdown of the services included for Growth studies;
- Replace Schedule B-1 with the revised Municipal D.C. Rates; and
- Replace Schedule B-2 with the revised Urban-Area D.C. Rates.

2.11 Changes to Background Report

Based on the above, the following revisions have been made to the noted pages within the background study (new pages are appended to this report):

Page Reference	Description of Revisions
Table of Contents	Revised to reflect renumbering of pages.
ES (i) – ES (x)	Updated write-up to include amendments to the D.C.A. through Bills 108, 138, and 197. Updated growth forecast summary table to reflect changes to growth forecast. Updated summary of gross capital costs and net costs to be recovered over the life of the D.C. by-law.



Page Reference	Description of Revisions
	Updated write-up to reflect updated D.C. rates. Updated Table ES-1 and ES-2
1-2	Updated Figure 1-1 to include the release of the addendum report and to revise the public meeting and by-law passage dates.
1-5 to 1-10	Added a section which explains the changes to the D.C.A. from Bills 108, 138, and 197.
3-1 to 3-10	Updated the growth forecast chapter to reflect revised growth figures.
4-2	Updated the D.C. Methodology flow chart.
4-3 to 4-6	Revised the eligible projects that can be included in a D.C. study.
4-8 to 4-15	Added a new section that explains Classes of Services and renumbered the subsequent section headers.
5-3 to 5-4	Updated the Parks & Recreation Services write-up and tables to reflect updated service standard figures, post-period deduction, and removal of the 10% deduction.
5-5	Updated the Library Services write-up to reflect updated service standard figures.
5-7 to 5-10	Revised wording to reflect Growth Studies classification as a class of service, changes to residential/non-residential allocation, and removal of the 10% deduction. Updated tables to reflect these changes.
5-11 to 5-12	Updated growth studies (urban) to reflect the updated residential/non-residential allocations.
5-13 to 5-16	Updated the Services Related to a Highway write-up and tables to reflect updated service standard figures and residential/non-residential allocations.
5-17 to 5-19	Updated the Fire Protection Services write-up and tables to reflect updated service standard figures, post period benefit, and residential/non-residential allocations.



Page Reference	Description of Revisions
5-20 to 5-21	Revised write-up and table for Water Services to reflect change to residential/non-residential allocations for each service area and included costs related to Union.
5-22 to 5-23	Revised write-up and table for Wastewater Services to reflect change to residential/non-residential allocations for each service area and included costs related to Norman/Lyndale and Lynhurst (Southblock).
6-1	Updates write-up to include references to all urban serviced areas.
6-3 to 6-7	Updated D.C. calculation tables and summary of costs to be recovered over the life of the by-law to reflect changes made to calculations in Chapter 5.
7-2	Update D.C. By-law structure to include Classes of Services.
7-3	Revised write-up to reflect changes to residential/non-residential allocations.
7-7 to 7-11	Update write-up to include reference to growth studies and other urban areas. Update the recommendations for Council.
A-2 to A-19	Updated Growth Forecast Tables.
B-2 to B-23	Updated summary table and revise all service standards to reflect changes to the growth forecast.
C-3	Updated Table C-1 to reflect revised calculations.
D-2 and D-4	Update write-up to include classes of services for reserve fund purposes.
F-4 and F-5	Updated asset management summary amounts and table to reflect revised calculations
Appendix G	Update D.C. by-law to reflect all the changes as outlined by the addendum report.



3. Process for Adoption of the Development Charges By-law

Sections 1 & 2 provide for a summary of the revisions to the Municipality's D.C. Background Study. If Council is satisfied with the above changes to the Background Study and based on the public submissions made at the public meeting, this addendum report will be considered for approval by Council along with the Background Study.

4. Updated Recommendations

Based on the changes presented in this addendum, the following recommendations are provided for Council's consideration:

"Whenever appropriate, request that grants, subsidies and other contributions be clearly designated by the donor as being to the benefit of existing development or new development, as applicable;"

"Adopt the assumptions contained herein as an 'anticipation' with respect to capital grants, subsidies and other contributions;"

"Growth Studies (Municipal-wide) and Growth Studies (Urban Services) be established as classes of services;"

"Continue the D.C. approach to calculate the charges on a uniform Municipal-wide basis for all services (except urban related studies, water, and wastewater), a uniform urban-area basis for urban related growth studies, and on an area-specific basis for water and wastewater services;"

"Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated March 25, 2020, as amended (by Addendum #1 dated January 7, 2021), subject to further annual review during the capital budget process;"

"Approve the D.C.s Background Study dated March 25, 2020, as amended (by Addendum #1 dated January 7, 2021);"

"Determine that no further public meeting is required;" and



“Approve the D.C. By-law as set out in Appendix G.”



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Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Municipality of Central Elgin required by the Development Charges Act, 1997 (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
 - Chapter 1 – Overview of the legislative requirements of the Act;
 - Chapter 2 – Review of present D.C. policies of the Municipality;
 - Chapter 3 – Summary of the residential and non-residential growth forecasts for the Municipality;
 - Chapter 4 – Approach to calculating the D.C.;
 - Chapter 5 – Review of historical service standards and identification of future capital requirements to service growth and related deductions and allocations;
 - Chapter 6 – Calculation of the D.C.s;
 - Chapter 7 – D.C. policy recommendations and rules; and
 - Chapter 8 – By-law implementation.

2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below:
 - 1) Identify amount, type and location of growth;
 - 2) Identify servicing needs to accommodate growth;
 - 3) Identify capital costs to provide services to meet the needs;
 - 4) Deduct:
 - Grants, subsidies and other contributions;
 - Benefit to existing development;
 - Amounts in excess of 10-year historical service calculation;
 - D.C. reserve funds (where applicable);



- 5) Net costs are then allocated between residential and non-residential benefit; and
 - 6) Net costs divided by growth to provide the D.C. charge.
3. A number of changes to the D.C. process need to be addressed as a result of the Smart Growth for our Communities Act, 2015 (Bill 73). These changes have been incorporated throughout the report and in the updated draft by-law, as necessary. These items include:
- a. Area-rating: Council must consider the use of area-specific charges.
 - b. Asset Management Plan for New Infrastructure: The D.C. background study must include an asset management plan that deals with all assets proposed to be funded, in whole or in part, by D.C.s. The asset management plan must show that the assets are financially sustainable over their full lifecycle.
 - c. 60-day Circulation Period: The D.C. background study must be released to the public at least 60-days prior to passage of the D.C. by-law.
 - d. Timing of Collection of Development Charges: The D.C.A. now requires D.C.s to be collected at the time of the first building permit.
4. Further changes to the D.C.A. were introduced through three bills passed in the Ontario legislature: Bill 108, Bill 138, and Bill 197. The following provides a brief summary of the proposed changes.

Bill 108: More Homes, More Choice: Ontario's Housing Supply Action Plan

In May 2019, the Province introduced Bill 108 More Homes, More Choice Act, 2019 which would make changes to the current D.C. legislation. The Bill was passed and given Royal Assent on June 6, 2019. While the legislation has been passed, much of the detailed changes were to be implemented by Regulation which were not yet passed. The following items are currently in effect:

- a. Effective January 1, 2020, rental housing and institutional developments shall pay D.C.s in six (6) equal annual payments commencing at first occupancy. Non-profit housing developments



shall pay D.C.s in 21 equal annual payments. Interest may be charged on the installments, and any unpaid amounts inclusive of interest payable shall be added to the property tax roll and collected in the same manner as taxes.

- b. Effective January 1, 2020, the D.C. amount for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval (for applications made after January 1, 2020), shall be determined based on the D.C. by-law in effect on the day of Site Plan or Zoning By-law Amendment application.

Other key elements of the changes that were not proclaimed and were dealt with subsequently through Bill 197 are provided below:

- The D.C. would be refined to only allow for the following services to remain within the D.C.: water, wastewater, storm water, roads, fire, policing, ambulance, waste diversion, parks development, recreation, public libraries, long-term care, public health;
- The mandatory 10% deduction would be removed for all services that remain eligible in the D.C.;
- A new community benefits charge (C.B.C.) would be introduced to include formerly eligible D.C. services that are not included in the above listing, parkland dedication and bonus zoning contributions;

Bill 138: Plan to Build Ontario Together Act, 2019

On November 6, 2019, the Province release Bill 138 which provided further amendments to the D.C.A. and Planning Act. This Bill received Royal Assent on December 10, 2019 and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. With respect to the D.C.A., this Act removed installment payments for commercial and industrial developments that were originally identified in Bill 108.

Bill 197: COVID-19 Economic Recovery Act, 2020

In March 2020, Canada was impacted by the COVID-19 global pandemic. As a result, the economy was put into a state of emergency in an effort to slow the spread of the virus. In response, the Province tabled legislation on July 8, 2020



which amended a number of Acts, including the D.C.A. and the Planning Act. With this Bill, many changes proposed in Bill 108 have now been revised. With respect to the above noted changes from Bill 108, the following changes are provided in Bill 197:

- **Eligible Services:** The list of eligible services for the D.C. has now been expanded to include most services eligible under the D.C.A. prior to Bill 108. For the Municipality of Central Elgin this means that all services currently provided in the D.C. study remain eligible, other than municipal parking.
- **Mandatory 10% Deduction:** The mandatory 10% deduction is still removed (consistent with Bill 108). This applies to all D.C.-eligible services.
- **Community Benefits Charges:** a municipality may, by-law impose a C.B.C. to pay for the capital costs for formerly-eligible D.C. services in addition to parkland dedication and bonus zoning contributions. Based on the list of D.C.-eligible services under the new legislation, parking services will no longer be eligible under the D.C.A. The Municipality may consider a C.B.C. strategy for parking in order to collect for growth-related capital costs, as they will no longer be able to collect for this service under the D.C.A.

The above changes to the D.C.A. were proclaimed on September 18, 2020. These changes are described further in Section 1.4 of this report.

5. The growth forecast (Chapter 3) on which the Municipal-wide D.C. is based, projects the following population, housing and non-residential floor area for the 10-year (2020 to 2029), Long-Term (2020 to 2036) and urban build out periods. The urban service area calculations are forecasted by buildout area.

Measure	10 Year	Long-Term	Urban Build Out
	2020-2029	2020-2036	2020-Total Urban Build Out
(Net) Population Increase	1,734	2,812	9,812
Residential Unit Increase	1,163	1,799	4,674
Non-Residential Gross Floor Area Increase (ft ²)	370,900	476,400	1,081,100



Measure	Port Stanley	Lynhurst	Belmont	Norman/Lyndale	Union	Yarmouth
	2020 - Urban Build Out					
(Net) Population Increase	2,215	50	631	3,526	3,508	-
Residential Unit Increase	1,344	147	325	1,250	1,339	-
Non-Residential Gross Floor Area Increase (ft ²)	133,400	-	143,200	93,800	56,300	654,400

6. On May 25, 2015, the Municipality of Central Elgin passed By-law 1880 under the D.C.A. The by-law imposes D.C.s on residential and non-residential uses. This by-law was amended on March 12, 2018 via By-law 2241. This by-law would have expired on May 25, 2020, however, the Coronavirus (COVID-19) Support and Protection Act, 2020 came into force on April 14, 2020 which allows the 2015 D.C. by-law to continue to be in effect for six months after the provincial emergency declaration period. On July 24, 2020, the Reopening Ontario (A Flexible Response to COVID-19) Act, 2020, came into effect, bringing an end to the provincial state of emergency. The mandatory public meeting and by-law adoption has been set for January 25, 2021.

7. The Municipality charges Municipal-wide D.C.s as well as urban area specific D.C.s. The urban services areas are subject to charges for water, wastewater and growth studies services in addition to the Municipal-wide D.C.s. Each area identified is subject to the D.C.s based on its own mix of urban services. The following tables shows the current charges for both Municipal-wide and urban services D.C.s.



Municipal Wide Services	Residential			Non-Residential
	Single & Semi Detached	Multiples	Apartments	per sq.ft.
Services Related to a Highway	1,045	913	635	0.78
Fire Protection Services	1,842	1,610	1,119	0.88
Parks & Recreation	1,580	1,380	959	0.15
Library Services	59	51	36	0.01
Administration	253	221	153	0.20
Total	4,780	4,177	2,902	2.02

Urban Area Services	Residential			Non-Residential
	Single & Semi Detached	Multiples	Apartments	per sq.ft.
Belmont				
Water Services	474	414	288	0.46
Wastewater Services	9,741	8,512	5,914	3.84
Administration	-	-	-	-
Sub-Total Belmont	10,215	8,926	6,202	4.30
Norman				
Water Services	-	-	-	-
Wastewater Services	9,741	8,512	5,914	3.84
Administration	-	-	-	-
Sub-Total Norman	9,741	8,512	5,914	3.84
Port Stanley				
Water Services	474	414	288	0.46
Wastewater Services	9,741	8,512	5,914	3.84
Administration	195	171	119	0.18
Sub-Total Port Stanley	10,410	9,097	6,320	4.48
Lynhurst and South Block				
Water Services	474	414	288	-
Wastewater Services	9,741	8,512	5,914	-
Administration	195	171	119	-
Sub-Total Lynhurst and South Block	10,410	9,097	6,320	-
Meadow Green Subdivision				
Water Services	474	414	288	-
Wastewater Services	-	-	-	-
Administration	195	171	118	-
Sub-Total Meadow Green Subdivision	669	585	406	-

8. As shown in the tables above, the Municipal-wide D.C.s currently in effect are \$4,780 for single detached dwelling units and non-residential charges are \$2.02 per square foot. This report has undertaken a recalculation of the charge based on future identified needs (presented in Schedule ES-1 for residential and non-residential). Charges have been provided on a Municipal-wide basis for all services except water services, wastewater services and growth studies related to the urban areas, which are provided on an urban area specific basis. The municipal-wide single detached unit charge is \$5,055 for residential development and the non-residential charge is \$2.54 per square foot of building area.



The current urban area specific D.C.s for water, wastewater and urban related growth studies are imposed based on the specific services provided in each service area. The identified areas and their calculated charges are listed in Schedule ES-2. These charges, along with the municipal-wide charges are submitted to Council for its consideration.

9. The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-7. A summary of these costs is provided below:

Total gross expenditures planned over the next five years	\$19,676,397
Less:	
Benefit to existing development	\$ 2,182,900
Post planning period benefit	\$ 41,250
Ineligible re: Level of Service	\$ 72,500
Grants, subsidies and other contributions	\$ -
Net Costs to be recovered from development charges	\$17,379,747

This suggests that for the non-D.C. cost over the five-year D.C. by-law (benefit to existing development, and the grants, subsidies and other contributions), \$2.26 million (or an annual amount of \$0.45 million) will need to be contributed from taxes and rates, or other sources. With respect to the post period benefit amount of \$41,250, it will be included in subsequent D.C. study updates to reflect the portion of capital that benefits growth in the post period D.C. forecasts.

Based on the above table, the Municipality plans to spend \$19.68 million over the next five years, of which \$17.38 million (88%) is recoverable from D.C.s. Of this net amount, \$15.55 million is recoverable from residential development and \$1.83 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

10. Considerations by Council – The background study represents the service needs arising from residential and non-residential growth over the forecast periods.

The following services are calculated based on an urban build-out forecast for Belmont, Port Stanley, Union, Norman/Lyndale and Lynhurst (Southblock):

- Water Services; and



- Wastewater Services;

The following services are calculated based on an long-term (2020-2036) forecast:

- Services Related to a Highway; and
- Fire Protection Services.

The following services are calculated based on a 10-year forecast. These include:

- Parks & Recreation Services; and
- Library Services.

In addition, classes of services have been established for the following:

- Growth Studies; and
- Growth Studies – Urban Services.

Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix G. These decisions may include:

- adopting the charges and policies recommended herein;
- considering additional exemptions to the by-law; and
- considering reductions in the charge by class of development (obtained by removing certain services on which the charge is based and/or by a general reduction in the charge).



Schedule ES-1
Municipality of Central Elgin
Schedule of Municipal Wide D.C.s

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Multiples	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:						
Services Related to a Highway	780	462	296	592	299	0.59
Fire Protection Services	1,625	963	617	1,233	623	1.23
Parks and Recreation Services	1,953	1,158	742	1,482	749	0.26
Library Services	109	65	41	83	42	0.02
Growth Studies	588	349	223	446	226	0.44
Total Municipal Wide Services	5,055	2,997	1,919	3,836	1,939	2.54



Schedule ES-2
Municipality of Central Elgin
Schedule of Urban Area D.C.s

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Urban Area Services						
Growth Studies - Urban	183	139	108	69	70	0.10
Total Urban Area Services	183	139	108	69	70	0.10

Note: Urban Areas are municipally serviced with water and/or wastewater

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Belmont Area Specific Services:						
Water Services	738	560	437	280	283	0.42
Wastewater Services	5,647	4,284	3,347	2,144	2,166	4.88
Total Belmont Area Specific Services	6,385	4,844	3,784	2,424	2,449	5.30
Port Stanley Area Specific Services:						
Water Services	738	560	437	280	283	0.42
Wastewater Services	5,647	4,284	3,347	2,144	2,166	4.88
Total Port Stanley Area Specific Services	6,385	4,844	3,784	2,424	2,449	5.30
Union Area Specific Services:						
Water Services	738	560	437	280	283	0.42
Wastewater Services	5,647	4,284	3,347	2,144	2,166	4.88
Total Union Area Specific Services	6,385	4,844	3,784	2,424	2,449	5.30
Norman/Lyndale Area Specific Services:						
Water Services	738	560	437	280	283	0.42
Wastewater Services	5,647	4,284	3,347	2,144	2,166	4.88
Total Norman/Lyndale Area Specific Services	6,385	4,844	3,784	2,424	2,449	5.30
Lynhurst Area Specific Services:						
Water Services	738	560	437	280	283	-
Wastewater Services	5,647	4,284	3,347	2,144	2,166	-
Total Lynhurst Area Specific Services	6,385	4,844	3,784	2,424	2,449	0.00
Meadowgreen Area Specific Services:						
Water Services	738	560	437	280	283	-
Wastewater Services	-	-	-	-	-	-
Total Meadowgreen Area Specific Services	738	560	437	280	283	0.00
Southblock Area Specific Services:						
Water Services	738	560	437	280	283	-
Wastewater Services	5,647	4,284	3,347	2,144	2,166	-
Total Southblock Area Specific Services	6,385	4,844	3,784	2,424	2,449	0.00



1.2 Summary of the Process

The public meeting required under section 12 of the D.C.A., has been scheduled for January 25, 2021. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the Municipality's D.C.s.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on March 25, 2020.

The process to be followed in finalizing the report and recommendations includes:

- consideration of responses received prior to, at, or immediately following the Public Meeting; and
- finalization of the report and Council consideration of the by-law subsequent to the public meeting.

Figure 1-1 outlines the proposed schedule to be followed with respect to the D.C. by-law adoption process.

Figure 1-1
Schedule of Key D.C. Process Dates for the Municipality of Central Elgin

1. Data collection, staff review, engineering work, D.C. calculations and policy work	January 2020 to March 2020
2. Background study and proposed by-law available to public	March 25, 2020
3. Public meeting advertisement placed in newspaper(s)	At least 20 days prior to the Public Meeting
4. Addendum Report available to public	January 7, 2021
5. Public meeting of Council	January 25, 2021
6. Council considers adoption of background study and passage of by-law	January 25, 2021
7. Newspaper notice given of by-law passage	By 20 days after passage
8. Last day for by-law appeal	40 days after passage
9. Municipality makes pamphlet available (where by-law not appealed)	By 60 days after in force date



1.4 Further Changes to the D.C.A.: Bill 108, 138 and 197

1.4.1 **Bill 108: More Homes, More Choice Act – An Act to Amend Various Statutes with Respect to Housing, Other Development, and Various Matters**

On May 2, 2019, the Province introduced Bill 108, which proposed changes to the D.C.A. The Bill has been introduced as part of the Province's "*More Homes, More Choice: Ontario's Housing Supply Action Plan*". The Bill received Royal Assent on June 6, 2019.

While having received royal assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor (many of these changes were revised through Bill 197). At the time of writing, the following provisions have been proclaimed:

- Effective January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Interest may be charged on the instalments, and any unpaid amounts may be added to the property and collected as taxes.
- Effective January 1, 2020 the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for application submitted after this section is proclaimed), shall be determined based on the D.C. in effect on the day of Site Plan or Zoning By-law Amendment application. If the development is not proceeding via these planning approvals, then the amount is determined the earlier of the date of issuance of a building permit or occupancy.

On February 28, 2020, the Province released updated draft regulations related to the D.C.A. and the Planning Act. A summary of these changes to take effect upon proclamation by the Lieutenant Governor is provided below:

Changes to Eligible Services – Prior to Bill 108, the D.C.A. provided a list of ineligible services whereby municipalities could include growth related costs for any service that was not listed. With Bill 108, the changes to the D.C.A. would now specifically list the services that are eligible for inclusion in the by-law. Further, the initial list of eligible



services under Bill 108 was limited to “hard services”, with the “soft services” being removed from the D.C.A. These services would be considered as part of a new community benefits charge (discussed below) imposed under the Planning Act. As noted in the next section this list of services has been amended through Bill 197.

Mandatory 10% deduction – The amending legislation would remove the mandatory 10% deduction for all services that remain eligible under the D.C.A.

Remaining Services to be Included in a New Community Benefits Charge (C.B.C.) Under the Planning Act – It is proposed that a municipality may, by by-law, impose a C.B.C. against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. The C.B.C. is proposed to include formerly eligible D.C. services that are not included in the above listing, in addition to parkland dedication and bonus zoning contributions.

1.4.2 Bill 138: Plan to Build Ontario Together Act, 2019

On November 6, 2019, the Province release Bill 138 which provided further amendments to the D.C.A. and Planning Act. This Bill received Royal Assent on December 10, 2019 and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. The amendments to the D.C.A. included removal of instalment payments for commercial and industrial developments that were originally included in Bill 108.

1.4.3 Bill 197: COVID-19 Economic Recovery Act, 2020

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197 which provided amendments to a number of Acts, including the D.C.A. and Planning Act. This Bill also revised some of the proposed changes identified in Bill 108. Bill 197 was tabled on July 8, 2020, received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the changes:



1.4.3.1 D.C. Related Changes

List of D.C. Eligible Services

- As noted above, under Bill 108 some services were to be included under the D.C.A. and some would be included under the C.B.C. authority. However, Bill 197 revised this proposed change and has included all services (with some exceptions) under the D.C.A. These services are as follows:
 - Water supply services, including distribution and treatment services.
 - Wastewater services, including sewers and treatment services.
 - Storm water drainage and control services.
 - Services related to a highway.
 - Electrical power services.
 - Toronto-York subway extension.
 - Transit services.
 - Waste diversion services.
 - Policing services.
 - Fire protection services.
 - Ambulance services.
 - Library services
 - Long-term Care services
 - Parks and Recreation services, but not the acquisition of land for parks.
 - Public Health services
 - Childcare and early years services.
 - Housing services.
 - Provincial Offences Act services.
 - Services related to emergency preparedness.
 - Services related to airports, but only in the Regional Municipality of Waterloo.
 - Additional services as prescribed.

Classes of Services – D.C.

Pre-Bill 108/197 legislation (i.e. D.C.A., 1997) allows for categories of services to be grouped together into a minimum of two categories (90% and 100% services).



The Act (as proclaimed) proposes to repeal that and replace the above with the four following subsections:

- A D.C. by-law may provide for any eligible service or capital cost related to any eligible service to be included in a class, set out in the by-law.
- A class may be composed of any number or combination of services and may include parts or portions of the eligible services or parts or portions of the capital costs in respect of those services.
- A D.C. by-law may provide for a class consisting of studies in respect of any eligible service whose capital costs are described in paragraphs 5 and 6 of s. 5 of the D.C.A.
- A class of service set out in the D.C. by-law is deemed to be a single service with respect to reserve funds, use of monies, and credits.

As well, the removal of 10% deduction for soft services under Bill 108 has been maintained.

10-Year Planning Horizon

- The “maximum” 10-year planning horizon has been removed for all services except transit.

1.4.3.2 C.B.C. Related Changes

C.B.C. Eligibility

- The C.B.C. is limited to lower-tier and single tier municipalities, whereas upper-tier municipalities will not be allowed to impose this charge.
- O.Reg. 509/20 was filed on September 18, 2020. This regulation provides for the following:
 - A maximum rate will be set as a percentage of the market value of the land the day before building permit issuance. The maximum rate is set at 4%. The C.B.C may only be imposed on developing or redeveloping buildings which have a minimum height of five stories and contain no less than 10 residential units.
 - Bill 197 states that before passing a C.B.C. by-law, the municipality shall prepare a C.B.C. strategy that (a) identifies the facilities, services and



matters that will be funded with C.B.C.s; and (b) complies with any prescribed requirements.

- Only one C.B.C. by-law may be in effect in a local municipality at a time.

1.4.3.3 *Combined D.C. and C.B.C. Impacts*

D.C. vs. C.B.C. Capital Cost

- A C.B.C. may be imposed with respect to the services listed in s. 2 (4) of the D.C.A. (eligible services), "provided that the capital costs that are intended to be funded by the community benefits charge are not capital costs that are intended to be funded under a development charge by-law."

Transition – D.C. and C.B.C.

- The specified date for municipalities to transition to the D.C. and C.B.C. is two years after Schedules 3 and 17 of the COVID-19 Economic Recovery Act comes into force (i.e. September 18, 2022).
- Generally, for existing reserve funds (related to D.C. services that will be ineligible):
 - If a C.B.C. is passed, the funds are transferred to the C.B.C. special account;
 - If no C.B.C. is passed, the funds are moved to a general reserve fund for the same purpose
 - If a C.B.C. is passed subsequent to moving funds to a general reserve fund, those monies are then moved again to the C.B.C. special account.
- For reserve funds established under s. 37 of the Planning Act (e.g. bonus zoning)
 - If a C.B.C. is passed, the funds are transferred to the C.B.C. special account;
 - If no C.B.C. is passed, the funds are moved to a general reserve fund for the same purpose;
 - If a C.B.C. is passed subsequent to moving funds to a general reserve fund, those monies are then moved again to the C.B.C. special account.

If a municipality passes a C.B.C. by-law, any existing D.C. credits a landowner may retain may be used towards payment of that landowner's C.B.C.



As a result of the passage of Bill 197, and subsequent proclamation on September 18, 2020, this report has provided the D.C. calculations without the 10% mandatory deduction.



3. Anticipated Development in the Municipality of Central Elgin

3.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Municipality of Central Elgin will be required to provide services, over a 10-year (early 2020 to early 2030), and a buildout horizon (early 2020 to buildout).

Chapter 4 provides the methodology for calculating a D.C. as per the D.C.A. Figure 3-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the D.C. that may be imposed, it is a requirement of section 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.”

3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast

The D.C. growth forecast has been derived by Watson. In preparing the growth forecast, the following information sources were consulted to assess the residential and non-residential development potential for the Municipality of Central Elgin over the forecast period, including:

- Municipality of Central Elgin Population and Housing Growth Study, by Watson & Associates Economists Ltd., 2020;
- 2006, 2011 and 2016 population, household, and employment Census data;
- Historical residential and non-residential building permit data over the 2010 to 2019 period;
- Residential wastewater servicing capacity as provided by the Municipality of Central Elgin;
- Residential supply opportunities as provided by the Municipality of Central Elgin; and



- Discussions with Municipality staff regarding anticipated residential and non-residential development in the Municipality of Central Elgin.

We would note that the growth forecast provided herein does not include the Port Stanley Secondary Plan (i.e. Harbour Lands).

3.3 Summary of Growth Forecast

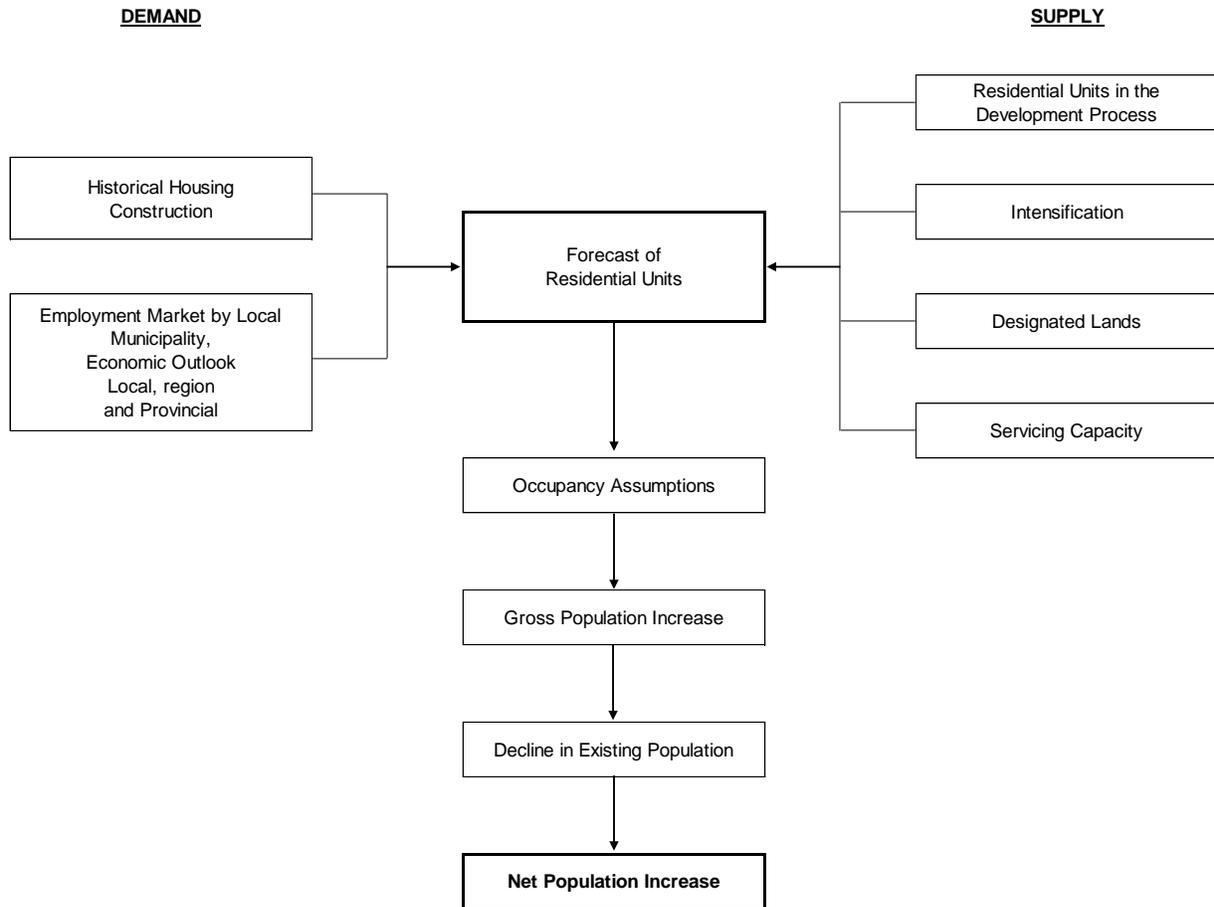
A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Municipality and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 3-1 below, and Schedule 1 in Appendix A.

As identified in Table 3-1 and Appendix A, Schedule 1, population in Central Elgin is anticipated to reach approximately 15,020 by early-2030 and 23,220 by buildout, resulting in an increase of approximately 1,735 and 9,930 persons, respectively.¹

¹ The population figures used in the calculation of the 2020 D.C. excluding the net Census undercount, which is estimated at approximately 2.7%.



Figure 3-1
Population and Household Forecast Model





**Table 3-1
Municipality of Central Elgin
Residential Growth Forecast Summary**

Year	Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households	
		Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	Equivalent Institutional Households		
Historical	<i>Mid 2006</i>	13,070	12,723	183	12,540	4,430	170	145	40	4,785	166	2.659
	<i>Mid 2011</i>	13,090	12,743	193	12,550	4,513	140	113	15	4,781	175	2.665
	<i>Mid 2016</i>	12,950	12,607	72	12,535	4,640	155	105	30	4,930	65	2.557
Forecast	<i>Early 2020</i>	13,650	13,288	77	13,211	5,001	159	114	30	5,304	70	2.505
	<i>Early 2030</i>	15,430	15,022	217	14,805	5,775	233	302	30	6,341	197	2.369
	<i>Mid 2031</i>	15,710	15,300	219	15,081	5,890	245	330	30	6,495	199	2.356
	<i>Mid 2036</i>	16,540	16,100	223	15,877	6,230	295	415	30	6,970	203	2.310
	<i>Buildout</i>	23,844	23,217	345	22,872	8,414	620	1,029	30	10,093	314	2.300
Incremental	Mid 2006 - Mid 2011	20	20	10	10	83	-30	-32	-25	-4	9	
	Mid 2011 - Mid 2016	-140	-136	-121	-15	127	15	-8	15	149	-110	
	Mid 2016 - Early 2020	700	681	5	676	361	4	9	0	374	5	
	Early 2020 - Early 2030	1,780	1,734	140	1,594	774	74	188	0	1,036	127	
	Early 2020 - Mid 2031	2,060	2,012	142	1,870	888	86	216	0	1,191	129	
	Early 2020 - Mid 2036	2,890	2,812	146	2,666	1,229	136	301	0	1,666	133	
	Early 2020 - Buildout	10,194	9,929	268	9,661	3,413	461	915	0	4,789	244	

Source: Municipality of Central Elgin Population and Housing Growth Study, by Watson & Associates Economists Ltd., 2020.

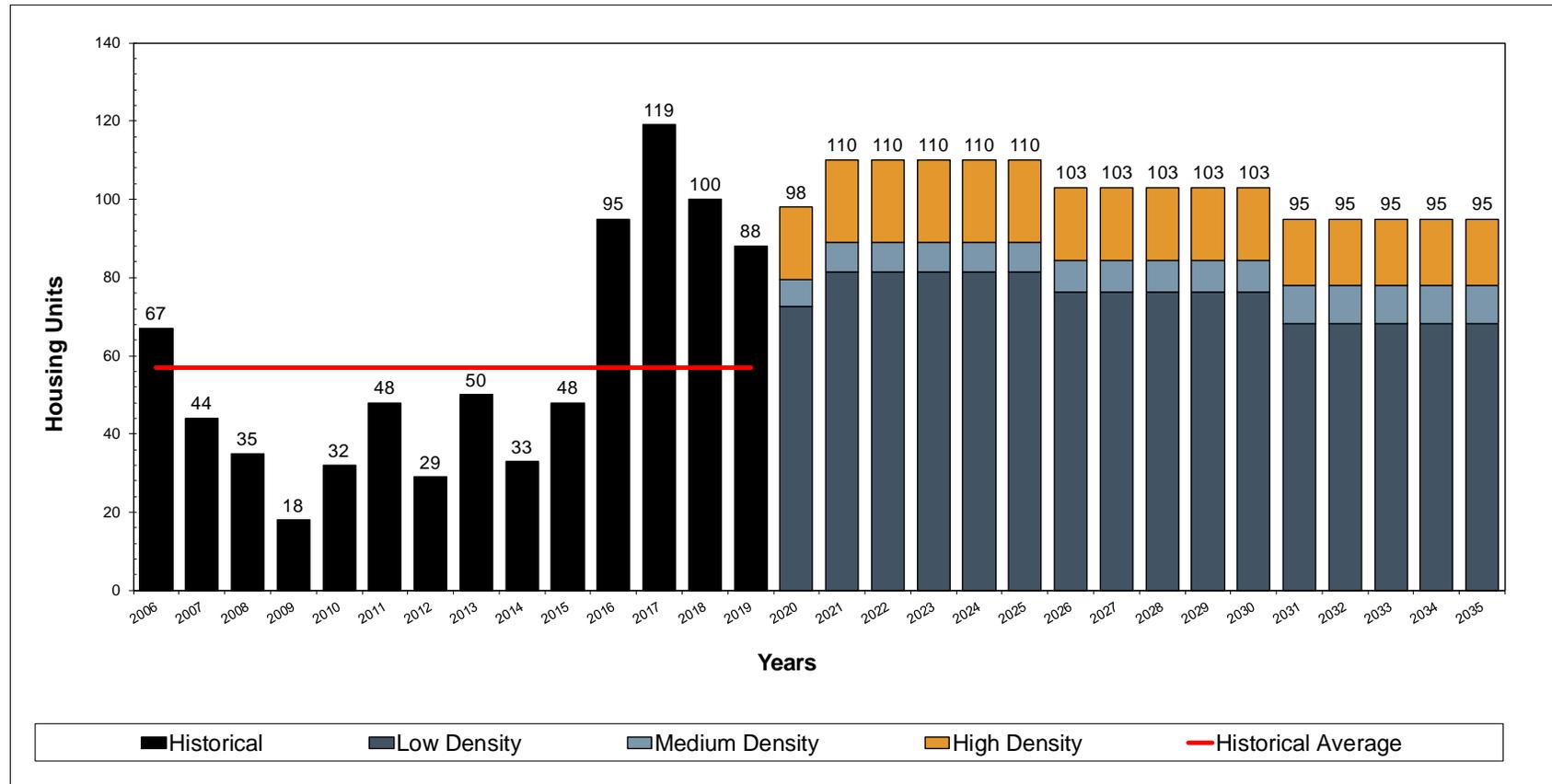
¹ Census undercount estimated at approximately 2.7%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Figure 3-2
Municipality of Central Elgin
Annual Housing Forecast



Source: Historical housing activity derived from Statistics Canada building permit data for the Municipality of Central Elgin , 2007-2019.

¹ Growth forecast represents calendar year.



Provided below is a summary of the key assumptions and findings regarding the Municipality of Central Elgin D.C. growth forecast.

1. Housing Unit Mix (Appendix A – Schedules 1 and 6)

- The housing unit mix for the Municipality was derived from the Municipality of Central Elgin Population and Housing Growth Study, 2020.
- Based on the above, the 10-year household growth forecast for the Municipality is comprised of a unit mix of 75% low density units (single detached and semi-detached), 7% medium density (multiples except apartments) and 18% high density (bachelor, 1-bedroom and 2-bedroom apartments).

2. Geographic Location of Residential Development (Appendix A – Schedule 2)

- Schedule 2 summarizes the anticipated amount, type, and location of development by servicing area for the Municipality of Central Elgin.
- In accordance with forecast demand, wastewater capacity and available land supply, the amount and percentage of forecast housing growth between 2020 and 2030 by development location is summarized below.

Development Location	Approximate Amount of Housing Growth, 2020 to 2030	Percentage of Housing Growth, 2020 to 2030
Port Stanley	470	45%
Lynhurst	75	7%
Belmont	240	23%
Norman/Lyndale	40	4%
Union	150	14%
Rural	70	7%
Municipality Total	1,035	100%



3. Planning Period

- Short and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for certain services, such as parks, recreation and libraries, to a 10-year planning horizon. Services related to a highway, public works, fire, police, stormwater, water and wastewater services can utilize a longer planning period.

4. Population in New Housing Units (Appendix A – Schedules 3, 4 and 5)

- The number of housing units to be constructed by 2030 in the Municipality of Central Elgin over the forecast period is presented in Figure 3-2. Over the 2020 to 2030 forecast period, the Municipality is anticipated to average 104 new housing units per year.
- Institutional population¹ is anticipated to increase by 140 people between 2020 to 2030.
- Population in new units is derived from Schedules 3, 4, and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 8 summarizes the P.P.U. for the new housing units by age and type of dwelling based on a 2016 custom Census data for Central Elgin. The total calculated 20-year average P.P.U.s by dwelling type are as follows:
 - Low density: 2.868
 - Medium density: 2.176
 - High density²: 1.491

5. Existing Units and Population Change (Appendix A – Schedules 3, 4 and 5)

- Existing households for early-2020 are based on the 2016 Census households, plus estimated residential units constructed between mid-2016 and mid-2019 assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast

¹ Institutional includes special care facilities such as nursing home or residences for senior citizens. A P.P.U. of 1.100 depicts 1-bedroom and 2- or more bedroom units in these special care facilities.

² Includes bachelor, 1-bedroom and 2- or more bedroom apartments.



period. The forecast population decline in existing households over the 2020 to 2030 forecast period is approximately 1,070.

6. Employment (Appendix A – Schedules 10a, 10b, 10c, 11 and 12)

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in a municipality divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.
- 2016 employment data¹ (place of work) for the Municipality of Central Elgin is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
 - 255 primary (8%);
 - 590 work at home employment (19%);
 - 585 industrial (18%);
 - 1,025 commercial/population related (33%); and
 - 680 institutional (22%).
- The 2016 employment by usual place of work, including work at home, is 3,135. An additional 710 employees have been identified for the Municipality in 2016 that have no fixed place of work (N.F.P.O.W.).²
- Total employment, including work at home and N.F.P.O.W. for the Municipality is anticipated to reach approximately 4,670 by early-2030 and 7,080 by buildout. This represents an employment increase of approximately 690 for the 10-year forecast period and 3,110 for the buildout forecast period.
- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been

¹ 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.

² No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.



included in the employment forecast by usual place of work (i.e. employment and gross floor area generated from N.F.P.O.W. construction employment).

Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation.

- Total employment for the Municipality of Central Elgin (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 3,110 by early-2030 and 4,590 by buildout.¹ This represents an employment increase of approximately 480 and 1,960 over the 10-year and buildout forecast periods, respectively.

7. Non-Residential Sq.ft. Estimates (G.F.A., Appendix A – Schedule 10b)

- Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
 - 4,000 sq.ft. per employee for primary - non-bona fide farming;²
 - 1,000 sq.ft. per employee for industrial;
 - 400 sq.ft. per employee for commercial/population-related; and
 - 680 sq.ft. per employee for institutional employment.
- The Municipal-wide incremental G.F.A. is anticipated to increase by 370,900 sq.ft. over the 10-year forecast period and 1,264,300 sq.ft. over the buildout forecast period.
- In terms of percentage growth, the 2020 to 2030 incremental G.F.A. forecast by sector is broken down as follows:
 - primary – non-bona fide farming – 27%
 - industrial – 31%;
 - commercial/population-related – 23%; and
 - institutional – 19%.

8. Geography of Non-Residential Development (Appendix A – Schedule 10c)

¹ G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 10a and 10b. Total employment growth in Schedule 10b (excluding work at home and N.F.P.O.W. employment) has been downwardly adjusted to account for institutional employment associated with special care facilities.

² Non-bona fide farming is defined as cannabis growing operation related employment for G.F.A. purposes in Schedules 10b and 10c.



- Schedule 10c summarizes the anticipated amount, type and location of non-residential development by servicing area for Municipality of Central Elgin by area.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast total non-residential growth between 2020 and 2030 by development location is summarized below.

Development Location	Amount of Non-Residential G.F.A., 2020 to 2030	Percentage of Non-Residential G.F.A., 2020 to 2030
Port Stanley	24,200	7%
Lynhurst	0	0%
Belmont	71,000	19%
Norman/Lyndale	0	0%
Union	0	0%
Yarmouth Industrial & Commercial Lands	234,100	63%
Rural	27,200	7%
Unallocated	14,400	4%
<i>Municipality Total</i>	370,900	100%



Figure 4-1
The Process of Calculating a Development Charge under the Act
that must be followed

The Process of Calculating a Development Charge under the Act that must be followed

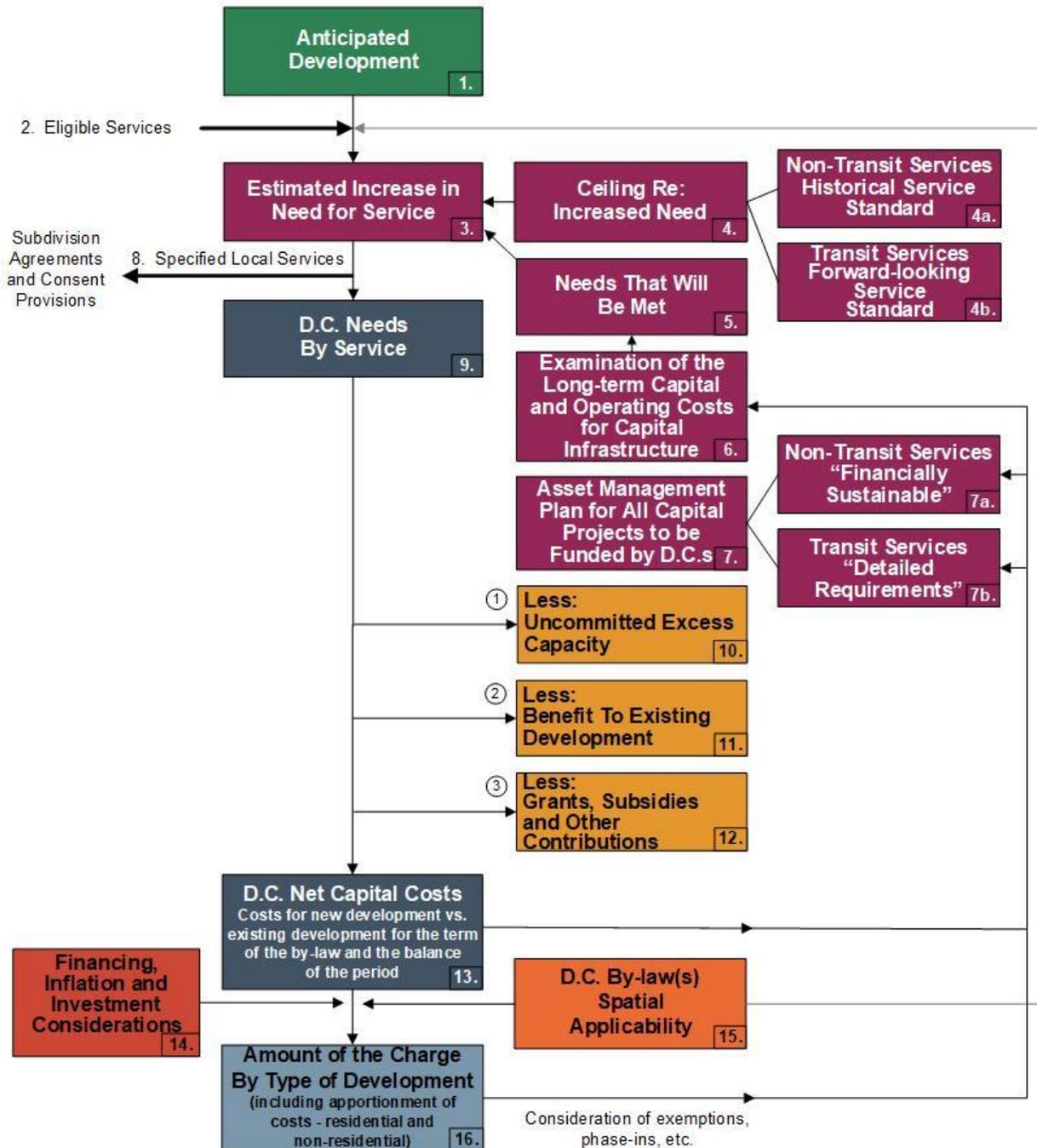




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

Eligibility for Inclusion in the D.C. Calculation	Description
Yes	Municipality provides the service – service has been included in the D.C. calculation.
No	Municipality provides the service – service has not been included in the D.C. calculation.
n/a	Municipality does not provide the service.
Ineligible	Service is ineligible for inclusion in the D.C. calculation.

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	Yes	1.3 Bridges, Culverts and Roundabouts	100
	No	1.4 Local municipal roads	0
	Yes	1.5 Traffic signals	100
	Yes	1.6 Sidewalks and streetlights	100
	n/a	1.7 Active Transportation	100
2. Other Transportation Services	n/a	2.1 Transit vehicles ¹ & facilities	100
	n/a	2.2 Other transit infrastructure	100
	Ineligible	2.3 Municipal parking spaces - indoor	0
	Ineligible	2.4 Municipal parking spaces - outdoor	0
	Yes	2.5 Works Yards	100
	Yes	2.6 Rolling stock ¹	100
	n/a	2.7 Ferries	100
	n/a	2.8 Airport	100**

¹with 7+ year life time

*same percentage as service component to which it pertains

**Airports only eligible for the Region of Waterloo

computer equipment excluded throughout



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
3. Stormwater Drainage and Control Services	No	3.1 Main channels and drainage trunks	100
	No	3.2 Channel connections	100
	No	3.3 Retention/detention ponds	100
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, aerials and rescue vehicles ¹	100
	Yes	4.3 Small equipment and gear	100
5. Outdoor Recreation Services (i.e. Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots and E.S.A.s	0
	Yes	5.2 Development of area municipal parks	100
	Yes	5.3 Development of district parks	100
	Yes	5.4 Development of municipal-wide parks	100
	Yes	5.5 Development of special purpose parks	100
	Yes	5.6 Parks rolling stock ¹ and yards	100
6. Indoor Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	100
	Yes	6.2 Recreation vehicles and equipment ¹	100
7. Library Services	Yes	7.1 Public library space (incl. furniture and equipment)	100
	n/a	7.2 Library vehicles ¹	100
	n/a	7.3 Library materials	100
8. Electrical Power Services	Ineligible	8.1 Electrical substations	0
	Ineligible	8.2 Electrical distribution system	0
	Ineligible	8.3 Electrical system rolling stock	0

¹with 7+ year life time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
9. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	9.1 Cultural space (e.g. art galleries, museums and theatres)	0
	Ineligible	9.2 Tourism facilities and convention centres	0
10. Wastewater Services	Yes	10.1 Treatment plants	100
	Yes	10.2 Sewage trunks	100
	n/a	10.3 Local systems	0
	Yes	10.4 Vehicles and equipment ¹	100
11. Water Supply Services	Yes	11.1 Treatment plants	100
	Yes	11.2 Distribution systems	100
	n/a	11.3 Local systems	0
	Yes	11.4 Vehicles and equipment ¹	100
12. Waste Management Services	Ineligible	12.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	12.2 Landfills and other disposal facilities	0
	No	12.3 Waste diversion facilities	90
	No	12.4 Waste diversion vehicles and equipment ¹	90
13. Police Services	n/a	13.1 Police detachments	100
	n/a	13.2 Police rolling stock ¹	100
	n/a	13.3 Small equipment and gear	100
14. Homes for the Aged	n/a	14.1 Homes for the aged space	100
	n/a	14.2 Vehicles ¹	100
15. Child Care and Early Years	n/a	15.1 Child care space	100
	n/a	15.2 Vehicles ¹	100
16. Health	n/a	16.1 Health department space	100
	n/a	16.2 Health department vehicles ¹	100
17. Housing	n/a	17.1 Social Housing space	100
18. Provincial Offences Act (P.O.A.)	n/a	18.1 P.O.A. space	100
19. Social Services	n/a	19.1 Social service space	100

¹with 7+ year life time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
20. Ambulance	n/a n/a	20.1 Ambulance station space 20.2 Vehicles ¹	100 100
21. Hospital Provision	Ineligible	21.1 Hospital capital contributions	0
22. Emergency Preparedness Services	No No	22.1 Emergency Preparedness Space 22.2 Vehicles and Equipment ¹	100 100
22. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	22.1 Office space 22.2 Office furniture 22.3 Computer equipment	0 0 0
23. Other Services	Yes Yes	23.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ² and facilities, including the D.C. background study cost 23.2 Interest on money borrowed to pay for growth-related capital	 0-100 0-100

¹with a 7+ year life

²same percentage as service component to which it pertains

4.4 Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions.



of the credit cannot be recovered from future development charges,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. Outstanding credit obligations have been included in the D.C. calculations.

4.7 Classes of Services

Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C. eligible service or the capital costs with respect to those services. Further, a class may be composed of any number or combination of services and may include parts or portions of each D.C. eligible services. With respect to growth-related studies, Section 7(3) of the D.C.A. states that:

“For greater certainty, a development charge by-law may provide for a class consisting of studies in respect of any service listed in subsection 2 (4) whose capital costs are described in paragraphs 5 and 6 of subsection 5 (3).”

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and by-law provided herein include the following classes: growth studies, and water & wastewater studies and capital improvements. These classes are comprised of the following services:

- Growth Studies
 - Services Related to a Highway;
 - Fire Protection Services;
 - Parks and Recreation Services;
 - Library Services;
 - Water Services; and
 - Wastewater Services.
- Growth Studies – Urban
 - Water Services; and
 - Wastewater Services.



4.8 Existing Reserve Funds

Section 35 of the D.C.A. states that:

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5 (1).”

There is no explicit requirement under the D.C.A. calculation method set out in subsection 5 (1) to net the outstanding reserve fund balance as part of making the D.C. calculation; however, section 35 does restrict the way in which the funds are used in future.

For services which are subject to a per capita based, service level “cap,” the reserve fund balance should be applied against the development-related costs for which the charge was imposed once the project is constructed (i.e. the needs of recent growth). This cost component is distinct from the development-related costs for the next 10-year period, which underlie the D.C. calculation herein.

The alternative would involve the Municipality spending all reserve fund monies prior to renewing each by-law, which would not be a sound basis for capital budgeting. Thus, the Municipality will use these reserve funds for the Municipality’s cost share of applicable development-related projects, which are required but have not yet been undertaken, as a way of directing the funds to the benefit of the development which contributed them (rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).

The Municipality’s D.C. Reserve Fund Balance by service at December 31, 2019 (adjusted) is shown below:

Service	Balance	Commitments	Adjusted Balance
Services Related to a Highway	\$701,684	\$7,035	\$694,649
Fire Protection Services	\$425,750	\$743,575	(\$317,825)
Parks and Recreation Services	\$183,733	\$240,282	(\$56,549)
Library Services	\$63,124	\$175,409	(\$112,285)
Administration	\$136,747	\$86,545	\$50,202
Administration - Urban	\$58,808	\$0	\$58,808
Wastewater Services	\$1,513,297	\$2,297,139	(\$783,841)
Water Services	\$51,657	\$0	\$51,657
Total	\$3,134,799	\$3,549,985	(\$415,186)



Note: Amounts in brackets are Deficit balances.

4.9 Deductions

The D.C.A. potentially requires that five deductions be made to the increase in the need for service. These relate to:

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development; and
- anticipated grants, subsidies and other contributions.

The requirements behind each of these reductions are addressed as follows:

4.9.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in section 4.3 does “not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the municipality over the 10-year period immediately preceding the preparation of the background study.” O. Reg. 82.98 (section 4) goes further to indicate that “both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

In many cases, this can be done by establishing a quantity measure in terms of units as floor area, land area or road length per capita and a quality measure, in terms of the average cost of providing such units based on replacement costs, engineering standards or recognized performance measurement systems, depending on circumstances. When the quantity and quality factor are multiplied together, they produce a measure of the level of service, which meets the requirements of the Act, i.e. cost per unit.

With respect to transit services, the changes to the Act as a result of Bill 73 have provided for an alternative method for calculating the services standard ceiling. Transit services must now utilize a forward-looking service standard analysis, described later in this section.



The average service level calculation sheets for each service component in the D.C. calculation are set out in Appendix B.

4.9.2 Reduction for Uncommitted Excess Capacity

Paragraph 5 of subsection 5 (1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the Municipality's "excess capacity," other than excess capacity which is "committed."

"Excess capacity" is undefined, but in this case must be able to meet some or all of the increase in need for service, in order to potentially represent a deduction. The deduction of uncommitted excess capacity from the future increase in the need for service would normally occur as part of the conceptual planning and feasibility work associated with justifying and sizing new facilities, e.g. if a road widening to accommodate increased traffic is not required because sufficient excess capacity is already available, then widening would not be included as an increase in need, in the first instance.

4.9.3 Reduction for Benefit to Existing Development

Section 5 (1) 6 of the D.C.A. provides that, "The increase in the need for service must be reduced by the extent to which an increase in service to meet the increased need would benefit existing development." The general guidelines used to consider benefit to existing development included:

- the repair or unexpanded replacement of existing assets that are in need of repair;
- an increase in average service level of quantity or quality (compare water as an example);
- the elimination of a chronic servicing problem not created by growth; and
- providing services where none previously existed (generally considered for water or wastewater services).

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of services cap in section 4.4 is related but is not the identical requirement. Sanitary, storm and water trunks are highly localized to growth areas and can be more readily allocated in this



regard than other services such as services related to a highway, which do not have a fixed service area.

Where existing development has an adequate service level which will not be tangibly increased by an increase in service, no benefit would appear to be involved. For example, where expanding existing library facilities simply replicates what existing residents are receiving, they receive very limited (or no) benefit as a result. On the other hand, where a clear existing service problem is to be remedied, a deduction should be made accordingly.

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a Municipal-wide system basis. For example, facilities of the same type may provide different services (i.e. leisure pool vs. competitive pool), different programs (i.e. hockey vs. figure skating) and different time availability for the same service (i.e. leisure skating available on Wednesday in one arena and Thursday in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies and other contributions (including direct developer contributions required due to the local service policy) made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes (O. Reg. 82/98 section 6).



4.10 Municipal-wide vs. Area Rating

This step involves determining whether all of the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the amended D.C.A., it is now mandatory to “consider” area-rating of services (providing charges for specific areas and services), however, it is not mandatory to implement area-rating. Further discussion is provided in section 7.4.4.

4.11 Allocation of Development

This step involves relating the costs involved to anticipated development for each period under consideration and using allocations between residential and non-residential development and between one type of development and another, to arrive at a schedule of charges.

4.12 Asset Management

The new legislation now requires that a D.C. background study must include an asset management plan (subsection 10 (2) c. 2). The asset management plan (A.M.P.) must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the A.M.P. related to transit services (as noted in the subsequent subsection); however, they are silent with respect to how the A.M.P. is to be provided for all other services. As part of any A.M.P., the examination should be consistent with the municipality’s existing assumptions, approaches and policies on the asset management planning. This examination has been included in Appendix F.

4.13 Transit

The most significant changes to the Act relate to the transit service. These changes relate to four areas of the calculations, as follows:

- A. Transit no longer requires the statutory 10% mandatory deduction from the net capital cost (subsection 5.2 (i) of the D.C.A.).



- B. The background study requires the following in regard to transit costs (as per subsection 8 (2) of the Regulations):
1. The calculations that were used to prepare the estimate for the planned level of service for the transit services, as mentioned in subsection 5.2 (3) of the Act.
 2. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
 - i. the anticipated development over the 10-year period immediately following the preparation of the background study, or
 - ii. the anticipated development after the 10-year period immediately following the preparation of the background study.
 3. An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.
 4. An assessment of ridership forecasts for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecasted ridership will be from existing or planned development.
 5. An assessment of the ridership capacity for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study.
- C. A new forward-looking service standard (as per subsection 6.1 (2) of the Regulations):
1. The service is a discrete service.
 2. No portion of the service that is intended to benefit anticipated development after the 10-year period immediately following the preparation of the background study may be included in the estimate.



3. No portion of the service that is anticipated to exist as excess capacity at the end of the 10-year period immediately following the preparation of the background study may be included in the estimate.

D. A very detailed asset management strategy and reporting requirements (subsection 6.1 (3) of the Regulation) that includes lifecycle costs, action plans that will enable the assets to be sustainable, summary of how to achieve the proposed level of service, discussion on procurement measures and risk.

The Municipality does not currently plan to have undertake any transit related capital in the future. Therefore, the above calculations and reporting requirements are not required.



5.2.1 Parks & Recreation Services

The Municipality currently provides 102.8 acres of parkland and 55 parks-related amenities (e.g. baseball diamonds, skate parks, splash pads, etc.) to service the community. Based on the current level of service over the historical 10-year period, the Municipality has provided an average of 7.8 acres of parkland and 4.5 parkland amenities items per 1,000 population. In addition to the parks, the Municipality also provides 24,947 sq.ft. of recreation facility space and 7 recreation-related vehicles.

Therefore, the level of service provided from parkland development, parkland amenities, recreation facilities, and recreation vehicles and equipment equal \$1,176 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of \$2,039,184.

Based on the projected growth over the 10-year forecast period, the Municipality has identified \$4,970,000 in future growth capital costs for parkland development. These projects include, the development of additional parks, amenities and trails, as well as the East Headland waterfront development. The reserve fund deficit of \$56,549 has also been included for recovery. Deductions have been made to recognize the amount that will benefit the post 10-year period of \$2.42 million and a benefit to existing development of \$600,000. Therefore, the net growth capital cost is \$2,006,549 which is the amount for inclusion in the D.C.

As the predominant users of parks and recreation tend to be residents of the Municipality, the forecast growth-related costs have been allocated 95% to residential and 5% to non-residential.



5.2.2 Library Services

The Municipality currently operates out of the Belmont Library which totals 4,428 sq.ft. Over the past ten years, the average level of service was 0.23 sq.ft. of space per capita or an investment of \$66 per capita. Based on the service standard over the past 10 years, the Municipality would be eligible to collect a total of \$115,242 from D.C.s for library services.

The Municipality has not identified any additional growth-related needs related to library services over the forecast period, however, the reserve fund deficit of \$112,285 has been included in the D.C. calculations to recovery the costs associated to the recent library expansion.

While library usage is predominately residential based, there is some use of the facilities by non-residential users, for the purpose of research. To acknowledge this use, the growth-related capital costs have been allocated 95% residential and 5% non-residential.



5.2.3 Growth Studies (Municipal-Wide)

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the Township's capital works program. As discussed in Section 4.7, these studies have been allocated as a class of services based on each service to which the study relates.

For planning related studies, a deduction of 10% has been applied to recognize the extent to which the studies relate to non-D.C.-eligible services. All planning studies have been allocated to each service within the class in the following manner:

- Services Related to a Highway – 25%
- Fire Protection Services – 10%
- Parks and Recreation – 10%
- Library Services – 5%
- Wastewater Services – 25%
- Water Services – 25%

In addition, the capital cost of D.C. background studies has been allocated across the different services based on the proportion of the total net growth-related capital costs. The following provides a breakdown of the allocation of D.C. background studies to each service:

- Services Related to a Highway – 4.3%
- Fire Protection Services – 9.0%
- Parks and Recreation – 5.9%
- Library Services – 0.3%
- Wastewater Services – 71.4%
- Water Services – 9.1%

The remainder of the growth studies identified are as follows:

- Parks and Recreation Services:
 - Trails Master Plan;
 - Parks and Recreation Master Plan;
 - Harbour Waterfront Open Public Space Master Plan;
- Fire Protection Services:



- Fire Master Plan.

The cost of these studies is \$1,195,000, of which \$283,750 is attributable to existing benefit and \$41,250 is attributable to growth beyond the forecast period. An additional deduction of \$82,500 has been made to account for the portion of planning studies related to non-D.C. services. Further, an additional \$50,202 has been deducted to account for the existing reserve fund balance. Therefore, the net growth-related capital cost is \$737,298 and has been included in the D.C.

These costs have been allocated 78% residential and 22% non-residential based on the incremental growth in population to employment for the 10-year forecast period.



Infrastructure Costs Included in the Development Charges Calculation

Municipality of Central Elgin
Class of Service: Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Category	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (To Recognize Benefit to Non-D.C. Services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 78%	Non-Residential Share 22%
	2020-2029											
1A	DC Study	Services Related to a Highway	2020	2,000	-		2,000	-		2,000	1,560	440
1B	DC Study	Fire Protection Services	2020	4,100	-		4,100	-		4,100	3,198	902
1C	DC Study	Parks and Recreation Services	2020	2,600	-		2,600	-		2,600	2,028	572
1D	DC Study	Library Services	2020	100	-		100	-		100	78	22
1E	DC Study	Water Services	2020	4,100	-		4,100	-		4,100	3,198	902
1F	DC Study	Wastewater Services	2020	32,100	-		32,100	-		32,100	25,038	7,062
2A	DC Study	Services Related to a Highway	2025	2,000	-		2,000	-		2,000	1,560	440
2B	DC Study	Fire Protection Services	2025	4,100	-		4,100	-		4,100	3,198	902
2C	DC Study	Parks and Recreation Services	2025	2,600	-		2,600	-		2,600	2,028	572
2D	DC Study	Library Services	2025	100	-		100	-		100	78	22
2E	DC Study	Water Services	2025	4,100	-		4,100	-		4,100	3,198	902
2F	DC Study	Wastewater Services	2025	32,100	-		32,100	-		32,100	25,038	7,062
3A	Official Plan Update	Services Related to a Highway	2020	12,500	-	1,250	11,250	2,810		8,440	6,583	1,857
3B	Official Plan Update	Fire Protection Services	2020	5,000	-	500	4,500	1,130		3,370	2,629	741
3C	Official Plan Update	Parks and Recreation Services	2020	5,000	-	500	4,500	1,130		3,370	2,629	741
3D	Official Plan Update	Library Services	2020	2,500	-	250	2,250	560		1,690	1,318	372
3E	Official Plan Update	Water Services	2020	12,500	-	1,250	11,250	2,810		8,440	6,583	1,857
3F	Official Plan Update	Wastewater Services	2020	12,500	-	1,250	11,250	2,810		8,440	6,583	1,857
4A	Official Plan Update	Services Related to a Highway	2025	12,500	-	1,250	11,250	2,810		8,440	6,583	1,857
4B	Official Plan Update	Fire Protection Services	2025	5,000	-	500	4,500	1,130		3,370	2,629	741
4C	Official Plan Update	Parks and Recreation Services	2025	5,000	-	500	4,500	1,130		3,370	2,629	741
4D	Official Plan Update	Library Services	2025	2,500	-	250	2,250	560		1,690	1,318	372
4E	Official Plan Update	Water Services	2025	12,500	-	1,250	11,250	2,810		8,440	6,583	1,857
4F	Official Plan Update	Wastewater Services	2025	12,500	-	1,250	11,250	2,810		8,440	6,583	1,857
5A	Zoning By-law Update	Services Related to a Highway	2022	12,500	-	1,250	11,250	2,810		8,440	6,583	1,857
5B	Zoning By-law Update	Fire Protection Services	2022	5,000	-	500	4,500	1,130		3,370	2,629	741
5C	Zoning By-law Update	Parks and Recreation Services	2022	5,000	-	500	4,500	1,130		3,370	2,629	741
5D	Zoning By-law Update	Library Services	2022	2,500	-	250	2,250	560		1,690	1,318	372
5E	Zoning By-law Update	Water Services	2022	12,500	-	1,250	11,250	2,810		8,440	6,583	1,857
5F	Zoning By-law Update	Wastewater Services	2022	12,500	-	1,250	11,250	2,810		8,440	6,583	1,857



Infrastructure Costs Included in the Development Charges Calculation

Municipality of Central Elgin
Class of Service: Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Category	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (To Recognize Benefit to Non-D.C. Services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 78%	Non-Residential Share 22%
	2020-2029											
6A	Zoning By-law Update	Services Related to a Highway	2027	12,500	-	1,250	11,250	2,810		8,440	6,583	1,857
6B	Zoning By-law Update	Fire Protection Services	2027	5,000	-	500	4,500	1,130		3,370	2,629	741
6C	Zoning By-law Update	Parks and Recreation Services	2027	5,000	-	500	4,500	1,130		3,370	2,629	741
6D	Zoning By-law Update	Library Services	2027	2,500	-	250	2,250	560		1,690	1,318	372
6E	Zoning By-law Update	Water Services	2027	12,500	-	1,250	11,250	2,810		8,440	6,583	1,857
6F	Zoning By-law Update	Wastewater Services	2027	12,500	-	1,250	11,250	2,810		8,440	6,583	1,857
7	Fire Master Plan	Fire Protection Services	2025	60,000	-		60,000	-		60,000	46,800	13,200
8	Trails Master Plan	Parks and Recreation Services	2026	60,000	-		60,000	45,000		15,000	11,700	3,300
9	Parks and Recreation Master Plan	Parks and Recreation Services	2024	35,000	-		35,000	17,500		17,500	13,650	3,850
10	Harbour Waterfront Open Public Space Master Plan	Parks and Recreation Services	2020	125,000	41,250		83,750	41,250		42,500	33,150	9,350
11A	Long Term Financial Plan	Services Related to a Highway	2022	50,000	-	5,000	45,000	33,750		11,250	8,775	2,475
11B	Long Term Financial Plan	Fire Protection Services	2022	20,000	-	2,000	18,000	13,500		4,500	3,510	990
11C	Long Term Financial Plan	Parks and Recreation Services	2022	20,000	-	2,000	18,000	13,500		4,500	3,510	990
11D	Long Term Financial Plan	Library Services	2022	10,000	-	1,000	9,000	6,750		2,250	1,755	495
11E	Long Term Financial Plan	Water Services	2022	50,000	-	5,000	45,000	33,750		11,250	8,775	2,475
11F	Long Term Financial Plan	Wastewater Services	2022	50,000	-	5,000	45,000	33,750		11,250	8,775	2,475
12A	Harbour Secondary Plan	Services Related to a Highway	2020	106,250	-	10,625	95,625	-		95,625	74,588	21,038
12B	Harbour Secondary Plan	Fire Protection Services	2020	42,500	-	4,250	38,250	-		38,250	29,835	8,415
12C	Harbour Secondary Plan	Parks and Recreation Services	2020	42,500	-	4,250	38,250	-		38,250	29,835	8,415
12D	Harbour Secondary Plan	Library Services	2020	21,250	-	2,125	19,125	-		19,125	14,918	4,208
12E	Harbour Secondary Plan	Water Services	2020	106,250	-	10,625	95,625	-		95,625	74,588	21,038
12F	Harbour Secondary Plan	Wastewater Services	2020	106,250	-	10,625	95,625	-		95,625	74,588	21,038
13	Reserve Fund Adjustment		Reserve	-	-		-	50,202		(50,202)	(39,157)	(11,044)
	Total			1,195,000	41,250	82,500	1,071,250	333,952	-	737,298	575,093	162,206



5.2.4 Growth Studies (Urban Services)

The Municipality has provided for a capital provision to undertake studies related to roads, water, and wastewater in the urban areas of the Municipality. The total cost of this provision is \$200,000 and has been included in the D.C. calculations.

The allocation between residential and non-residential growth is calculated based on incremental growth in population to employment, for the 10-year urban forecast period. This results in an 83% residential/17% non-residential split.



5.3 Service Levels and Capital Costs to 2036 for Central Elgin's D.C. Calculation

This section evaluates the development-related capital requirements for those services with capital costs in the long-term (2020-2036).

5.3.1 Services Related to a Highway

5.3.1.1 Roads and Related

Central Elgin owns and maintains 162 km of gravel surfaced and hard surfaced roads. This provides an average level of investment of \$10,526 per capita, resulting in a D.C.-eligible recovery amount of \$29.6 million over the long-term forecast period.

In addition to the roads, the Municipality also maintains bridges, culverts, sidewalks and streetlights which have an estimated value of \$14.2 million. This equates to \$1,079 per capita and a D.C.-eligible amount of \$3 million.

In total, the D.C. recoverable amount for roads services over the forecast period equals to \$32,634,385.

With respect to future needs, the identified capital projects include various works related to urbanization of streets and sidewalk additions. These projects total \$2,295,900. A deduction for existing benefit of \$489,000 has been made along with a deduction of the existing reserve fund balance of \$694,649, resulting in a D.C. eligible amount of \$1,112,251 to be recovered over the current forecast period (2020-2036).

The residential/non-residential allocation for all services related to a highway is based on the ratio of population to employment over the 2036 forecast period. The split for the Municipality is 81% residential and 19% non-residential.



Infrastructure Costs Included in the Development Charges Calculation

Municipality of Central Elgin
Service: Roads

Prj .No	Increased Service Needs Attributable to Anticipated Development 2020-2036	Location	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 81%	Non-Residential Share 19%
1	Seventh Ave - Kettle Creek Drive west 590 m - Belmont Upgrade from Rural to Urban Standard	Belmont	2022	1,154,000	-		1,154,000	489,000		665,000	538,650	126,350
2	Seventh Ave Sidewalk-Kettle Creek West 590 m	Belmont	2022	70,000	-		70,000	-		70,000	56,700	13,300
3	East Road Sidewalk - Erie Heights Way to Hill St. - Port Stanley	Port Stanley	2021	152,900	-		152,900	-		152,900	123,849	29,051
4	R3 - Railway Crossing Protection / Signals (City-wide DC)	South Block	2020	75,000	-		75,000	-		75,000	60,750	14,250
5	R4 - Southdale Minor Collector from Sunset to Shawside (City-wide DC)	South Block	2020	545,000	-		545,000	-		545,000	441,450	103,550
6	Sidewalk - George St. from Front St westerly 220m	Port Stanley	2021	33,000	-		33,000	-		33,000	26,730	6,270
7	Sidewalk-Sparta Line Sunset Drive westerly 475m	Union	2024	72,000	-		72,000	-		72,000	58,320	13,680
8	Sidewalk Elm St. to St.Thomas Boundary (680 m)	Eastwood	2020	110,000	-		110,000	-		110,000	89,100	20,900
9	Sidewalk to James Glover Development - (160 m)	Port Stanley	2023	24,000	-		24,000	-		24,000	19,440	4,560
10	Sidewalk on East Road Hill Street to Dexter Line (225 m)	Port Stanley	2025	34,000	-		34,000	-		34,000	27,540	6,460
11	Wellington Road Sidewalk - Cresnet to St. George (200m)	Lynhurst	2021	26,000	-		26,000	-		26,000	21,060	4,940
12	Reserve Fund Adjustment		Reserve	-	-		-	694,649		(694,649)	(562,665)	(131,983)
	Total			2,295,900	-	-	2,295,900	1,183,649	-	1,112,251	900,924	211,328



5.3.1.2 Public Works Facilities, Fleet & Equipment

The Municipality operates their Public Works services out of five facilities, totalling 44,850 sq.ft. of building area. This provides for an average level of service of 3.5 sq.ft. per capita or \$598 per capita. Based on the current level of service, the Municipality can recover a maximum D.C. eligible amount of \$1,682,841 over the long-term forecast period.

In addition to the facilities, the Public Works Department has a variety of vehicles and major equipment to service the Municipality, totalling approximately \$10.71 million. The inventory provides for a per capita standard of \$686. Over the forecast period, the D.C.-eligible amount for vehicles and equipment is \$1,928,920.

In total, the maximum D.C. eligible amount for Public Works is \$3,611,761.

The Municipality has identified a need for an additional tandem dump truck/snow plow, amounting to \$370,000. This cost has been included in the D.C. calculations.

Similar to roads, the residential/non-residential allocation for all services related to a highway is based on the ratio of population to employment over the 2036 forecast period. The split for the Municipality is 81% residential and 19% non-residential.



Infrastructure Costs Included in the Development Charges Calculation

Municipality of Central Elgin
 Service: Roads and Related Vehicles

Prj.No	Increased Service Needs Attributable to Anticipated Development 2020-2036	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 81%	Non-Residential Share 19%
1	Tandem Dump Truck/Snow Plow	2020	370,000	-		370,000	-		370,000	299,700	70,300
	Total		370,000	-	-	370,000	-	-	370,000	299,700	70,300



5.3.2 Fire Protection Services

The Central Elgin Fire Department currently operates its fire services from 18,774 sq.ft. of facility space, providing for a per capita average level of service of 1.17 sq.ft. per capita or \$341 per capita. This level of service provides the Municipality with a maximum D.C.-eligible amount for recovery over the forecast period of \$959,483 for fire facilities.

The Fire Department currently has 16 fire vehicles in operation to service its citizens. Based on the historical 10-year (2010-2019) forecast period, this amounts to a per capita level of service of \$514 and a maximum D.C. eligible amount of recoverable over the forecast period of \$1,444,862 for fire vehicles.

In addition to the vehicles, the Fire Department maintains an inventory of 1,048 items of equipment and gear (e.g. hoses, bunker gear, thermal cameras, etc.). This results in a calculated average level of service for the historical 10-year period of \$165 per capita, providing for a D.C.-eligible amount over the forecast period of \$464,092 for small equipment and gear.

Based on the above, the D.C. eligible amount related to fire services over the forecast period is \$2,868,437.

Staff have identified growth-related capital costs for a flashover simulator, a sea doo lift, the outstanding amount related to the Port Stanley Fire Station land, and growth-related debt for the Port Stanley Fire Station (principal and discounted interest). The gross capital cost for these items is \$3,087,466. In addition, the existing reserve fund deficit of \$317,825 has been added to the D.C. calculation for recovery. A deduction in the amount of \$22,400 has been made to account for the benefit to existing development. A further deduction of \$294,000 has been allocated to recognize the benefit of the projects to development beyond the forecast period. This results in a net D.C. eligible amount of \$3,088,891 being included in the calculations. Note that although the service standard ceiling is \$2,868,437, the D.C. calculations have included \$3,088,891 because discounted interest related to the Port Stanley Fire Station debt (\$222,433) is not counted towards the service standard ceiling.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 81% being



allocated to residential development and 19% being allocated to non-residential development.



Infrastructure Costs Included in the Development Charges Calculation

Municipality of Central Elgin
Service: Fire Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2020-2036	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 81%	Non- Residential Share 19%
1	New Port Stanley Fire Station - Growth Related Principal	2020-2029	2,814,433	-		2,814,433	-		2,814,433	2,279,691	534,742
2	New Port Stanley Fire Station - Growth Related Discounted Interest	2020-2029	222,433	-		222,433	-		222,433	180,170	42,262
3	New Port Stanley Fire Station Land (Outstanding Amount)	2020	7,400	-		7,400	2,400		5,000	4,050	950
4	Flashover Simulator	2020	40,000	-		40,000	20,000		20,000	16,200	3,800
5	Sea Doo Lift	2020	3,200	-		3,200	-		3,200	2,592	608
6	Post Period Adjustment	Adjustment		294,000		(294,000)	-		(294,000)	(238,140)	(55,860)
7	Reserve Fund Adjustment	Reserve	317,825	-		317,825	-		317,825	257,439	60,387
	Total		3,405,291	294,000	0	3,111,291	22,400	0	3,088,891	2,502,002	586,889



5.4 Service Levels and Urban Build-out Capital Costs for Central Elgin's D.C. Calculation

This section evaluates the development-related capital requirements for water, wastewater and related administration services over the build-out planning period for each urban service area. Staff have reviewed and updated the outstanding needs for water and wastewater to service growth in the Belmont, Port Stanley, Union and Southblock areas. The Municipality has undertaken a combined approach to the calculation of these services.

5.4.1 Water Services

For this D.C. study, staff have identified that the capital works provided in this section are attributable to the areas of Belmont, Port Stanley, Union, Norman/Lyndale and Lynhurst (Southblock). Therefore, the capital provided herein will be recovered on an area specific basis for those aforementioned areas.

Based on the identified needs in the above noted areas, the total cost of the identified projects is \$4,097,671. A deduction to account for benefit to existing development related to the Port Stanley and Union area projects in the amount of \$1,056,844 has been made. A further deduction in the amount of \$51,657 has been made to account for the reserve fund surplus. Therefore, the net D.C. recoverable amount is \$3,092,477.

The allocation between residential and non-residential growth is calculated based on incremental growth in population to employment for the urban build-out forecast period in the serviced areas of Belmont, Port Stanley, Union, Norman/Lyndale and Lynhurst (Southblock). This results in the following residential/non-residential splits:

- Belmont – 69% residential, 31% non-residential;
- Port Stanley – 90% residential, 10% non-residential;
- Union – 98% residential, 2% non-residential
- Southblock – 100% residential, 0% non-residential.



Infrastructure Costs Included in the Development Charges Calculation

Municipality of Central Elgin
Service: Water Services Summary

Prj.No	Increased Service Needs Attributable to Anticipated Development	Location	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
2020-Total - Urban Build Out												
1	Belmont Elevated Storage Debt Principal (Growth Share)	Belmont	2020-2025	213,809	-	-	213,809	-	-	213,809	147,528	66,281
2	Belmont Elevated Storage Debt Interest (Discounted) (Growth Share)	Belmont	2020-2025	23,462	-	-	23,462	-	-	23,462	16,188	7,273
3	Water Supply - Sunset East Road to Warren (Unfunded Growth Amount)	Port Stanley	2020	123,100	-	-	123,100	-	-	123,100	110,790	12,310
4	Elgin Primary Booster Station Connection - PS	Port Stanley	2021	850,000	-	-	850,000	425,000	-	425,000	382,500	42,500
5	Pressure Reducing Valve Relocation - PS	Port Stanley	2022	525,000	-	-	525,000	393,750	-	131,250	118,125	13,125
6	W1 - 400 dia New Development Main East of Fairview from Elm to Raven (oversizing)	Southblock	2020+	12,900	-	-	12,900	-	-	12,900	12,900	-
7	W2 - 300 dia Bill Martyn from Sauve to Southdale	Southblock	2020+	25,800	-	-	25,800	-	-	25,800	25,800	-
8	W3 - 400 dia Southdale from Fairview to existing 200 dia at Lake Margaret Tr.	Southblock	2020+	107,900	-	-	107,900	-	-	107,900	107,900	-
9	W5 - 400 dia Southdale from Lake Margaret Tr. To Sunset Drive	Southblock	2020+	110,200	-	-	110,200	-	-	110,200	110,200	-
10	W6 - 400 dia Southdale from Fairview east to City Limit	Southblock	2020+	51,600	-	-	51,600	-	-	51,600	51,600	-
11	W7 - 300 dia Southdale from Sunset Drive west to Shaw Valley Drive	Southblock	2020+	42,200	-	-	42,200	-	-	42,200	42,200	-
12	Financing Costs	Southblock	2020+	96,200	-	-	96,200	-	-	96,200	96,200	-
13	Union Water Trunk Mains (Sparta Line - from Beaver Creek East to Hindley)	Union	2020+	800,000	-	-	800,000	-	-	800,000	784,000	16,000
14	Pre-Servicing Costs of the Union Area	Union	2020+	1,115,500	-	-	1,115,500	238,100	-	877,400	859,852	17,548
15	Reserve Fund Adjustment	Urban Area	Reserve	-	-	-	-	(51,657)	-	51,657	48,041	3,616
	Total			4,097,671	-	-	4,097,671	1,005,193	-	3,092,477	2,913,824	178,653



5.4.2 Wastewater Services

Similar to water, staff have identified that the wastewater capital works provided in this section are attributable to the areas of Belmont, Port Stanley, Union, Norman/Lyndale and Lynhurst (Southblock). Therefore, the capital provided herein will be recovered on an area specific basis for those aforementioned areas.

The Municipality has provided capital projects totalling \$24.73 million for wastewater work. Of this amount, the growth-related debentures for the Belmont Sewage Plant (\$1.36 million principal and discounted interest) and the Port Stanley Wastewater Treatment Plant (\$8.56 million principal and discounted interest) have been included for recovery. In addition, \$783,841 has been included for recovery to account for the reserve fund deficit, for a total gross cost of \$25,515,873. After a reduction to recognize the benefit to existing development of \$1.14 million, the total amount of D.C. eligible costs for recovery is \$24,379,373.

The allocation between residential and non-residential growth is calculated based on incremental growth in population to employment for the urban build-out forecast period in the serviced areas of Belmont, Port Stanley, Union, Norman/Lyndale and Lynhurst (Southblock). For wastewater, these allocations result in the following residential/non-residential splits:

- Belmont – 69% Residential, 31% Non-residential;
- Port Stanley – 90% Residential, 10% Non-residential;
- Union – 98% Residential, 2% Non-residential;
- Norman/Lyndale – 96% Residential, 4% Non-residential; and
- Southblock – 100% Residential, 0% Non-residential.



Infrastructure Costs Included in the Development Charges Calculation

Municipality of Central Elgin
Service: Wastewater Services Summary

Prj.No	Increased Service Needs Attributable to Anticipated Development	Location	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
2020-Total - Urban Build Out												
1	Belmont Sewage Plant Debt Principal (Growth Share)	Belmont	2020-2025	1,227,352	-	-	1,227,352	-	-	1,227,352	846,873	380,479
2	Belmont Sewage Plant Debt Interest (Discounted) (Growth Share)	Belmont	2020-2025	134,679	-	-	134,679	-	-	134,679	92,928	41,750
3	Sewage Forcemain (Belmont)	Belmont	2025	780,000	-	-	780,000	-	-	780,000	538,200	241,800
4	Pumping Station 71 (pump install)	Belmont	2022	75,000	-	-	75,000	-	-	75,000	51,750	23,250
5	New Trunk Sanitary Sewers (Colborne Stanley Sewer Upgrades) - Port Stanley	Port Stanley	2025	1,500,000	-	-	1,500,000	500,000	-	1,000,000	900,000	100,000
6	Debt - Growth Related Principal of Port Stanley WWTP	Port Stanley	2020-2042	7,472,653	-	-	7,472,653	-	-	7,472,653	6,725,387	747,265
7	Debt - Growth Related Discounted Interest of Port Stanley WWTP	Port Stanley	2020-2042	1,092,147	-	-	1,092,147	-	-	1,092,147	982,933	109,215
8	Sunset Road Sanitary Sewer Extension - Port Stanley. East Road Southerly	Port Stanley	2020	450,000	-	-	450,000	-	-	450,000	405,000	45,000
9	Port Stanley Sanitary Sewer lining	Port Stanley	2020	350,000	-	-	350,000	-	-	350,000	315,000	35,000
10	Union Area Pumping Station & Forcemain	Union	2023	3,500,000	-	-	3,500,000	371,300	-	3,128,700	3,066,126	62,574
11	Union Area Sanitary Trunk Mains	Union	2024	2,500,000	-	-	2,500,000	265,200	-	2,234,800	2,190,104	44,696
11	Outstanding Credits related to S2 - Shaw Valley P.S. and Forcemain (Shawside)	South Block	2021+	369,400	-	-	369,400	-	-	369,400	369,400	-
12	S4 - Trunk sewer from P.S. to Southdale Road - Developer to build (Shawside)	South Block	2020	191,600	-	-	191,600	-	-	191,600	191,600	-
13	Financing Costs (Shawside)	South Block	Future	196,200	-	-	196,200	-	-	196,200	196,200	-
14	Sewer Capacity for Southblock, Norman and Lynhurst Areas	South Block, Norman/Lyndale and Lynhurst	2020+	4,893,000	-	-	4,893,000	-	-	4,893,000	4,697,280	195,720
15	Reserve Fund Adjustment	Urban Area	Reserve	783,841	-	-	783,841	-	-	783,841	728,973	54,869
	Total			25,515,873	-	-	25,515,873	1,136,500	-	24,379,373	22,297,754	2,081,619



6. D.C. Calculation

The following tables provide for the D.C. calculations based on different service areas and growth forecasts:

- Table 6-1 calculates the D.C.s in the urban serviced areas of Belmont, Port Stanley, Union, Norman/Lyndale and Lynhurst (Southblock) for water services over their respective buildout forecasts.
- Table 6-2 calculates the D.C.s in the urban serviced areas of Belmont, Port Stanley, Union, Norman/Lyndale and Lynhurst (Southblock) for wastewater services over their respective buildout forecasts.
- Table 6-3 calculates the D.C.s for urban-related growth studies over a 10-year planning horizon of urban areas.
- Table 6-4 calculates the D.C.s for services related to a highway and fire protection services over the long-term (2036) planning horizon.
- Table 6-5 calculates the uniform D.C.s to be imposed on anticipated development for parks and recreation services, library services and growth (municipal-wide) services over a 10-year planning horizon.

The calculation for residential development is generated on a per capita basis and is based upon five forms of housing types (singles and semi-detached, multiples, apartments 2+ bedrooms, apartments bachelor and 1 bedroom, and special care/special dwelling units). The non-residential D.C. has been calculated on a per sq.ft. of gross floor area basis for all types of non-residential development (industrial, commercial and institutional).

The D.C.-eligible costs for each service component were developed in Chapter 5 for all Municipality services, based on their proposed capital programs.

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible D.C. cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 5) to calculate the charge in Tables 6-1 through 6-5.



Table 6-1
Municipality of Central Elgin
D.C. Calculation
Water Area Specific Services
(Belmont, Port Stanley, Union, Norman/Lyndale and Lynhurst (Southblock))
2020-Total Urban Build Out

SERVICE	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. <u>Water Services</u>				
1.1 Treatment, storage and distribution systems	2,913,824	178,653	738	0.42
	2,913,824	178,653	738	0.42
TOTAL	\$2,913,824	\$178,653	\$738	\$0.42
D.C.-Eligible Capital Cost	\$2,913,824	\$178,653		
Buildout of Belmont, Port Stanley, Union, Norman/Lyndale and Lynhurst (Southblock) Gross Population/GFA Growth (sq.ft.)	11,324	426,700		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$257.31	\$0.42		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.868	\$738		
Apartments - 2 Bedrooms +	1.700	\$437		
Apartments - Bachelor and 1 Bedroom	1.089	\$280		
Multiples	2.176	\$560		
Special Care/Special Dwelling Units	1.100	\$283		

Table 6-2
Municipality of Central Elgin
D.C. Calculation
Wastewater Area Specific Services
(Belmont, Port Stanley, Union, Norman/Lyndale and Lynhurst (Southblock))
2020-Total Urban Build Out

SERVICE	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
2. <u>Wastewater Services</u>				
2.1 Treatment plants & Sewers	22,297,754	2,081,619	5,647	4.88
	22,297,754	2,081,619	5,647	4.88
TOTAL	\$22,297,754	\$2,081,619	\$5,647	\$4.88
D.C.-Eligible Capital Cost	\$22,297,754	\$2,081,619		
Buildout of Belmont, Port Stanley, Union, Norman/Lyndale and Lynhurst (Southblock) Gross Population/GFA Growth (sq.ft.)	11,324	426,700		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,969.07	\$4.88		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.868	\$5,647		
Apartments - 2 Bedrooms +	1.700	\$3,347		
Apartments - Bachelor and 1 Bedroom	1.089	\$2,144		
Multiples	2.176	\$4,285		
Special Care/Special Dwelling Units	1.100	\$2,166		



Table 6-3
Municipality of Central Elgin
D.C. Calculation
Urban Area Specific Services
2020-2029

SERVICE/CLASS OF SERVICE	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
3. <u>Growth Studies - Urban</u>				
3.1 Water Services	55,361	11,339	61	0.03
3.2 Wastewater Services	55,361	11,339	61	0.03
3.3 Services Related to a Highway	55,278	11,322	61	0.03
	166,000	34,000	183	0.10
TOTAL	\$166,000	\$34,000	\$183	\$0.10
D.C.-Eligible Capital Cost	\$166,000	\$34,000		
10-Year Urban Areas Gross Population/GFA Growth (sq.ft.)	2,606	329,300		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$63.70	\$0.10		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.868	\$183		
Apartments - 2 Bedrooms +	1.700	\$108		
Apartments - Bachelor and 1 Bedroom	1.089	\$69		
Multiples	2.176	\$139		
Special Care/Special Dwelling Units	1.100	\$70		

Table 6-4
Municipality of Central Elgin
D.C. Calculation
Municipal-wide Services
2020-2036

SERVICE	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
4. <u>Services Related to a Highway</u>				
4.1 PW Rolling Stock	299,700	70,300	195	0.15
4.2 Roads and Related	900,924	211,328	585	0.44
	1,200,624	281,628	780	0.59
5. <u>Fire Protection Services</u>				
5.1 Fire facilities, vehicles & equipment	2,502,002	586,889	1,625	1.23
	2,502,002	586,889	1,625	1.23
TOTAL	\$3,702,625	\$868,517	\$2,405	\$1.82
D.C.-Eligible Capital Cost	\$3,702,625	\$868,517		
2036-Year Gross Population/GFA Growth (sq.ft.)	4,415	476,400		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$838.65	\$1.82		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	2.868	\$2,405		
Apartments - 2 Bedrooms +	1.700	\$1,426		
Apartments - Bachelor and 1 Bedroom	1.089	\$913		
Multiples	2.176	\$1,825		
Special Care/Special Dwelling Units	1.100	\$923		



Table 6-5
Municipality of Central Elgin
D.C. Calculation
Municipal-wide Services
2020-2029

SERVICE/CLASS OF SERVICE	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
6. <u>Parks and Recreation Services</u>				
6.1 Recreation facilities, vehicles and equipment	1,906,221	100,327	1,953	0.26
	1,906,221	100,327	1,953	0.26
7. <u>Library Services</u>				
7.1 Library facilities	106,671	5,614	109	0.02
	106,671	5,614	109	0.02
8. <u>Growth Studies</u>				
8.1 Services Related to a Highway	105,624	29,791	108	0.08
8.2 Fire Protection Services	90,868	25,630	93	0.07
8.3 Parks and Recreation Services	99,632	28,101	102	0.08
8.4 Library Services	20,692	5,836	21	0.02
8.5 Water Services	108,691	30,656	111	0.08
8.6 Wastewater Services	149,586	42,191	153	0.11
	575,093	162,206	588	0.44
TOTAL	2,587,985	\$268,147	\$2,650	\$0.72
D.C.-Eligible Capital Cost	\$2,587,985	\$268,147		
10-Year Gross Population/GFA Growth (sq.ft.)	2,801	370,900		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$923.95	\$0.72		
By Residential Unit Type				
	P.P.U.			
Single and Semi-Detached Dwelling	2.868	\$2,650		
Apartments - 2 Bedrooms +	1.700	\$1,571		
Apartments - Bachelor and 1 Bedroom	1.089	\$1,006		
Multiples	2.176	\$2,011		
Special Care/Special Dwelling Units	1.100	\$1,016		



Table 6-6
Municipality of Central Elgin
D.C. Calculation
Total All Services

	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
Municipal-wide Services 2036 Year	3,702,625	868,517	2,405	1.82
Municipal-wide Services 10 Year	2,587,985	268,147	2,650	0.72
TOTAL MUNICIPAL WIDE	6,290,611	1,136,664	5,055	2.54
Urban-wide Studies 10 Year	166,000	34,000	183	0.10
TOTAL URBAN AREA	166,000	34,000	183	0.10
Water Area Specific - Build out	2,913,824	178,653	738	0.42
Wastewater Area Specific - Build out	22,297,754	2,081,619	5,647	4.88
TOTAL URBAN AREA - AREA SPECIFIC	25,211,578	2,260,271	6,385	5.30



Table 6-7
Municipality of Central Elgin
Gross Expenditure and Sources of Revenue Summary for Costs to be Incurred over the Life of the By-law

Service/Class of Service	Total Gross Cost	Sources of Financing						
		Tax Base or Other Non-D.C. Source				Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding	Legislated Reduction		Residential	Non-Residential
1. Water Services 1.1 Treatment, storage and distribution systems	2,142,625	0	818,750	0	0	0	1,194,646	129,230
2. Wastewater Services 2.1 Treatment plants & Sewers	10,432,939	0	636,500	0	0	0	9,047,870	748,569
3. Growth Studies - Urban 3.1 Water Services	66,700	0	0	0	0	0	55,361	11,339
3.2 Wastewater Services	66,700	0	0	0	0	0	55,361	11,339
3.3 Services Related to a Highway	66,600	0	0	0	0	0	55,278	11,322
4. Services Related to a Highway 4.1 PW Rolling Stock	370,000	0	0	0	0	0	299,700	70,300
4.2 Roads and Related	2,261,900	0	489,000	0	0	0	1,436,049	336,851
5. Fire Protection Services 5.1 Fire facilities, vehicles & equipment	1,569,033	0	22,400	0	0	0	1,252,773	293,860
6. Parks and Recreation Services 6.1 Recreation facilities, vehicles and equipment	1,770,000	0	0	0	0	0	1,681,500	88,500
7. Library Services 7.1 Library facilities	0	0	0	0	0	0	0	0
8. Growth Studies 8.1 Services Related to a Highway	183,250	18,125	39,370	0	0	0	98,089	27,666
8.2 Fire Protection Services	76,600	7,250	15,760	0	0	0	41,800	11,790
8.3 Parks and Recreation Services	235,100	7,250	74,510	0	0	41,250	87,430	24,660
8.4 Library Services	36,250	3,625	7,870	0	0	0	19,309	5,446
8.5 Water Services	185,350	18,125	39,370	0	0	0	99,727	28,128
8.6 Wastewater Services	213,350	18,125	39,370	0	0	0	121,567	34,288
Total Expenditures & Revenues	\$19,676,397	\$72,500	\$2,182,900	\$0	\$0	\$41,250	\$15,546,459	\$1,833,288



7.2 D.C. By-law Structure

It is recommended that:

- classes of services be established for growth studies (Municipal-Wide) and growth studies (Urban Services);
- the Municipality uses a uniform Municipal-wide development charge calculation for all Municipal services except water, wastewater and urban-related growth studies;
- urban-related growth studies be imposed on the urban area of the Municipality;
- water and wastewater services be imposed on an urban area-specific basis; and
- one Municipal D.C. by-law be used for all services.

7.3 D.C. By-law Rules

The following subsections set out the recommended rules governing the calculation, payment and collection of D.C.s in accordance with section 6 of the D.C.A.

It is recommended that the following sections provide the basis for the D.C.s.:

7.3.1 Payment in any Particular Case

In accordance with the D.C.A., subsection 2 (2), a D.C. be calculated, payable and collected where the development requires one or more of the following:

- “(a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Planning Act;
- (b) the approval of a minor variance under section 45 of the Planning Act;
- (c) a conveyance of land to which a by-law passed under subsection 50 (7) of the Planning Act applies;
- (d) the approval of a plan of subdivision under section 51 of the Planning Act;
- (e) a consent under section 53 of the Planning Act;



- (f) the approval of a description under section 9 of the Condominium Act, 1998; or
- (g) the issuing of a permit under the Building Code Act, 1992 in relation to a building or structure.”

7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of gross floor area constructed for eligible uses (i.e. industrial, commercial and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, e.g.
 - for municipal wide growth studies, the costs have been based on a population vs. employment growth ratio (78%/22%) for residential and non-residential, respectively) over the 10-year forecast period;
 - for urban-related growth studies, the costs have been based on a population vs. employment growth ratio (83%/17%) for residential and non-residential, respectively) over the 10-year urban-area forecast period;
 - for parks and recreation and library services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
 - for services related to a highway and fire protection services, an 81% residential/19% non-residential attribution has been made based on a population vs. employment growth ratio over the long-term (2036) forecast period; and
 - for water and wastewater services, the residential/non-residential splits are based on the population vs. employment ratio for the urban buildout of the following areas:
 - Belmont: 69% residential / 31% non-residential
 - Port Stanley: 90% residential / 10% non-residential
 - Union: 98% residential / 2% non-residential
 - Norman/Lyndale: 96% residential / 4% non-residential



Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)¹ for the most recent year-over-year period.

7.3.8 The Applicable Areas

The charges developed herein provide for varying charges within the Municipality, as follows:

- All Municipal-wide Services – the full residential and non-residential charge will be imposed on all lands within the Municipality.
- Urban Area Services – the full growth studies related to urban services be imposed on all urban serviced areas of the Municipality.
- Area Specific - Urban Services:
 - Belmont – the full water and wastewater residential and non-residential D.C.s will be imposed on all lands within Belmont;
 - Port Stanley – the full water and wastewater residential and non-residential D.C.s will be imposed on all lands within Port Stanley;
 - Union – the full water and wastewater residential and non-residential D.C.s will be imposed on all lands within the Union Area;
 - Norman/Lyndale – the full water and wastewater residential and non-residential D.C.s will be imposed on all lands within the Norman/Lyndale Area;
 - Lynhurst – the full water and wastewater residential and non-residential D.C.s will be imposed on all lands within the Lynhurst Area; and
 - Southblock – the full water and wastewater residential D.C.s will be imposed within the Southblock area.

¹ O. Reg. 82/98 referenced “The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007” as the index source. Since implementation, Statistics Canada has modified this index twice and the above-noted index is the most current. The draft by-law provided herein refers to O. Reg. 82/98 to ensure traceability should this index continue to be modified over time.



7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

The Municipality's D.C. collections are currently reserved in eight separate reserve funds: water services, wastewater services, growth studies (municipal-wide), growth studies (urban), services related to a highway, fire protections services, parks and recreation services, and library services. Appendix D outlines the reserve fund policies that the Municipality is required to follow as per the D.C.A.

7.4.2 By-law In-force Date

A by-law under the D.C.A. comes into force on the day after which the by-law is passed by Council.

7.4.3 Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing

The minimum interest rate is the Bank of Canada rate on the day on which the by-law comes into force (as per section 11 of O. Reg. 82/98).

7.4.4 Area Rating

As noted earlier, Bill 73 has introduced two new sections where Council must consider the use of area specific charges:

1. Section 2 (9) of the Act now requires a municipality to implement area-specific D.C.s for either specific services which are prescribed and/or for specific municipalities which are to be regulated (note that at this time, no municipalities or services are prescribed by the Regulations).
2. Section 10 (2) c.1 of the D.C.A. requires that "the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas."



In regard to the first item, there are no services or specific municipalities identified in the regulations which must be area-rated. The second item requires Council to consider the use of area-rating.

At present, the Municipality's by-law provides for area rating for water, wastewater and urban related growth studies. All other Municipal services are recovered based on a uniform, Municipal-wide basis. There have been several reasons why they have not been imposed for these services including:

1. All Municipal services, with the exception of water, wastewater and stormwater, require that the average 10-year service standard be calculated. This average service standard multiplied by growth in the Municipality, establishes an upper ceiling on the amount of funds which can be collected from all developing landowners. Section 4 (4) of O. Reg. 82/98 provides that "...if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality." Put in layman terms, the average service standard multiplied by the growth within the specific area, would establish an area specific ceiling which would significantly reduce the total revenue recoverable for the Municipality hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.
2. Extending on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a Municipal-wide approach to an area specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The development charges would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to Areas B and C due to reduced revenue.
3. Many services which are provided (roads, parks, recreation facilities, library) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Municipality will be used by residents from all areas depending on the programming of the facility (i.e. a public



skate is available each night, but at a different arena; hence usage of any one facility at any given time is based on programming availability).

For the reasons noted above, it is recommended that Council continue the D.C. approach to calculate the charges on a uniform Municipal-wide basis for all services other than water, wastewater and urban related growth studies.



7.5 Other Recommendations

It is recommended that Council:

“Whenever appropriate, request that grants, subsidies and other contributions be clearly designated by the donor as being to the benefit of existing development or new development, as applicable;”

“Adopt the assumptions contained herein as an ‘anticipation’ with respect to capital grants, subsidies and other contributions;”

“Growth Studies (Municipal-wide) and Growth Studies (Urban Services) be established as classes of services;”

“Continue the D.C. approach to calculate the charges on a uniform Municipal-wide basis for all services (except urban related studies, water, and wastewater), a uniform urban-area basis for urban related growth studies, and on an area-specific basis for water and wastewater services;”

“Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated March 25, 2020 as amended (by Addendum #1 dated January 7, 2021), subject to further annual review during the capital budget process;”

“Approve the D.C.s Background Study dated March 25, 2020, as amended (by Addendum #1 dated January 7, 2021);”

“Determine that no further public meeting is required;” and

“Approve the D.C. By-law as set out in Appendix G.”



Appendix A: Background Information on Residential and Non-Residential Growth Forecast

Schedule 1
Municipality of Central Elgin
Residential Growth Forecast Summary

Year	Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households	
		Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	Equivalent Institutional Households		
Historical	Mid 2006	13,070	12,723	183	12,540	4,430	170	145	40	4,785	166	2.659
	Mid 2011	13,090	12,743	193	12,550	4,513	140	113	15	4,781	175	2.665
	Mid 2016	12,950	12,607	72	12,535	4,640	155	105	30	4,930	65	2.557
Forecast	Early 2020	13,650	13,288	77	13,211	5,001	159	114	30	5,304	70	2.505
	Early 2030	15,430	15,022	217	14,805	5,775	233	302	30	6,341	197	2.369
	Mid 2031	15,710	15,300	219	15,081	5,890	245	330	30	6,495	199	2.356
	Mid 2036	16,540	16,100	223	15,877	6,230	295	415	30	6,970	203	2.310
	Buildout	23,844	23,217	345	22,872	8,414	620	1,029	30	10,093	314	2.300
Incremental	Mid 2006 - Mid 2011	20	20	10	10	83	-30	-32	-25	-4	9	
	Mid 2011 - Mid 2016	-140	-136	-121	-15	127	15	-8	15	149	-110	
	Mid 2016 - Early 2020	700	681	5	676	361	4	9	0	374	5	
	Early 2020 - Early 2030	1,780	1,734	140	1,594	774	74	188	0	1,036	127	
	Early 2020 - Mid 2031	2,060	2,012	142	1,870	888	86	216	0	1,191	129	
	Early 2020 - Mid 2036	2,890	2,812	146	2,666	1,229	136	301	0	1,666	133	
	Early 2020 - Buildout	10,194	9,929	268	9,661	3,413	461	915	0	4,789	244	

Source: Municipality of Central Elgin Population and Housing Growth Study, by Watson & Associates Economists Ltd., 2020.

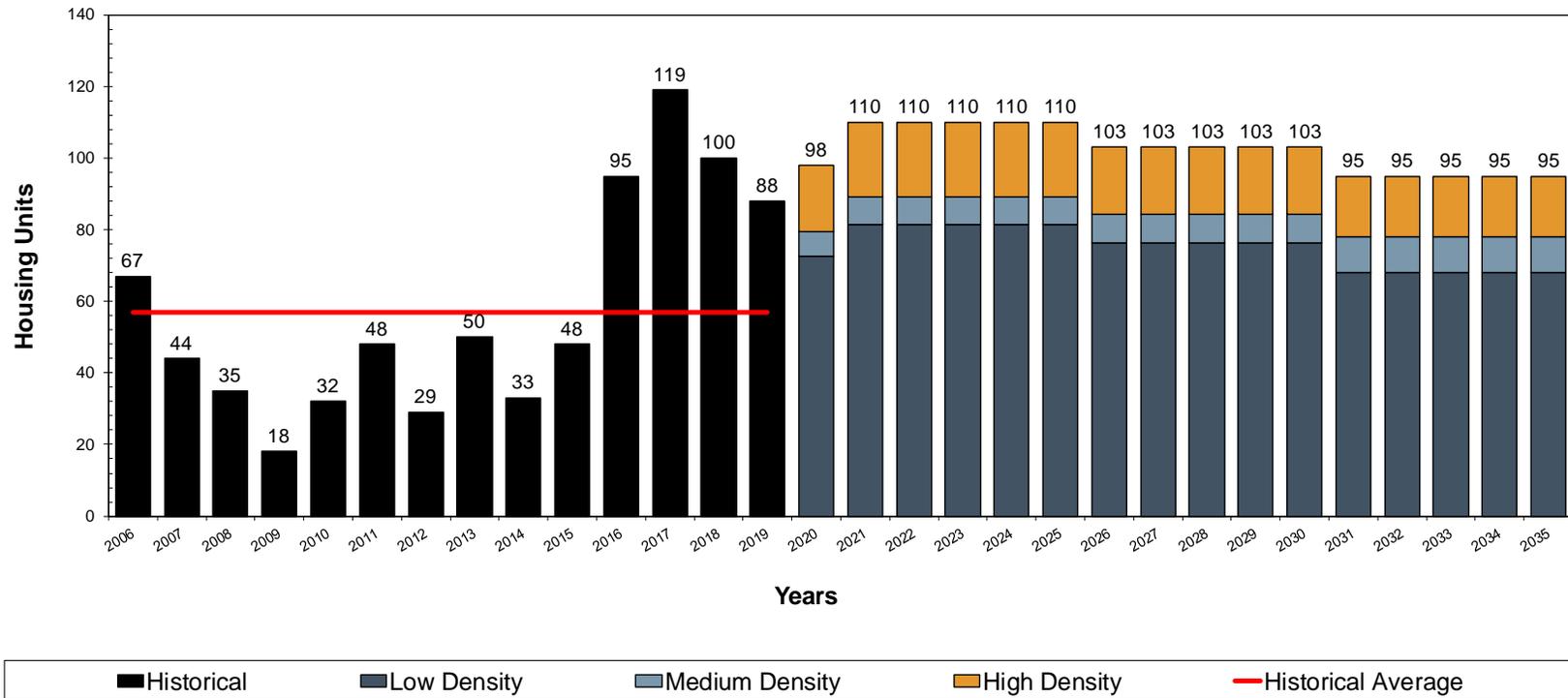
¹ Census undercount estimated at approximately 2.7%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

³ Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



**Figure A-1
Annual Housing Forecast¹**



Source: Historical housing activity derived from Statistics Canada building permit data for the Municipality of Central Elgin, 2007-2019.

¹ Growth forecast represents calendar year.



Schedule 2
Municipality of Central Elgin
Estimate of the Anticipated Amount, Type and Location of
Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Single & Semi-Detached	Multiples ¹	Apartments ²	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Port Stanley	Early 2020 - Early 2030	203	74	188	465	1,023	-231	791	140	931
	Early 2020 - Mid 2031	220	86	216	522	1,141	-258	883	142	1,025
	Early 2020 - Mid 2036	233	136	301	670	1,412	-348	1,064	146	1,210
	Early 2020 - Buildout	277	152	915	1,344	2,489	-542	1,947	268	2,215
Lynhurst ³	Early 2020 - Early 2030	74	0	0	74	212	-159	53	0	53
	Early 2020 - Mid 2031	89	0	0	89	255	-177	78	0	78
	Early 2020 - Mid 2036	147	0	0	147	422	-239	183	0	183
	Early 2020 - Buildout	147	0	0	147	422	-372	50	0	50
Belmont	Early 2020 - Early 2030	240	0	0	240	688	-129	560	0	560
	Early 2020 - Mid 2031	266	0	0	266	763	-143	620	0	620
	Early 2020 - Mid 2036	307	0	0	307	881	-193	687	0	687
	Early 2020 - Buildout	325	0	0	325	932	-301	631	0	631
Norman/Lyndale ⁴	Early 2020 - Early 2030	40	0	0	40	115	-26	89	0	89
	Early 2020 - Mid 2031	43	0	0	43	123	-29	95	0	95
	Early 2020 - Mid 2036	48	0	0	48	138	-39	99	0	99
	Early 2020 - Buildout	1,250	0	0	1,250	3,586	-60	3,526	0	3,526
Union	Early 2020 - Early 2030	149	0	0	149	427	-51	377	0	377
	Early 2020 - Mid 2031	194	0	0	194	556	-57	500	0	500
	Early 2020 - Mid 2036	393	0	0	393	1,127	-76	1,051	0	1,051
	Early 2020 - Buildout	1,030	309	0	1,339	3,627	-119	3,508	0	3,508
Eastwood Subdivision	Early 2020 - Early 2030	0	0	0	0	0	-76	-76	0	-76
	Early 2020 - Mid 2031	0	0	0	0	0	-84	-84	0	-84
	Early 2020 - Mid 2036	0	0	0	0	0	-114	-114	0	-114
	Early 2020 - Buildout	25	0	0	25	72	-177	-106	0	-106
Yarmouth Industrial & Commercial Lands	Early 2020 - Early 2030	0	0	0	0	0	-5	-5	0	-5
	Early 2020 - Mid 2031	0	0	0	0	0	-6	-6	0	-6
	Early 2020 - Mid 2036	0	0	0	0	0	-7	-7	0	-7
	Early 2020 - Buildout	0	0	0	0	0	-12	-12	0	-12
Total Urban	Early 2020 - Early 2030	706	74	188	968	2,466	-677	1,789	140	1,929
	Early 2020 - Mid 2031	812	86	216	1,114	2,839	-753	2,086	142	2,228
	Early 2020 - Mid 2036	1,128	136	301	1,565	3,979	-1,016	2,963	146	3,109
	Early 2020 - Buildout	3,054	461	915	4,430	11,127	-1,583	9,544	268	9,812
Rural	Early 2020 - Early 2030	68	0	0	68	195	-390	-195	0	-195
	Early 2020 - Mid 2031	76	0	0	76	218	-434	-216	0	-216
	Early 2020 - Mid 2036	101	0	0	101	290	-587	-297	0	-297
	Early 2020 - Buildout	359	0	0	359	1,030	-913	116	0	116
Municipality of Central Elgin	Early 2020 - Early 2030	774	74	188	1,036	2,661	-1,067	1,594	140	1,734
	Early 2020 - Mid 2031	888	86	216	1,190	3,057	-1,186	1,870	142	2,012
	Early 2020 - Mid 2036	1,229	136	301	1,666	4,269	-1,603	2,666	146	2,812
	Early 2020 - Buildout	3,413	461	915	4,789	12,157	-2,496	9,661	268	9,929

Source: Discussions with Municipal staff regarding land supply and servicing capacity, by Watson & Associates Economists Ltd., 2020.

¹ Includes townhouses and apartments in duplexes.

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

Note: Numbers may not add to totals due to rounding.



**Schedule 3
Municipality of Central Elgin
Current Year Growth Forecast
Mid 2016 to Early 2020**

		Population
Mid 2016 Population		12,607
Occupants of New Housing Units, Mid 2016 to Early 2020	<i>Units (2)</i>	374
	<i>multiplied by P.P.U. (3)</i>	2,920
	<i>gross population increase</i>	1,093
Occupants of New Equivalent Institutional Units, Mid 2016 to Early 2020	<i>Units</i>	5
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	5
Decline in Housing Unit Occupancy, Mid 2016 to Early 2020	<i>Units (4)</i>	4,930
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.085
	<i>total decline in population</i>	-417
Population Estimate to Early 2020		13,288
<i>Net Population Increase, Mid 2016 to Early 2020</i>		<i>681</i>

- (1) 2016 population based on Statistics Canada Census unadjusted for Census undercount.
 (2) Estimated residential units constructed, Mid-2016 to the beginning of the growth period assuming a six-month lag between construction and occupancy.
 (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.963	97%	2.860
<i>Multiples (6)</i>	2.176	1%	0.023
<i>Apartments (7)</i>	1.542	2%	0.037
Total		100%	2.920

¹ Based on 2016 Census custom database

² Based on Building permit/completion activity

- (4) 2016 households taken from Statistics Canada Census.
 (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
 (6) Includes townhouses and apartments in duplexes.
 (7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



**Schedule 4a
Municipality of Central Elgin
Ten Year Growth Forecast
Mid 2020 to Early 2030**

		Population
Early 2020 Population		13,288
Occupants of New Housing Units, Mid 2020 to Early 2030	<i>Units (2)</i>	1,036
	<i>multiplied by P.P.U. (3)</i>	2,569
	<i>gross population increase</i>	2,661
Occupants of New Equivalent Institutional Units, Mid 2020 to Early 2030	<i>Units</i>	127
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	140
Decline in Housing Unit Occupancy, Mid 2020 to Early 2030	<i>Units (4)</i>	5,304
	<i>multiplied by P.P.U. decline rate (5)</i>	-0,201
	<i>total decline in population</i>	-1,067
Population Estimate to Early 2030		15,022
Net Population Increase, Mid 2020 to Early 2030		1,734

(1) Early 2020 Population based on:

2016 Population (12,607) + Mid 2016 to Early 2020 estimated housing units to beginning of forecast period (374 x 2.92 = 1,093) + (5 x 1.1 = 5) + (4,930 x -0.085 = -417) = 13,288

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.868	75%	2.143
<i>Multiples (6)</i>	2.176	7%	0.155
<i>Apartments (7)</i>	1.491	18%	0.271
<i>one bedroom or less</i>	1.089		
<i>two bedrooms or more</i>	1.700		
Total		100%	2.569

¹ Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Early 2020 households based upon 2016 Census (4,930 units) + Mid 2016 to Early 2020 unit estimate (374 units) = 5,304 units.

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



**Schedule 4b
Municipality of Central Elgin
Early 2020 to Mid 2031**

		Population
Early 2020 Population		13,288
Occupants of New Housing Units, Early 2020 to Mid 2031	<i>Units (2)</i>	1,191
	<i>multiplied by P.P.U. (3)</i>	2,568
	<i>gross population increase</i>	3,057
Occupants of New Equivalent Institutional Units, Early 2020 to Mid 2031	<i>Units</i>	129
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	142
Decline in Housing Unit Occupancy, Early 2020 to Mid 2031	<i>Units (4)</i>	5,304
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.224
	<i>total decline in population</i>	-1,186
Population Estimate to Mid 2031		15,301
<i>Net Population Increase, Early 2020 to Mid 2031</i>		<i>2,013</i>

(1) Early 2020 Population based on:

2016 Population (12,607) + Mid 2016 to Early 2020 estimated housing units to beginning of forecast period (374 x = 1,085) + (4,930 x - 0.0819 = -404) = 13,288

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.868	75%	2.139
<i>Multiples (6)</i>	2.176	7%	0.157
<i>Apartments (7)</i>	1.491	18%	0.271
<i>one bedroom or less</i>	1.089		
<i>two bedrooms or more</i>	1.700		
Total		100%	2.568

¹ Persons per unit based on Statistics Canada Custom 2016 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Early 2020 households based upon 4,930 (2016 Census) + 374 (Mid 2016 to Early 2020 unit estimate) = 5,304

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



**Schedule 4c
Municipality of Central Elgin
Early 2020 to Mid 2036**

		Population
Early 2020 Population		13,288
Occupants of New Housing Units, Early 2020 to Mid 2036	<i>Units (2)</i>	1,666
	<i>multiplied by P.P.U. (3)</i>	2,563
	<i>gross population increase</i>	4,269
Occupants of New Equivalent Institutional Units, Early 2020 to Mid 2036	<i>Units</i>	133
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	146
Decline in Housing Unit Occupancy, Early 2020 to Mid 2036	<i>Units (4)</i>	5,304
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.302
	<i>total decline in population</i>	-1,603
Population Estimate to Mid 2036		16,101
<i>Net Population Increase, Early 2020 to Mid 2036</i>		<i>2,813</i>

(1) Early 2020 Population based on:

2016 Population (12,607) + Mid 2016 to Early 2020 estimated housing units to beginning of forecast period (374 x = 1,085) + (4,930 x - 0.0819 = -404) = 13,288

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

0

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.868	74%	2.116
<i>Multiples (6)</i>	2.176	8%	0.178
<i>Apartments (7)</i>	1.491	18%	0.269
<i>one bedroom or less</i>	1.089		
<i>two bedrooms or more</i>	1.700		
Total		100%	2.563

¹ Persons per unit based on Statistics Canada Custom 2016 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Early 2020 households based upon 4,930 (2016 Census) + 374 (Mid 2016 to Early 2020 unit estimate) = 5,304

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



**Schedule 5
Municipality of Central Elgin
Early 2020 to Buildout**

			Population
Early 2020 Population			13,288
Occupants of New Housing Units, Early 2020 to Buildout	<i>Units (2)</i>	4,789	
	<i>multiplied by P.P.U. (3)</i>	2,539	
	<i>gross population increase</i>	12,157	12,157
Occupants of New Equivalent Institutional Units, Early 2020 to Buildout	<i>Units</i>	244	
	<i>multiplied by P.P.U. (3)</i>	1,100	
	<i>gross population increase</i>	268	268
Decline in Housing Unit Occupancy, Early 2020 to Buildout	<i>Units (4)</i>	5,304	
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.471	
	<i>total decline in population</i>	-2,496	-2,496
Population Estimate to Buildout			23,217
<i>Net Population Increase, Early 2020 to Buildout</i>			<i>9,929</i>

(1) Early 2020 Population based on:

2016 Population (12,607) + Mid 2016 to Early 2020 estimated housing units to beginning of forecast period (374 x = 1,085) + (4,930 x -0.0819 = -404) = 13,288

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	2.868	71%	2.044
<i>Multiples (6)</i>	2.176	10%	0.209
<i>Apartments (7)</i>	1.491	19%	0.285
<i>one bedroom or less</i>	1.089		
<i>two bedrooms or more</i>	1.700		
Total		100%	2.539

¹Persons per unit based on Statistics Canada Custom 2016 Census database.

² Forecast unit mix based upon historical trends and housing units in the development process.

(4) Early 2020 households based upon 4,930 (2016 Census) + 374 (Mid 2016 to Early 2020 unit estimate) = 5,304

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



**Schedule 6
Summary of Residential Housing Supply**

Development Location	Stage of Development	Density Type			Total
		Singles & Semi-Detached	Multiples ²	Apartments ³	
Port Stanley	Registered Not Built	74	0	0	74
	Draft Plans Approved	203	88	428	719
	Application Pending	0	0	120	120
	Total	277	88	548	913
	Share	30%	10%	60%	100%
Lynhurst	Registered Not Built	147	0	0	147
	Draft Plans Approved	0	0	0	0
	Application Pending	0	0	0	0
	Total	147	0	0	147
	Share	100%	0%	0%	100%
Belmont	Registered Not Built	45	0	0	45
	Draft Plans Approved	349	0	0	349
	Application Pending	0	0	0	0
	Total	394	0	0	394
	Share	100%	0%	0%	100%
Norman/Lyndale	Registered Not Built	0	0	0	0
	Draft Plans Approved	65	0	0	65
	Application Pending	0	0	0	0
	Total	65	0	0	65
	Share	100%	0%	0%	100%
Union	Registered Not Built	0	0	0	0
	Draft Plans Approved	0	0	0	0
	Application Pending	0	0	0	0
	Total	0	0	0	0
	Share	0%	0%	0%	0%
Eastwood Subdivision	Registered Not Built	0	0	0	0
	Draft Plans Approved	0	0	0	0
	Application Pending	0	0	0	0
	Total	0	0	0	0
	Share	0%	0%	0%	0%
Rural	Registered Not Built	0	0	0	0
	Draft Plans Approved	0	0	0	0
	Application Pending	0	0	0	0
	Total	0	0	0	0
	Share	0%	0%	0%	0%
Municipality of Central Elgin	Registered Not Built	266	0	0	266
	Draft Plans Approved	617	88	428	1,133
	Application Pending	0	0	120	120
	Total	883	88	548	1,519
	Share	58%	6%	36%	100%

¹ Municipality of Central Elgin Land Supply, as of February 2019.

² Includes townhomes and apartments in duplexes.

³ Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 7
Municipality of Central Elgin
Historical Residential Building Permits
Years 2007 to 2019

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ¹	Apartments ²	Total
2007	43	0	1	44
2008	35	0	0	35
2009	18	0	0	18
2010	31	0	1	32
2011	47	0	1	48
Average (2007 - 2011)	35	0	1	35
% Breakdown	98.3%	0.0%	1.7%	100.0%
2012	29	0	0	29
2013	50	0	0	50
2014	33	0	0	33
2015	48	0	0	48
2016	86	0	9	95
Sub-total	246	0	9	255
Average (2012 - 2016)	49	0	2	51
% Breakdown	96.5%	0.0%	3.5%	100.0%
2017	115	4	0	119
2018	100	0	0	100
2019	88	0	0	88
Sub-total	303	4	0	307
Average (2017 - 2019)	101	1	0	102
% Breakdown	98.7%	1.3%	0.0%	100.0%
2007 - 2019				
Total	723	4	12	739
Average	56	0	1	57
% Breakdown	97.8%	0.5%	1.6%	100.0%

Source: Statistics Canada Publication, 64-001XIB & Municipality Building Permits.

¹ Includes townhouses and apartments in duplexes.

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



**Schedule 8a - 20 Year Average
Municipality of Central Elgin
Persons Per Unit By Age and Type of Dwelling
(2016 Census)**

Age of Dwelling	Singles and Semi-Detached						20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	-	3,041	-	2,963	
6-10	-	-	-	3,333	-	3,415	
11-15	-	-	-	2,582	-	2,388	
16-20	-	-	-	2,750	-	2,708	2.868
20-25	-	-	-	2,270	-	2,469	
25-35	-	-	-	3,104	3,727	3,156	
35+	-	-	1,953	2,533	3,273	2,450	
Total	-	1,714	1,977	2,666	3,365	2,601	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	2,941	-	2,893
6-10	-	-	-	3,194	-	3,415
11-15	-	-	-	2,500	-	2,412
16-20	-	-	-	2,773	-	2,640
20-25	-	-	-	2,325	-	2,418
25-35	-	-	-	2,941	3,636	2,889
35+	-	1,368	1,910	2,545	3,273	2,414
Total	-	1,300	1,891	2,643	3,403	2,546

¹ Includes townhouses and apartments in duplexes.

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

³ Adjusted based on 2001-2016 historical trends.

Note: Does not include Statistics Canada data classified as 'Other'

P.P.U. Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population.



**Schedule 8b
Elgin County
Persons Per Unit By Age and Type of Dwelling
(2016 Census)**

Age of Dwelling	Multiples ¹					Total	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR		
1-5	-	-	-	-	-	-	
6-10	-	-	-	-	-	-	
11-15	-	-	-	-	-	-	
16-20	-	-	-	2.308	-	2.176	2.176
20-25	-	-	-	3.583	-	2.720	
25-35	-	-	1.962	3.071	-	2.597	
35+	-	1.282	2.072	2.916	-	2.286	
Total	-	1.292	2.008	2.955	-	2.393	

Age of Dwelling	Apartments ²					Total	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR		
1-5	-	-	1.583	-	-	1.542	
6-10	-	-	1.600	-	-	1.381	
11-15	-	-	-	-	-	-	
16-20	-	-	1.846	-	-	1.550	1.491
20-25	-	1.077	1.708	-	-	1.545	
25-35	-	1.193	1.645	-	-	1.448	
35+	-	1.133	1.723	2.833	-	1.480	
Total	1.250	1.144	1.705	2.833	-	1.487	

Age of Dwelling	All Density Types					Total
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	
1-5	-	1.273	1.957	2.962	5.000	2.779
6-10	-	-	1.857	3.006	5.057	2.928
11-15	-	-	1.864	2.839	3.971	2.753
16-20	-	1.167	1.780	2.920	4.556	2.838
20-25	-	1.286	1.800	2.647	3.581	2.468
25-35	-	1.242	1.801	2.923	4.034	2.630
35+	0.900	1.218	1.840	2.658	3.739	2.368
Total	0.857	1.231	1.840	2.752	4.021	2.503

¹ Includes townhouses and apartments in duplexes.

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

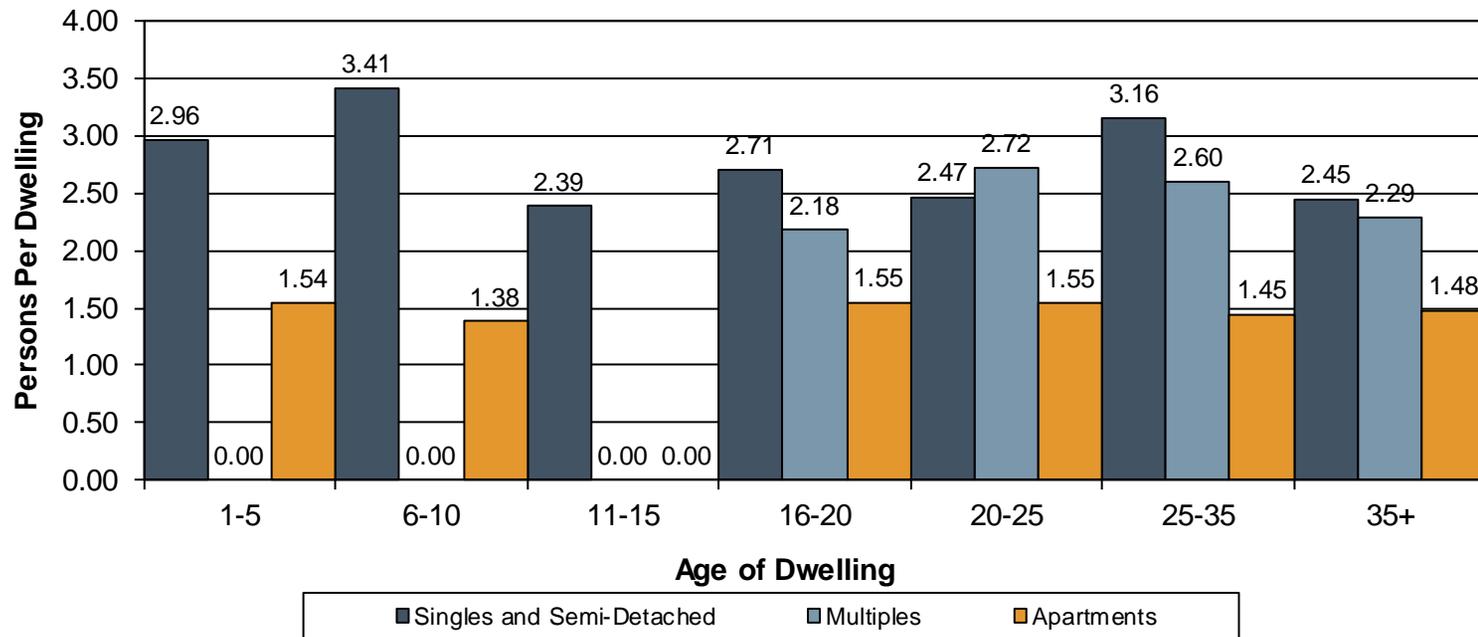
³ Adjusted based on 2001-2016 historical trends.

Note: Does not include Statistics Canada data classified as 'Other'

P.P.U. Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population.



**Schedule 9
Municipality of Central Elgin
Persons Per Unit By Structural Type and Age of Dwelling
(2016 Census)**



Multiple and Apartment P.P.U.s are based on Elgin County.



**Schedule 10a
Municipality of Central Elgin
2020 Employment Forecast**

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary ¹	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ²	Total Including NFPOW	Primary ¹	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ²	Total Employment (Including N.F.P.O.W.)	
Mid 2006	12,723	0.020	0.055	0.049	0.063	0.065	0.252	0.049	0.301	255	700	623	803	825	3,205	625	3,830	2,505
Mid 2011	12,743	0.022	0.035	0.031	0.068	0.052	0.208	0.064	0.271	285	445	390	865	660	2,645	810	3,455	2,200
Mid 2016	12,607	0.020	0.047	0.046	0.081	0.054	0.249	0.056	0.305	255	590	585	1,025	680	3,135	710	3,845	2,545
Early 2020	13,288	0.019	0.045	0.046	0.081	0.051	0.242	0.056	0.298	255	593	614	1,074	690	3,226	748	3,974	2,633
Early 2030	15,022	0.019	0.041	0.048	0.086	0.059	0.253	0.058	0.311	280	618	727	1,290	879	3,794	871	4,665	3,176
Mid 2031	15,300	0.018	0.041	0.048	0.087	0.058	0.253	0.058	0.311	280	626	735	1,334	889	3,864	887	4,751	3,238
Mid 2036	16,100	0.017	0.041	0.047	0.088	0.057	0.250	0.059	0.309	280	659	756	1,421	914	4,030	950	4,980	3,371
Buildout	23,217	0.012	0.041	0.045	0.091	0.055	0.244	0.061	0.305	280	950	1,050	2,113	1,275	5,668	1,416	7,084	4,718
Incremental Change																		
Mid 2006 - Mid 2011	20	0.002	-0.020	-0.018	0.005	-0.013	-0.044	0.014	-0.030	30	-255	-233	63	-165	-560	185	-375	-305
Mid 2011 - Mid 2016	-136	-0.0021	0.0119	0.0158	0.0134	0.0021	0.0411	-0.0072	0.0339	-30	145	195	160	20	490	-100	390	345
Mid 2016 - Early 2020	681	-0.0010	-0.0022	-0.0002	-0.0005	-0.0027	-0.0065	0.0000	-0.0065	0	3	29	49	10	91	38	129	88
Early 2020 - Early 2030	1,734	-0.0006	-0.0035	0.0022	0.0051	0.0073	0.0105	0.0017	0.0121	25	25	113	216	189	568	123	691	543
Early 2020 - Mid 2031	2,012	-0.0009	-0.0037	0.0018	0.0064	0.0068	0.0104	0.0017	0.0121	25	33	121	260	199	638	139	777	605
Early 2020 - Mid 2036	2,812	-0.0018	-0.0037	0.0007	0.0074	0.0055	0.0081	0.0027	0.0108	25	66	142	347	224	804	202	1,006	738
Early 2020 - Buildout	9,929	-0.0071	-0.0037	-0.0010	0.0102	0.0037	0.0020	0.0047	0.0067	25	357	436	1,039	585	2,442	668	3,110	2,085
Annual Average																		
Mid 2006 - Mid 2011	4	0.00046	-0.00402	-0.00366	0.00096	-0.00261	-0.00887	0.00289	-0.00598	6	-51	-47	13	-33	-112	37	-75	-61
Mid 2011 - Mid 2016	-27	-0.0004	0.0024	0.0032	0.0027	0.0004	0.0082	-0.0014	0.0068	-6	29	39	32	4	98	-20	78	69
Mid 2016 - Early 2020	195	-0.0003	-0.0006	-0.0001	-0.0001	-0.0008	-0.0019	0.0000	-0.0019	0	1	8	14	3	26	11	37	25
Early 2020 - Early 2030	173	-0.00006	-0.00035	0.00022	0.00051	0.00073	0.00105	0.00017	0.00121	3	3	11	22	19	57	12	69	54
Early 2020 - Mid 2031	175	-0.00008	-0.00032	0.00016	0.00055	0.00060	0.00091	0.00015	0.00105	2	3	11	23	17	55	12	68	53
Early 2020 - Mid 2036	170	-0.00011	-0.00023	0.00005	0.00045	0.00033	0.00049	0.00016	0.00066	2	4	9	21	14	49	12	61	45
Early 2020 - Buildout	177	-0.00013	-0.00007	-0.00002	0.00018	0.00007	0.00004	0.00008	0.00012	0	6	8	19	10	44	12	56	37

Source: Watson & Associates Economists Ltd., 2020.

¹ Primary industry includes cannabis growing operation related employment.

² Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.



Schedule 10b
Municipality of Central Elgin
Employment & Gross Floor Area (G.F.A) Forecast, 2020 to Buildout

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ¹				
		Primary ²	Industrial	Commercial/ Population Related	Institutional ³	Total	Primary - Non- Bona Fide Farming ⁴	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	12,723	255	623	803	825	2,505					
Mid 2011	12,743	285	390	865	660	2,200					
Mid 2016	12,607	255	585	1,025	680	2,545					
Early 2020	13,288	255	614	1,074	687	2,630					
Early 2030	15,022	280	727	1,290	811	3,108					
Mid 2031	15,300	280	735	1,334	820	3,169					
Mid 2036	16,100	280	756	1,421	843	3,300					
Buildout	23,217	280	1,050	2,113	1,147	4,590					
Incremental Change											
Mid 2006 - Mid 2011	20	30	-233	63	-165	-305					
Mid 2011 - Mid 2016	-136	-30	195	160	20	345					
Mid 2016 - Early 2020	681	0	29	49	7	85					
Early 2020 - Early 2030	1,734	25	113	216	124	478	100,000	113,000	86,400	71,500	370,900
Early 2020 - Mid 2031	2,012	25	121	260	133	539	100,000	121,000	104,000	78,200	403,200
Early 2020 - Mid 2036	2,812	25	142	347	156	670	100,000	142,000	138,800	95,600	476,400
Early 2020 - Buildout	9,929	25	436	1,039	460	1,960	100,000	436,000	415,600	312,700	1,264,300
Annual Average											
Mid 2006 - Mid 2011	4	6	-47	13	-33	-61					
Mid 2011 - Mid 2016	-27	-6	39	32	4	69					
Mid 2016 - Early 2020	195	0	8	14	2	24					
Early 2020 - Early 2030	173	3	11	22	12	48	10,000	11,300	8,640	7,150	37,090
Early 2020 - Mid 2031	175	2	11	23	12	47	8,696	10,522	9,043	6,800	35,061
Early 2020 - Mid 2036	170	2	9	21	9	41	6,061	8,606	8,412	5,794	28,873
Early 2020 - Buildout	177	0	8	19	8	35	1,786	7,786	7,421	5,584	22,577

Source: Watson & Associates Economists Ltd., 2020.

¹ Square Foot Per Employee Assumptions

Primary - Non-Bona Fide Farming	4,000
Industrial	1,000
Commercial/ Population Related	400
Institutional	680

² Primary industry includes cannabis growing operation related employment.

³ Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

⁴ Non-bona fide farming is defined as cannabis growing operation related employment for G.F.A. purposes in Schedules 10b and 10c.

Note: Numbers may not add to totals due to rounding.



Schedule 10c
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges can be Imposed

Development Location	Timing	Primary - Non-Bona Fide Farming G.F.A. S.F. ^{1 2}	Industrial G.F.A. S.F. ¹	Commercial G.F.A. S.F. ¹	Institutional G.F.A. S.F. ¹	Total Non-Residential G.F.A. S.F.	Employment Increase ³
Port Stanley	2020 - 2030	-	-	9,500	14,700	24,200	49
	2020 - 2031	-	-	11,400	16,000	27,400	56
	2020 - 2036	-	-	15,300	23,000	38,300	76
	2020 - Buildout	-	-	45,800	87,600	133,400	243
Lynhurst	2020 - 2030	-	-	-	-	-	-
	2020 - 2031	-	-	-	-	-	-
	2020 - 2036	-	-	-	-	-	-
	2020 - Buildout	-	-	-	-	-	-
Belmont	2020 - 2030	-	-	14,200	56,800	71,000	134
	2020 - 2031	-	-	17,100	62,200	79,300	148
	2020 - 2036	-	-	22,800	65,000	87,800	163
	2020 - Buildout	-	-	68,200	75,000	143,200	281
Norman/Lyndale	2020 - 2030	-	-	-	-	-	-
	2020 - 2031	-	-	-	-	-	-
	2020 - 2036	-	-	-	-	-	-
	2020 - Buildout	-	-	-	93,800	93,800	138
Union	2020 - 2030	-	-	-	-	-	-
	2020 - 2031	-	-	-	-	-	-
	2020 - 2036	-	-	-	7,600	7,600	12
	2020 - Buildout	-	-	-	56,300	56,300	83
Eastwood Subdivision	2020 - 2030	-	-	-	-	-	-
	2020 - 2031	-	-	-	-	-	-
	2020 - 2036	-	-	-	-	-	-
	2020 - Buildout	-	-	-	-	-	-
Yarmouth Industrial & Commercial Lands	2020 - 2030	100,000	95,300	38,800	-	234,100	217
	2020 - 2031	100,000	102,000	46,800	-	248,800	244
	2020 - 2036	100,000	119,700	62,400	-	282,100	301
	2020 - Buildout	100,000	367,500	186,900	-	654,400	860
Total Urban	2020 - 2030	100,000	95,300	62,500	71,500	329,300	401
	2020 - 2031	100,000	102,000	75,300	78,200	355,500	448
	2020 - 2036	100,000	119,700	100,500	95,600	415,800	552
	2020 - Buildout	100,000	367,500	300,900	312,700	1,081,100	1,605
Rural	2020 - 2030	-	12,400	14,800	-	27,200	49
	2020 - 2031	-	13,300	17,800	-	31,100	58
	2020 - 2036	-	15,600	23,700	-	39,300	75
	2020 - Buildout	-	48,000	71,100	-	119,100	226
Unallocated	2020 - 2030	-	5,300	9,100	-	14,400	28
	2020 - 2031	-	5,700	10,900	-	16,600	33
	2020 - 2036	-	6,700	14,600	-	21,300	43
	2020 - Buildout	-	20,500	43,600	-	64,100	130
Municipality of Central Elgin Total	2020 - 2030	100,000	113,000	86,400	71,500	370,900	478
	2020 - 2031	100,000	121,000	104,000	78,200	403,200	539
	2020 - 2036	100,000	142,000	138,800	95,600	476,400	670
	2020 - Buildout	100,000	436,000	415,600	312,700	1,264,300	1,960

Source: Watson & Associates Economists Ltd., 2020.

¹ Square feet per employee assumptions:

Primary - Non-Bona Fide Farming	4,000
Industrial	1,000
Commercial	400
Institutional	680

² Non-bona fide farming is defined as cannabis growing operation related employment for G.F.A. purposes in Schedules 10b and 10c.

³ Employment Increase does not include No Fixed Place of Work.

Note: Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.



Schedule 11
Municipality of Central Elgin
Non-Residential Construction Value
Years 2007 to 2016
(000's 2018 \$)

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2007	1,012	169	0	1,180	901	944	0	1,845	29	582	0	611	1,942	1,695	0	3,636
2008	5,407	163	0	5,570	661	482	0	1,143	0	213	0	213	6,068	858	0	6,927
2009	1,175	62	0	1,237	514	122	0	636	0	525	0	525	1,689	710	0	2,399
2010	943	68	0	1,011	1,477	1,092	0	2,569	0	0	0	0	2,421	1,160	0	3,580
2012	1,327	467	0	1,795	643	115	0	758	0	88	461	549	1,970	670	461	3,101
2013	692	279	631	1,602	405	116	1,557	2,078	0	487	0	487	1,097	882	2,188	4,167
2014	10,434	208	282	10,924	6	155	0	161	0	0	0	0	10,440	363	282	11,085
2015	220	162	0	382	0	381	0	381	0	17	225	243	220	560	225	1,005
2016	804	60	0	864	421	76	0	497	0	2	0	2	1,224	138	0	1,362
Subtotal	23,382	1,880	913	26,175	5,954	3,701	1,557	11,211	151,765	1,929	686	154,380	181,101	7,510	3,156	191,767
Percent of Total	89%	7%	3%	100%	53%	33%	14%	100%	98%	1%	0%	100%	94%	4%	2%	100%
Average	2,338	188	456	2,618	662	370	1,557	1,121	75,882	241	343	19,297	18,110	751	789	19,177
2007 - 2011 Period Total				10,609				7,337				153,100				171,046
2007 - 2011 Average				2,122				1,467				30,620				34,209
% Breakdown				6.2%				4.3%				89.5%				100.0%
2012 - 2016 Period Total				15,566				3,874				1,280				20,721
2012 - 2016 Average				3,113				775				256				4,144
% Breakdown				75.1%				18.7%				6.2%				100.0%
2007 - 2016 Period Total				26,175				11,211				154,380				191,767
2007 - 2016 Average				2,618				1,121				15,438				19,177
% Breakdown				13.6%				5.8%				80.5%				100.0%

Source: Statistics Canada Publication, 64-001-XIB

Note: Inflated to year-end 2017 (January, 2018) dollars using Reed Construction Cost Index



Schedule 12
Municipality of Central Elgin
Employment to Population Ratio by Major Employment Sector, 2006 to 2016

NAICS		Year			Change	
		2006	2011	2016	06-11	11-16
Employment by industry						
	<u>Primary Industry Employment</u>					
11	<i>Agriculture, forestry, fishing and hunting</i>	460	455	365	-5	-90
21	<i>Mining and oil and gas extraction</i>	0	0	0	0	0
	Sub-total	460	455	365	-5	-90
	<u>Industrial and Other Employment</u>					
22	<i>Utilities</i>	25	15	30	-10	15
23	<i>Construction</i>	135	145	250	10	105
31-33	<i>Manufacturing</i>	320	125	220	-195	95
41	<i>Wholesale trade</i>	135	125	115	-10	-10
48-49	<i>Transportation and warehousing</i>	150	45	65	-105	20
56	<i>Administrative and support</i>	40	20	40	-20	20
	Sub-total	805	475	720	-330	245
	<u>Population Related Employment</u>					
44-45	<i>Retail trade</i>	280	280	350	0	70
51	<i>Information and cultural industries</i>	15	40	30	25	-10
52	<i>Finance and insurance</i>	25	80	65	55	-15
53	<i>Real estate and rental and leasing</i>	30	10	30	-20	20
54	<i>Professional, scientific and technical services</i>	135	150	210	15	60
55	<i>Management of companies and enterprises</i>	0	0	10	0	10
56	<i>Administrative and support</i>	40	20	40	-20	20
71	<i>Arts, entertainment and recreation</i>	165	120	150	-45	30
72	<i>Accommodation and food services</i>	245	215	270	-30	55
81	<i>Other services (except public administration)</i>	100	85	150	-15	65
	Sub-total	1,035	1,000	1,305	-35	305
	<u>Institutional</u>					
61	<i>Educational services</i>	150	90	85	-60	-5
62	<i>Health care and social assistance</i>	625	515	485	-110	-30
91	<i>Public administration</i>	130	110	175	-20	65
	Sub-total	905	715	745	-190	30
	Total Employment	3,205	2,645	3,135	-560	490
	Population	12,723	12,743	12,607	20	-136
	<u>Employment to Population Ratio</u>					
	Industrial and Other Employment	0.06	0.04	0.06	-0.03	0.02
	Population Related Employment	0.08	0.08	0.10	0.00	0.03
	Institutional Employment	0.07	0.06	0.06	-0.02	0.00
	Primary Industry Employment	0.04	0.04	0.03	0.00	-0.01
	Total	0.25	0.21	0.25	-0.04	0.04

Source: Statistics Canada Employment by Place of Work

Note: 2006-2016 employment figures are classified by North American Industry Classification System (NAICS) Code



Appendix B: Level of Service

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service Category	Sub-Component	10 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)	Quantity (per capita)		Quality (per capita)		
Services Related to a Highway	Roads	\$10,526.10	0.0127	km of roadways	828,827	per lane km	29,599,393
	Bridges & Culverts	\$909.40	0.0456	Number of Bridges, Culverts & Structures	19,943	per item	2,557,233
	Sidewalks	\$145.10	0.9682	lin.m of sidewalks	150	per km	408,021
	Streetlights	\$24.80	0.0246	No. of Streetlights	1,008	per signal	69,738
	Depots and Domes	\$598.45	3.5176	ft² of building area	170	per sq.ft.	1,682,841
	Roads and Related Vehicles	\$685.96	0.0060	No. of vehicles and equipment	114,327	per vehicle	1,928,920
Fire	Fire Facilities	\$341.21	1.1746	sq.ft. of building area	290	per sq.ft.	959,483
	Fire Vehicles	\$513.82	0.0011	No. of vehicles	467,109	per vehicle	1,444,862
	Fire Small Equipment and Gear	\$165.04	0.0696	No. of equipment and gear	2,371	per Firefighter	464,092
Parks & Recreation	Parkland Development	\$350.20	0.0078	Acres of Parkland	44,897	per acre	607,247
	Parkland Amenities	\$302.76	0.0045	No. of parkland amenities	67,280	per amenity	524,986
	Indoor Recreation Facilities	\$492.28	1.9737	ft² of building area	249	per sq.ft.	853,614
	Recreation Vehicles and Equipment	\$30.76	0.0006	No. of vehicles and equipment	51,267	per vehicle	53,338
Library	Library Facilities	\$66.46	0.2348	ft² of building area	283	per sq.ft.	115,242



**Municipality of Central Elgin
Service Standard Calculation Sheet**

Service: Roads
Unit Measure: km of roadways

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/km)
Gravel Surface	61	61	59	51	50	49	46	46	46	46	\$746,000
Rural Hard Surfaced	95	95	97	105	106	107	110	110	110	110	\$829,000
Urban Hard Surfaced	6	6	6	6	6	6	6	6	6	6	\$1,528,000
Total	162										

Population	12,760	12,743	12,733	12,671	12,668	12,617	12,608	12,725	12,923	13,068
Per Capita Standard	0.0127	0.0127	0.0127	0.0128	0.0128	0.0128	0.0128	0.0127	0.0125	0.0124

10 Year Average	2010-2019
Quantity Standard	0.0127
Quality Standard	\$828,827
Service Standard	\$10,526

D.C. Amount (before deductions)	2036
Forecast Population	2,812
\$ per Capita	\$10,526
Eligible Amount	\$29,599,393



**Municipality of Central Elgin
Service Standard Calculation Sheet**

Service: Bridges & Culverts
Unit Measure: Number of Bridges, Culverts & Structures

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Bridges (m)	278.2	278.2	278.2	278.2	278.2	278.2	278.2	278.2	278.2	278.2	\$25,300
Culverts (m)	303.9	303.9	303.9	303.9	303.9	303.9	303.9	303.9	303.9	303.9	\$15,000
Total	582										

Population	12,760	12,743	12,733	12,671	12,668	12,617	12,608	12,725	12,923	13,068
Per Capita Standard	0.0456	0.0457	0.0457	0.0459	0.0459	0.0461	0.0462	0.0457	0.0450	0.0445

10 Year Average	2010-2019
Quantity Standard	0.0456
Quality Standard	\$19,943
Service Standard	\$909

D.C. Amount (before deductions)	2036
Forecast Population	2,812
\$ per Capita	\$909
Eligible Amount	\$2,557,233



**Municipality of Central Elgin
Service Standard Calculation Sheet**

Service: Depots and Domes
Unit Measure: ft² of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Whites Station Works Yard - Building #1 Main Building	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	10,600	\$191	\$218
Whites Station Works Yard - Building #2 Vehicles Storage	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	\$156	\$179
Whites Station Works Yard - Building #3 Vehicles Storage	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	\$156	\$179
Whites Station Works Yard - Building #4 Salt Storage	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	\$102	\$120
Whites Station Works Yard - Building #5 Salt/Sand Storage	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	\$102	\$120
Total	44,850											

Population	12,760	12,743	12,733	12,671	12,668	12,617	12,608	12,725	12,923	13,068
Per Capita Standard	3.5149	3.5196	3.5223	3.5396	3.5404	3.5547	3.5573	3.5246	3.4706	3.4320

10 Year Average	2010-2019
Quantity Standard	3.5176
Quality Standard	\$170
Service Standard	\$598

D.C. Amount (before deductions)	2036
Forecast Population	2,812
\$ per Capita	\$598
Eligible Amount	\$1,682,841



**Municipality of Central Elgin
Service Standard Calculation Sheet**

Service: Roads and Related Vehicles
Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Pick-ups:											
Ford Ranger Supercab (1/36)	1	1	1	1	1	-	-	-	-	-	\$34,000
Truck #36 - 2014 Chevrolet Silverado	-	-	-	-	-	1	1	1	1	1	\$35,300
Dodge Dakota 4x4 Crew Cab (20)	1	1	1	1	1	1	1	-	-	-	\$43,300
Truck #20 - 2017 Dodge Ram 1500 4x4	-	-	-	-	-	-	-	1	1	1	\$52,000
Chrysler Dakota Clubcab (2)	1	1	1	1	1	1	1	1	1	-	\$47,400
Truck #2 - 2019 Dodge Ram	-	-	-	-	-	-	-	-	-	1	\$41,800
Chevrolet Silverado (2)	-	-	-	-	1	1	1	1	1	-	\$33,400
Truck #13 - 2019 Ford Ranger XL	-	-	-	-	-	-	-	-	-	1	\$64,300
Truck #50 - Dodge Ram 1500 Crew Cab 4x4	-	1	1	1	1	1	1	1	1		\$31,000
Truck #50 - 2019 Ford Ranger XL	-	-	-	-	-	-	-	-	-	1	\$64,300
Truck #45 - Dodge Ram 2x4 (Crew Cab)	-	-	1	1	1	1	1	1	1	1	\$69,500
Chrysler Ram 2X4 Crewcab (3)	1	1	-	-	-	-	-	-	-	-	\$69,400
Truck #53 - 2017 Dodge Ram 1500 4x4	-	-	-	-	-	-	1	1	1	1	\$52,000
Truck #51 - 2017 Dodge Ram 1500 4x4	-	-	-	-	-	-	1	1	1	1	\$35,800
Truck #3 - 2012 Dodge Ram 3500 4x4 Crew Cab	-	-	1	1	1	1	1	1	1	1	\$65,300
Ford F250 Pickup (10)	1	1	1	1	1	1	1	1	1	1	\$75,200
Chrysler Dakota Extndcab (4)	1	-	-	-	-	-	-	-	-	-	\$46,400
Truck #4 - Dodge Ram 1500 Crew Cab 4x4	-	1	1	1	1	1	1	1	1	1	\$31,200
Ford F250 Pickup (44)	1	1	1	1	1	1	1	1	1	1	\$54,200



**Municipality of Central Elgin
Service Standard Calculation Sheet**

Service: Roads and Related Vehicles
Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Chrysler Ram4X4 Crewcab (16)	1	1	1	1	1	1	1	-	-	-	\$52,200
Truck #16 - 2017 Dodge Ram 1500	-	-	-	-	-	-	-	1	1	1	\$34,800
Chrysler Dakota Crewcab (5)	1	1	1	1	1	1	-	-	-	-	\$52,200
Truck #5 - 2016 Ford F250	-	-	-	-	-	-	1	1	1	1	\$44,500
Dodge Ram1500 Quadcab (30)	1	1	1	1	1	1	1	1	1	-	\$47,500
Truck #30 - 2019 Ford F250	-	-	-	-	-	-	-	-	-	1	\$43,000
Ford Ranger Extndcab (6)	1	1	1	1	-	-	-	-	-	-	\$46,100
Truck #6 Chevrolet Silverado	-	-	-	-	1	1	1	1	1	1	\$38,400
Truck #9 Dodge Dakota 4x4 Crew Cab	1	1	1	1	1	1	1	-	-	-	\$36,800
Truck #9 - 2017 Dodge Ram 1500	-	-	-	-	-	-	-	1	1	1	\$38,100
Ford Ranger Pickup (7)	1	1	1	1	-	-	-	-	-	-	\$34,000
Truck #7 - Chevrolet Silverado	-	-	-	-	1	1	1	1	1	1	\$38,200
Dodge Rpc Pickup (39)	1	-	-	-	-	-	-	-	-	-	\$44,800
Truck 39 - Dodge Ram 1500 Reg Cab 4x2	-	1	1	1	1	1	1	1	1	1	\$25,800
Ford F450 Superduty (34)	1	1	1	-	-	-	-	-	-	-	\$66,000
Truck #34 - Ford F550 Boom Truck	-	-	-	1	1	1	1	1	1	1	\$144,900
Dodge Ram3500 1Ton (10)	1	1	1	1	1	-	-	-	-	-	\$62,500
Truck #10 - 2015 Ford F350	-	-	-	-	-	1	1	1	1	1	\$49,400
Ford F350 Supercab (8)	1	1	1	1	1	1	-	-	-	-	\$68,100
Truck #8 - 2016 Ford F250	-	-	-	-	-	-	1	1	1	1	\$23,000
Truck 12 - Dodge 3500 4x2	1	1	1	1	-	-	-	-	-	-	\$50,100
Truck #12 - 2019 Dodge Ram RTR	-	-	-	-	-	-	-	-	-	1	\$47,400
Truck #49 - Ford F350 (1 ton Dual)	1	1	1	1	1	1	-	-	-	-	\$66,300
Truck # 49 - 2017 Dodge Ram 1500 4x4	-	-	-	-	-	-	1	1	1	1	\$33,700
Ford F350 1 Ton dual (14)	1	1	1	-	-	-	-	-	-	-	\$66,800



**Municipality of Central Elgin
Service Standard Calculation Sheet**

Service: Roads and Related Vehicles
Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Truck #14 - Ford F550 4x2 Super Crew	-	-	-	1	1	1	1	1	1	1	\$72,900
Ford Econoline Van (38)	1	1	1	1	1	-	-	-	-	-	\$53,000
Truck #38 - 2015 Ford F250 4x4	-	-	-	-	-	1	1	1	1	1	\$64,700
Ford Escape Hybrid (1)	1	1	1	1	-	-	-	-	-	-	\$53,800
Truck #1 - GMC Terrain	-	-	-	-	1	1	1	1	1	1	\$34,200
Truck #46 - 2013 Ford F150 4x4 S	-	-	-	1	1	1	1	1	1	1	\$31,600
Truck #48 - 2013 Ford F150 4x4 S	-	-	-	1	1	1	1	1	1	1	\$30,700
Truck #54 - 2016 Ford F250	-	-	-	-	-	-	1	1	1	1	\$36,900
Dumps and Trucks:											
Freightliner 5 Ton Single Axle, "U" body Box	1	1	1	1	1	1	1	1	1	1	\$287,300
International Tandem	1	1	1	1	1	1	1	1	1	1	\$317,800
Sterling Tandem Axle Dump, "U" body Box	1	1	1	1	1	1	1	1	1	1	\$363,500
Sterling Tandem Axle Dump, "U" body Box	1	1	1	1	1	1	1	1	1	1	\$345,900
Freightliner 5 Ton Single Axle, "U" body Box	1	1	1	1	1	1	1	1	1	1	\$296,700
Sterling Tandem Axle Dump, "U" body Box	1	1	1	1	1	1	1	1	1	1	\$378,800
Sterling Tandem Axle Dump, "U" body Box	1	1	1	1	1	1	1	1	1	1	\$363,500
Sterling Single Actera	1	1	1	1	1	1	1	1	1	1	\$266,200
Volvo Tandem	1	1	1	1	1	1	1	1	1	1	\$317,800
Truck #11 - 2015 International P	-	-	-	-	-	-	1	1	1	1	\$182,200
Truck #15 - 2012 Freightliner M2	-	-	-	1	1	1	1	1	1	1	\$247,300
Truck #17 - 2004 Sterling LT 950	1	1	1	1	1	1	1	1	1	1	\$346,000



**Municipality of Central Elgin
Service Standard Calculation Sheet**

Service: Roads and Related Vehicles
Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Truck #18 - 2010 International 7	-	1	1	1	1	1	1	1	1	1	\$338,500
Truck #19 - 2009 Volvo VHD 64F20	1	1	1	1	1	1	1	1	1	1	\$305,900
Truck #33 - 2014 International	-	-	-	-	1	1	1	1	1	1	\$235,300
Truck #35 - 2016 International	-	-	-	-	-	-	1	1	1	1	\$234,400
Truck #37 - 2018 International 7	-	-	-	-	-	-	-	1	1	1	\$336,400
Truck #40 - 2015 International 7	-	-	-	-	-	-	1	1	1	1	\$288,600
Truck #56 - 1996 Ford/Elgin Sweeper	-	-	-	-	-	-	-	1	1	1	\$22,500
Graders:											
Champion Model 740 Grader 1993	1	1	1	1	1	1	1	1	1	1	\$253,300
Caterpillar Model 140H Grader	1	1	1	1	1	1	1	1	1	1	\$483,200
Tractor/Backhoes/Loaders:											
Tractor #26 Ford 5610 4x4 Tractor	1	1	1	1	1	1	1	1	1	1	\$89,100
Case 590SN Backhoe (23)	1	1	1	1	1	1	1	1	1	1	\$133,700
Tiger Flail Mower	1	1	1	1	1	1	1	1	1	1	\$12,900
Bomford Mower	-	-	-	-	-	-	1	1	1	1	\$49,600
Tractor #55 - 2016 John Deere 61	-	-	-	-	-	-	1	1	1	1	\$31,700
											\$0
John Deere 1070 Tractor (Parks)	1	1	1	1	1	1	1	1	1	1	\$31,700
Tractor # 31 2018 Kubota 37 HP L	-	-	-	-	-	-	-	-	1	1	\$44,900
New Idea Disc Mower	1	1	1	1	1	1	1	1	1	1	\$5,200
Mott Knife Mower	1	1	1	1	1	1	1	1	1	1	\$6,400
New Holland TC 30	1	1	1	1	1	1	1	1	1	1	\$6,300
John Deere LT 155	1	1	1	1	1	1	1	1	1	1	\$46,900
John Deere 2510	1	1	1	1	1	1	1	1	1	1	\$44,600
John Deere 410 L	1	1	1	1	1	1	1	1	1	1	\$171,400



**Municipality of Central Elgin
Service Standard Calculation Sheet**

Service: Roads and Related Vehicles
Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
John Deere 430 (Loader)											\$8,200
Loader: John Deere 544K	1	1	1	1	1	1	1	1	1	1	\$182,700
Varmeer Vac Unit	1	1	1	1	1	1	1	1	1	1	\$156,000
Salt and Sand Spreader	1	1	1	1	1	1	1	1	1	1	\$8,100
Miscellaneous:											
Trackless Sidewalk Plow (28) (snow blower, broom, sander)	1	1	1	1	1	1	1	1	1	1	\$151,300
Trackless #28 2018 MT7 Off-Road Vehic	-	-	-	-	-	-	-	-	1	1	\$147,900
Trackless Sidewalk Plow (47) (snow blower, broom, sander)	1	1	1	1	1	1	1	1	1	1	\$191,800
Bomag BW 212D-2 - 10.5 Vibratory Packer	1	1	1	1	1	1	1	1	1	1	\$139,600
Ingersoll Rand Compressor	1	1	1	1	1	1	1	1	1	1	\$31,700
Beach Cleaner	1	1	1	1	1	1	1	1	1	1	\$116,100
Vermeer Brush Chipper	1	1	1	1	1	1	1	1	1	1	\$82,100
Vermeer Brush Chipper	1	1	1	1	1	1	1	1	1	1	\$66,800
Arctic Snowplow	1	-	-	-	-	-	-	-	-	-	\$9,500
Walco Scraper Blade	-	1	1	1	1	1	1	1	1	1	\$1,200
Champion Windrow Eliminator						1	1	1	1	1	\$16,400
Champion Windrow Eliminator	1	1	1	1	1	1	1	1	1	1	\$16,400
Zodiac 14ft Life Boat w 50hp Merc Engine	1	1	1	1	1	1	1	1	1	1	\$31,700
2TINGA Rescue boat with 60hp Engine	1	1	1	1	1	1	1	1	1	1	\$29,300
Zodiac RIB 24 Foot Rescue Boat	1	1	1	1	1	1	1	1	1	1	\$62,100
Honda 5000w Generator	1	1	1	1	1	1	1	1	1	1	\$5,000



**Municipality of Central Elgin
Service Standard Calculation Sheet**

Service: Roads and Related Vehicles
Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Trailking TK40LP Float Trailer	1	1	1	1	1	1	1	1	1	1	\$31,700
Trailer # 41-2015 20T Tag Trailer	1	1	1	1	1	1	1	1	1	1	\$29,200
Trailer #70, 2015 Miska 5 Tonne	-	-	-	-	-	1	1	1	1	1	\$6,200
Intruder Road Clipper Trailer	-	-	-	-	-	1	1	1	1	1	\$2,300
Intruder Competition Trailer	1	1	1	1	1	1	1	1	1	1	\$3,700
John Deere HPX Gator	-	-	-	-	1	1	1	1	1	1	\$17,300
Water Valve Exercising Trailer	-	1	1	1	1	1	1	1	1	1	\$72,400
Truck #57 - 2019 Freightliner EX WASTE	-	-	-	-	-	-	-	-	-	1	\$420,400
Truck #58 - 2019 FREIGHTLINER EX WASTE	-	-	-	-	-	-	-	-	-	1	\$420,400
Total	64	67	68	71	73	76	84	86	88	91	

Population	12,760	12,743	12,733	12,671	12,668	12,617	12,608	12,725	12,923	13,068
Per Capita Standard	0.0050	0.0053	0.0053	0.0056	0.0058	0.0060	0.0067	0.0068	0.0068	0.0070

10 Year Average	2010-2019
Quantity Standard	0.0060
Quality Standard	\$114,327
Service Standard	\$686

D.C. Amount (before deductions)	2036
Forecast Population	2,812
\$ per Capita	\$686
Eligible Amount	\$1,928,920



**Municipality of Central Elgin
Service Standard Calculation Sheet**

Service: Fire Facilities
Unit Measure: sq.ft. of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Belmont Firehall	2,800	2,800	2,800	2,800	2,800	4,270	4,270	4,270	4,270	4,270	\$250	\$296
Port Stanley Firehall	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	\$250	\$296
Union Firehall	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	\$250	\$296
Yarmouth Centre Firehall	4,012	4,012	4,012	4,012	4,012	4,012	4,012	4,012	4,012	4,012	\$250	\$296
Yarmouth Training Room	-	-	-	-	-	-	-	-	-	3,392	\$47	\$47
Total	13,912	13,912	13,912	13,912	13,912	15,382	15,382	15,382	15,382	18,774		

Population	12,760	12,743	12,733	12,671	12,668	12,617	12,608	12,725	12,923	13,068
Per Capita Standard	1.0903	1.0917	1.0926	1.0979	1.0982	1.2191	1.2200	1.2088	1.1903	1.4366

10 Year Average	2010-2019
Quantity Standard	1.1746
Quality Standard	\$290
Service Standard	\$341

D.C. Amount (before deductions)	2036
Forecast Population	2,812
\$ per Capita	\$341
Eligible Amount	\$959,483



**Municipality of Central Elgin
Service Standard Calculation Sheet**

Service: Fire Vehicles
Unit Measure: No. of vehicles

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Port Stanley											
Pump 11	1	1	1	1	1	1	1	1	1	1	\$683,000
Pump 12	1	1	1	1	1	1	1	1	1	-	\$492,000
Rescue 14	1	1	1	1	1	1	1	1	1	1	\$276,000
E-One Cyclone Aerial 1	-	-	-	-	-	-	-	-	-	1	\$1,700,000
Zodiak MR1	-	-	-	-	-	-	1	1	1	1	\$300,000
Sea Doo MR2	-	-	-	-	-	-	-	1	1	1	\$12,000
Union											
Pump 21	1	1	1	1	1	1	1	1	1	1	\$683,000
Pumper/Tanker 22	1	1	1	1	1	1	1	1	1	1	\$442,000
Rescue 23	1	1	1	1	1	1	1	1	1	1	\$442,000
Yarmouth Centre											
Pump 31	-	-	-	-	-	-	-	-	-	1	\$683,000
Pumper/Tanker 32	1	1	1	1	1	1	1	1	1	1	\$369,000
Rescue 33	1	1	1	1	1	1	1	1	1	1	\$591,000
Belmont Station											
Pump 41	1	1	1	1	1	1	1	1	1	1	\$683,000
Pumper/Tanker 42	1	1	1	1	1	1	1	1	1	1	\$497,000
Rescue 43	1	1	1	1	1	1	1	1	1	1	\$353,000
FPO'S Truck (Car - 2)	1	1	1	1	1	1	1	1	1	1	\$50,000



**Municipality of Central Elgin
Service Standard Calculation Sheet**

Service: Fire Vehicles
Unit Measure: No. of vehicles

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Other											
Spare (Old Pump 31)	1	1	1	1	1	1	1	1	1	1	\$683,000
Total	13	13	13	13	13	13	14	15	15	16	

Population	12,760	12,743	12,733	12,671	12,668	12,617	12,608	12,725	12,923	13,068
Per Capita Standard	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0011	0.0012	0.0012	0.0012

10 Year Average	2010-2019
Quantity Standard	0.0011
Quality Standard	\$467,109
Service Standard	\$514

D.C. Amount (before deductions)	2036
Forecast Population	2,812
\$ per Capita	\$514
Eligible Amount	\$1,444,862



**Municipality of Central Elgin
Service Standard Calculation Sheet**

Service: Fire Small Equipment and Gear
Unit Measure: No. of equipment and gear

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Firefighter Bunker Gear (Pants/Coat)	100	100	100	100	100	100	100	100	100	120	\$2,500
Boots	100	100	100	100	100	100	100	100	120	120	\$300
Helmets	100	100	100	100	100	100	100	100	120	120	\$300
Gloves	100	100	100	100	100	100	100	100	120	120	\$100
Nomex Balaclava	100	100	100	100	100	100	100	100	120	120	\$100
Pass Alarms	40	40	40	40	40	40	40	40	40	40	\$1,100
Pagers	120	120	120	120	120	120	120	120	120	120	\$600
Portable Radios	10	10	10	10	10	10	10	10	10	55	\$4,600
Mobile Radios	17	17	17	17	17	17	17	17	17	17	\$2,900
Carbon Monoxide Detectors	4	4	4	4	4	4	4	4	4	4	\$1,600
Multi Gas Detectors	1	1	1	1	1	1	1	1	1	5	\$5,800
Chainsaws	4	4	4	4	4	4	4	4	4	4	\$800
Cut Off Saws	4	4	4	4	4	4	4	4	4	4	\$800
Defib Units	4	4	4	4	4	4	4	4	4	5	\$11,100
Medical Kits	5	5	5	5	5	5	5	5	5	6	\$3,700
Extrication Set	3	3	3	3	3	3	3	3	3	5	\$37,400
Generators	5	5	5	5	5	5	5	5	5	5	\$4,200
Portable Pumps	5	5	5	5	5	5	5	5	5	5	\$5,100
Positive Pressure Fan	4	4	4	4	4	4	4	4	4	4	\$3,800
SCBA	47	47	47	47	47	47	47	47	47	47	\$11,000
SCBA Bottles	43	43	43	43	43	43	43	60	60	60	\$1,100
Water Rescue Equipment	2	2	2	2	2	2	2	2	2	2	\$8,200
Tower Site - Belmont	1	1	1	1	1	1	1	1	1	1	\$49,200
Tower Site - Port Stanley	1	1	1	1	1	1	1	1	1	1	\$49,200
Tower Sites - Union	1	1	1	1	1	1	1	1	1	1	\$49,200
Tower Site - Yarmouth	1	1	1	1	1	1	1	1	1	1	\$49,200
Tower Site Repeaters - Belmont	1	1	1	1	1	1	1	1	1	1	\$16,400
Tower Site Repeaters - Fruitridge Line	1	1	1	1	1	1	1	1	1	1	\$16,400
Tower Site Repeaters - on Port Stanley Water Tower	1	1	1	1	1	1	1	1	1	1	\$16,400



**Municipality of Central Elgin
Service Standard Calculation Sheet**

Service: Fire Small Equipment and Gear
Unit Measure: No. of equipment and gear

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Thermal Cameras	4	4	4	4	4	4	4	4	4	4	\$9,900
Porta Tanks	5	5	5	5	5	5	5	5	5	5	\$2,500
Gas Monitors	5	5	5	5	5	5	5	5	5	5	\$6,500
Water Rescue Kit	1	1	1	1	1	1	1	1	1	1	\$37,400
Confined Space Equipment	1	1	1	1	1	1	1	1	1	1	\$1,100
Boat Lift MR1								1	1	1	\$6,600
Stretcher basket	-	-	-	-	-	1	1	1	1	1	\$1,800
Ball valve w/ pressure relief	-	-	-	-	-	2	2	2	2	2	\$2,900
Camera and Kit	-	-	-	-	-	1	1	1	1	1	\$18,900
Key proflaw	-	-	-	-	-	14	14	14	14	14	\$7,400
Pump/house couplings	-	-	-	-	-	1	1	1	1	1	\$4,100
Dry Hydrant	-	-	-	-	-	1	1	1	1	1	\$10,600
Hose	-	-	-	-	-	1	1	1	1	1	\$200
Sure grip wrench	-	-	-	-	-	1	1	1	1	1	\$1,100
Imperial Ice Suits	-	-	-	-	-	8	8	8	8	8	\$8,300
Auto Crib Set	-	-	-	-	-	2	2	2	2	3	\$5,300
Cascade	2	2	2	2	2	2	3	3	3	3	\$83,100
Total	843	843	843	843	843	875	876	894	974	1,048	

Population	12,760	12,743	12,733	12,671	12,668	12,617	12,608	12,725	12,923	13,068
Per Capita Standard	0.0661	0.0662	0.0662	0.0665	0.0665	0.0694	0.0695	0.0703	0.0754	0.0802

10 Year Average	2010-2019
Quantity Standard	0.0696
Quality Standard	\$2,371
Service Standard	\$165

D.C. Amount (before deductions)	2036
Forecast Population	2,812
\$ per Capita	\$165
Eligible Amount	\$464,092



**Municipality of Central Elgin
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Acre)
Union Ball Diamond (Millpond Lane)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	\$45,000
Sparta Ball Diamond (Sparta Ln)	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6	\$45,000
Belmont Arena (Belmont Rd)	23.9	23.9	23.9	23.9	23.9	23.9	23.9	23.9	23.9	23.9	\$45,000
Recreational Sports Club (Elizabeth St.)	0.1	0.1	0.1	0.1	0.1	-	-	-	-	-	\$45,000
Municipal Park (Colborne W/S)	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	\$45,000
Municipal Park (Bridge S/S)	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$45,000
Municipal Park (Carlow Rd) Lions Landing	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	\$45,000
Stanley Park	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$45,000
Erie Rest Beach (Edith Cavell S/S)	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	\$45,000
Main Beach (Edith Cavell S/S)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	\$45,000
Pumphouse Beach (Edith Cavell S/S)	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	\$45,000
Little Beach (Edith Cavell S/S)	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	\$45,000
Vacant land (William W/S)	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$45,000
Beamish St. Park	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$45,000
Eastwood Park	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	\$45,000
Lawton Park	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	\$45,000
Stone Church Parkette	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$45,000
Turvey Park	24.2	24.2	24.2	25.7	25.7	25.7	25.7	25.7	25.7	25.7	\$45,000
Union St. Park	8.3	8.3	8.3	8.3	8.3	8.3	8.3	8.3	8.3	8.3	\$45,000
Craigholme Park	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	\$45,000
Little Creek Park	-	-	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	\$45,000
Hofhuis Park	-	-	-	-	-	6.0	6.0	6.0	6.0	6.0	\$50,000
Whittle Beach	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	\$45,000
Total	93.1	93.1	95.3	96.8	96.8	102.8	102.8	102.8	102.8	102.8	

Population	12,760	12,743	12,733	12,671	12,668	12,617	12,608	12,725	12,923	13,068
Per Capita Standard	0.0073	0.0073	0.0075	0.0076	0.0076	0.0081	0.0082	0.0081	0.0080	0.0079

10 Year Average	2010-2019
Quantity Standard	0.0078
Quality Standard	\$44,897
Service Standard	\$350

D.C. Amount (before deductions)	10 Year
Forecast Population	1,734
\$ per Capita	\$350
Eligible Amount	\$607,247



**Municipality of Central Elgin
Service Standard Calculation Sheet**

Service: Parkland Amenities
Unit Measure: No. of parkland amenities

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Ball Diamond Lights	21	21	21	21	21	21	21	21	21	21	\$7,500
Ball Diamond Backstops	5	5	5	5	5	5	5	5	5	5	\$6,300
Ball Diamond Fence (5 parks - 14,560 ft)	5	5	5	5	5	5	5	5	5	5	\$33,400
Creative Playground	11	11	12	12	13	13	13	13	13	14	\$60,000
Multi Purpose Courts	2	2	3	3	4	4	4	4	4	5	\$79,400
Skate Park	1	1	1	1	2	2	2	2	2	2	\$117,300
Splash Pads	-	-	-	-	1	1	1	1	1	1	\$293,800
Soccer Pitches (Full Size Unlit)	8	8	8	8	8	8	8	8	8	2	\$285,000
Total	53	53	55	55	59	59	59	59	59	55	

Population	12,760	12,743	12,733	12,671	12,668	12,617	12,608	12,725	12,923	13,068
Per Capita Standard	0.0042	0.0042	0.0043	0.0043	0.0047	0.0047	0.0047	0.0046	0.0046	0.0042

10 Year Average	2010-2019
Quantity Standard	0.0045
Quality Standard	\$67,280
Service Standard	\$303

D.C. Amount (before deductions)	10 Year
Forecast Population	1,734
\$ per Capita	\$303
Eligible Amount	\$524,986



**Municipality of Central Elgin
Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities
Unit Measure: ft² of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Belmont Ball Park Concession Building	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	2,320	\$252	\$285
Selbourne Park Concession Building	668	668	668	668	668	668	668	668	668	668	\$293	\$330
Union Park Concession Building	544	544	544	544	-	-	-	-	-	-	\$293	\$330
Sparta Park Concession Building	495	495	495	495	495	495	495	495	495	495	\$294	\$331
Belmont Community Centre and Arena	10,544	10,544	10,544	10,544	10,544	10,544	10,544	10,544	10,544	10,544	\$226	\$256
Port Stanley Arena	8,320	8,320	8,320	8,320	8,320	8,320	8,320	8,320	8,320	8,320	\$226	\$256
Main Beach Washrooms and Changehouse	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	\$127	\$127
Total	25,491	25,491	25,491	25,491	24,947	24,947	24,947	24,947	24,947	24,947		

Population	12,760	12,743	12,733	12,671	12,668	12,617	12,608	12,725	12,923	13,068
Per Capita Standard	1.9977	2.0004	2.0020	2.0118	1.9693	1.9773	1.9787	1.9605	1.9304	1.9090

10 Year Average	2010-2019
Quantity Standard	1.9737
Quality Standard	\$249
Service Standard	\$492

D.C. Amount (before deductions)	10 Year
Forecast Population	1,734
\$ per Capita	\$492
Eligible Amount	\$853,614



**Municipality of Central Elgin
Service Standard Calculation Sheet**

Service: Recreation Vehicles and Equipment
Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Belmont Arena Ice Resurfacer	1	1	1	1	1	1	1	1	1	1	\$100,000
Port Stanley Arena Ice Resurfacer	1	1	1	1	1	1	1	1	1	1	\$100,000
Floor Scrubber	2	2	2	2	2	2	2	2	2	2	\$6,700
3/4 Tonne Pickup	2	2	2	2	2	2	2	2	2	2	\$46,900
Beach Cleaner	1	1	1	1	1	1	1	1	1	1	\$85,000
Total	7										

Population	12,760	12,743	12,733	12,671	12,668	12,617	12,608	12,725	12,923	13,068
Per Capita Standard	0.0005	0.0005	0.0005	0.0006	0.0006	0.0006	0.0006	0.0006	0.0005	0.0005

10 Year Average	2010-2019
Quantity Standard	0.0006
Quality Standard	\$51,267
Service Standard	\$31

D.C. Amount (before deductions)	10 Year
Forecast Population	1,734
\$ per Capita	\$31
Eligible Amount	\$53,338



**Municipality of Central Elgin
Service Standard Calculation Sheet**

Service: Library Facilities
Unit Measure: ft² of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Belmont Library	2,048	2,048	2,048	2,048	2,048	2,048	4,428	4,428	4,428	4,428	\$250	\$283
Total	2,048	2,048	2,048	2,048	2,048	2,048	4,428	4,428	4,428	4,428		

Population	12,760	12,743	12,733	12,671	12,668	12,617	12,608	12,725	12,923	13,068
Per Capita Standard	0.1605	0.1607	0.1608	0.1616	0.1617	0.1623	0.3512	0.3480	0.3426	0.3388

10 Year Average	2010-2019
Quantity Standard	0.2348
Quality Standard	\$283
Service Standard	\$66

D.C. Amount (before deductions)	10 Year
Forecast Population	1,734
\$ per Capita	\$66
Eligible Amount	\$115,242



program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e. facilities) would be delayed until the time these works are in place.

Table C-1
Municipality of Central Elgin
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE/CLASS OF SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Water Services				
1.1 Treatment, storage and distribution systems	3,092,477	146,579	7,104	153,683
2. Wastewater Services				
2.1 Treatment plants & Sewers	24,379,373	707,271	7,012	714,283
3. Growth Studies - Urban				
3.1 Water Services	66,700		-	-
3.2 Wastewater Services	66,700		-	-
3.3 Services Related to a Highway	66,600		-	-
4. Services Related to a Highway				
4.1 PW Rolling Stock	370,000	33,333	266,105	299,438
4.2 Roads and Related	1,112,251	97,581	1,088,283	1,185,864
5. Fire Protection Services				
5.1 Fire facilities, vehicles & equipment	3,382,891	1,775	468,918	470,693
6. Parks and Recreation Services				
6.1 Recreation facilities, vehicles and equipment	4,426,549	226,501	193,923	420,424
7. Library Services				
7.1 Library facilities	112,285		4,540	4,540
8. Growth Studies				
8.1 Services Related to a Highway	165,260		-	-
8.2 Fire Protection Services	132,680		-	-
8.3 Parks and Recreation Services	185,930		-	-
8.4 Library Services	32,460		-	-
8.5 Water Services	169,460		-	-
8.6 Wastewater Services	225,460		-	-
Total	37,987,076	1,213,040	2,035,886	3,248,926



Appendix D: D.C. Reserve Fund Policy

D.1 Legislative Requirements

The Development Charges Act, 1997 (D.C.A.) requires development charge collections (and associated interest) to be placed in separate reserve funds. Sections 33 through 36 of the Act provide the following regarding reserve fund establishment and use:

- A municipality shall establish a reserve fund for each service to which the D.C. by-law relates; section 7, however, allows services to be grouped into categories of services for reserve fund (and credit) purposes and for classes of services to be established.
- The municipality shall pay each development charge it collects into a reserve fund or funds to which the charge relates.
- The money in a reserve fund shall be spent only for the “capital costs” determined through the legislated calculation process (as per subsection 5 (1) 2-8).
- Money may be borrowed from the fund but must be paid back with interest (O. Reg. 82/98, subsection 11 (1) defines this as Bank of Canada rate either on the day the by-law comes into force or, if specified in the by-law, the first business day of each quarter).
- D.C. reserve funds may not be consolidated with other municipal reserve funds for investment purposes and may only be as an interim financing source for capital undertakings for which development charges may be spent (section 37).

Annually, the Treasurer of the municipality is required to provide Council with a financial statement related to the D.C. by-law(s) and reserve funds. This statement must be made available to the public and may be requested to be forwarded to the Minister of Municipal Affairs and Housing. The D.C.A. does not prescribe how the statement is to be made available to the public. We would recommend that a resolution of Council make the statement available on the municipality’s website or upon request.

Subsection 43 (2) and O. Reg. 82/98 prescribes the information that must be included in the Treasurer’s statement, as follows:

- opening balance;
- closing balance;



Figure 1
Municipality of Central Elgin
Annual Treasurer's Statement of D.C. Reserve Funds

Description	Services to which the Development Charge Relates							Total
	Services Related to a Highway	Fire Protection Services	Wastewater	Water	Growth Studies (urban)	Parks and Recreation Services	Library Services	
Opening Balance, January 1, _____								0
Plus:								
Development Charge Collections								0
Accrued Interest								0
Repayment of Monies Borrowed from Fund and Associated Interest ¹								0
Sub-Total	0	0	0		0	0	0	0
Less:								
Amount Transferred to Capital (or Other) Funds ²								0
Amounts Refunded								0
Amounts Loaned to Other D.C. Service Category for Interim Financing								0
Credits ³								0
Sub-Total	0	0	0		0	0	0	0
Closing Balance, December 31, _____	0	0	0		0	0	0	0

¹ Source of funds used to repay the D.C. reserve fund

² See Attachment 1 for details

³ See Attachment 2 for details

The Municipality is compliant with s.s. 59.1 (1) of the *Development Charges Act*, whereby charges are not directly or indirectly imposed on development nor has a requirement to construct a service related to development been imposed, except as permitted by the *Development Charges Act* or another Act.



made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.

Commensurate with the above, the Municipality prepared an A.M.P. in 2013 for its existing assets, however, did not take into account future growth-related assets. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2020 \$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C.-eligible capital costs are not included in the Municipality's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from municipal financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2020 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$3.49 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$2.99 million. This amount, totalled with the existing operating revenues of \$29.49 million, provide annual revenues of \$32.49 million by the end of the period.



6. In consideration of the above, the capital plan is deemed to be financially sustainable.

Municipality of Central Elgin
Asset Management – Future Expenditures and Associated Revenues
2020\$

	2036 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	242,993
Annual Debt Payment on Post Period Capital ²	207,501
Lifecycle:	
Annual Lifecycle - Municipal Wide Services	\$359,190
Annual Lifecycle - Area Specific Services ³	\$853,850
Sub-Total - Annual Lifecycle	\$1,213,040
Incremental Operating Costs (for D.C. Services)	\$2,035,886
Total Expenditures	\$3,491,918
Revenue (Annualized)	
Total Existing Revenue ⁴	\$29,494,460
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$2,992,811
Total Revenues	\$32,487,271

¹ Non-Growth Related component of Projects including 10% mandatory deduction on soft services

² Interim Debt Financing for Post Period Benefit

³ All infrastructure costs included in Urban Areas have been included

⁴ As per Sch. 10 of FIR



Appendix G: Proposed D.C. By-law

THE CORPORATION OF THE MUNICIPALITY OF CENTRAL ELGIN BY-LAW NUMBER _____

A by-law to establish development charges for the Corporation of the Municipality of Central Elgin

WHEREAS subsection 2(1) of the *Development Charges Act, 1997* c. 27 (hereinafter called "the Act") provides that the council of a municipality may pass by-laws for the imposition of development charges against land for increased capital costs required because of the need for services arising from development in the area to which the by-law applies;

AND WHEREAS the Council of The Corporation of the Municipality of Central Elgin ("the Municipality") has given Notice in accordance with section 12 of the *Development Charges Act, 1997*, of its intention to pass a by-law under section 2 of the said Act;

AND WHEREAS the Council of the Municipality has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on January 25, 2021;

AND WHEREAS the Council of the Municipality had before it a report entitled Development Charges Background Study, dated March 25, 2020 (as amended by Addendum 1, dated January 7, 2021) prepared by Watson & Associates Economists Ltd., wherein it is indicated that the development of any land within the Municipality will increase the need for services as defined herein;

AND WHEREAS the Council of the Municipality on January 25, 2021 approved the applicable Development Charges Background Study, dated March 25, 2020 (as amended by Addendum 1, dated January 7, 2021), in which certain recommendations were made relating to the establishment of a development charge policy for the Municipality of Central Elgin pursuant to the *Development Charges Act, 1997*;

AND WHEREAS the Council of the Municipality on January 25, 2021 determined that no additional public meeting was required.

NOW THEREFORE THE COUNCIL OF THE MUNICIPALITY OF CENTRAL ELGIN ENACTS AS FOLLOWS:

DEFINITIONS

1. In this by-law,
 - (1) "Act" means the *Development Charges Act, S.O. 1997, c. 27*;



- (2) "Apartment dwelling" means a building containing three or more dwelling units, each of which has an entrance through a common hall, common vestibule or other common entrance. This includes a stacked townhouse;
- (3) "Back-to-back townhouse" means a building containing more than two dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;
- (4) "Bedroom" means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- (5) "Board of education" means a board defined in s.s. 1(1) of the *Education Act*;
- (6) "Bona fide farm uses" means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation, but excludes uses related to marijuana;
- (7) "Building Code Act" means the *Building Code Act*, R.S.O. 1990, c.B.-13, as amended;
- (8) "Capital cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of, and as authorized by, the municipality or local board,
 - (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;
 - (c) to acquire, lease, construct or improve buildings and structures;
 - (d) to acquire, lease, construct or improve facilities,
 - (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);
 - (f) to complete the development charge background study under section 10 of the Act;
 - (g) interest on money borrowed to pay for costs in (a) to (d);required for provision of services designated in this by-law within or outside the municipality.



- (9) "Class" means a grouping of services combined to create a single service for the purposes of this by-law and as provided in section 7 of the Development Charges Act;
- (10) "Council" means the Council of The Corporation of the Municipality of Central Elgin;
- (11) "Corporation" means The Corporation of the Municipality of Central Elgin;
- (12) "Development" means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 6 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;
- (13) "Development charge" or "Development charges" means a charge imposed against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which this by-law;
- (14) "Dwelling unit" means one or more habitable rooms occupied or designed to be occupied by one or more persons as an independent and separate housekeeping establishment in which separate kitchen and sanitary facilities are provided for the use of such person or persons;
- (15) "Existing industrial building" means a building or buildings existing on a site in the Municipality of Central Elgin on May 26, 2010 or the buildings or structures constructed and occupied on a vacant site pursuant to site plan approval under section 41 of the Planning Act, R.S.O. 1990, c. P. 13 (the "Planning Act") subsequent to May 26, 2010 for which full development charges were paid, and is used for or in connection with,
 - (a) the production, compounding, processing, packaging, crating, bottling, packaging or assembling of raw or semi-processed goods or materials ("manufacturing") in not less than seventy-five per cent of the total gross floor area of the building or buildings on a site ("manufacturing") or warehousing related to the manufacturing use carried on in the building or buildings,
 - (b) research or development in connection with manufacturing in not less than seventy-five per cent of the total gross floor area of the building or buildings on a site,
 - (c) retail sales by a manufacturer, if the retail sales are at the site where the manufacturing is carried out, such retail sales are



restricted to goods manufactured at the site, and the building or part of a building where such retail sales are carried out does not constitute greater than twenty-five per cent of the total gross floor area of the building or buildings on the site, or

- (d) office or administrative purposes, if they are,
 - (i) carried out with respect to the manufacturing or warehousing; and,
 - (ii) in or attached to the building or structure used for such manufacturing or warehousing;
- (15) "farm building" means that part of a bona fide farming operation that is located upon land which is assessed and used for farm purposes encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use and marijuana facilities;
- (16) "Grade" means the average level of finished ground adjoining a building or structure at all exterior walls;
- (17) "Gross floor area" means the total floor area measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls.
- (18) "Growth Studies" means any and all studies carried out by the municipality that are with respect to eligible services for which a development charge by-law may be imposed under the *Development Charges Act, 1997*;
- (19) "High density residential unit" means a dwelling unit in an apartment dwelling of five or more storeys;
- (20) "Industrial" means a building or structure, or that part of a building or structure, used for industrial uses;
- (21) "Institutional" means the development of a building or structure intended for use,
 - (a) as a long-term care home within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;
 - (b) as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;



- (c) by any of the following post-secondary institutions for the objects of the institution:
 - (i) a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
 - (ii) a college or university federated or affiliated with a university described in subclause (i), or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;
 - (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - (e) as a hospice to provide end of life care.
- (22) "Interest rate" means the rate of interest determined by Council, which is 1.25% per month;
- (23) "Local board" means a local board as defined in section 1 of the *Municipal Affairs Act*, other than a board of education;
- (24) "Local services" means those services or facilities which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the *Planning Act*, or as a condition of approval under s.53 of the *Planning Act*;
- (25) "Low and medium density residential unit" means a dwelling unit in a single detached, semi-detached, townhouse, duplex, triplex or multiple dwelling, or in an apartment dwelling of four storeys or less;
- (26) "Marijuana facilities" means a building used, designed or intended for growth, producing, testing, destroying, storing or distribution, excluding retail sales, of medical marijuana or cannabis authorized by a license issued by the federal Minister of Health pursuant to section 25 of the Marihuana for Medical Purposes Regulations, SOR/2013-119, under the Controlled Drugs and Substances Act, S.C. 1996, c.19
- (27) "Multiple dwelling" means a building containing three or more attached dwelling units not in a single row, each of which dwelling units has an independent entrance from the outside and a masonry wall or walls vertically separating it from any abutting dwelling;



- (28) "Municipality" means The Corporation of the Municipality of Central Elgin;
- (29) "Non-Profit Housing" means development of a building or structure intended for use as residential premises by,
- (a) a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing;
 - (b) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or
 - (c) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act.
- (30) "Non-residential uses" means commercial, industrial, institutional uses, and includes all other non-residential uses;
- (31) "Owner" means the owner(s) of land or a person(s) who has made application for an approval for the development of land upon which a development charge is imposed;
- (32) "Place of Worship" means that part of a building that is exempt from taxation as a place of worship under the Assessment Act, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;
- (33) "Planning Act" means the *Planning Act*, R.S.O. 1990, c.P.-13, as amended;
- (34) "Regulation" means any regulation made pursuant to the Act;
- (35) "Rental Housing" means the development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;
- (36) "Residential uses" means lands, buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include a single detached dwelling, a semi-detached dwelling, a multiple dwelling, an apartment dwelling, and the residential portion of a mixed-use building or structure;
- (37) "Semi-detached dwelling" means a building containing two dwelling units that are separated vertically, each of which has an independent entrance either directly or through a common vestibule;



- (38) "Service" or "Services" means services set out in Schedule "A" to this By-law;
- (39) "Single detached dwelling" means a building containing one dwelling unit used, designated or intended to be used for occupancy as one dwelling unit;
- (40) "Special care/special dwelling" means a residential portion of special care facilities containing rooms or suites of rooms designed or intended to be used for sleeping and living accommodation that have a common entrance from street level:
- (a) Where the occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings;
 - (b) Which may or may not have exclusive sanitary and/or culinary facilities;
 - (c) That is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements; and
 - (d) Where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services may be provided at various levels
- (41) "Stacked townhouse" means a building containing two or more dwelling units where each dwelling unit is separated horizontally and/or vertically from another dwelling unit by a common wall or floor;
- (42) "Storey" means that portion of a building above grade between the surface of any floor and the ceiling immediately above it which portion has a height of not less than 2.25 meters and includes an attic having not less than 2.25 meters head room for at least fifty percent (50%) of the attic floor area;
- (43) "Townhouse or row dwelling" means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit. This includes back-to-back townhouses;
- (44) "Triplex dwelling" means a building containing three dwelling units that are separated horizontally, each of which dwelling units has an independent entrance or an entrance through a common vestibule.



CALCULATION OF DEVELOPMENT CHARGES

2. (1) Subject to the provisions of this by-law, development charges against land shall be imposed, calculated and collected in accordance with the charges set out in Schedule "B-1" and "B-2", which relate to the services/classes of services set out in Schedule "A."
- (2) The development charge with respect to the uses of any land, building or structure shall be calculated as follows:
 - (a) in the case of residential development or redevelopment or the residential portion of a mixed use development or redevelopment, as the sum of the product of the number of dwelling units of each type multiplied by the corresponding total amount for such dwelling unit type, as set out in Schedule "B-1" and "B-2";
 - (b) in the case of non-residential development or redevelopment, or the non-residential portion of a mixed use development or redevelopment, as the sum of the product of the gross floor area multiplied by the corresponding total amount for such gross floor area as set out in Schedule "B-1" and "B-2".
- (3) Council hereby determines that the development or redevelopment of land, buildings or structures for residential and non-residential uses will require the provision, enlargement or expansion of the services referenced in Schedule "A".

APPLICABLE LANDS

3. (1) Subject to sections 5 and 6, this by-law applies to all lands in the Central Elgin, whether or not the land or use is exempt from taxation under section 3 of the *Assessment Act, R.S.O. 1990, c.A.-31*.
- (2) This by-law shall not apply to land that is owned by and used for the purposes of:
 - (a) a board of education;
 - (b) any municipality or local board thereof;
 - (c) land that is used for the purposes of industrial uses;
 - (d) non-residential farm buildings constructed for bona fide farm uses;



- (e) lands or buildings used or to be used for a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the *Assessment Act*;
- (3) Notwithstanding subsection (1), in Port Stanley any residential unit or non-residential use which exists before October 27, 2008, and which is connected to the municipal water supply and distribution system but is not connected to the municipal wastewater collection and treatment system, shall pay the applicable development charge for wastewater collection and treatment upon receiving a plumbing permit for connection to the municipal wastewater collection and treatment system, but shall be exempt from the payment of development charges for water supply and distribution, highway construction, related studies, and the development charge background study.

RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING

- 5. (1) Notwithstanding section 4 above, no development charge shall be imposed with respect to developments or portions of developments as follows:
 - (a) the enlargement of an existing residential dwelling unit;
 - (b) the creation of one or two additional residential dwelling units in an existing single detached dwelling where the total gross floor area of the additional unit(s) does not exceed the gross floor area of the existing dwelling unit;
 - (c) the creation of one additional dwelling unit in any other existing residential building provided the gross floor area of the additional unit does not exceed the smallest existing dwelling unit already in the building.
- (2) Notwithstanding subsection 5 (1) (b), development charges shall be calculated and collected in accordance with Schedule "B-1" and "B-2" where the total residential gross floor area of the additional one or two dwelling units is greater than the total gross floor area of the existing single detached dwelling unit.
- (3) Notwithstanding subsection 5 (1) (c), development charges shall be calculated and collected in accordance with Schedule "B-1" and "B-2" where the additional dwelling unit has a residential gross floor area greater than,



- (a) in the case of semi-detached house or multiple dwelling, the gross floor area of the existing dwelling unit, and
- (b) in the case of any other residential building, the residential gross floor area of the smallest existing dwelling unit.

EXEMPTION FOR INDUSTRIAL DEVELOPMENT

6. (1) Notwithstanding any other provision of this by-law, there shall be an exemption from the payment of development charges for one or more enlargements of an existing industrial building on its site, whether attached or separate from the existing industrial building, up to a maximum of fifty per cent of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to the *Development Charges Act* or this section. Development charges shall be imposed in accordance with this by-law with respect to the amount of the floor area of an enlargement that results in the gross floor area of the industrial building being increased by greater than fifty per cent of the gross floor area of the existing industrial building.
- (2) If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
- (a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
 - (b) divide the amount determined under subsection (1) by the amount of the enlargement

DEVELOPMENT CHARGES IMPOSED

7. (1) Subject to subsection (2), development charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be developed for residential and non-residential uses, where, the development requires,
- (a) the passing of a zoning by-law or 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*, R.S.O. 1990, c.C.-26; or
 - (g) the issuing of a permit under the *Building Code Act*, in relation to a building or structure.
- (2) Subsection (1) shall not apply in respect to:
- (a) local services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under section 51 of the *Planning Act*,
 - (b) local services installed or paid for by the owner as a condition of approval under section 53 of the *Planning Act*.

LOCAL SERVICE INSTALLATION

8. Nothing in this by-law prevents Council from requiring, as a condition of an agreement under section 51 or 53 of the *Planning Act* that the owner, at his or her own expense, shall install or pay for such local services, within the Plan of Subdivision or within the area to which the plan relates, as Council may require.

MULTIPLE CHARGES

9. (1) Where two or more of the actions described in subsection 6 (1) are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.
- (2) Notwithstanding subsection (1), if two or more of the actions described in subsection 6 (1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services/classes of services as set out in Schedule "A", an additional development charge on the additional residential units and additional gross floor area shall be calculated and collected in accordance with the provisions of this by-law.



SERVICES IN LIEU

10. (1) Council may authorize an owner, through an agreement under section 38 of the Act, to substitute such part of the development charge applicable to the owner's development as may be specified in the agreement, by the provision at the sole expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu in accordance with the agreement, Council shall give to the owner a credit against the development charge in accordance with the agreement provisions and the provisions of section 39 of the Act, equal to the reasonable cost to the owner of providing the services in lieu. In no case shall the agreement provide for a credit that exceeds the total development charge payable by an owner to the municipality in respect of the development to which the agreement relates.
- (2) In any agreement under subsection (1), Council may also give a further credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this by-law.
- (3) The credit provided for in subsection (2) shall not be charged to any development charge reserve fund.

RULES WITH RESPECT TO RE-DEVELOPMENT

11. Despite any other provisions of this by-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within five years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:
 - (1) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 2 (2) a) by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
 - (2) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the greater of the applicable development charges under subsection 2(2)b) by the gross



floor area that has been or will be demolished or converted to another principal use;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

TIMING OF CALCULATION AND PAYMENT

12. (1) The development charges shall be payable on the date a building permit is issued under the *Building Code Act, 1992* in relation to a building or structure on land to which the development charge applies.
- (2) Notwithstanding Subsection 12(1), Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (3) Notwithstanding Subsection 12(1), Development Charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (4) Where the development of land results from the approval of a Site Plan or Zoning Bylaw Amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Subsections 12(1), 12(2) and 12(3) shall be calculated on the rates set out in Schedules "B" and "C" on the date of the planning application, including interest. Where both planning applications apply Development Charges under Subsections 12(1), 12(2) and 12(3) shall be calculated on the rates, including interest, set out in Schedules "B-1" and "B-2" on the date of the later planning application, including interest.
- (5) Notwithstanding subsection 12(1), the Corporation may, by agreement, allow a person to perform work that relates to a service to which this by-law relates, and give the person a credit towards the payment of development charges in accordance with the agreement, the amount of the credit to be determined in accordance with the Act.
- (6) Notwithstanding subsection 12(1), the Corporation may enter into an agreement for payment of the development charges under Section 27 of the Act, that relates to the services that are imposed in this by-law.



RESERVE FUNDS

13. (1) Monies received from payment of development charges under this by-law shall be maintained in eight separate reserve funds as follows: roads, fire, parks and recreation, library, growth studies (municipal wide), water, wastewater and growth studies (urban).
- (2) Monies received for the payment of development charges shall be used only in accordance with the provisions of section 35 of the Act.
- (3) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- (4) Where any unpaid development charges are collected as taxes under subsection (4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection (1).
- (5) The Treasurer of the Municipality shall, in each year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in section 12 of O. Reg. 82/98.

BY-LAW AMENDMENT OR APPEAL

14. (1) Where this by-law or any development charge prescribed there under is amended or repealed either by order of the Ontario Municipal Board or by resolution of the Municipal Council, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) Refunds that are required to be paid under subsection (1) shall be paid with interest to be calculated as follows:
 - (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
 - (b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.
- (3) Refunds that are required to be paid under subsection (1) shall include the interest owed under this section.



BY-LAW INDEXING

15. The development charges set out in Schedule B-1" and "B-2" to this by-law shall be adjusted annually as of May 1 of each year commencing May 1, 2021, without amendment to the by-law, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, "Construction Price Statistics".

SEVERABILITY

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

HEADINGS FOR REFERENCE ONLY

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

BY-LAW REGISTRATION

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

BY-LAW ADMINISTRATION

19. This by-law shall be administered by the Municipal Treasurer.

SCHEDULES TO THE BY-LAW

20. The following Schedules to this by-law form an integral part of this by-law:
- | | |
|----------------------|---|
| Schedule A | - Schedule of Designated Municipal Services/Classes of Services |
| Schedule B-1 | - Schedule of Municipal Wide Development Charges |
| Schedule B-2 | - Schedule of Urban Area and Area Specific Development Charges |
| Schedules C-1 to C-6 | - Map denoting the Urban Areas of the Municipality |



REPEAL OF BY-LAWS

21. By-law 1880 is hereby repealed on the date this by-law comes into effect.

DATE BY-LAW EFFECTIVE

22. This by-law shall come into force and effect on the day following the day of its approval by Council.

READ A FIRST AND A SECOND TIME THIS 25th DAY OF JANUARY, 2021.

READ A THIRD TIME AND FINALLY PASSED THIS 25th DAY OF JANUARY, 2021.

Mayor

Clerk



SCHEDULE "A" TO BY-LAW NO. _____
DESIGNATED MUNICIPAL SERVICES/CLASSES OF SERVICES UNDER THIS BY-LAW

Municipal Wide Services/Classes of Services

- Services Related to a Highway
 - Depots and Domes
 - Public Works Rolling Stock
- Fire Protection Services
 - Fire Facilities
 - Fire Vehicles
 - Fire Equipment and Gear
- Parks and Recreation Services
 - Parkland Development, Amenities & Trails
 - Recreation Facilities
 - Recreation Vehicle
- Library Services
 - Library Facilities
- Growth Studies (Municipal Wide)
 - Services Related to a Highway
 - Fire Protection Services
 - Parks and Recreation Services
 - Library Services
 - Water Services
 - Wastewater Services

Urban Services/Classes of Services

- Growth Studies (Urban)
 - Water Services
 - Wastewater Services
 - Services Related to a Highway
- Water
 - Water Distribution
- Wastewater
 - Wastewater Treatment
 - Wastewater Collection



**SCHEDULE B-1
SCHEDULE OF MUNICIPAL WIDE DEVELOPMENT CHARGES**

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:						
Services Related to a Highway	780	592	462	296	299	0.59
Fire Protection Services	1,625	1,233	963	617	623	1.23
Parks and Recreation Services	1,953	1,482	1,158	742	749	0.26
Library Services	109	83	65	41	42	0.02
Growth Studies	588	446	349	223	226	0.44
Total Municipal Wide Services	5,055	3,836	2,997	1,919	1,939	2.54



SCHEDULE B-2 SCHEDULE OF URBAN AREA DEVELOPMENT CHARGES

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Urban Area Services						
Growth Studies - Urban	183	139	108	69	70	0.10
Total Urban Area Services	183	139	108	69	70	0.10

Note: Urban Areas are municipally serviced with water and/or wastewater

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Belmont Area Specific Services:						
Water Services	738	560	437	280	283	0.42
Wastewater Services	5,647	4,284	3,347	2,144	2,166	4.88
Total Belmont Area Specific Services	6,385	4,844	3,784	2,424	2,449	5.30
Port Stanley Area Specific Services:						
Water Services	738	560	437	280	283	0.42
Wastewater Services	5,647	4,284	3,347	2,144	2,166	4.88
Total Port Stanley Area Specific Services	6,385	4,844	3,784	2,424	2,449	5.30
Union Area Specific Services:						
Water Services	738	560	437	280	283	0.42
Wastewater Services	5,647	4,284	3,347	2,144	2,166	4.88
Total Union Area Specific Services	6,385	4,844	3,784	2,424	2,449	5.30
Norman/Lyndale Area Specific Services:						
Water Services	738	560	437	280	283	0.42
Wastewater Services	5,647	4,284	3,347	2,144	2,166	4.88
Total Norman/Lyndale Area Specific Services	6,385	4,844	3,784	2,424	2,449	5.30
Lynhurst Area Specific Services:						
Water Services	738	560	437	280	283	-
Wastewater Services	5,647	4,284	3,347	2,144	2,166	-
Total Lynhurst Area Specific Services	6,385	4,844	3,784	2,424	2,449	0.00
Meadowgreen Area Specific Services:						
Water Services	738	560	437	280	283	-
Wastewater Services	-	-	-	-	-	-
Total Meadowgreen Area Specific Services	738	560	437	280	283	0.00
Southblock Area Specific Services:						
Water Services	738	560	437	280	283	-
Wastewater Services	5,647	4,284	3,347	2,144	2,166	-
Total Southblock Area Specific Services	6,385	4,844	3,784	2,424	2,449	0.00

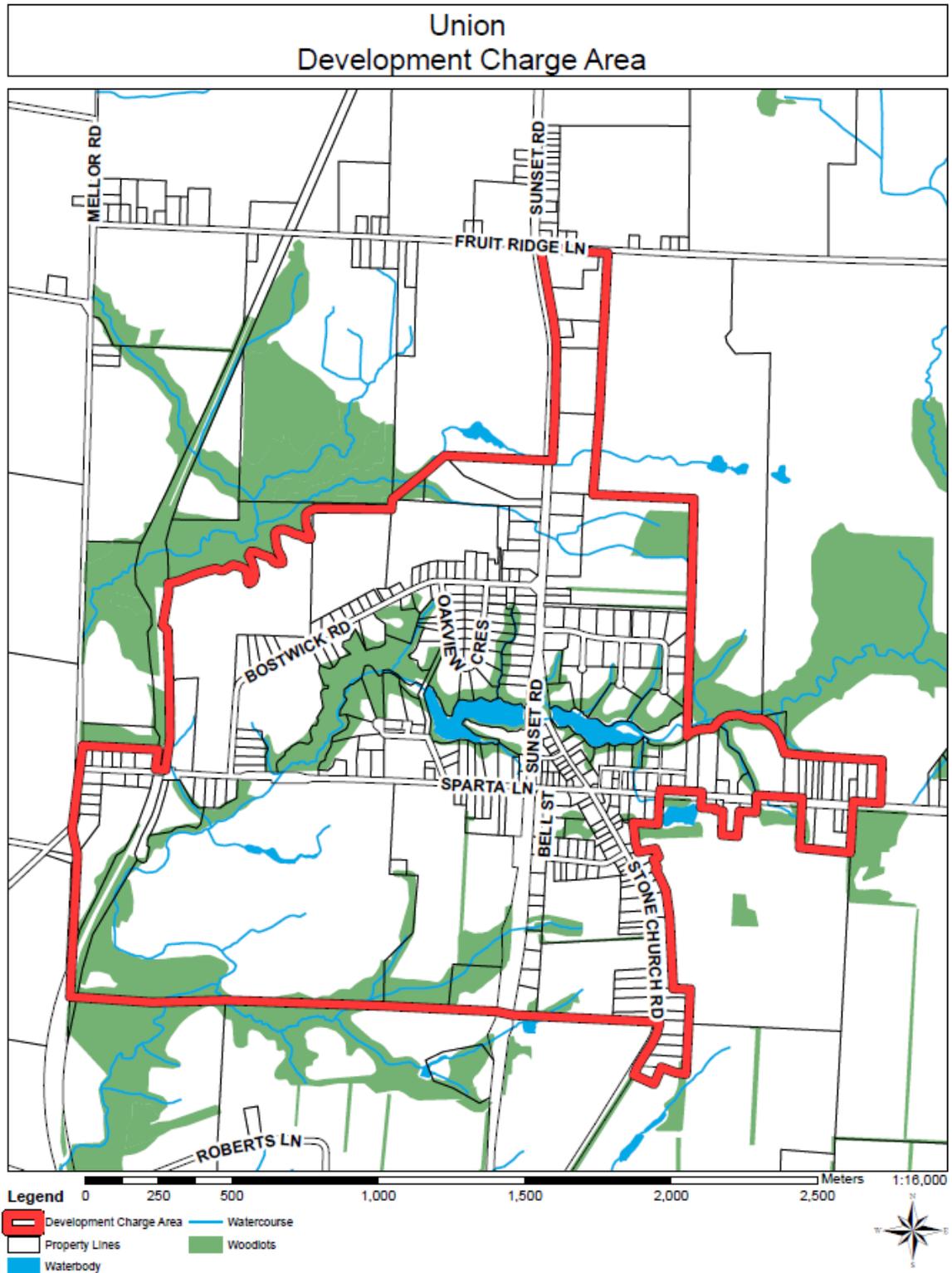


Schedule "C-1" Map of the Port Stanley Area



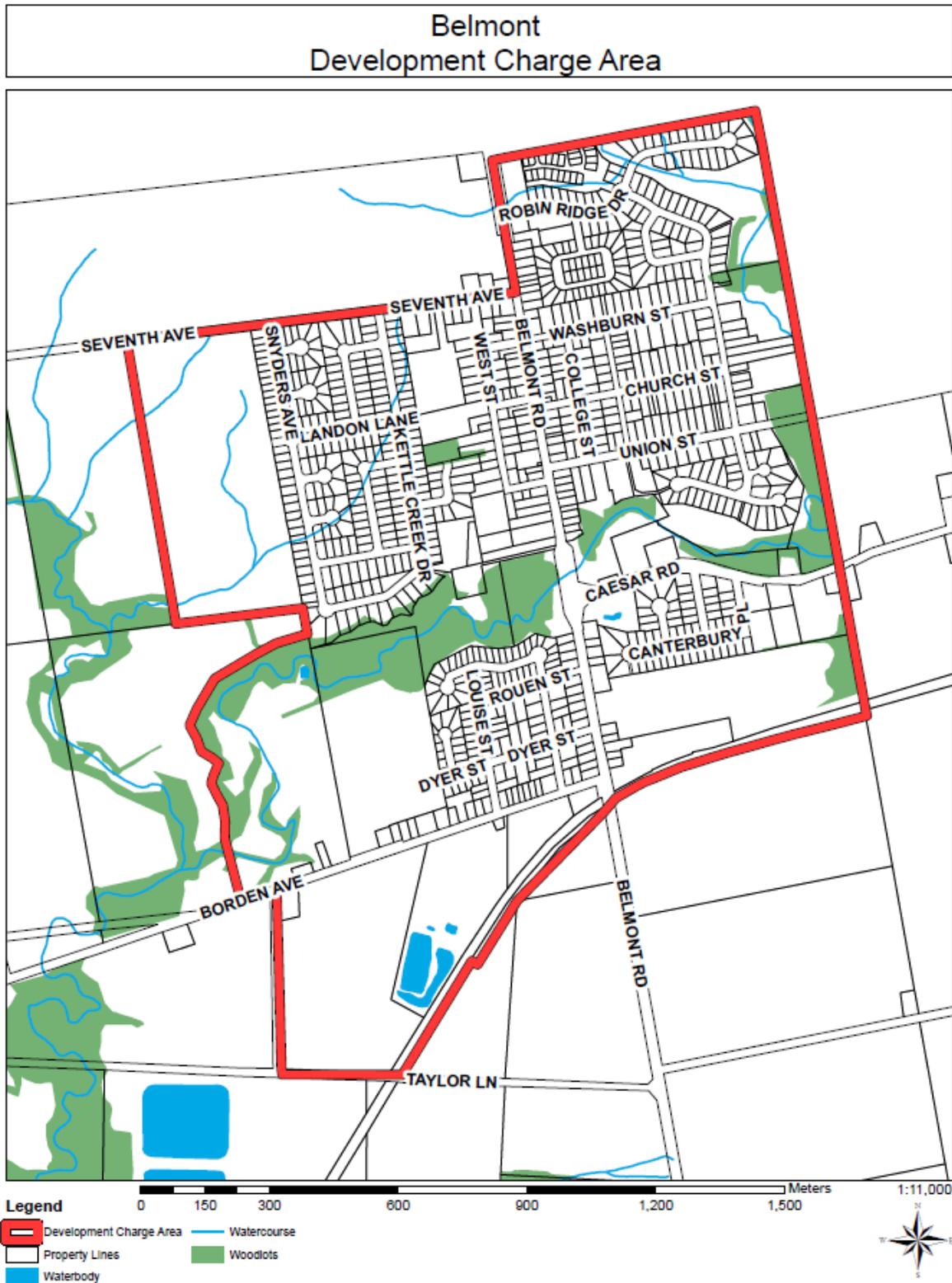


Schedule "C-2" Map of the Union Area



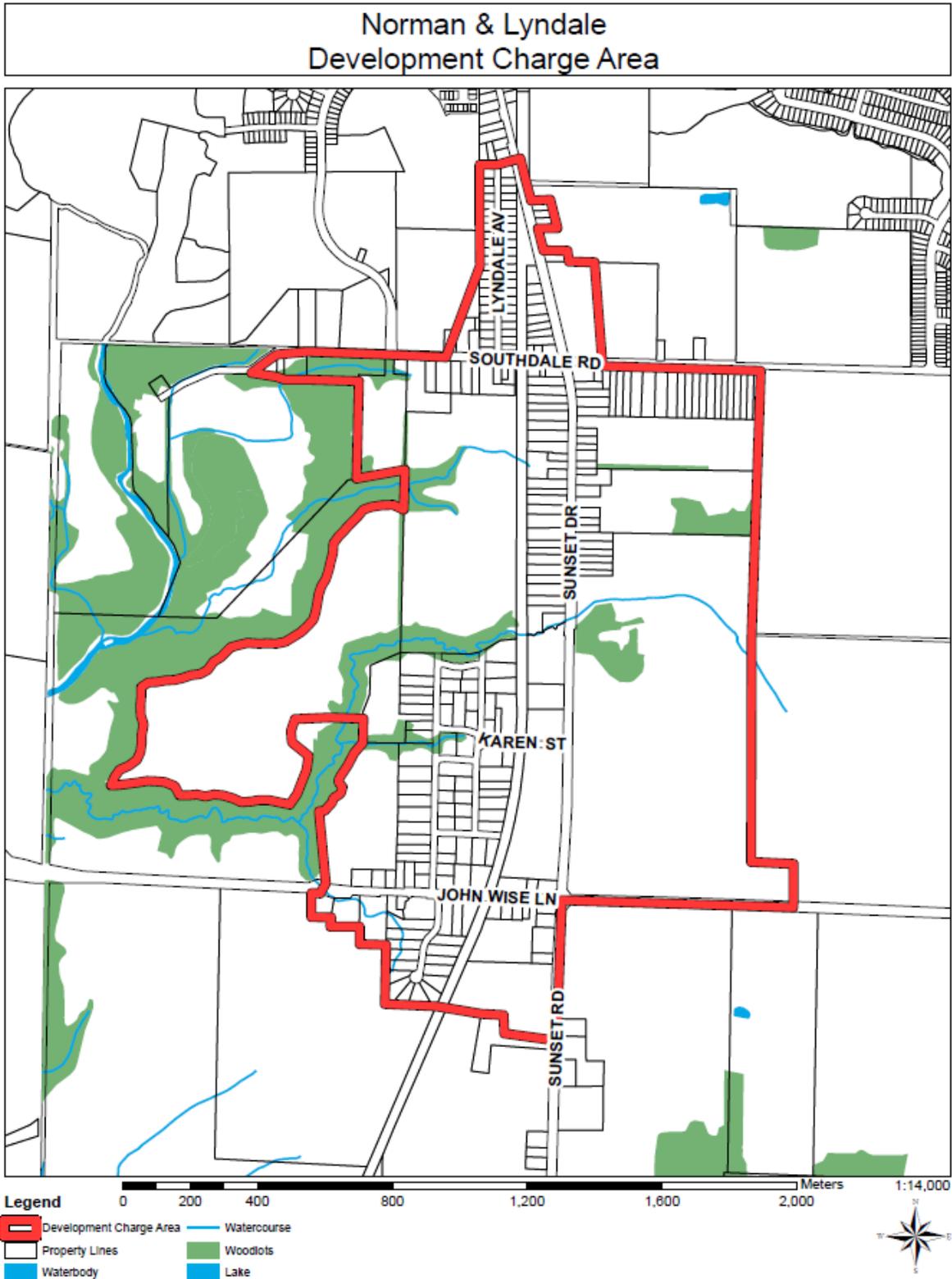


Schedule "C-3" Map of the Belmont Area



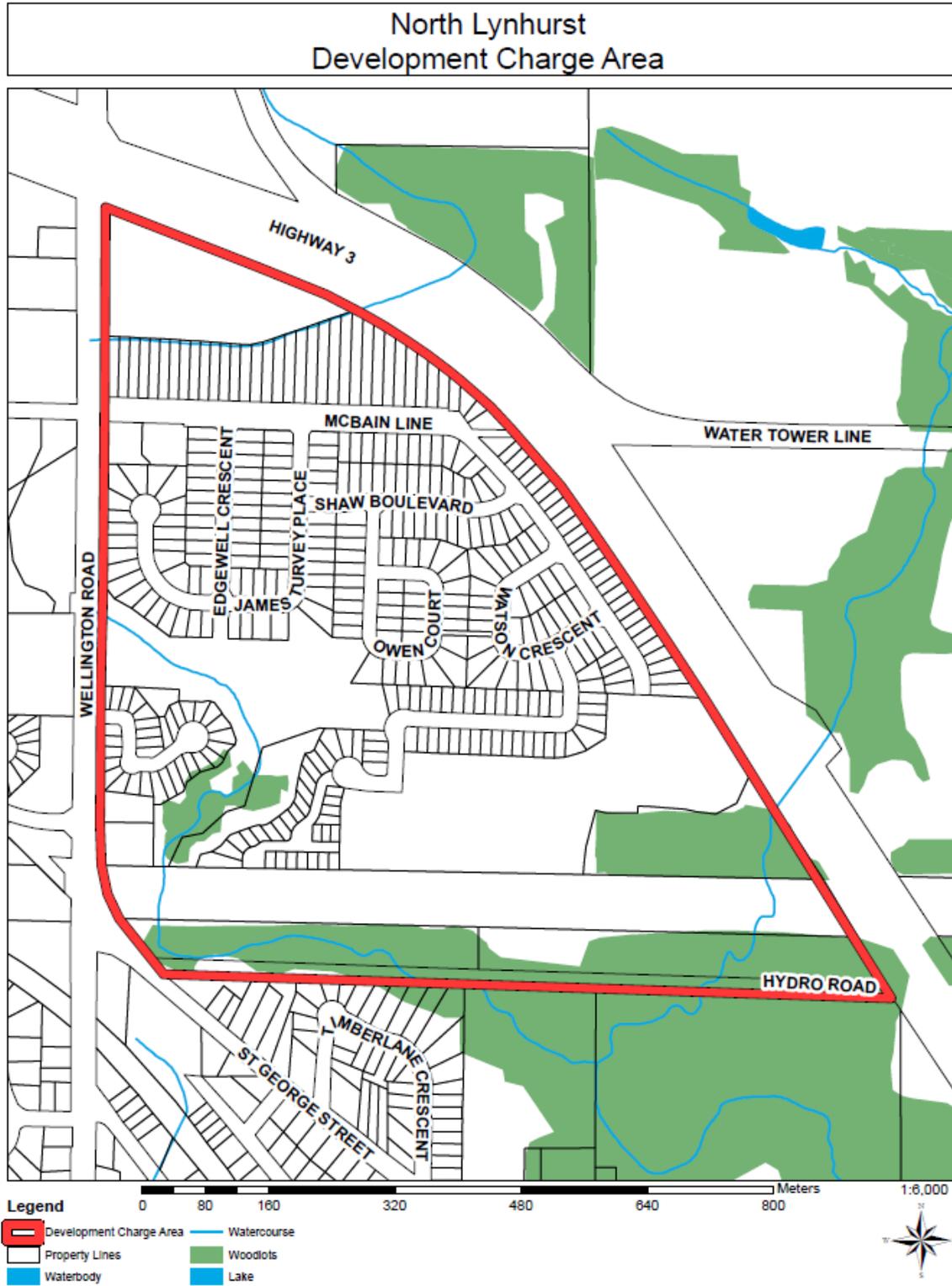


Schedule "C-4" Map of the Norman & Lyndale Area



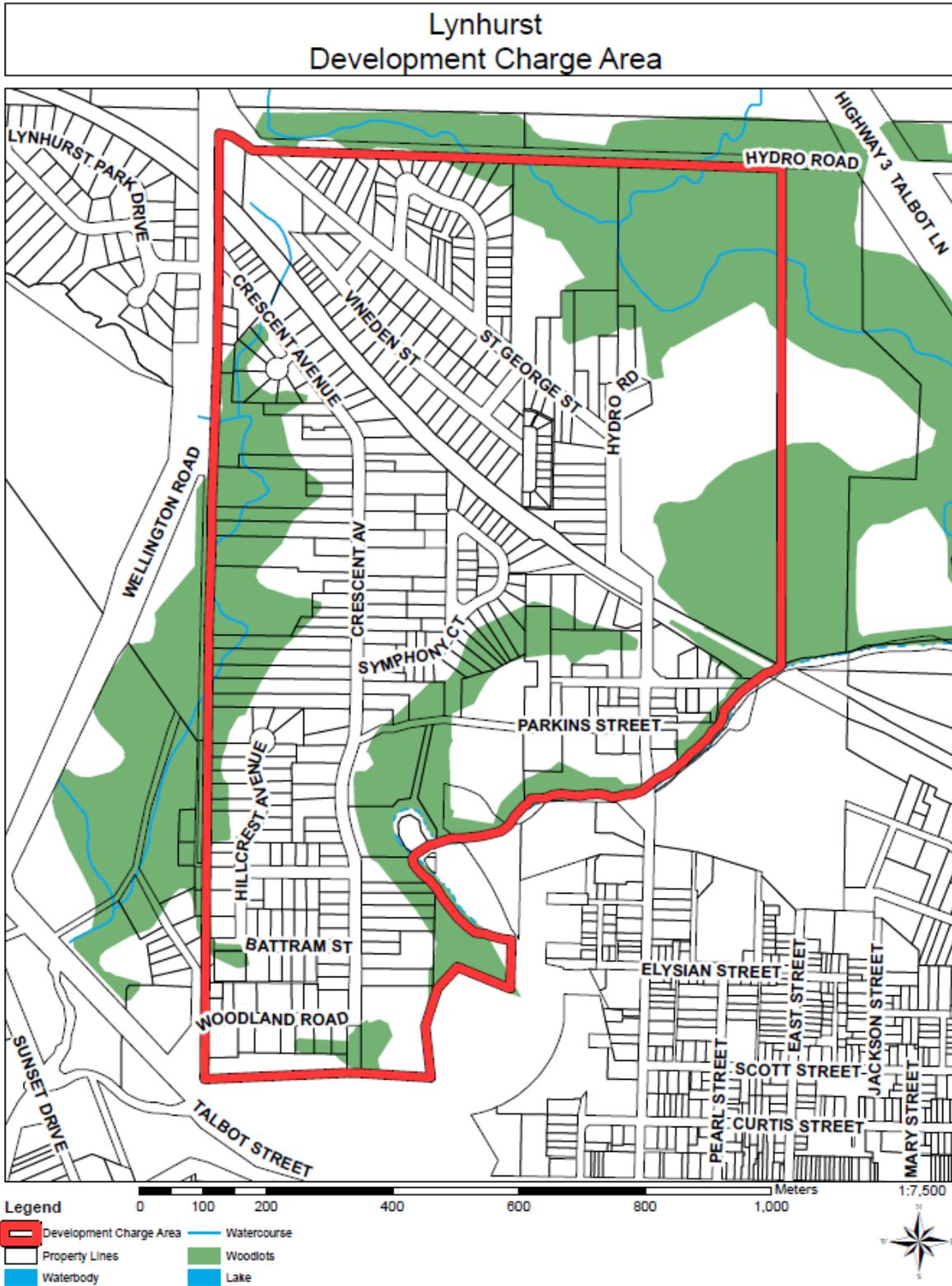


Schedule "C-5" Map of the North Lynhurst Area





Schedule "C-6" Map of the Lynhurst Area





Schedule "C-7" Map of the Southblock Area

