



Watson
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Development Charges Background Study

Municipality of Middlesex Centre

Consolidated Copy

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(as amended June 21, 2024)

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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
A.M.P.	Asset management plan
CANSIM	Canadian Socio-Economic Information Management System (Statistics Canada)
C.I.P.A.	Community Improvement Project Areas
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
ERASE	Environmental, Remediation, and Site Enhancement
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
M.O.E.C.P.	Ministry of the Environment, Conservation and Parks
N.F.P.O.W.	No fixed place of work
O.L.T.	Ontario Land Tribunal
O.P.A.	Official Plan Amendment
O. Reg.	Ontario Regulation
P.O.A.	Provincial Offences Act
P.P.U.	Persons per unit
S.D.E.	Single detached equivalent
S.D.U.	Single detached unit
S.W.M.	Stormwater management
sq.ft.	square foot
sq.m.	square metre



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

This background study has been prepared pursuant to the requirements of the *Development Charges Act, 1997*, as amended, (D.C.A.) and, accordingly, recommends development charges (D.C.s) and policies for the Municipality of Middlesex Centre (Municipality).

The Municipality retained Watson & Associates Economists Ltd. (Watson) to undertake the D.C. study process in 2024. Watson worked with the Municipality's staff in preparing the D.C. analysis and policy recommendations.

This D.C. background study, containing the proposed D.C. by-law, will be distributed to members of the public in order to provide interested parties with sufficient background information on the legislation, the study's recommendations, and an outline of the basis for these recommendations.

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Municipality's D.C. background study, as summarized in Chapter 4. The forecast amount, type, and location of development is summarized in Chapter 3, with technical details provided in Appendix A. Chapters 5 and 6 identify the increase in need by service, calculate the D.C. recoverable capital costs and schedule of charges by type of development. The requirement for "rules" governing the imposition of the D.C. is provided in Chapter 7. The proposed D.C. by-law, to be made available to the public as part of the approval process, is included as Appendix G.

The background study is designed to set out sufficient background on the legislation, the Municipality's current D.C. policies (Chapter 2), and the policies underlying the proposed by-law, to make the exercise understandable to those who are involved. The D.C. background study addresses post-adoption implementation requirements (Chapter 8) which are critical to the successful application of the new policy. The chapters in the report are supported by appendices containing the data required to explain and substantiate the calculation of the charge.



1.2 Summary of the Process

The public meeting required under Section 12 of the D.C.A. is scheduled for May 22, 2024. Its purpose is to present the background study and draft D.C. by-law to the public and to solicit public input on the matter. The public meeting is also being held to answer any questions regarding the study's purpose, methodology, and the proposed policies contained within the draft D.C. by-law. In accordance with the legislation requiring that the D.C. background study and draft by-law be made available the public at least two weeks prior to the public meeting, the D.C. Background Study and proposed D.C. By-law will be available for public review on May 8, 2024. This timing of release also complies with the legislative requirement for the background study to be available for public review at least 60 days prior to by-law passage. The Municipality anticipates Council consideration of the D.C. By-law for adoption on July 10, 2024.

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

- Municipality's consideration of responses received prior to, at, or immediately following the public meeting;
- Finalization of the D.C. Background Study and By-Law to address any required changes; and
- Council consideration of the D.C. By-law, anticipated to occur on July 10, 2024.

Table 1-1 outlines the study process to date and the proposed schedule to be followed with respect to the D.C. by-law adoption process.



Table 1-1
Schedule of Key D.C. Process Dates

Process Steps	Dates
1. Data collection, staff review, D.C. calculations and policy work	January 2024 to May 2024
2. Council information meeting	March 20, 2023 ⁴
3. Developer information meeting	March 27, 2024
4. Public release of final D.C. Background Study and proposed by-law	May 8, 2024
5. Public meeting advertisement placed in newspaper(s)	By May 1, 2024
6. Public meeting of Council	May 22, 2024
7. Public release of addendum to D.C. Background Study	June 21, 2024
8. Council considers adoption of background study and passage of by-law	July 10, 2024
9. Newspaper notice given of by-law(s) passage	By 20 days after passage
10. Last day for by-law(s) appeal	40 days after passage
11. Municipality makes pamphlet available (where by-law(s) not appealed)	By 60 days after in force date

1.3 Changes to the Development Charges Act, 1997

Over the past several years, a number of changes to the Development Charges Act, 1997 have been introduced through various legislation including the following:

- *More Homes, More Choice Act, 2019;*
- *Plan to Build Ontario Together Act, 2019;*



- *COVID-19 Economic Recovery Act, 2020*;
- *Better for People, Smarter for Business Act, 2020*;
- *More Homes for Everyone Act, 2022*;
- *More Homes Built Faster Act, 2022*;
- *Helping Homebuyers, Protecting Tenants Act, 2023*;
- *Affordable Homes and Good Jobs Act, 2023*; and
- *Cutting Red Tape to Build More Homes Act, 2024*.

The following provides an overview of the amendments to the D.C.A. that each of these pieces of legislation provided.

1.3.1 *More Homes, More Choice Act, 2019*

The Province introduced the *More Homes, More Choice Act* (Bill 108) which proposed changes to the D.C.A. as part of the province's "*More Homes, More Choice: Ontario's Housing Supply Action Plan*." The *More Homes, More Choice Act* received Royal Assent on June 6, 2019. At that time many of the amendments to the D.C.A. did not come into effect, awaiting proclamation by the Lieutenant Governor. On January 1, 2020, the following provisions were proclaimed:

- A D.C. for rental housing and institutional developments will be payable in six equal annual installments, with the first payment commencing on the date of occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments (note, that further changes related to non-profit housing have been made under the *More Homes Built Faster Act*, as summarized below). Any unpaid D.C. amounts may be added to the tax roll and collected in the same manner as taxes.
- For all developments triggering a D.C. within two years of a Site Plan or Zoning By-law Amendment planning approval, the D.C. shall be determined based on the charges that were in effect on the date the planning application was submitted to the municipality. These provisions only apply to Site Plan and Zoning By-law Amendment planning applications received on or after January 1, 2020. These amendments do not affect developments approved under other planning application types (e.g., plan of subdivision, minor variance, etc.).
- The removal of the 10% statutory deduction for soft services, i.e., services limited to a 10-year forecast period.



1.3.2 Plan to Build Ontario Together Act, 2019

The *Plan to Build Ontario Together Act, 2019* (Bill 138) provided further amendments to the D.C.A. and the *Planning Act*. This Act received Royal Assent on December 10, 2019. Proclamation resulted in the sections related to the D.C.A. (schedule 10) coming into effect on January 1, 2020. The amendments to the D.C.A. included the removal of instalment payments for commercial and industrial developments that were originally included in the *More Homes, More Choice Act*.

1.3.3 COVID-19 Economic Recovery Act, 2020

In response to the global pandemic that began affecting Ontario in early 2020, the Province released the *COVID-19 Economic Recovery Act, 2020* (Bill 197) which provided amendments to a number of statutes, including the D.C.A. and *Planning Act*. The *COVID-19 Economic Recovery Act* further revised some of the proposed changes identified in the *More Homes, More Choice Act* and *Plan to Build Ontario Together Act*. The *COVID-19 Economic Recovery Act* received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the amendments to the D.C.A.:

1.3.3.1 List of D.C. Eligible Services

The D.C.A. previously defined ineligible services for D.C.s. The amendments to the D.C.A. now defined the services that are eligible for inclusion in a D.C. by-law. The following summarizes the D.C. eligible services:

- 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, as defined in subsection 5.1 (1);
- Transit services other than the Toronto-York subway extension;
- Waste diversion services;
- Policing services;
- Fire protection services;
- Ambulance services;



- Library Services;
- Long-term care services;
- Parks and recreation services (excluding the acquisition of land for parks);
- Public health services;
- Childcare and early years services;
- Housing services (Note that as per Bill 23, housing services are no longer eligible);
- Provincial Offences Act services;
- Services related to emergency preparedness;
- Services related to airports, but only in the Regional Municipality of Waterloo;
and
- Additional services as prescribed.

1.3.3.2 *Classes of D.C. Services*

Prior to the amendments, the D.C.A. allowed for categories of services to be grouped together into a minimum of two categories, i.e., 90% services and 100% services. The amendments repealed these rules and replaced them with the following provisions:

- 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 as 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 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.

1.3.3.3 *Statutory Exemptions*

The D.C.A. provides for statutory exemptions from payment of D.C.s related to additional residential units, where the development is creating additional residential dwelling units within prescribed classes of existing residential buildings or structures. This statutory exemption has been expanded to include secondary residential dwelling units, in prescribed classes, that are ancillary to existing residential buildings. Furthermore, additional statutory exemptions are provided for the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to new dwellings. Note, that further changes related to additional



residential units have been made under the *More Homes Built Faster Act*, as summarized in subsection 1.3.6 below.

1.3.4 Better for People, Smarter for Business Act, 2020

On December 8, 2020, the *Better for People, Smarter for Business Act, 2020* (Bill 213) received Royal Assent. One of the changes of this Act amended the *Ministry of Training, Colleges and Universities Act* by exempting the development of land intended for use by a university that receives operating funds from the Government from the payment of D.C.s. As a result, this mandatory exemption is included in the Municipality's draft D.C. by-law.

1.3.5 More Homes for Everyone Act, 2022

On April 14, 2022, the *More Homes for Everyone Act, 2022* (Bill 109) received Royal Assent. One of the D.C.A. amendments, and O. Reg. 438/22, prescribed additional information to be included in the annual Treasurer's Statement on D.C. reserve funds and its publication. The following additional information must be provided for each service for which a D.C. is collected for during the year:

- a) whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law;
- b) if the answer to a) is no, the amount the municipality now expects to incur and a statement as to why this amount is expected; and
- c) if no money was spent from the reserve fund during the year, a statement as to why there was no spending during the year.

These requirements have been further amended to require that the annual Treasurer's Statement be made available to the public on the municipality's website, or in the municipal office.

1.3.6 More Homes Built Faster Act, 2022

The *More Homes Built Faster Act, 2022* (Bill 23) received Royal Assent on November 28, 2022. This Act amends several pieces of legislation including the *Planning Act* and the D.C.A. The following provides a summary of the amendments to the D.C.A.:



1.3.6.1 *Additional Residential Unit Exemption*

The rules for these exemptions are now provided in the D.C.A., rather than the regulations and are summarized as follows:

- Exemption for residential units in existing rental residential buildings – For rental residential buildings with four or more residential units, the greater of one unit or 1% of the existing residential units will be exempt from D.C.
- Exemption for additional residential units in existing and new residential buildings – The following developments will be exempt from a D.C.:
 - A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one residential unit;
 - A third unit in a detached, semi-detached, or rowhouse if no buildings or ancillary structures contain any residential units; and
 - One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of urban land, if the detached, semi-detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.

1.3.6.2 *Removal of Housing as an Eligible D.C. Service*

Housing services is removed as an eligible service. Municipalities with by-laws that include a charge for housing services can no longer collect for this service.

1.3.6.3 *New Statutory Exemptions for Affordable Units, Attainable Units, Inclusionary Zoning Units, and Non-Profit Housing developments*

Affordable units, attainable units, inclusionary zoning units and non-profit housing developments are exempt from the payment of D.C.s, as follows:

- Affordable Rental Units: Where rent is no more than 80% of the average market rent as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- Affordable Owned Units: Where the price of the unit is no more than 80% of the average purchase price as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.



- Attainable Units: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at “arm’s length” from the seller.
 - Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.
- Inclusionary Zoning Units: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.
- Non-Profit Housing: Non-profit housing units are exempt from D.C.s and D.C. instalment payments due after November 28, 2022.

1.3.6.4 Historical Level of Service extended to 15-year period instead of the historical 10-year period

Prior to Royal Assent, the increase in need for service was limited by the average historical level of service calculated over the 10-year period preceding the preparation of the D.C. background study. This average is now extended to the historical 15-year period.

1.3.6.5 Revised Definition of Capital Costs

The definition of capital costs has been revised to remove studies. Further, the regulations to the Act can prescribe services for which land or an interest in land will be restricted. As at the time of writing, no services have been prescribed.

1.3.6.6 Mandatory Phase-in of a D.C.

For all D.C. by-laws passed after January 1, 2022, the charge must be phased-in annually over the first five years the by-law is in force, as follows:

- Year 1 – 80% of the maximum charge;
- Year 2 – 85% of the maximum charge;
- Year 3 – 90% of the maximum charge;
- Year 4 – 95% of the maximum charge; and
- Year 5 to expiry – 100% of the maximum charge.



1.3.6.7 D.C. By-law Expiry

A D.C. by-law now expires ten years after the day it comes into force unless the by-law provides for an earlier expiry or repeal date. This extends the by-law's life from what used to be a maximum of five years.

1.3.6.8 Installment Payments

Non-profit housing development has been removed from the instalment payment section of the D.C.A. under Section 26.1, as these units are now exempt from the payment of a D.C.

1.3.6.9 Rental Housing Discount

The D.C. payable for rental housing development will be reduced based on the number of bedrooms in each unit as follows:

- Three or more bedrooms – 25% reduction;
- Two bedrooms – 20% reduction; and
- All other bedroom quantities – 15% reduction.

1.3.6.10 Maximum Interest Rate for Instalments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications

No maximum interest rate was previously prescribed, which allowed municipalities to choose the interest rate to impose. As per the *More Homes Built Faster Act, 2022*, the maximum interest rate is set at the average prime rate plus one percentage point. This maximum interest rate provision would apply to all instalment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.

1.3.6.11 Requirement to Allocate Funds Received

Annually, beginning in 2023, municipalities will be required to spend or allocate at least 60% of the monies in a reserve fund at the beginning of the year for water services, wastewater services, and services related to a highway. Other services may be prescribed by the regulation.



1.3.7 Helping Homebuyers, Protecting Tenants Act, 2023

The *Helping Homebuyers, Protecting Tenants Act* (Bill 97) received Royal Assent on June 8, 2023. This bill extends the mandatory exemption from payment of D.C.s for additional residential units in new residential buildings or in existing houses to all lands versus just urban lands.

1.3.8 Affordable Homes and Good Jobs Act, 2023

The exemption for affordable residential units was included in the *More Homes Built Faster Act* enacted by the Province on November 28, 2022. Under this legislation, affordable residential units were defined within subsection 4.1 of the D.C.A. and exemptions for D.C.s were provided in respect of this definition. While the legislation was enacted in November 2022, the ability for municipalities to implement the exemptions required the Minister of Municipal Affairs and Housing to publish an “Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin.” This bulletin would inform the average market rent and purchase price to be used in determining which developments qualify as affordable residential units. The bulletin was published by the Minister on May 1, 2024 with an effective date of June 1, 2024.

The *Affordable Homes and Good Jobs Act, 2023* (Bill 134) received Royal Assent on December 4, 2023 and provides for a modification to the affordable residential unit definition by:

- Introducing an income-based test for affordable rent and purchase price; and
- Increasing the threshold for the market test of affordable rent and purchase price.

This change provides the exemption based on the lesser of the two measures.

Moreover, the rules in subsection 4.1 of the D.C.A. are unchanged with respect to:

- The tenant and purchaser transacting the affordable unit being at arm’s length;
- The intent of maintaining the affordable residential unit definition for a 25-year period, requiring an agreement with the municipality (which may be registered on title); and
- Exemptions for attainable residential units and associated rules (requiring further regulations).



The following table details the definitions provided through Bill 134 (underlining added for emphasis).

Item	Bill 134 Definition (Current D.C.A. Definition)
Affordable residential unit rent (subsection 4.1 (2), para. 1)	The rent is no greater than <u>the lesser of</u> , i. the <u>income-based affordable rent</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and ii. the <u>average market rent</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market rent/rent based on income (subsection 4.1 (5)) for the purposes of subsection 4.1 (2), para. 1	The Minister of Municipal Affairs and Housing shall, (a) determine the <u>income of a household</u> that, in the Minister's opinion, is <u>at the 60th percentile of gross annual incomes for renter households in the applicable local municipality</u> ; and (b) identify the <u>rent</u> that, in the Minister's opinion, is <u>equal to 30 per cent of the income of the household</u> referred to in clause (a).
Affordable residential unit ownership (subsection 4.1 (3), para. 1)	The price of the residential unit is no greater than <u>the lesser of</u> , i. the <u>income-based affordable purchase price</u> for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and ii. <u>90 per cent of the average purchase price</u> identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market purchase price/purchase price based on income (subsection 4.1 (6)) for the purposes of subsection 4.1 (3), para. 1	The Minister of Municipal Affairs and Housing shall, (a) determine the <u>income of a household</u> that, in the Minister's opinion, is <u>at the 60th percentile of gross annual incomes for households in the applicable local municipality</u> ; and (b) identify the <u>purchase price</u> that, in the Minister's opinion, <u>would result in annual accommodation costs equal to 30 per cent of the income of the household</u> referred to in clause (a)

As noted above, the bulletin came into effect on June 1, 2024, which provides the information for the Municipality to measure against for determining the applicability of the exemption from the D.C. (as well as C.B.C. and Parkland requirements). The



bulletin provides the following information for the Municipality (it is noted that the bulletin will be updated annually):

- For Affordable Ownership Units: the income-based affordable purchase price provides the relevant threshold for the affordable residential units exemption for all units types other than a semi-detached house, as it is lower than 90% of the average market purchase price. For a semi-detached house, the 90% of average market purchase price sets the threshold. The income-based affordable purchase prices and 90% of average market purchase prices for the Municipality, as established through the most recent bulletin, are summarized by unit type in the table below:

Unit Type	Income-based Affordable Purchase Price	90% of Average Market Purchase Price
Detached House	\$528,200	\$909,000
Semi-Detached House	\$528,200	\$441,000
Row/townhouse	\$528,200	\$612,000
Condominium Apartment	\$528,200	\$666,000

- For Affordable Rental Units: the average market rent provides the relevant threshold for the affordable residential units exemption, as it is lower than the income-based affordable rent for all unit types. The income-based affordable rents and average market rents for the Municipality, as established through the most recent bulletin, are summarized in the table below:

Unit Type	Income-based Affordable Rent	Average Market Rent
Bachelor unit	\$2,180	\$957
1-Bedroom unit	\$2,180	\$1,191
2-Bedroom unit	\$2,180	\$1,479
3 or more Bedrooms	\$2,180	\$1,706



1.3.9 Cutting Red Tape to Build More Homes Act, 2024

The *Cutting Red Tape to Build More Homes Act, 2024* (Bill 185) came into effect on June 6, 2024 and amends the D.C.A. as follows:

- Reintroduces studies as an eligible cost for services, including a D.C. background study;
- Removes the mandatory phase-in of a D.C. by-law;
- Reduces the D.C. rate freeze timelines for developments proceeding through site plan and zoning by-law amendment applications, whereby the time allowed between building permit issuance and planning application approval in order for the DC freeze to apply is reduced from two years to 18 months (note, the two-year time period still applies to applications approved between January 1, 2020 and June 6, 2024);
- Permits the repeal of expiry clauses in D.C. by-laws (allowing for the 10-year by-law term provided in the D.C.A.); and
- Allows minor D.C. by-law amendments related to the inclusion of studies, removal of the mandatory phase-in of a D.C. by-law and removal of expiry date for by-laws passed between November 28, 2022 and June 6, 2024.

As Bill 185 has been enacted, this D.C. Background Study includes the cost of studies and reflects the other amendments made to the D.C.A. as noted above. Section 7.3.8 of this D.C. Background Study details how the D.C. calculations and draft by-law was amended once Bill 185 came into force and before Council approves the draft D.C. by-law.



Chapter 2

Current Municipality of Middlesex Development Charges Policies



2. Current Municipality of Middlesex Centre Development Charges Policies

2.1 By-law Enactment

On July 17, 2019 the Municipality of Middlesex Centre passed and enacted By-law 2019-073 under the D.C.A. The by-law imposes development charges by service/class of service for Municipality-wide services, as well as area-specific charges for urban-serviced areas. Amending By-law 2021-119 was passed on December 15, 2021 to reflect amendments to the D.C.A. resulting from Bills 108 and 197, as well as changes to the capital costs underlying the charge for all services, with the exception of Library Services. By-law 2019-073, as amended, is set to expire on July 17, 2024.

2.2 Services Covered

The following services/classes of service are covered under By-law 2019-073, as amended:

Municipality-wide Services

- Roads;
- Public Works;
- Fire Protection;
- Parks and Recreation;
- Library; and
- Growth-related Studies.

Area-specific Services – Urban-serviced Area

- Wastewater; and
- Water.

2.3 Current Development Charge Rates

Table 2-1 provides the charges currently in effect for residential and non-residential development types, as well as the breakdown of the charges by service.



**Table 2-1
Municipality of Middlesex Centre Current Development Charges**

Service/Class of Service	Residential				Non-Residential (per m ² of Gross Floor Area)		
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	Other Non-residential	Agricultural Use	Industrial
Municipal Wide Services/Classes:							
Roads	\$ 6,044	\$ 3,967	\$ 3,870	\$ 2,439	\$ 29.60	\$ 2.82	\$ 11.84
Public Works	\$ 2,621	\$ 1,720	\$ 1,680	\$ 1,057	\$ 12.85	\$ -	\$ 5.14
Fire Protection	\$ 2,220	\$ 1,458	\$ 1,422	\$ 895	\$ 10.98	\$ 2.53	\$ 4.39
Parks & Recreation Services	\$ 5,654	\$ 3,712	\$ 3,619	\$ 2,282	\$ 8.33	\$ -	\$ 3.34
Library	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Growth-related Studies	\$ 678	\$ 445	\$ 435	\$ 274	\$ 3.35	\$ -	\$ 1.34
Total Municipal Wide Services/Class of Services	\$ 17,217	\$ 11,302	\$ 11,026	\$ 6,947	\$ 65.11	\$ 5.35	\$ 26.05
Urban Services							
Wastewater Services	\$ 15,667	\$ 10,284	\$ 10,032	\$ 6,321	\$ 35.12	\$ -	\$ 14.04
Water Services	\$ 2,454	\$ 1,611	\$ 1,572	\$ 990	\$ 5.52	\$ -	\$ 2.21
Total Urban Services	\$ 18,121	\$ 11,895	\$ 11,604	\$ 7,311	\$ 40.64	\$ -	\$ 16.25
GRAND TOTAL RURAL AREA	\$ 17,217	\$ 11,302	\$ 11,026	\$ 6,947	\$ 65.11	\$ 5.35	\$ 26.05
GRAND TOTAL URBAN AREA	\$ 35,338	\$ 23,197	\$ 22,630	\$ 14,258	\$ 105.75	\$ 5.35	\$ 42.30



2.4 Indexing

Development charges are adjusted annually on January 1st of each year, in accordance with the Statistics Canada Non-residential Building Construction Price Index.

2.5 Timing of D.C. Calculation and Payment

Development charges are due and payable in full to the Municipality on the date a building permit is issued for any land, buildings or structures affected by the applicable development charge. However, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the D.C. rates that were in effect on the day that the applicable Site Plan or Zoning By-law Amendment application was deemed complete. The by-law also allows the Municipality to enter into alternative payment agreements with owners.

2.6 Redevelopment Credit

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 D.C.s 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 D.C.s otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- a) In the case of a residential building or structure, or the residential uses in a mixed-use building or structure, the reduction in charge will be based on the dwelling units that have been or will be demolished or converted to another principal use multiplied by the prevailing applicable development charge.
- b) In the case of a non-residential building or structure, or the non-residential uses in a mixed-use building or structure, the reduction in charge will be based on the gross floor area that has been or will be demolished or converted to another principal use multiplied by the prevailing applicable development charge.



- c) Notwithstanding paragraph (b) above, if the building demolished on the land is a farm building, the reduction in charge will equal the gross floor area of any farm building demolished on the land, and, on a one time basis, on any other lands owned by the current owner in the Municipality multiplied by the applicable non-residential development charge in place at the time the development charge is payable

No such reduction in charge shall exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

2.7 Exemptions

The Municipality's existing D.C. by-law includes statutory exemptions from payment of development charges with respect to:

- Industrial additions of up to and including 50% of the existing gross floor area of the building – for industrial additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to development charges;
- Land used for Municipal or Board of Education purposes;
- A university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario and
- Residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (as specified by O.Reg. 82/98).

The D.C. by-law also provides non-statutory exemptions from payment of development charges with respect to:

- The erection of temporary buildings or structures; and
- Partial exemptions, or reductions, to the D.C. rates for Industrial and Agricultural development.



Chapter 3

Anticipated Development in the Municipality of Middlesex Centre



3. Anticipated Development in the Municipality of Middlesex Centre

3.1 Requirement of the Act

Chapter 4 provides the methodology for calculating a D.C. as per the D.C.A. Figure 4-1 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.”

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which Middlesex Centre will be required to provide services, over a 10-year (Mid-2024 to Mid-2034), and longer-term (Mid-2024 to Mid-2046) time horizon.

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

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

- Municipality of Middlesex Centre: Official Plan Review – Growth Management Strategy Technical Report, March 2022;
- Municipality of Middlesex Centre 2019 Development Charges Background Study, Office Consolidation, August 15, 2019, and 2021 Development Charges Update Study, October 15, 2021, Watson & Associates Economists Ltd.;
- Municipality of Middlesex Centre Employment Area Expansion Analysis, Final Report, February 4, 2022, Watson & Associates Economists Ltd.;
- 2011, 2016 and 2021 population, household, and employment Census data;
- Historical residential and non-residential building permit data over the 2013 to 2023 period;



- Residential and non-residential supply opportunities as provided by the Municipality; and
- Discussions with Municipal staff regarding anticipated residential and non-residential development in the Municipality.

3.3 Summary of Growth Forecast

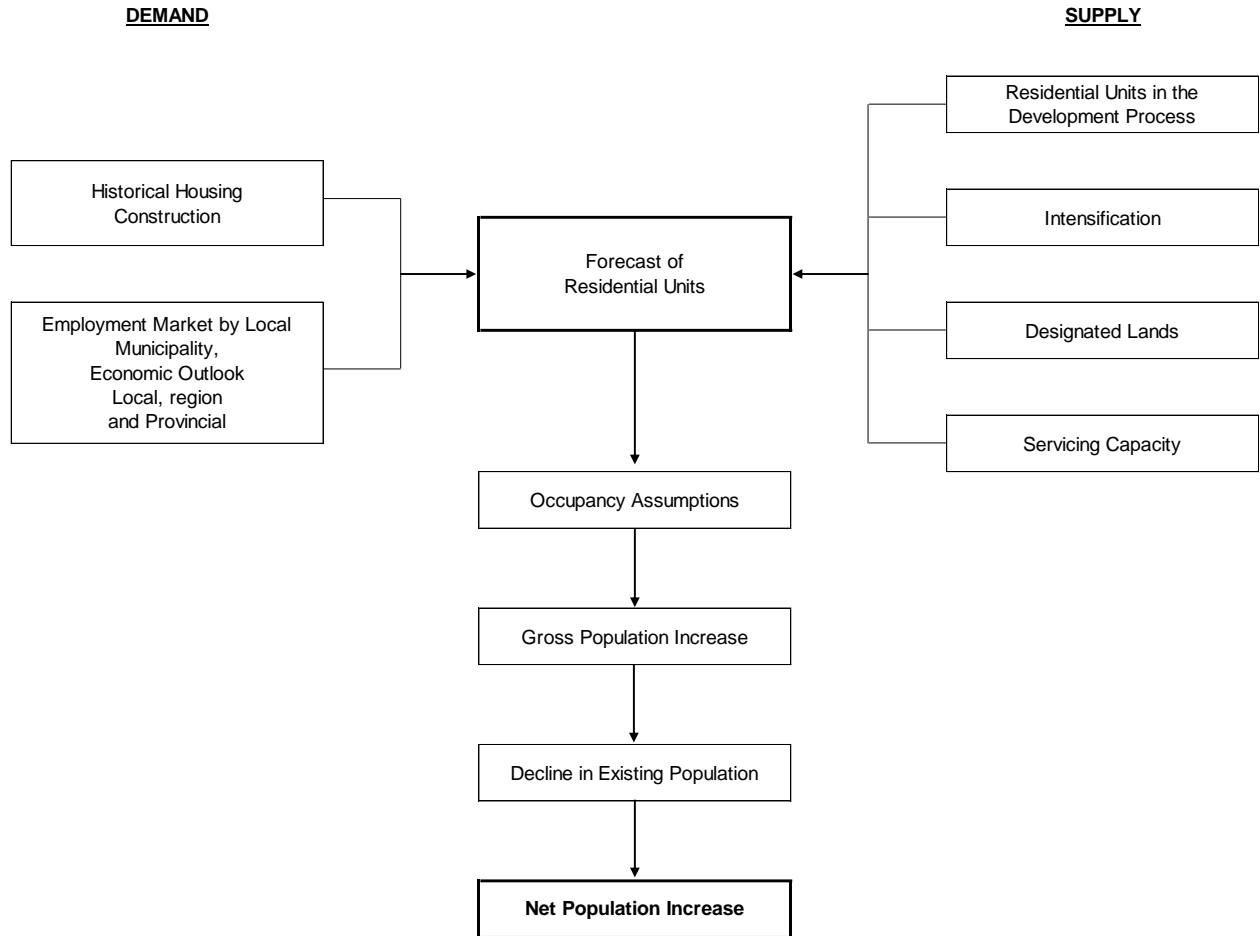
A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Municipality and describes the basis for the forecast. The results 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 Middlesex Centre is anticipated to reach approximately 27,250 by Mid-2034, and 34,410 by Mid-2046 resulting in an increase of approximately 6,770 persons over the 10-year period, and 13,930 over the Mid-2024 to Mid-2046 planning horizon.^[1]

^[1] The population figures used in the calculation of the 2024 D.C. exclude the net Census undercount, which is estimated at approximately 3.2%.



Figure 3-1
Population and Household Forecast Model





**Table 3-1
Municipality of Middlesex Centre
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	
Historical	<i>Mid 2011</i>	16,920	16,487	347	16,140	5,412	148	90	4	5,654	2.916
	<i>Mid 2016</i>	17,820	17,262	367	16,895	5,715	135	125	5	5,980	2.887
	<i>Mid 2021</i>	19,540	18,928	198	18,730	6,160	240	155	140	6,695	2.827
Forecast	<i>Mid 2024</i>	21,140	20,477	216	20,261	6,590	483	160	140	7,373	2.777
	<i>Mid 2034</i>	28,130	27,250	544	26,706	8,701	710	349	140	9,900	2.753
	<i>Mid 2046</i>	35,530	34,411	737	33,674	10,698	1,205	708	140	12,751	2.699
Incremental	Mid 2011 - Mid 2016	900	775	20	755	303	-13	35	1	326	
	Mid 2016 - Mid 2021	1,720	1,666	-169	1,835	445	105	30	135	715	
	Mid 2021 - Mid 2024	1,600	1,549	18	1,531	430	243	5	0	678	
	Mid 2024 - Mid 2034	6,990	6,773	328	6,445	2,111	227	189	0	2,527	
	Mid 2024 - Mid 2046	14,390	13,934	521	13,413	4,108	722	548	0	5,378	

^[1] Population includes the Census undercount estimated at approximately 3.2% and has been rounded.

^[2] Includes townhouses and apartments in duplexes.

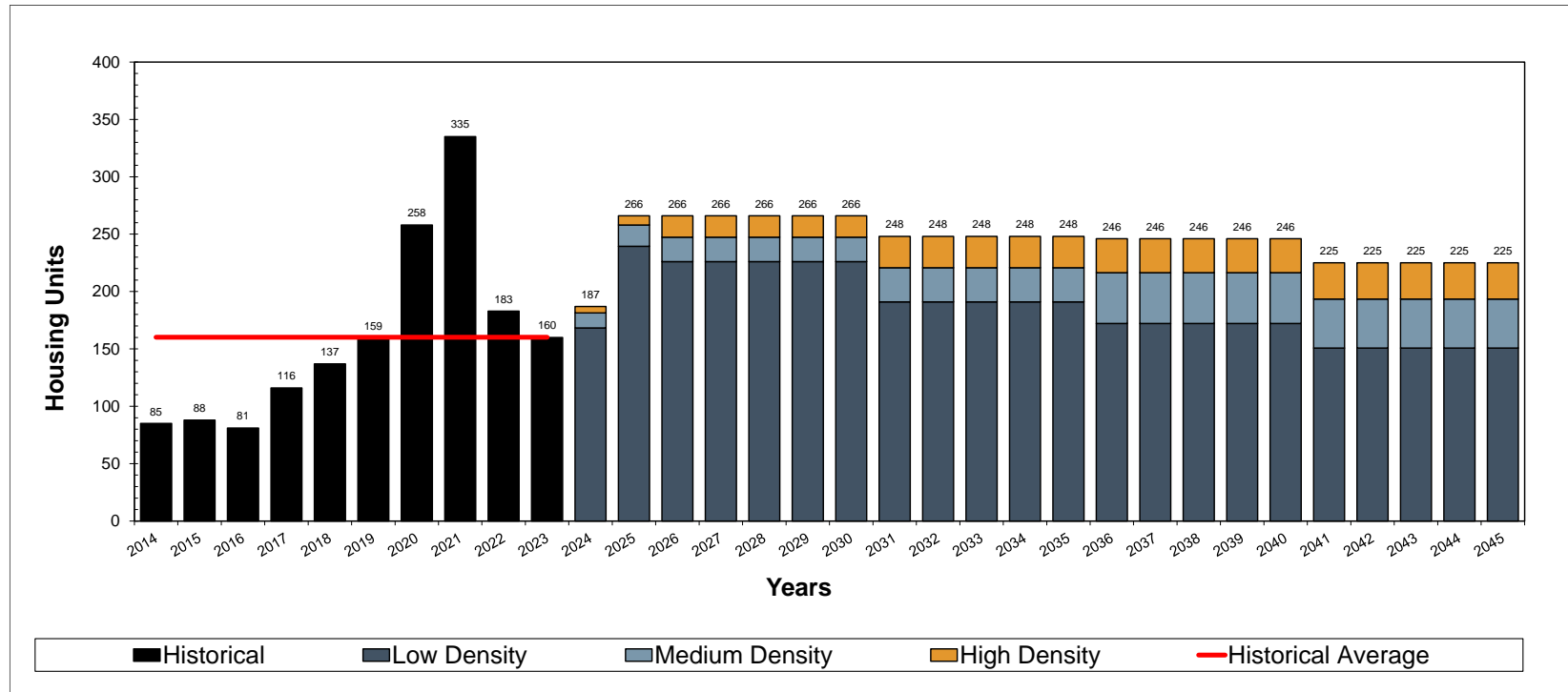
^[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Note: Population including the undercount has been rounded.

Source: Derived from Middlesex Centre Official Plan Review – Growth Management Strategy Technical Report by Watson & Associates Economists Ltd.



Figure 3-2
Municipality of Middlesex Centre
Annual Housing Forecast ^[1]



[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from building permit activity from the Municipality of Middlesex Centre.



Provided below is a summary of the key assumptions and findings regarding the Municipality of Middlesex Centre D.C. growth forecast:

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

- The housing unit mix for the Municipality was derived from a detailed review of historical development activity (as per Schedule 6), as well as active residential development applications and discussions with Municipality staff regarding anticipated development trends for the Municipality of Middlesex Centre.
- Based on the above indicators, the 2024 to 2046 household growth forecast for the Municipality is comprised of a unit mix of 76% low density units (single detached and semi-detached), 14% medium density (multiples except apartments) and 10% 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 area for the Municipality of Middlesex Centre
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2024 and 2046 by development location is summarized on the following page.



Table 3-2
Municipality of Middlesex Centre
Geographic Location of Residential Development

Development Location	Amount of Housing Growth, 2024 to 2046	Percentage of Housing Growth, 2024 to 2046
Ilderton	1,000	19%
Kilworth & Komoka	3,200	60%
Delaware	720	13%
Arva	180	3%
Other Area	270	5%
Municipality of Middlesex Centre	5,380	100%

Note: Figures may not sum precisely due to rounding.

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 transit services to a 10-year planning horizon. All other services can utilize a longer planning period if the municipality has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.

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

- The number of housing units to be constructed by 2046 in the Municipality of Middlesex Centre is presented in Figure 3-2. Over the 2024 to 2046 forecast period, the Municipality is anticipated to average 244 new housing units per year.



- Institutional population^[1] is anticipated to increase by approximately 520 people between 2024 to 2046.
- 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 7a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the Municipality of Middlesex Centre. Due to data limitations high density P.P.U. data was derived from Middlesex County which includes the Municipality of Middlesex Centre, and is outlined in Schedule 7b. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends which has been recently experienced in both new and older units. Forecasted 25-year average P.P.U.s by dwelling type are as follows:
 - Low density: 3.145
 - Medium density: 2.323
 - High density^[2]: 1.881

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

- Existing households for Mid-2024 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 to the beginning of the growth period, assuming a minimum 6-month lag between construction and occupancy (see Schedule 3).
- The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 5.^[3] The forecast population change in existing households over the 2024 to 2046 forecast period is forecast to decline by approximately 2,210.

^[1] Institutional population largely includes special care facilities such as nursing home or residences for senior citizens.

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

^[3] Change in occupancy levels for existing households occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.



6. Employment (Appendix A, Schedules 9a, 9b, and 9c)

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the 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 data ^{[1],[2]} (place of work) for the Municipality of Middlesex Centre is outlined in Schedule 9a. The 2016 employment base is comprised of the following sectors:
 - 265 primary (5%);
 - 1,255 work at home employment (26%);
 - 1,185 industrial (25%);
 - 1,225 commercial/population related (25%); and
 - 900 institutional (19%).
- The 2016 employment by usual place of work, including work at home, is 4,830. An additional 1,120 employees have been identified for the Municipality in 2016 that have no fixed place of work (N.F.P.O.W.).^[3]
- Total employment, including work at home and N.F.P.O.W. for the Municipality is anticipated to reach approximately 9,530 by Mid-2034, and 11,750 by Mid-2046. This represents an employment increase of approximately 2,140 for the 10-year forecast period and 4,360 over the longer-term forecast period.
- Schedule 9b, 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

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

^[2] Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

^[3] 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.



municipal services related to N.F.P.O.W. employees has largely been 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 Middlesex Centre (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 5,960 by Mid-2034, and 7,420 by Mid-2046. This represents an employment increase of approximately 1,290 for the 10-year forecast period, and 2,750 for the longer-term forecast period.

7. Non-Residential Sq.m. Estimates (G.F.A., Appendix A, Schedule 9b)

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
 - 325 sq.m. per employee for primary;
 - 121 sq.m. per employee for industrial;
 - 47 sq.m. per employee for commercial/population-related; and
 - 65 sq.m. per employee for institutional employment.
- The Municipality-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by 148,800 sq.m. over the 10-year forecast period, and 300,300 sq.m. over the longer-term forecast period.
- In terms of percentage growth, the 2024 to 2046 incremental G.F.A. forecast by sector is broken down as follows:
 - primary – 24%
 - industrial – 55%;
 - commercial/population-related – 10%; and
 - institutional – 11%.

8. Geographic Location of Non-Residential Development (Appendix A, Schedule 9c)

- Schedule 9c summarizes the anticipated amount, type and location of non-residential development by servicing area for the Municipality of Middlesex Centre by area.



- The amount and percentage of forecast total non-residential growth between 2024 and 2046 by development location is summarized below.

Table 3-3
Municipality of Middlesex Centre
Geographic Location of Non-Residential Development

Development Location	Amount of Non-Residential G.F.A. (sq.m), 2024 to 2046	Percentage of Non-Residential G.F.A., 2024 to 2046
Ilderton	9,700	3%
Kilworth & Komoka	11,600	4%
Delaware	197,000	66%
Arva	2,700	1%
Other Area	79,300	26%
Municipality of Middlesex Centre	300,300	100%

Note: Figures may not sum precisely due to rounding



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

This chapter addresses the requirements of subsection 5 (1) of the D.C.A. with respect to the establishment of the need for service which underpins the D.C. calculation. These requirements are illustrated schematically in Figure 4-1.

4.2 Services Potentially Involved

Table 4-1 lists the full range of municipal services that are provided within the Municipality.

A number of these services are not listed as eligible services for inclusion in the D.C. by-law as per subsection 2 (4) of the D.C.A. These are shown as “ineligible” on Table 4-1. Two ineligible costs defined in subsection 5 (3) of the D.C.A. are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years.” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services which are potentially eligible for inclusion in the Municipality’s D.C. are indicated with a “Yes.”

4.3 Increase in the Need for Service

The D.C. calculation commences with an estimate of “the increase in the need for service attributable to the anticipated development,” for each service to be covered by the by-law. There must be some form of link or attribution between the anticipated development and the estimated increase in the need for service. While the need could conceivably be expressed generally in terms of units of capacity, subsection 5 (1) 3, which requires that Council indicate that it intends to ensure that such an increase in need will be met, suggests that a project-specific expression of need would be most appropriate.



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

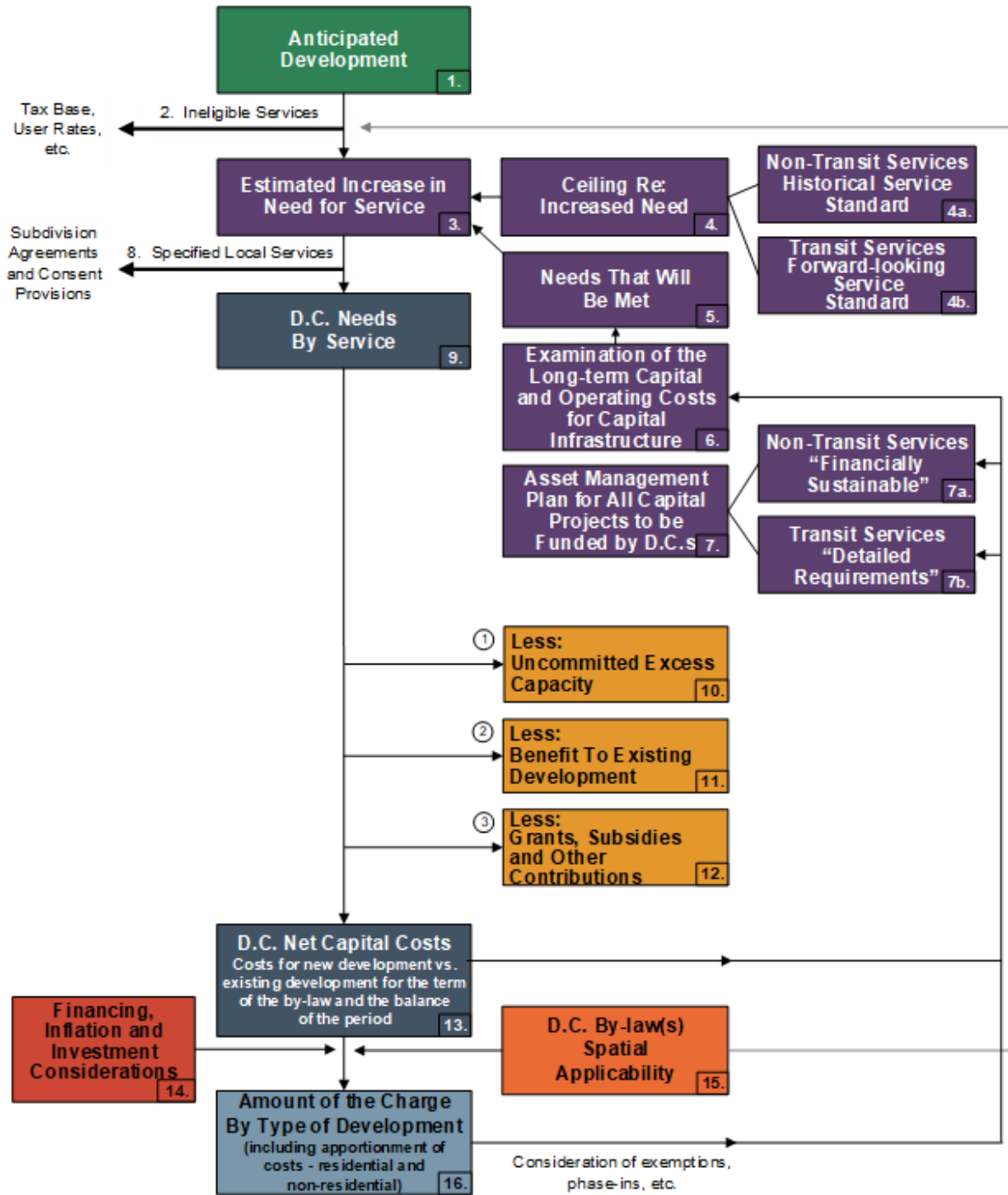




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
1. Water supply services, including distribution and treatment services	Yes Yes No Yes	1.1 Treatment plants 1.2 Distribution systems 1.3 Local systems 1.4 Vehicles and equipment ¹
2. Wastewater services, including sewers and treatment services	Yes Yes No Yes	2.1 Treatment plants 2.2 Sewage trunks 2.3 Local systems 2.4 Vehicles and equipment ¹
3. Stormwater Drainage and Control Services	No No No	3.1 Main channels and drainage trunks 3.2 Channel connections 3.3 Retention/detention ponds
4. Services Related to a Highway	Yes Yes Yes No Yes Yes Yes Yes Yes	4.1 Arterial roads 4.2 Collector roads 4.3 Bridges, Culverts and Roundabouts 4.4 Local roads 4.5 Traffic signals 4.6 Sidewalks and streetlights 4.7 Active Transportation 4.8 Works Yard 4.9 Rolling stock ²
5. Electrical Power Services	n/a n/a n/a	5.1 Electrical substations 5.2 Electrical distribution system 5.3 Electrical system rolling stock ¹
6. Transit Services	n/a n/a	6.1 Transit vehicles ¹ & facilities 6.2 Other transit infrastructure
7. Waste Diversion Services	n/a n/a	7.1 Waste diversion facilities 7.2 Waste diversion vehicles and equipment ¹
8. Policing Services	n/a n/a n/a No	8.1 Police detachments 8.2 Police rolling stock ¹ 8.3 Small equipment and gear 8.4 Policing Contract

¹ with a 7+ year useful life

² with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
9. Fire Protection Services	Yes Yes Yes	9.1 Fire stations 9.2 Fire Vehicles ¹ 9.3 Fire Equipment and gear
10. Ambulance Services	n/a n/a	10.1 Ambulance station space 10.2 Vehicles ¹
11. Services provided by a board within the meaning of the <i>Public Libraries Act</i>	No n/a No	11.1 Public library space (incl. furniture and equipment) 11.2 Library vehicles ¹ 11.3 Library materials
12. Services Related to Long-Term Care	n/a n/a	12.1 Long-Term Care space 12.2 Vehicles ¹
13. Parks and Recreation Services	Ineligible Yes Yes Yes Yes	13.1 Acquisition of land for parks, woodlots, and E.S.A.s 13.2 Development of municipal parks 13.3 Parks rolling stock ¹ and yards 13.4 Facilities, such as arenas, indoor pools, fitness facilities, community centres, etc. 13.5 Recreation vehicles and equipment ¹
14. Services Related to Public Health	n/a n/a	14.1 Public Health department space 14.2 Public Health department vehicles ¹
15. Child Care and Early Years Programs and Services within the meaning of Part VI of the <i>Child Care and Early Years Act, 2014</i> and any related services.	n/a	15.1 Childcare space
16. Services related to proceedings under the <i>Provincial Offences Act, including by-law enforcement services and municipally administered court services</i>	No No	16.1 P.O.A. space, including by-law enforcement and municipally administered court services 16.2 Vehicles ¹

¹ with a 7+ year useful life



Categories of Municipal Services	Inclusion in the D.C. Calculation	Service Components
17. Services Related to Emergency Preparedness	No No	17.1 Emergency Preparedness Space 17.2 Equipment
18. Services Related to Airports	n/a Ineligible	18.1 Airports (in the Regional Municipality of Waterloo) 18.2 Other Airports
19. Other	Yes Yes	19.1 Interest on money borrowed to pay for growth-related capital 19.2 Growth Studies, including the D.C. background study cost

Table 4-2
Categories of Municipal Services to be Addressed as Part of the Calculation – Eligibility Legend

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.

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. The Municipality’s Local Service Policy is included in Appendix E.

4.5 Capital Forecast

Paragraph 7 of subsection 5 (1) of the D.C.A. requires that “the capital costs necessary to provide the increased services must be estimated.” The Act goes on to require two



potential cost reductions and the regulation sets out the way in which such costs are to be presented. These requirements are outlined below.

These estimates involve capital costing of the increased services discussed above. This entails costing actual projects or the provision of service units, depending on how each service has been addressed.

The capital costs include:

- a) costs to acquire land or an interest therein (including a leasehold interest);
- b) costs to improve land;
- c) costs to acquire, lease, construct or improve buildings and structures;
- d) costs to acquire, lease or improve facilities, including rolling stock (with a useful life of 7 or more years), furniture and equipment (other than computer equipment), materials acquired for library circulation, reference, or information purposes.
- e) interest on money borrowed to pay for the above-referenced costs; and
- f) costs to undertake studies in connection with the above-referenced matters (including costs of the D.C. background study).

In order for an increase in need for service to be included in the D.C. calculation, municipal Council must indicate “that it intends to ensure that such an increase in need will be met” (subsection 5 (1) 3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast, or similar expression of the intention of Council (O. Reg. 82/98 section 3). The capital program contained herein reflects the Municipality’s approved and proposed capital budgets and master servicing/needs studies.

4.6 Treatment of Credits

Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Subsection 17, paragraph 4, of the same regulation indicates that, “...the value of the credit cannot be recovered from future D.C.s,” 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.



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 draft by-law provided herein include Growth-related Studies as a class of service.

4.8 Eligible Debt and Committed Excess Capacity

Section 66 of the D.C.A. states that for the purposes of developing a D.C. by-law, a debt incurred with respect to an eligible service may be included as a capital cost, subject to any limitations or reductions in the Act.

In order for such costs to be eligible, two conditions must apply. First, they must have funded excess capacity which is able to meet service needs attributable to the anticipated development. Second, the excess capacity must be “committed,” that is, either before or at the time it was created, Council must have expressed a clear intention that it would be paid for by D.C.s or other similar charges. For example, this may have been done as part of previous D.C. processes.

4.9 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 s.s.5(1) to net the outstanding reserve fund balance as part of making the D.C. calculation; however, s.35 does restrict the way in which the funds are used in future.

The Municipality's 2024 opening D.C. Reserve Funds balances, by service, are presented in Table 4-3 below. These balances have been applied against future spending requirements within the respective service areas.

Table 4-3
Municipality of Middlesex Centre
Estimated D.C. Reserve Funds Balances

Service	Balance (as of Jan. 1, 2024)
Fire Protection	\$ 901,798
Roads	\$ (908,803)
Public Works	\$ (319,713)
Parks & Recreation	\$ 1,563,720
Libraries	\$ -
Studies	\$ (596,979)
Water	\$ (1,394,379)
Wastewater	\$ (4,207,998)
Total	\$ (4,962,352)

4.10 Deductions

The D.C.A. potentially requires that four 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:

4.10.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need described 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 15-year period immediately preceding the preparation of the background study...” O. Reg. 82.98 (s.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.

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

4.10.2 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.

4.10.3 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;
- 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 service cap in section 4.10.1 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 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 Wednesdays in one arena and Thursdays 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 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.



4.10.4 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).

4.11 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 7.3.7.

4.12 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.

4.13 Mandatory Discount for Rental Housing Development

For all rental housing developments that are subject to D.C.s, where a by-law is passed after November 28, 2022, the charge is discounted for the rental housing development relative to the maximum charge that could be imposed under the by-law. The amount of the discount is dependent on the number of bedrooms in each unit, as follows:

- 1) Residential units intended for use as a rented residential premises with three (3) or more bedrooms – 25% discount.



- 2) Residential units intended for use as a rented residential premises with two (2) bedrooms – 20% discount.
- 3) Residential units intended for use as a rented residential premises not referred to 1) or 2) above – 15% discount.

Note that these discounts are not part of the methodology required for calculating the charge, but a rule that has to be included in the by-laws which informs implementation.



Chapter 5

Development Charge Eligible Cost Analysis by Service



5. Development Charge Eligible Cost Analysis by Service

5.1 Introduction

This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform basis. In each case, the required calculation process set out in subsection 5 (1) paragraphs 2 to 7 of the D.C.A. and described in Chapter 4 herein was followed in determining D.C. eligible costs.

The nature of the capital projects and timing identified in the Chapter reflects Council's current intention. Over time, however, a municipality's projects and Council priorities may shift; accordingly, Council's intentions may change, and different capital projects (and timing) may be necessary to meet the need for services required by new growth.

5.2 Service Levels and 10-Year Capital Costs for D.C. Calculation

This section evaluates the development-related capital requirements for all of the Municipality-wide services assessed over a 10-year planning period (2024-2034).

5.2.1 Fire Protection Services

The Municipality currently owns and operates five fire stations which provides a combined 21,773 square feet of floor space. The fire department also has a current inventory of 20 vehicles, 120 sets of equipment for firefighter outfitting, and 13 items of various equipment and gear for firefighters. In total, the inventory of fire protection assets provides a historical average level of service of \$1,396 per capita. The historical level of investment in fire services provides for a D.C. eligible amount over the forecast period of approximately \$9.0 million.

Based on the Municipality's capital plan, the Fire Services Master Plan, and discussions with staff, provisions for additional fire facility space and training facility space, as well as a new support and response vehicle and an aerial vehicle have been included in the development charge.



The gross capital costs for these needs total approximately \$6.2 million. A deduction of \$56,700 has been provided to recognize the benefits to the existing community. Furthermore, approximately \$901,800 has been deducted to reflect the existing D.C. reserve fund balance for Fire Protection Services. As a result, approximately \$5.3 million in capital needs has been included in the D.C. calculation.

These costs are shared between residential and non-residential development based on the ratio of incremental growth in population to employment over the forecast period, resulting in 83% being allocated to residential development and 17% being allocated to non-residential development.

5.2.2 Parks and Recreation Services

The Municipality currently maintains approximately 195 acres of developed parkland and 7.8 kilometres of trails within its jurisdiction. Furthermore, the Municipality operates 183,639 square feet of indoor recreation facility space and maintains an inventory of 39 vehicles and equipment. The Municipality's level of service over the historical 15-year period averaged \$9,772 per capita. In total, the maximum D.C. eligible amount for parks and recreation services over the 10-year forecast period is approximately \$63.0 million based on the established level of service standards.

The 10-year capital needs for Parks and Recreation Services to accommodate growth have a total gross capital cost of approximately \$40.3 million. These capital needs include the development of new trails and parks, the first phase of the Ilderton Recreation Facility, a provision for new operations facility space, and additional vehicles and equipment. Additionally, outstanding debt servicing costs associated with previously completed recreation facilities (i.e., Wellness Centre) have been included. Deductions of approximately \$343,600 and \$122,900 have been included in recognition of post period benefits and a proportionate share of anticipated donations, respectively. Additionally, approximately \$25.0 million has been deducted to reflect the benefit to the existing population, and a further \$1.6 million has been deducted for existing reserve fund balances, resulting in net growth-related capital costs for inclusion in the calculation of approximately \$13.3 million.



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



Table 5-2
Infrastructure Costs covered in the D.C Calculation – Parks and Recreation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2024\$)	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
	2024 to 2034									95%	5%
	Trail Development										
1	Clear Skies Primary & Secondary Trails	2025	401,500	-		401,500	-		401,500	381,425	20,075
2	Edgewater Trail	2027	160,200	-		160,200	-		160,200	152,190	8,010
3	New Trail (London to Denfield)	2030	4,951,850	-		4,951,850	3,744,700		1,207,150	1,146,793	60,358
4	Timberwalk Phase 5 Trail	2024	152,000	-		152,000	-		152,000	144,400	7,600
5	New Trail (South of Medway Rd.)	2030	200,000	-		200,000	-		200,000	190,000	10,000
	Park Development										
6	Tridon Park Development	2024	61,834	-		61,834	-		61,834	58,742	3,092
7	Civic Square	2026	1,647,200	343,600		1,303,600	985,800		317,800	301,910	15,890
8	Timberwalk Park	2024-2025	300,000	-		300,000	-	122,875	177,125	168,269	8,856
9	Brantam Development	2027	200,000	-		200,000	-		200,000	190,000	10,000
10	Clear Skies Park	2025	300,000	-		300,000	-		300,000	285,000	15,000
11	Bryanston Community Park	2028-2029	1,993,100	-		1,993,100	811,300		1,181,800	1,122,710	59,090
	Facilities										
12	Ilderton Recreation Facility (Phase 1 - New Arena)	2034	23,208,000	-		23,208,000	14,911,300		8,296,700	7,881,865	414,835
13	New Operations Space	2034	2,832,000	-		2,832,000	2,548,800		283,200	269,040	14,160
	Vehicles & Equipment										
14	1/2 Ton Pick-up Truck	2025	67,500	-		67,500	-		67,500	64,125	3,375
15	1/2 Ton Pick-up Truck	2026	67,500	-		67,500	-		67,500	64,125	3,375
16	18' Trailer	2024	25,000	-		25,000	-		25,000	23,750	1,250
17	18' Trailer	2028	25,000	-		25,000	-		25,000	23,750	1,250
18	Zero Turn Mower	2025	30,000	-		30,000	-		30,000	28,500	1,500
19	Zero Turn Mower	2026	30,000	-		30,000	-		30,000	28,500	1,500



Table 5-2 (continued)
 Infrastructure Costs covered in the D.C Calculation – Parks and Recreation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 95%	Non-Residential Share 5%
20	Debt Wellness Centre Debt Payments		3,642,137	-		3,642,137	2,003,175		1,638,962	1,557,014	81,948
	Reserve Fund Adjustment								(1,563,720)	(1,485,534)	(78,186)
	Total		40,294,821	343,600	-	39,951,221	25,005,075	122,875	13,259,550	12,596,573	662,978



5.3 Service Levels and 22-Year Capital Costs for D.C. Calculation

This section evaluates the development-related capital requirements for all of the Municipality-wide services assessed over a 22-year planning period (2024-2046).

5.3.1 Services Related to a Highway

The Municipality has a road network spanning approximately 603 kilometres. In addition, the Municipality's public works department utilizes 77,311 square feet of facility space and operates a fleet of 70 vehicles and equipment. This historical level of service equates to approximately \$32,652 per capita, resulting in a D.C.-eligible cap of approximately \$438.0 million.

Review of the Municipality's roads needs for the forecast period identified approximately \$73.3 million in gross capital costs, including approximately \$1.2 million in unfunded D.C. recoverable costs previously incurred. These capital needs consist of road reconstruction, surface conversion, widening, and urbanization projects, as well as a new interchange (the Municipality's share), pedestrian crossings, new facility space, additional active transportation connections, and additional vehicles. Additionally, the outstanding debt servicing costs associated with the Operations Centre project have been included. A deduction of approximately \$36.8 million has been included in recognition of benefits to existing. As a result, approximately \$36.5 million in capital needs has been included in the D.C. calculation.

The net growth-related costs for services related to a highway have been allocated between future residential and non-residential development on the basis of incremental population to employment growth over the forecast period (i.e., 83% residential/ 17% non-residential).



**Table 5-3
Infrastructure Costs covered in the D.C Calculation – Services Related to a Highway**

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2046	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 83%	Non-Residential Share 17%
1	Road Reconstructions King and George St. Reconstruction	2024-2025	575,000	-		575,000	517,500		57,500	47,725	9,775
2	Road Surface Conversions (LCB to HCB) Oxbow Dr. W Rural (Amiens to 2000m east) - Upgrade from LCB to HCB rural	2028	1,307,400	-		1,307,400	562,100		745,300	618,599	126,701
3	Oxbow Dr. W Urban (Komoka Rd to 375m west) - Upgrade from LCB to HCB urban	2028	1,039,414	-		1,039,414	412,200		627,214	520,588	106,626
4	Oxbow Dr. E (Union to Coldstream) - Upgrade from LCB to HCB urban	2030	1,360,302	-		1,360,302	539,500		820,802	681,266	139,536
5	Oxbow Dr. E (Union to Coldstream) - Upgrade from LCB to HCB rural	2030	2,040,453	-		2,040,453	877,300		1,163,153	965,417	197,736
6	Amiens Rd (Glendon Dr to Oxbow Drive)	2028	809,000	-		809,000	347,800		461,200	382,796	78,404
7	Oxbow Dr (Naim Rd to Vanneck Rd)	2028	645,400	-		645,400	277,500		367,900	305,357	62,543
8	Clarke Rd (Nine Mile Rd to Eight Mile Rd)	2030	782,900	-		782,900	336,600		446,300	370,429	75,871
9	Prospect Hill Rd (Elginfiled Rd to 16 Mile Rd)	2032	621,000	-		621,000	267,000		354,000	293,820	60,180
10	Prospect Hill Rd (16 Mile Rd to 15 Mile Rd)	2032	1,066,900	-		1,066,900	458,700		608,200	504,806	103,394
11	Prospect Hill Rd (15 Mile Rd to 14 Mile Rd)	2032	934,200	-		934,200	401,700		532,500	441,975	90,525
12	Prospect Hill Rd (14 Mile Rd to 13 Mile Rd)	2032	915,200	-		915,200	393,500		521,700	433,011	88,689
13	Prospect Hill Rd (13 Mile Rd to Plover Mills Rd)	2032	849,800	-		849,800	365,400		484,400	402,052	82,348
14	Prospect Hill Rd (Plover Mills Rd to Ilderton Rd)	2033	930,600	-		930,600	400,100		530,500	440,315	90,185
15	Prospect Hill Rd (Ilderton Rd to 10 Mile Rd)	2032	783,400	-		783,400	336,800		446,600	370,678	75,922
16	Prospect Hill Rd (10 Mile Rd to 9 Mile Rd)	2031	789,100	-		789,100	339,300		449,800	373,334	76,466
17	Prospect Hill Rd (9 Mile Rd to 8 Mile Rd)	2030	778,400	-		778,400	334,700		443,700	368,271	75,429
18	Prospect Hill Rd (8 Mile Rd to Thorndale Rd)	2027	334,100	-		334,100	143,600		190,500	158,115	32,385
19	Pulham Rd (Vanneck Rd to Old River Rd)	2027	213,400	-		213,400	91,800		121,600	100,928	20,672
20	Sunningdale Rd W (Denfiled Rd to Vanneck Rd)	2027	1,389,500	-		1,389,500	597,400		792,100	657,443	134,657
21	Vanneck Rd (New Ontario Rd to Atwood Ln)	2029	175,500	-		175,500	75,500		100,000	83,000	17,000
22	Road Conversions (LCB to HCB Rural)	2038-2046	7,506,000	-		7,506,000	3,227,200		4,278,800	3,551,404	727,396
23	Road Surface Conversions (from Gravel to LCB) Coldstream Rd (270m North of Quaker Ln to Hedley Dr)	2034	460,000	-		460,000	355,400		104,600	86,818	17,782
24	Twelve Mile Rd (Hyde Park Rd to Wonderland Rd N)	2035	575,000	-		575,000	444,200		130,800	108,564	22,236
25	Road Conversions (Gravel to LCB)	2038-2046	1,326,000	-		1,326,000	1,024,400		301,600	250,328	51,272



Table 5-3 (continued)
Infrastructure Costs covered in the D.C Calculation – Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2046	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 83%	Non-Residential Share 17%
26	Road Widening Glendon Drive Widening (Komoka Rd to Amiens Rd) - Municipality's Share	2027	250,000	-		250,000	150,000		100,000	83,000	17,000
27	Road Urbanizations Westbrook Dr (Stephen Moore to Kilworth Park Dr) - Complete Urbanization	2025	825,000	-		825,000	495,000		330,000	273,900	56,100
28	Glendon Drive Urbanization (Komoka Rd to Jeffries Rd) - Municipality's Share	2026	2,311,000	-		2,311,000	1,386,600		924,400	767,252	157,148
29	Interchanges Highway 402 & Carriage Rd Interchange (Municipality's Share)	2030-2035	11,073,300	-		11,073,300	6,627,200		4,446,100	3,690,263	755,837
30	Pedestrian Crossings New Pedestrian Crossing (Hyde Park Rd at Heritage Dr)	2026	95,000	-		95,000	61,400		33,600	27,888	5,712
31	New Pedestrian Crossing (Ilderton Rd at Bowman Dr)	2025	95,000	-		95,000	61,400		33,600	27,888	5,712
32	New Pedestrian Crossing (Longwoods and Springer Rd)	2025	95,000	-		95,000	61,400		33,600	27,888	5,712
33	Facilities New Delaware PWE Facility & Sand/Salt Storage	2029	21,024,000	-		21,024,000	11,194,300		9,829,700	8,158,651	1,671,049
34	New Staging/Storage Yard	2030	350,000	-		350,000	226,200		123,800	102,754	21,046
35	Active Trails Active Trail Connection on Ilderton Road (Bowman Dr to Oxbow Public School)	2027	1,000,000	-		1,000,000	646,200		353,800	293,654	60,146
36	Vehicles & Equipment New Tri Axle Truck	2027	550,000	-		550,000	-		550,000	456,500	93,500
37	New Tandem Plow Truck	2043	500,000	-		500,000	-		500,000	415,000	85,000
38	New Tandem Roll/Off Plow Truck	2032	500,000	-		500,000	-		500,000	415,000	85,000
39	New 3/4 Plow Truck	2031	125,000	-		125,000	-		125,000	103,750	21,250
40	New 1/2 Ton Pickup Truck	2029	70,000	-		70,000	-		70,000	58,100	11,900
41	New 1 Ton Pickup Truck	2030	140,000	-		140,000	-		140,000	116,200	23,800
42	New Sidewalk Plow	2028	250,000	-		250,000	-		250,000	207,500	42,500



Table 5-3 (continued)
Infrastructure Costs covered in the D.C Calculation – Services Related to a Highway

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2046	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 83%	Non-Residential Share 17%
43	New Sidewalk Plow	2034	250,000	-		250,000	-		250,000	207,500	42,500
44	New Street Sweeper	2035	300,000	-		300,000	-		300,000	249,000	51,000
45	New Street Sweeper Attachment	2024	160,000	-		160,000	143,300		16,700	13,861	2,839
46	New Compact Track Loader & Attachments	2024	160,000	-		160,000	-		160,000	132,800	27,200
47	New 55 Ton Float Trailer	2026	165,000	-		165,000	147,800		17,200	14,276	2,924
48	New Tridem Dump Trailer	2027	120,000	-		120,000	-		120,000	99,600	20,400
49	New Hydro Vacuum Truck	2040	700,000	-		700,000	626,900		73,100	60,673	12,427
50	New Large Excavator	2026	550,000	-		550,000	-		550,000	456,500	93,500
51	Road Cameras (4)	2030	14,000	-		14,000	9,000		5,000	4,150	850
52	Debt Operations Centre Debt Payments	2024-2032	2,214,582	-		2,214,582	1,814,070		400,512	332,425	68,087
			-	-		-	-		-	-	-
	Recovery of Unfunded Capital		1,228,516	-		1,228,516	-		1,228,516	1,019,668	208,848
	Total		73,323,367	-	-	73,323,367	36,777,970	-	36,545,397	30,332,680	6,212,718



5.4 22-Year Capital Costs for Area-Specific D.C. Calculation

This section evaluates the development-related capital requirements for area-specific services assessed over a 22-year planning period (2024-2046).

5.4.1 Wastewater Services

The capital plan for wastewater services has been based on the Municipality's forthcoming Wastewater Servicing Plan and discussions with staff. In total, the gross capital costs for Wastewater services amount to approximately \$125.3 million, including approximately \$4.2 million in unfunded D.C. recoverable costs previously incurred. These capital needs consist of expansions to the Ilderton and Komoka treatment plants, several pumping stations, and sewer upgrades to accommodate future growth. The outstanding growth-related share of debt servicing costs associated with past expansions of the Komoka Wastewater Treatment Plant and Timberwalk Pumping Station have also been included. A deduction of approximately \$27.5 million has been included in recognition of benefits to existing. As a result, approximately \$97.8 million in capital needs has been included in the D.C. calculation.

The net growth-related costs for wastewater services have been allocated to residential (84%) and non-residential (16%) development based on contributing equivalent-population flows underlying the capital needs.

5.4.2 Water Services

The capital plan for water services has been based on the Municipality's forthcoming Water Servicing Plan and through discussions with staff. In total, the gross capital costs for Water services amount to approximately \$53.8 million, including approximately \$1.4 million in unfunded D.C. recoverable costs previously incurred. Some of the works identified in this D.C. background study include expansions to water storage capacity and pumping stations, as well as water main upgrades to accommodate future growth. The outstanding growth-related share of debt servicing costs associated with the Kilworth/Komoka Water Line have also been included. Approximately \$21.0 million of capital costs have been deducted for the benefit to existing. As a result of this deduction, the net growth-related capital costs total approximately \$32.8 million.



The growth-related capital costs have been allocated to residential (84%) and non-residential (16%) development based on contributing equivalent-population flows underlying the capital needs.



**Table 5-4
Infrastructure Costs covered in the D.C Calculation – Wastewater Services**

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Service Area	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 84%	Non-Residential Share 16%
	2024 to 2046 (Urban)											
	Treatment Capacity											
1	Ilderton Treatment Capacity Upgrades	Ilderton	2024-2028	9,776,650	-		9,776,650	-		9,776,650	8,212,386	1,564,264
2	Komoka WWTP Expansion Phase 1 (2,250 m ³ /day to 3,500 m ³ /day)	Kilworth/Komoka	2028	23,571,000	-		23,571,000	4,174,300		19,396,700	16,293,228	3,103,472
3	Komoka WWTP Expansion Phase 2 (3,500 m ³ /day to 4,750 m ³ /day)	Kilworth/Komoka	2033	23,271,000	-		23,271,000	4,121,200		19,149,800	16,085,832	3,063,968
4	Komoka WWTP Expansion Phase 3 (4,750 m ³ /day to 6,000 m ³ /day)	Kilworth/Komoka	2038	23,271,000	-		23,271,000	4,121,200		19,149,800	16,085,832	3,063,968
	Pumping Stations											
5	New Komoka SPS2 (Incl. New Forcemain to Komoka WWTP)	Komoka	2025-2028	6,222,000	-		6,222,000	4,313,900		1,908,100	1,602,804	305,296
6	Decommission Existing Komoka SPS1 (Incl. New Gravity Main to Komoka SPS2)	Komoka	2033	4,794,000	-		4,794,000	3,323,800		1,470,200	1,234,968	235,232
7	Upgrade Kilworth Pumping Station (Kilworth SPS2)	Kilworth	2040	816,000	-		816,000	632,800		183,200	153,888	29,312
8	New Arva SPS2 (Incl. new Forcemain to Arva SPS1)	Arva	2027-2028	3,876,000	-		3,876,000	-		3,876,000	3,255,840	620,160
9	Upgrade Arva SPS1	Arva	2027-2028	1,428,000	-		1,428,000	945,700		482,300	405,132	77,168
10	New Delaware SPS1 (Incl. New Forcemain to Komoka WWTP)	Delaware	2040	12,138,000	-		12,138,000	4,417,500		7,720,500	6,485,220	1,235,280
	Wastewater Mains											
11	Upgrade Sewer Main on Komoka Rd. (Komoka SPS1 to Huron Rd.)	Komoka	2026	1,428,000	-		1,428,000	1,195,900		232,100	194,964	37,136
12	New Sewer Main on Glendon Dr. (Komoka SPS2 to Komoka Creek)	Komoka	2029	4,590,000	-		4,590,000	-		4,590,000	3,855,600	734,400
	Debt											
13	Phase I WWTF Upgrades - Debt Repayment	Kilworth/Komoka	2024-2038	5,156,631	-		5,156,631	-		5,156,631	4,331,570	825,061
14	Ilderton West Pumping Station and Forcemain - Debt Repayment	Ilderton West	2024-2034	749,056	-		749,056	245,690		503,366	422,827	80,539
	Recovery of Unfunded Capital			4,207,998	-		4,207,998	-		4,207,998	3,534,718	673,280
	Total			125,295,335	-	-	125,295,335	27,491,990	-	97,803,345	82,154,810	15,648,535



**Table 5-5
Infrastructure Costs covered in the D.C Calculation – Water Services**

Proj. No.	Increased Service Needs Attributable to Anticipated Development	Service Area	Timing (year)	Gross Capital Cost Estimate (2024\$)	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 84%	Non-Residential Share 16%
2024 to 2046 (Urban)												
1	Storage Capacity & Pumping Stations New Arva Water Storage Facility and BPS	Arva	2027-2028	4,094,000	-		4,094,000	3,219,400		874,600	734,664	139,936
2	Storage Capacity Replace Komoka Elevated Tank	Kilworth/Komoka and Delaware	2034	10,970,000	-		10,970,000	7,977,800		2,992,200	2,513,448	478,752
3	Expand On-grade Storage Reservoir (at Komoka BPS)	Kilworth/Komoka and Delaware	2034	3,010,000	-		3,010,000	2,189,000		821,000	689,640	131,360
4	New Ilderton Water Storage Facility	Ilderton	2030	7,165,000	-		7,165,000	-		7,165,000	6,018,600	1,146,400
5	New Delaware Water Storage Facility	Delaware	2040-2046	4,508,000	-		4,508,000	-		4,508,000	3,786,720	721,280
6	Pumping Stations Expand Komoka BPS	Kilworth/Komoka and Delaware	2027	1,138,000	-		1,138,000	-		1,138,000	955,920	182,080
7	Expand Komoka IPS	Kilworth	2026	1,091,000	-		1,091,000	489,700		601,300	505,092	96,208
8	Expand Ilderton BPS	Ilderton	2035	921,000	-		921,000	579,900		341,100	286,524	54,576
9	Expand Delaware BPS	Delaware	2040-2046	714,000	-		714,000	211,000		503,000	422,520	80,480
10	Water Mains Glendon Dr. Watermain (Highway 402 E to W of Komoka Rd.)	Komoka	2027	5,916,000	-		5,916,000	-		5,916,000	4,969,440	946,560
11	King and George St. Reconstruction - Oversizing of Watermain		2025	430,000	-		430,000	395,100		34,900	29,316	5,584
12	Twinning of Watermains on Queen St. (Oxbow Dr. to Railway Ave.) and Railway Ave. (Queen St. to Tunks Ln.)	Komoka Kilworth	2036	3,876,000	-		3,876,000	-		3,876,000	3,255,840	620,160
13	Oversize Watermain on Gideon Dr. (Komoka Rd. to Millcreek Ln.)	Delaware	2040-2046	4,692,000	-		4,692,000	3,457,300		1,234,700	1,037,148	197,552
14	Connect Arva to LHPWSS	Arva	2027-2028	2,040,000	-		2,040,000	1,604,200		435,800	366,072	69,728
15	Debt Kilworth/Komoka Water Line - Debt Repayment	Kilworth/Komoka and Delaware	2024-2031	1,854,465	-		1,854,465	880,130		974,335	818,442	155,894
	Recovery of Unfunded Capital			1,394,379	-		1,394,379	-		1,394,379	1,171,278	223,101
	Total			53,813,844	-	-	53,813,844	21,003,530	-	32,810,314	27,560,664	5,249,650



5.5 10-Year Capital Costs for Growth-related Studies D.C. Calculation

This section evaluates the development-related capital requirements for growth-related studies assessed over a 10-year planning period (2024-2034).

5.5.1 Growth-related Studies

Growth-related studies would be 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, the Fleet Master Plan, and D.C. background studies have been allocated across the different services based on the proportion of the total net growth-related capital costs.

The following provides a breakdown of these allocations:

- Fire Protection Services – 3%
- Parks and Recreation Services – 7%
- Services Related to a Highway – 20%
- Wastewater Services – 52%
- Water Services – 18%

The remainder of growth-related studies have been allocated to their respective service areas.

The total gross cost of these studies is approximately \$2.3 million, including approximately \$597,000 in unfunded D.C. recoverable costs previously incurred. Deductions of \$613,900 in recognition of existing benefit and \$43,300 recognizing the portion of studies related to D.C.-ineligible services have been made. The resultant net growth-related capital cost is therefore approximately \$1.6 million.

Costs relating to studies that benefit multiple services have been allocated 83% residential and 17% non-residential based on the incremental growth in population to employment for the 10-year forecast period. Costs of studies that benefit specific services have been allocated based on each respective service's allocation, as identified above.



**Table 5-6
Infrastructure Costs covered in the D.C Calculation – Growth-related Studies**

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2024 to 2034	Timing (year)	Gross Capital Cost Estimate (2024\$)	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	Non-Residential Share
1	Development Charges Study (2)	2024/2034	150,000	-		150,000	-		150,000	124,500	25,500
2	Official Plan	2027	216,300	-	21,600	194,700	108,200		86,500	71,795	14,705
3	Zoning By-Law Review	2028	15,200	-	1,500	13,700	7,600		6,100	5,063	1,037
4	Asset Management Plan	2029	102,400	-	10,200	92,200	77,400		14,800	12,284	2,516
5	Strategic Plan	2026	100,000	-	10,000	90,000	50,000		40,000	33,200	6,800
6	Transportation Master Plan	2033	200,000	-		200,000	-		200,000	166,000	34,000
7	Road Needs Study (5)	2026-2034	250,000	-		250,000	189,100		60,900	50,547	10,353
8	PWE Space Needs Study	2027	75,000	-		75,000	37,500		37,500	31,125	6,375
9	Trails and Active Transportation Master Plan	2025	50,000	-		50,000	25,000		25,000	20,750	4,250
10	Design Standards Update	2025	50,000	-		50,000	37,800		12,200	10,126	2,074
11	Master Servicing Plan - Water	2033	160,000	-		160,000	-		160,000	134,400	25,600
12	Master Servicing Plan - Wastewater	2033	160,000	-		160,000	-		160,000	134,400	25,600
13	Master Fire Plan and Community Risk Assessment	2033	50,000	-		50,000	25,000		25,000	20,750	4,250
14	Community Services Master Plan	2028	75,000	-		75,000	37,500		37,500	35,625	1,875
15	Fleet Master Plan	2027	37,500	-		37,500	18,800		18,700	15,521	3,179
	Recovery of Unfunded Capital		596,979	-		596,979	-		596,979	495,492	101,486
	Total		2,288,379	-	43,300	2,245,079	613,900	-	1,631,179	1,361,578	269,600



Chapter 6

D.C. Calculation



6. D.C. Calculation

This chapter presents the D.C. calculations for the growth-related capital costs identified in Chapter 5. Table 6-1 and Table 6-2 calculate the proposed D.C.s to be imposed on anticipated development in the Municipality over the 10-year and 22-year forecast period, respectively. Table 6-3 calculates the proposed area-specific D.C. to be imposed on anticipated development in the urban area over the 22-year forecast period. Lastly, Table 6-4 calculates the municipal-wide D.C. for growth-related studies.

The calculation for residential development is generated on a per capita basis and is based upon four forms of housing types (single and semi-detached, apartments 2+ bedrooms, bachelor and 1-bedroom apartments, and all other multiples). The non-residential D.C.s have been calculated on a per square metre of gross floor area basis for non-residential development.

The D.C. eligible costs for each service component are provided in Chapter 5 for all municipal services, based on their proposed capital programs.

For the residential calculations, the total cost is divided by the population associated with new units to determine the per capita amount. The eligible-D.C. cost calculations set out in Chapter 5 are based on the forecast new unit population less any decline in the existing population, where applicable. The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, schedules 4a and 5) to calculate the charges in Table 6-1 to Table 6-4.

With respect to non-residential development, the total costs in the uniform charge allocated to non-residential development (based on need for service) have been divided by the anticipated development over the respective planning periods to calculate a cost per sq.m. of G.F.A.

The cash-flow calculations of the maximum D.C.s that could be imposed by Council have been undertaken to account for the timing of revenues and expenditures and the resultant financing needs. The cash-flow calculations have been undertaken for each forecast development type (i.e. residential, and non-residential) for all services. D.C. cash flow calculation tables are provided in Appendix C and have been undertaken to account for 2.0% earnings on D.C. reserve fund balances and 5.5% interest charged for reserve fund borrowing).



Table 6-5 summarizes the calculated schedule of charges, reflecting the maximum D.C.s by residential dwelling unit type and non-residential G.F.A. for municipal-wide and area-specific services.

Table 6-6 and Table 6-7 compare the existing charges to the charges proposed herein (Table 6-5), for a single detached residential dwelling unit and per square metre of G.F.A. for non-residential development, respectively. Through discussions with the Municipality's staff, proposed discounts for agricultural have been included.

In total, the calculated charge for a single detached dwelling unit would decrease by 17% (- \$2,859) in the rural area and would increase by 10% (+ \$3,588) in the urban area.

For agricultural development, the proposed D.C. in the rural area would increase by 323% (+ \$17.27 per sq.m. of G.F.A.), relative to the current charge. The proposed D.C. includes a 25% reduction of the calculated charge for the Services Related to a Highway, Fire Protection Services, and Growth-related Studies components of the charge, and a full exemption from the Parks and Recreation Services component of the charge.

For industrial development, the proposed D.C. in the rural area would increase by 33% (+ \$8.64 per sq.m. of G.F.A.) relative to the current charge. In the urban area, the proposed D.C. would increase by 218% (+ \$92.39 per sq.m. of G.F.A. relative to the current charge.

For all other non-residential development, the proposed D.C. in the rural area would decrease by 47% (- \$30.42 per sq.m. of G.F.A.) relative to the current charge. In the urban area, the proposed D.C. would increase by 27% (+ \$28.94 per sq.m. of G.F.A.) relative to the current charge.



Table 6-1
Municipality-wide Services D.C Calculation
2024-2034

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.m.
	\$	\$	\$	\$
1. Fire Protection Services	4,387,796	898,705	1,909	6.28
2. Parks & Recreation Services	12,596,573	662,978	5,353	4.53
TOTAL	\$16,984,369	\$1,561,683	\$7,262	\$10.81
Financing Costs	381,542	47,151		
D.C.-Eligible Capital Cost	\$17,365,912	\$1,608,834		
10-Year Gross Population/GFA Growth (sq.m.)	7,521	148,800		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$2,308.99	\$10.81		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.145	\$7,262		
Other Multiples	2.323	\$5,364		
Apartments - 2 Bedrooms +	2.194	\$5,066		
Apartments - Bachelor and 1 Bedroom	1.397	\$3,226		

Table 6-2
Municipality-wide Services D.C Calculation
2024-2046

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.m.
	\$	\$	\$	\$
3. Services Related to a Highway	30,332,680	6,212,718	6,504	21.99
TOTAL	\$30,332,680	\$6,212,718	\$6,504	\$21.99
Financing Costs	1,982,984	391,395		
D.C.-Eligible Capital Cost	\$32,315,664	\$6,604,113		
22-Year Gross Population/GFA Growth (sq.m.)	15,625	300,300		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$2,068.20	\$21.99		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.145	\$6,504		
Other Multiples	2.323	\$4,804		
Apartments - 2 Bedrooms +	2.194	\$4,538		
Apartments - Bachelor and 1 Bedroom	1.397	\$2,889		



Table 6-3
Area-specific Services D.C Calculation
Urban Area
2024-2046

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.m.
	\$	\$	\$	\$
4. Wastewater Services	82,154,810	15,648,535	18,446	75.09
5. Water Services	27,560,664	5,249,650	6,122	24.91
TOTAL	\$109,715,474	\$20,898,185	\$24,568	100.00
Financing Costs	5,679,996	1,201,827		
D.C.-Eligible Capital Cost	\$115,395,470	\$22,100,012		
22-Year (Urban) Gross Population/GFA Growth (sq.m.)	14,772	221,000		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$7,811.77	\$100.00		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	3.145	\$24,568		
Other Multiples	2.323	\$18,147		
Apartments - 2 Bedrooms +	2.194	\$17,139		
Apartments - Bachelor and 1 Bedroom	1.397	\$10,913		

Table 6-4
Municipal-wide D.C. Calculation – Growth-related Studies

SERVICE/CLASS	2024\$ D.C.-Eligible Cost		2024\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.m.
	\$	\$	\$	\$
6. Growth-related Studies			592	1.89
6.1 Wastewater Services	538,865	108,442		
6.2 Water Services	270,087	53,391		
6.3 Services Related to a Highway	419,555	85,933		
6.4 Fire Protection Services	42,612	8,728		
6.5 Parks & Recreation Services	90,460	13,106		
TOTAL	\$1,361,578	\$269,600	\$592	\$1.89
Financing Costs	54,668	11,227		
D.C.-Eligible Capital Cost	\$1,416,247	\$280,827		
10-Year Gross Population/GFA Growth (sq.m.)	7,521	148,800		
Cost Per Capita/Non-Residential GFA (sq.m.)	\$188.31	\$1.89		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	3.145	\$592		
Other Multiples	2.323	\$437		
Apartments - 2 Bedrooms +	2.194	\$413		
Apartments - Bachelor and 1 Bedroom	1.397	\$263		



Table 6-5
Calculated Schedule of D.C. Charges

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL (per sq.m. of Gross Floor Area)
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	
Municipal Wide Services/Class of Service					
Services Related to a Highway	\$ 6,504	\$ 4,804	\$ 4,537	\$ 2,889	\$ 21.99
Fire Protection Services	\$ 1,909	\$ 1,410	\$ 1,332	\$ 848	\$ 6.28
Parks & Recreation Services	\$ 5,353	\$ 3,954	\$ 3,734	\$ 2,378	\$ 4.53
Growth-related Studies	\$ 592	\$ 437	\$ 413	\$ 263	\$ 1.89
Total Municipal Wide Services/Class of Services	\$ 14,358	\$ 10,605	\$ 10,016	\$ 6,378	\$ 34.69
Urban Services					
Wastewater Services	\$ 18,446	\$ 13,625	\$ 12,868	\$ 8,194	\$ 75.09
Water Services	\$ 6,122	\$ 4,522	\$ 4,271	\$ 2,719	\$ 24.91
Total Urban Services	\$ 24,568	\$ 18,147	\$ 17,139	\$ 10,913	\$ 100.00
GRAND TOTAL RURAL AREA	\$ 14,358	\$ 10,605	\$ 10,016	\$ 6,378	\$ 34.69
GRAND TOTAL URBAN AREA	\$ 38,926	\$ 28,752	\$ 27,155	\$ 17,291	\$ 134.69



Table 6-6
Comparison of Current and Proposed Residential (Single Detached) D.C.s

Service/Class of Service	Current	Proposed
Municipal Wide Services/Classes:		
Services Related to a Highway	\$ 8,665	\$ 6,504
Fire Protection Services	\$ 2,220	\$ 1,909
Parks & Recreation Services	\$ 5,654	\$ 5,353
Library Services	\$ -	\$ -
Growth-related Studies	\$ 678	\$ 592
Total Municipal Wide Services/Classes	\$ 17,217	\$ 14,358
Urban Services		
Wastewater Services	\$ 15,667	\$ 18,446
Water Services	\$ 2,454	\$ 6,122
Total Urban Services	\$ 18,121	\$ 24,568
Grand Total - Rural Area	\$ 17,217	\$ 14,358
Grand Total - Urban Area	\$ 35,338	\$ 38,926



Table 6-7
Comparison of Current and Proposed Non-Residential D.C. (per sq.m. of G.F.A.)

Service/Class of Service	Other Non-Residential		Agricultural		Industrial	
	Current	Proposed	Current	Proposed (with partial exemptions)	Current	Proposed
Municipal Wide Services/Classes:						
Services Related to a Highway	\$ 42.45	\$ 21.99	\$ 2.82	\$ 16.49	\$ 16.98	\$ 21.99
Fire Protection Services	\$ 10.98	\$ 6.28	\$ 2.53	\$ 4.71	\$ 4.39	\$ 6.28
Parks & Recreation Services	\$ 8.33	\$ 4.53	\$ -	\$ -	\$ 3.34	\$ 4.53
Library Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Growth-related Studies	\$ 3.35	\$ 1.89	\$ -	\$ 1.42	\$ 1.34	\$ 1.89
Total Municipal Wide Services/Classes	\$ 65.11	\$ 34.69	\$ 5.35	\$ 22.62	\$ 26.05	\$ 34.69
Urban Services						
Wastewater Services	\$ 35.12	\$ 75.09	\$ -	\$ -	\$ 14.04	\$ 75.09
Water Services	\$ 5.52	\$ 24.91	\$ -	\$ -	\$ 2.21	\$ 24.91
Total Urban Services	\$ 40.64	\$ 100.00	\$ -	\$ -	\$ 16.25	\$ 100.00
Grand Total - Rural Area	\$ 65.11	\$ 34.69	\$ 5.35	\$ 22.62	\$ 26.05	\$ 34.69
Grand Total - Urban Area	\$ 105.75	\$ 134.69	\$ 5.35	\$ 22.62	\$ 42.30	\$ 134.69



Chapter 7

D.C. Policy Recommendations and D.C. By-law Rules



7. D.C. Policy Recommendations and D.C. By-law Rules

7.1 Introduction

This chapter outlines the D.C. policy recommendations and by-law rules.

Subsection 5 (1) 9 of the D.C.A. states that rules must be developed:

“to determine if a development charge is payable in any particular case and to determine the amount of the charge, subject to the limitations set out in subsection 6.”

Paragraph 10 of the section goes on to state that the rules may provide for exemptions, phasing in and/or indexing of D.C.s.

Subsection 5 (6) establishes the following restrictions on the rules:

- the total of all D.C.s that would be imposed on anticipated development must not exceed the capital costs determined under subsection 5 (1) 2-7 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay D.C.s that exceed the capital costs that arise from the increase in the need for service for that type of development; however, this requirement does not relate to any particular development; and
- if the rules provide for a type of development to have a lower D.C. than is allowed, the rules for determining D.C.s may not provide for any resulting shortfall to be made up via other development.

With respect to “the rules,” section 6 states that a D.C. by-law must expressly address the matters referred to above re subsection 5 (1) paragraphs 9 and 10, as well as how the rules apply to the redevelopment of land.

The rules provided give consideration for the recent amendments to the D.C.A. as summarized in Section 1.3. However, these policies are provided for Council’s consideration and may be refined prior to adoption of the by-law.



7.2 D.C. By-law Structure

It is recommended that:

- the Municipality impose a Municipality-wide D.C. calculation for all municipal services, except for wastewater and water services;
- the Municipality impose D.C.s for wastewater and water services in the municipal urban serviced area only; and
- the Municipality use one D.C. by-law for all services and classes of service to be recovered through D.C.s.

7.3 D.C. By-law Rules

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

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

7.3.1 Payment in any Particular Case

In accordance with the D.C.A., s.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 metres of G.F.A. 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 and are summarized in Chapter 5.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

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 D.C.s 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 D.C.s otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- 1) the number of dwelling units demolished/converted multiplied by the applicable residential development charge in place at the time the development charge is payable;
- 2) the gross floor area of the building demolished/converted multiplied by the current non-residential development charge in place at the time the development charge is payable.

The demolition/conversion credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued less than 5 years prior to the issuance of a building permit.

The credit can, in no case, exceed the amount of development charges that would otherwise be payable.

7.3.4 Exemptions (full or partial)

- a) Statutory exemptions include the following:
 - Partial exemption for industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for



industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);

- Full exemption for buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education;
 - Full exemption for additional residential development within or ancillary to existing buildings: development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on limits set out in subsection 2 (3.2) of the Act);
 - Full exemption for additional residential development within or ancillary to new dwellings: development that includes the creation of up to two additional dwelling units (based on limits set out in subsection 2 (3.3) of the Act);
 - Full exemption for the creation of the greater of one residential unit or 1% of the existing residential units in an existing rental residential building;
 - Full exemption for a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
 - Full exemption for affordable units and attainable units;
 - Full exemption for affordable inclusionary zoning units;
 - Full exemption for non-profit housing developments; and
 - Partial exemption through a discount for rental housing units based on bedroom size as prescribed (i.e., three or more bedrooms - 25% discount, two bedrooms - 20% discount, and all others - 15% discount).
- b) Non-statutory exemptions included for consideration in the draft by-law include:
- The erection of temporary buildings or structures; and
 - Partial exemption for agricultural development, with the amount payable calculated with a 25% reduction of the Other Non-Residential charge for the Services Related to a Highway, Fire Protection Services, and Growth-related Studies components of the charge, and a full reduction of the Parks and Recreation Services component of the charge. Additionally, certain agricultural structures do not generate additional service demands, and therefore should not be charged a D.C. This has been reflected in the definition of “agricultural use” provided in the proposed by-law.



7.3.5 Timing of Collection

The D.C.s for all services and classes are payable upon issuance of a building permit for each dwelling unit, building, or structure, subject to early or late payment agreements entered into by the Municipality and an owner under s. 27 of the D.C.A.

Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within two (2) years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020 and approved before June 7, 2024), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application was deemed complete. The D.C. amount for all developments occurring within eighteen (18) months of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020 and approved after June 6, 2024), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application.

Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges. The interest rate the Municipality can impose is governed by the Municipality's Council approved Development Charges Interest Policy.

7.3.6 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually on January 1st of each year, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index for Toronto (currently Table 18-10-0276-02) for the most recent year-over-year period.

7.3.7 D.C Spatial Applicability

The D.C.A. historically has provided the opportunity for a municipality to impose municipal-wide charges or area specific charges. Sections 2(7) and 2(8) of the D.C.A. provide that a D.C. by-law may apply to the entire municipality or only part of it and more than one D.C. by-law may apply to the same area. The D.C.A. now requires municipalities to consider the application of municipal-wide and area-specific D.C.s. s.10(2)(c.1) requires Council to consider the use of more than one D.C. by-law to reflect different needs from services in different areas. Most municipalities in Ontario have



established uniform, municipal-wide D.C.s. When area-specific charges are used, it is generally to underpin master servicing and front-end financing arrangements for more localized capital costs.

Based on the foregoing and historical practice in the Municipality, it is proposed that uniform Municipality-wide D.C.s for all services excluding wastewater and water services be imposed. Wastewater and water services D.C.s will continue to be imposed on an area-specific basis for development in the urban area.

7.3.8 Proposed Amendments Upon Enactment of Bill 185

Should Bill 185 come into force before Council approves the proposed D.C. by-laws, the following amendments to the calculation of the D.C. and the draft D.C. by-laws are recommended:

- Consolidate proposed D.C. by-laws into a single D.C. by-law covering all eligible service, for ease of administration;
- Add to the by-law a charge for growth-related studies, and discount the charge for Agricultural development by 25%;
- Remove from the by-law reference to the mandatory phase-in of D.C.s;
- Amend the timeline for calculating D.C.s payable for developments that had an accompanying Site Plan or Zoning By-law Amendment planning approval from within 2 years of the application being approved to within 18 months of the application being approved (for applications approved after Bill 185 comes into force); and
- Amend the date that the D.C.s are indexed from the anniversary date of the by-law to January 1st, for ease of administration.

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that the Municipality's D.C. collections be contributed into six (6) separate reserve funds, including:

- Services Related to a Highway;
-



- Fire Protection Services;
- Parks and Recreation Services;
- Growth-related Studies;
- Wastewater Services; and
- Water Services.

7.4.2 *By-law In-force Date*

It is proposed that the new D.C. by-law will come into force on July 11, 2024 (i.e., ahead of the expiry date of the Municipality's current D.C. by-law).

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 come into force (as per s.11 of O. Reg. 82/98).

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;”

“Adopt the D.C. approach to calculate the charges on a uniform -wide basis for all services, except for water and wastewater services which will be imposed in the urban serviced areas;”

“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated May 8, 2024, as amended, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated May 8, 2024, as amended;”

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



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



Chapter 8

By-law Implementation



8. By-law Implementation

8.1 Public Consultation Process

8.1.1 Introduction

This chapter addresses the mandatory, formal public consultation process (section 8.1.2), as well as the optional, informal consultation process (section 8.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 8.2 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

8.1.2 Public Meeting of Council

Section 12 of the D.C.A. indicates that before passing a D.C. by-law, Council must hold at least one public meeting, giving at least 20 clear days' notice thereof, in accordance with the Regulation. Council must also ensure that the proposed by-law and background report are made available to the public at least two weeks prior to the (first) meeting.

Any person who attends such a meeting may make representations related to the proposed by-law.

If a proposed by-law is changed following such a meeting, Council must determine whether a further meeting (under this section) is necessary (i.e., if the proposed by-law which is proposed for adoption has been changed in any respect, Council should formally consider whether an additional public meeting is required, incorporating this determination as part of the final by-law or associated resolution. It is noted that Council's decision, once made, is final and not subject to review by a Court or the Ontario Land Tribunal (O.L.T.) (formerly the Local Planning Appeal Tribunal).

8.1.3 Other Consultation Activity

There are three broad groupings of the public who are generally the most concerned with municipal D.C. policy:

1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority



of the D.C. revenues. Others, such as realtors, are directly impacted by D.C. policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the D.C. and the timing thereof, and municipal policy with respect to development agreements, D.C. credits and front-ending requirements.

2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.
3. The third grouping is the industrial/commercial/institutional/primary development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings, institutional buildings, and buildings on agricultural lands. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade, and the Economic Development Agencies, who are all potentially interested in Municipal D.C. policy. Their primary concern is frequently with the quantum of the charge, gross floor area exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

8.2 Anticipated Impact of the Charge on Development

The establishment of sound D.C. policy often requires the achievement of an acceptable balance between two competing realities. The first is that high non-residential D.C.s can, to some degree, represent a barrier to increased economic activity and sustained industrial/commercial growth, particularly for capital intensive uses. Also, in many cases, increased residential D.C.s can ultimately be expected to be recovered via housing prices and can impact project feasibility in some cases (e.g. rental apartments).

On the other hand, D.C.s or other municipal capital funding sources need to be obtained in order to help ensure that the necessary infrastructure and amenities are installed. The timely installation of such works is a key initiative in providing adequate service levels and in facilitating strong economic growth, investment, and wealth generation.



8.3 Implementation Requirements

8.3.1 Introduction

Once the Municipality has calculated the charge, prepared the complete background study, carried out the public process and passed a new by-law, the emphasis shifts to implementation matters. These include notices, potential appeals and complaints, credits, front-ending agreements, subdivision agreement conditions and finally the collection of revenues and funding of projects.

The sections that follow present an overview of the requirements in each case.

8.3.2 Notice of Passage

In accordance with section 13 of the D.C.A., when a D.C. by-law is passed, the Municipal Clerk shall give written notice of the passing and of the last day for appealing the by-law (the day that is 40 days after the day it was passed). Such notice must be given no later than 20 days after the day the by-law is passed (i.e., as of the day of newspaper publication or the mailing of the notice).

Section 10 of O. Reg. 82/98 further defines the notice requirements which are summarized as follows:

- notice may be given by publication in a newspaper which is (in the Clerk's opinion) of sufficient circulation to give the public reasonable notice, or by personal service, fax, or mail to every owner of land in the area to which the by-law relates;
- subsection 10 (4) lists the persons/organizations who must be given notice; and
- subsection 10 (5) lists the eight items that the notice must cover.

8.3.3 By-law Pamphlet

In addition to the "notice" information, the Municipality must prepare a "pamphlet" explaining each D.C. by-law in force, setting out:

- a description of the general purpose of the D.C.s;
- the "rules" for determining if a charge is payable in a particular case and for determining the amount of the charge;



- the services to which the D.C.s relate; and
- a description of the general purpose of the Treasurer's statement and where it may be received by the public.

Where a by-law is not appealed to the O.L.T., the pamphlet must be made available within 60 days after the by-law comes into force. Later dates apply to appealed by-laws.

The Municipality must give one copy of the most recent pamphlet without charge, to any person who requests one.

8.3.4 Appeals

Sections 13 to 19 of the D.C.A. set out the requirements relative to making and processing a D.C. by-law appeal and O.L.T. hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the O.L.T. by filing a notice of appeal with the Municipal Clerk, setting out the objection to the by-law and the reasons supporting the objection. This must be done by the last day for appealing the by-law, which is 40 days after the by-law is passed.

The Municipality is conducting a public consultation process in order to address the issues that come forward as part of that process, thereby avoiding or reducing the need for an appeal to be made.

8.3.5 Complaints

A person required to pay a D.C., or his agent, may complain to the Council imposing the charge that:

- the amount of the charge was incorrectly determined;
- the reduction to be used against the D.C. was incorrectly determined; or
- there was an error in the application of the D.C.

Sections 20 to 25 of the D.C.A. set out the requirements that exist, including the fact that a complaint may not be made later than 90 days after a D.C. (or any part of it) is payable. A complainant may appeal the decision of Council to the O.L.T.



8.3.6 Credits

Sections 38 to 41 of the D.C.A. set out a number of credit requirements, which apply where a municipality agrees to allow a person to perform work in the future that relates to a service in the D.C. by-law.

These credits would be used to reduce the amount of D.C.s to be paid. The value of the credit is limited to the reasonable cost of the work which does not exceed the average level of service. The credit applies only to the service to which the work relates unless the municipality agrees to expand the credit to other services for which a D.C. is payable.

8.3.7 Front-Ending Agreements

The Municipality and one or more landowners may enter into a front-ending agreement that provides for the costs of a project that will benefit an area in the Municipality to which the D.C. by-law applies. Such an agreement can provide for the costs to be borne by one or more parties to the agreement who are, in turn, reimbursed in future by persons who develop land defined in the agreement.

Part III of the D.C.A. (sections 44 to 58) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the Development Charges Act, 1989. Accordingly, the Municipality assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Municipality funds being available.

8.3.8 Severance and Subdivision Agreement Conditions

Section 59 of the D.C.A. prevents a municipality from imposing directly or indirectly, a charge related to development or a requirement to construct a service related to development, by way of a condition or agreement under section 51 or section 53 of the *Planning Act*, except for:

- "local services, related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under section 51 of the *Planning Act*;" and
- "local services to be installed or paid for by the owner as a condition of approval under section 53 of the *Planning Act*."



It is also noted that subsection 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under subsection 51 (31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the development, at the time the land is transferred.

In this regard, if the municipality in question is a commenting agency, in order to comply with subsection 59 (4) of the D.C.A. it would need to provide to the approval authority information regarding the applicable municipal D.C.s related to the site.

If the Municipality is an approval authority for the purposes of section 51 of the *Planning Act*, it would be responsible to ensure that it collects information from all entities that can impose a D.C.

The most effective way to ensure that purchasers are aware of this condition would be to require it as a provision in a registered subdivision agreement, so that any purchaser of the property would be aware of the charges at the time the title was searched prior to closing a transaction conveying the lands.



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecast



Schedule 1 Municipality of Middlesex Centre 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	
Historical	<i>Mid 2011</i>	16,920	16,487	347	16,140	5,412	148	90	4	5,654	2.916
	<i>Mid 2016</i>	17,820	17,262	367	16,895	5,715	135	125	5	5,980	2.887
	<i>Mid 2021</i>	19,540	18,928	198	18,730	6,160	240	155	140	6,695	2.827
Forecast	<i>Mid 2024</i>	21,140	20,477	216	20,261	6,590	483	160	140	7,373	2.777
	<i>Mid 2034</i>	28,130	27,250	544	26,706	8,701	710	349	140	9,900	2.753
	<i>Mid 2046</i>	35,530	34,411	737	33,674	10,698	1,205	708	140	12,751	2.699
Incremental	Mid 2011 - Mid 2016	900	775	20	755	303	-13	35	1	326	
	Mid 2016 - Mid 2021	1,720	1,666	-169	1,835	445	105	30	135	715	
	Mid 2021 - Mid 2024	1,600	1,549	18	1,531	430	243	5	0	678	
	Mid 2024 - Mid 2034	6,990	6,773	328	6,445	2,111	227	189	0	2,527	
	Mid 2024 - Mid 2046	14,390	13,934	521	13,413	4,108	722	548	0	5,378	

[1] Census undercount estimated at approximately 3.2%.

[2] Includes townhouses and apartments in duplexes.

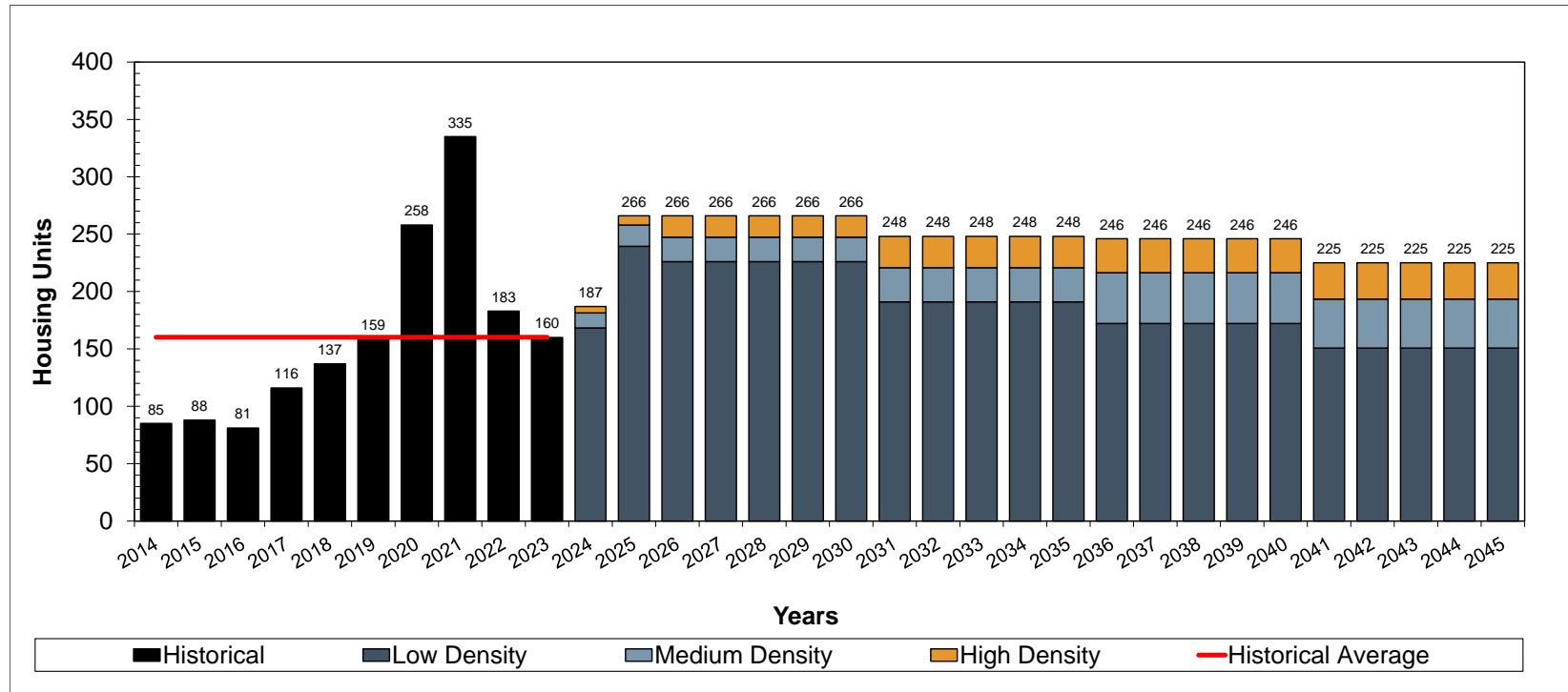
[3] Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Population including the undercount has been rounded.

Source: Derived from Middlesex Centre Official Plan Review – Growth Management Strategy Technical Report by Watson & Associates Economists Ltd.



Figure A-1
Municipality of Middlesex Centre
Annual Housing Forecast



[1] Growth forecast represents calendar year.

Source: Historical housing activity derived from the Municipality of Middlesex Centre data, by Watson & Associates Economists Ltd.



Schedule 2
Municipality of Middlesex Centre
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
Ilderton	2024 to 2034	404	60	14	478	1,436	(310)	1,126	94	1,220
	2024 to 2046	777	167	57	1,001	2,938	(637)	2,301	150	2,451
Kilworth & Komoka	2024 to 2034	1,372	119	153	1,643	4,876	(411)	4,465	188	4,653
	2024 to 2046	2,467	339	396	3,202	9,289	(843)	8,446	299	8,745
Delaware	2024 to 2034	181	31	12	224	664	(141)	523	43	566
	2024 to 2046	474	169	77	720	2,028	(289)	1,739	68	1,807
Arva	2024 to 2034	33	18	9	61	165	(5)	160	1	161
	2024 to 2046	119	47	18	184	517	(9)	508	2	510
Other Area	2024 to 2034	121	0	0	121	380	(210)	170	1	171
	2024 to 2046	271	0	0	271	852	(435)	418	2	420
Municipality of Middlesex Centre	2024 to 2034	2,111	227	189	2,527	7,521	(1,077)	6,444	328	6,772
	2024 to 2046	4,108	722	548	5,378	15,625	(2,213)	13,413	521	13,934

^[1] Includes townhouses and apartments in duplexes.

^[2] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Source: Watson & Associates Economists Ltd.



Schedule 3
Municipality of Middlesex Centre
Current Year Growth Forecast
Mid 2021 to Mid 2024

		Population
Mid 2021 Population		18,928
Occupants of New Housing Units, Mid 2021 to Mid 2024	<i>Units (2)</i>	678
	<i>multiplied by P.P.U. (3)</i>	2,959
	<i>gross population increase</i>	2,006
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2024	<i>Units</i>	16
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	17
Decline in Housing Unit Occupancy, Mid 2021 to Mid 2024	<i>Units (4)</i>	6,695
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.071
	<i>total decline in population</i>	-474
Population Estimate to Mid 2024		20,477
<i>Net Population Increase, Mid 2021 to Mid 2024</i>		<i>1,549</i>

- (1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.
 (2) Estimated residential units constructed, Mid-2021 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>	3.218	63%	2.041
<i>Multiples (6)</i>	2.521	36%	0.904
<i>Apartments (7)</i>	1.895	1%	0.014
Total		100%	2.959

¹ Based on 2021 Census custom database

² Based on Building permit/completion activity

- (4) 2021 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 Middlesex Centre
Ten Year Growth Forecast
Mid 2024 to Mid 2034

		Population
Mid 2024 Population		20,477
Occupants of New Housing Units, Mid 2024 to Mid 2034	<i>Units (2)</i>	2,527
	<i>multiplied by P.P.U. (3)</i>	2,976
	<i>gross population increase</i>	7,521
		7,521
Occupants of New Equivalent Institutional Units, Mid 2024 to Mid 2034	<i>Units</i>	299
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	328
		328
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2034	<i>Units (4)</i>	7,373
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.146
	<i>total decline in population</i>	-1,076
		-1,076
Population Estimate to Mid 2034		27,250
<i>Net Population Increase, Mid 2024 to Mid 2034</i>		6,773

(1) Mid 2024 Population based on:

2021 Population (18,928) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (678 x 2.959 = 2,006) + (16 x 1.1 = 17) + (6,695 x -0.071 = -474) = 20,477

(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>	3.145	84%	2.627
<i>Multiples (6)</i>	2.323	9%	0.209
<i>Apartments (7)</i>	1.881	7%	0.140
<i>one bedroom or less</i>	1.397		
<i>two bedrooms or more</i>	2.194		
Total		100%	2.976

¹ Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

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

(4) Mid 2024 households based upon 2021 Census (6,695 units) + Mid 2021 to Mid 2024 unit estimate (678 units) = 7,373 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 5
Municipality of Middlesex Centre
Longer-Term Growth Forecast
Mid 2024 to Mid 2046**

		Population
Mid 2024 Population		20,477
Occupants of New Housing Units, Mid 2024 to Mid 2046	<i>Units (2)</i>	5,378
	<i>multiplied by P.P.U. (3)</i>	2,905
	<i>gross population increase</i>	15,625
Occupants of New Equivalent Institutional Units, Mid 2024 to Mid 2046	<i>Units</i>	474
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	521
Decline in Housing Unit Occupancy, Mid 2024 to Mid 2046	<i>Units (4)</i>	7,373
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.300
	<i>total decline in population</i>	-2,213
Population Estimate to Mid 2046		34,411
<i>Net Population Increase, Mid 2024 to Mid 2046</i>		<i>13,934</i>

(1) Mid 2024 Population based on:

2021 Population (18,928) + Mid 2021 to Mid 2024 estimated housing units to beginning of forecast period (678 x 2.959 = 2,006) + (16 x 1.1 = 17) + (6,695 x -0.071 = -474) = 20,477

(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>	3.145	76%	2.402
<i>Multiples (6)</i>	2.323	13%	0.312
<i>Apartments (7)</i>	1.881	10%	0.192
<i>one bedroom or less</i>	1.397		
<i>two bedrooms or more</i>	2.194		
Total		100%	2.905

¹ Persons per unit based on Statistics Canada Custom 2021 Census database.

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

(4) Mid 2024 households based upon 2021 Census (6,695 units) + Mid 2021 to Mid 2024 unit estimate (678 units) = 7,373 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 6
Municipality of Middlesex Centre
Historical Residential Building Permits
Years 2014 to 2023

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ^[1]	Apartments ^[2]	Total
2014	85	0	0	85
2015	82	6	0	88
2016	69	10	2	81
2017	116	0	0	116
2018	101	36	0	137
Sub-total	453	52	2	507
Average (2014 - 2018)	91	10	0	101
% Breakdown	89.3%	10.3%	0.4%	100.0%
2019	115	44	0	159
2020	222	36	0	258
2021	285	50	0	335
2022	108	75	0	183
2023	37	118	5	160
Sub-total	767	323	5	1,095
Average (2019 - 2023)	153	65	1	219
% Breakdown	70.0%	29.5%	0.5%	100.0%
2014 - 2023				
Total	1,220	375	7	1,602
Average	122	38	1	160
% Breakdown	76.2%	23.4%	0.4%	100.0%

^[1] Includes townhouses and apartments in duplexes.

^[2] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.

Source: Historical housing activity derived from the Municipality of Middlesex Centre data, by Watson & Associates Economists Ltd.



Schedule 7a
Municipality of Middlesex Centre
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						25 Year Average	25 Year Average Adjusted ^[1]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	-	3.229	4.313	3.218		
6-10	-	-	-	3.404	3.800	3.304		
11-15	-	-	-	3.286	4.333	3.326		
16-20	-	-	-	3.049	-	2.960		
20-25	-	-	1.933	3.071	3.529	2.991	3.160	3.145
25-35	-	-	-	2.982	-	2.881		
35+	-	-	1.867	2.688	3.828	2.673		
Total	-	1.500	1.847	2.904	3.839	2.876		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	1.813	3.048	4.500	3.043
6-10	-	-	-	3.311	3.412	3.212
11-15	-	-	-	3.050	4.333	3.056
16-20	-	-	1.571	3.036	-	2.855
20-25	-	-	1.824	3.071	3.529	2.934
25-35	-	-	-	3.054	-	2.829
35+	-	1.238	1.824	2.684	3.733	2.622
Total	-	1.375	1.775	2.872	3.773	2.796

^[1] Adjusted based on 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 7b
Middlesex County
Person Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Multiples ^[2]						25 Year Average	25 Year Average Adjusted ^[1]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.507	1.986	2.849	4.400	2.521		
6-10	-	1.167	1.821	2.415	-	2.285		
11-15	-	-	1.770	2.379	-	2.200		
16-20	-	1.455	1.811	2.543	3.375	2.325		
20-25	-	-	1.734	2.550	-	2.259	2.318	2.323
25-35	-	-	1.991	2.634	-	2.488		
35+	-	1.239	1.900	2.797	3.081	2.462		
Total	2.650	1.309	1.886	2.714	3.306	2.428		

Age of Dwelling	Apartments ^[3]						25 Year Average	25 Year Average Adjusted ^[1]
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.405	1.954	2.854	-	1.895		
6-10	-	1.330	1.967	2.792	-	1.780		
11-15	-	1.363	2.000	2.957	-	1.796		
16-20	-	1.350	2.101	3.393	-	1.919		
20-25	-	1.435	2.145	3.400	-	1.940	1.866	1.881
25-35	1.909	1.365	1.995	2.943	-	1.816		
35+	1.136	1.238	1.940	2.621	2.263	1.640		
Total	1.266	1.277	1.970	2.764	2.333	1.711		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	1.684	1.434	1.998	3.124	4.204	2.684
6-10	-	1.342	1.929	3.117	4.215	2.755
11-15	-	1.387	1.983	3.056	4.360	2.786
16-20	1.923	1.389	2.008	3.057	4.122	2.769
20-25	-	1.419	2.048	2.911	3.799	2.594
25-35	2.100	1.378	1.976	2.826	3.651	2.476
35+	1.377	1.255	1.897	2.641	3.593	2.282
Total	1.579	1.295	1.928	2.776	3.819	2.417

[1] Adjusted based on historical trends.

[2] Includes townhomes and apartments in duplexes.

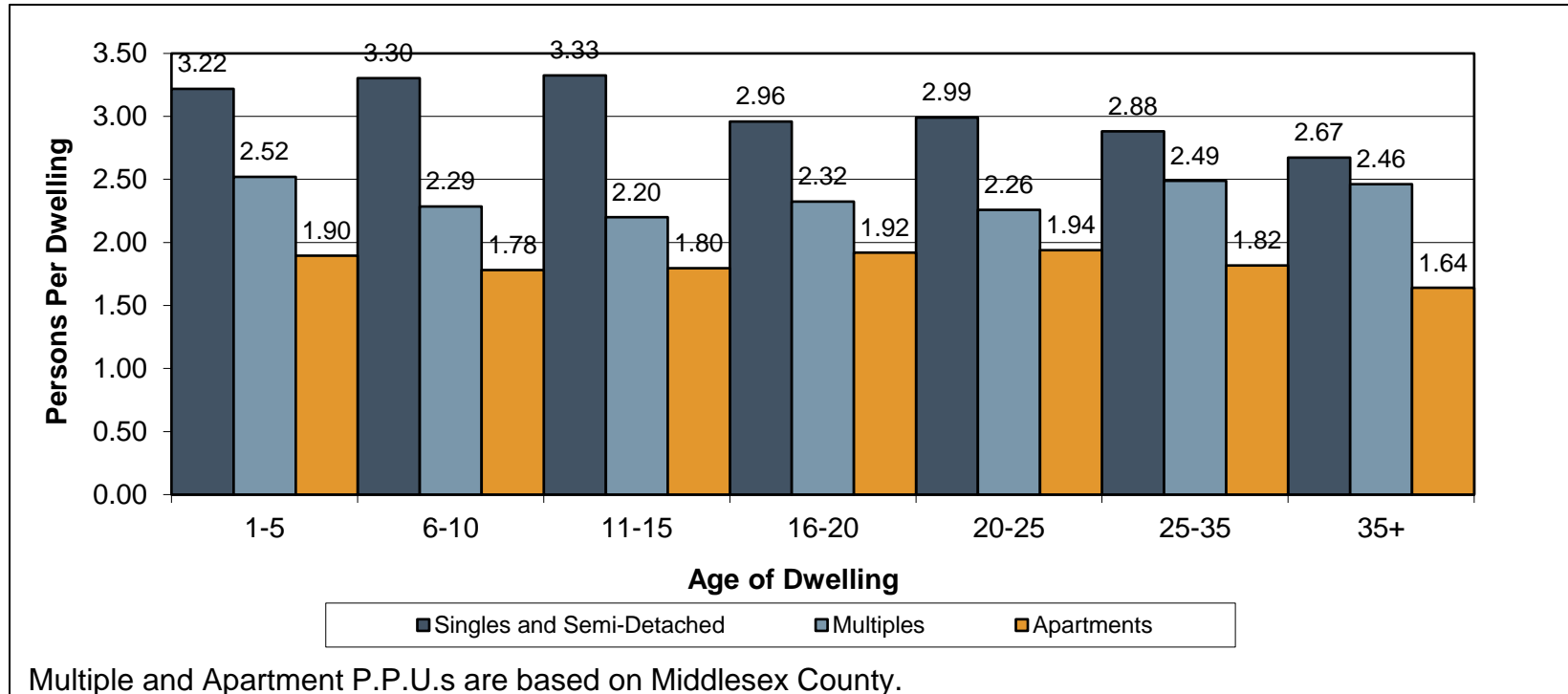
[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartments.

Note: Does not include Statistics Canada data classified as "Other." Middlesex County P.P.U. is based on Middlesex County Census Division, which includes the City of London.

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



Schedule 8
Municipality of Middlesex County
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)





**Schedule 9a
Municipality of Middlesex Centre
Employment Forecast, 2024 to 2046**

Period	Population	Activity Rate								Employment								Employment
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ^[1]	Total Employment (Including N.F.P.O.W.)	Total (Excluding Work at Home and N.F.P.O.W.)
Mid 2011	16,487	0.014	0.074	0.066	0.052	0.045	0.252	0.093	0.345	235	1,215	1,085	865	750	4,150	1,535	5,685	2,935
Mid 2016	17,262	0.015	0.073	0.069	0.071	0.052	0.280	0.065	0.345	265	1,255	1,185	1,225	900	4,830	1,122	5,952	3,575
Mid 2024	20,477	0.013	0.073	0.069	0.071	0.052	0.277	0.065	0.342	260	1,567	1,372	1,701	1,335	6,235	1,154	7,389	4,668
Mid 2034	27,250	0.014	0.071	0.075	0.074	0.056	0.290	0.059	0.350	388	1,947	2,032	2,015	1,525	7,907	1,619	9,526	5,960
Mid 2046	34,411	0.014	0.069	0.079	0.069	0.054	0.284	0.057	0.341	480	2,365	2,729	2,366	1,847	9,787	1,959	11,746	7,422
Incremental Change																		
Mid 2011 - Mid 2016	775	0.001	-0.001	0.003	0.018	0.007	0.028	-0.028	0.000	30	40	100	360	150	680	-413	267	640
Mid 2016 - Mid 2024	3,215	-0.003	0.000	0.000	0.000	0.000	-0.003	0.000	-0.003	-5	312	187	476	435	1,405	32	1,437	1,093
Mid 2024 - Mid 2034	6,773	0.002	-0.001	0.006	0.003	0.004	0.013	-0.006	0.007	128	380	660	314	190	1,672	465	2,137	1,292
Mid 2024 - Mid 2046	13,934	0.001	-0.004	0.011	-0.002	0.002	0.007	-0.008	-0.001	220	798	1,357	665	512	3,552	805	4,357	2,754
Annual Average																		
Mid 2011 - Mid 2016	155	0.000	0.000	0.001	0.004	0.001	0.006	-0.006	0.000	6	8	20	72	30	136	-83	53	128
Mid 2016 - Mid 2024	402	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	-1	39	23	60	54	176	4	180	137
Mid 2024 - Mid 2034	677	0.000	0.000	0.001	0.000	0.000	0.001	-0.001	0.001	13	38	66	31	19	167	47	214	129
Mid 2024 - Mid 2046	633	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	10	36	62	30	23	161	37	198	125

^[1] 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 workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

Source: Derived from Middlesex Centre Official Plan Review – Growth Management Strategy Technical Report (March, 2022) by Watson & Associates Economists Ltd.



Schedule 9b
Municipality of Middlesex Centre
Employment and Gross Floor Area (G.F.A.) Forecast, 2024 to 2046

Period	Population	Employment					Gross Floor Area in Square Metre (Estimated) ^[1]				
		Primary ^[2]	Industrial	Commercial/ Population Related	Institutional	Total	Primary ^[2]	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2011	16,487	235	1,085	865	750	2,935					
Mid 2016	17,262	265	1,185	1,225	900	3,575					
Mid 2024	20,477	260	1,372	1,701	1,335	4,668					
Mid 2034	27,250	388	2,032	2,015	1,525	5,960					
Mid 2041	31,870	445	2,465	2,258	1,689	6,857					
Mid 2046	34,411	480	2,729	2,366	1,847	7,422					
Incremental Change											
Mid 2011 - Mid 2016	775	30	100	360	150	640					
Mid 2016 - Mid 2024	3,215	-5	187	476	435	1,093					
Mid 2024 - Mid 2034	6,773	128	660	314	190	1,292	41,700	79,800	14,900	12,400	148,800
Mid 2024 - Mid 2041	11,393	185	1,093	557	354	2,189	60,200	132,000	26,400	23,000	241,600
Mid 2024 - Mid 2046	13,934	220	1,357	665	512	2,754	71,600	163,900	31,500	33,300	300,300
Annual Average											
Mid 2011 - Mid 2016	155	6	20	72	30	128					
Mid 2016 - Mid 2024	402	-1	23	60	54	137					
Mid 2024 - Mid 2034	677	13	66	31	19	129	4,170	7,980	1,490	1,240	14,880
Mid 2024 - Mid 2041	670	11	64	33	21	129	3,541	7,765	1,553	1,353	14,212
Mid 2024 - Mid 2046	633	10	62	30	23	125	3,255	7,450	1,432	1,514	13,650

^[1] Square Metre Per Employee Assumptions

Primary	325
Industrial	121
Commercial/Population-Related	47
Institutional	65

^[2] Primary industry includes agriculture and resource-related employment.

Note: Numbers may not add up precisely due to rounding.

Source: Watson & Associates Economists Ltd.



Schedule 9c
Municipality of Middlesex Centre
Estimate of the Anticipated Amount, Type and Location of
Non-Residential Development for Which Development Charges Can Be Imposed

Development Location	Timing	Primary G.F.A. Sq.m. ^{[1],[2]}	Industrial G.F.A. Sq.m. ^[1]	Commercial G.F.A. Sq.m. ^[1]	Institutional G.F.A. Sq.m. ^[1]	Total Non-Residential G.F.A. Sq.m.	Employment Increase ^[3]
Ilderton	2024 to 2034	-	700	1,800	2,000	4,500	75
	2024 to 2046	-	1,400	3,600	4,700	9,700	161
Kilworth & Komoka	2024 to 2034	-	800	2,600	4,000	7,400	124
	2024 to 2046	-	1,800	2,700	7,100	11,600	181
Delaware	2024 to 2034	-	77,300	6,800	3,800	87,900	839
	2024 to 2046	-	159,000	20,500	17,500	197,000	2,017
Arva	2024 to 2034	-	-	400	500	900	16
	2024 to 2046	-	-	1,200	1,500	2,700	49
Other Area	2024 to 2034	41,700	1,000	3,300	2,100	48,100	238
	2024 to 2046	71,600	1,700	3,500	2,500	79,300	346
Municipality of Middlesex Centre	2024 to 2034	41,700	79,800	14,900	12,400	148,800	1,292
	2024 to 2046	71,600	163,900	31,500	33,300	300,300	2,754

^[1] Square Metre Per Employee Assumptions

Primary	325
Industrial	121
Commercial/Population-Related	47
Institutional	65

^[2] Primary industry includes agriculture and resource-related employment.

^[4] Employment Increase does not include No Fixed Place of Work.

Note: Numbers may not add up precisely due to rounding.

Source: Watson & Associates Economists Ltd.



Appendix B

Level of Service



Table B-1
Historical Level of Service Calculation
Services Related to a Highway – Roads
Length (kilometres) of Roadways

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/km)
Gravel	283	283	283	283	283	279	279	279	279	279	279	279	279	272	272	\$510,600
Tar and Chip Road Surface (LCB)	206	206	206	206	206	201	201	201	201	201	201	201	201	222	222	\$660,900
Asphalt Surface (HCB-Urban)	67	67	67	67	67	70	70	70	70	70	70	74	74	74	74	\$2,771,770
Asphalt Surface (HCB-Rural)	19	19	19	19	19	33	33	33	33	33	33	35	35	35	35	\$1,600,000
Total	575	575	575	575	575	583	583	583	583	583	583	589	589	603	603	

Population	15,713	15,944	16,140	16,244	16,381	16,540	16,716	16,895	17,037	17,316	17,626	18,003	18,731	19,615	19,993
Per Capita Standard	0.04	0.04	0.04	0.04	0.04	0.04	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03

15 Year Average	2009 to 2023
Quantity Standard	0.0340
Quality Standard	\$886,729
Service Standard	\$30,149

D.C. Amount (before deductions)	22 Year
Forecast Population	13,413
\$ per Capita	\$30,149
Eligible Amount	\$404,385,854



Table B-2
Services Related to a Highway – Public Works Facilities
Square Feet of Building Area

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Ava	19,400	19,400	-	-	-	-	-	-	-	-	-	-	-	-	-	\$425	\$472
Coldstream	12,200	12,200	-	-	-	-	-	-	-	-	-	-	-	-	-	\$425	\$472
Denfield Operations Centre	-	-	32,101	32,101	32,101	32,101	32,101	32,101	32,101	32,101	32,101	32,101	32,101	32,101	32,101	\$425	\$472
Denfield Sand/Salt Storage Structure	-	-	13,726	13,726	13,726	13,726	13,726	13,726	13,726	13,726	13,726	13,726	13,726	13,726	13,726	\$202	\$226
Delaware Operations Centre	7,200	7,200	16,364	16,364	16,364	16,364	16,364	16,364	16,364	16,364	16,364	16,364	16,364	16,364	16,364	\$425	\$472
Delaware Sand/Salt Storage Structure	2,800	2,800	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	\$202	\$226
Denfield Storage Shed	-	-	-	-	-	-	-	-	-	-	-	-	-	4,800	4,800	\$50	\$59
20 foot storage containers	-	-	-	-	-	-	-	160	160	160	160	160	160	320	320	\$35	\$42
Total	41,600	41,600	72,191	72,191	72,191	72,191	72,191	72,351	72,351	72,351	72,351	72,351	72,351	77,311	77,311		

Population	15,713	15,944	16,140	16,244	16,381	16,540	16,716	16,895	17,037	17,316	17,626	18,003	18,731	19,615	19,993
Per Capita Standard	2.6475	2.6091	4.4728	4.4442	4.4070	4.3646	4.3187	4.2824	4.2467	4.1783	4.1048	4.0188	3.8626	3.9414	3.8669

15 Year Average	2009 to 2023
Quantity Standard	3.9844
Quality Standard	\$394
Service Standard	\$1,568

D.C. Amount (before deductions)	22 Year
Forecast Population	13,413
\$ per Capita	\$1,568
Eligible Amount	\$21,035,206



Table B-3
Historical Level of Service Calculation
Services Related to a Highway – Public Works Vehicles
Number of Vehicles and Equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Grader	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$721,000
Tandem	8	9	9	9	9	9	9	9	8	9	9	9	9	10	10	\$551,800
Single Axle	5	5	5	5	5	4	5	6	6	4	4	4	4	5	5	\$447,000
Backhoe	3	3	3	3	3	3	3	3	3	3	3	3	2	2	2	\$257,400
Loader	2	2	2	2	2	2	3	3	2	2	2	2	3	3	3	\$349,500
1/2 ton truck	3	4	4	4	4	4	4	6	4	6	6	6	7	7	7	\$72,500
3/4 ton truck	1	1	1	-	1	1	1	1	2	-	-	-	1	1	1	\$100,000
1 ton truck	3	3	3	3	3	3	3	3	4	4	3	3	3	3	4	\$135,000
Hydro VAC Trailer	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$250,000
Car	-	-	-	-	-	-	-	-	-	-	-	1	1	1	2	\$45,000
Tri Axle	-	-	-	-	-	-	-	-	1	1	2	2	2	2	2	\$575,000
Sidewalk Plow	-	-	-	-	-	-	-	-	1	1	2	2	2	2	2	\$250,000
Tractor	1	1	1	1	2	2	2	2	2	1	1	1	1	1	1	\$250,000
Road Widener Attachment	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$75,000
Stacker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$250,000
Hydro Seeder	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$130,900
Trailers	2	2	2	2	3	4	4	4	4	4	6	6	6	6	6	\$76,300
Wood Chipper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$160,000
Chipsreader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$250,000
Roller	1	1	1	1	1	1	1	1	2	2	2	2	2	3	4	\$225,000
5th Wheel Trailer	-	-	-	-	-	-	-	-	-	1	1	1	1	2	2	\$133,200
Pup Trailer	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$125,000
Road Side Mower	1	1	2	2	2	2	2	2	2	2	2	2	2	2	3	\$35,000
Excavators	-	-	-	-	-	-	-	-	-	-	-	-	1	1	2	\$250,000
Dozer	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$210,000



Table B-3 (continued)
 Historical Level of Service Calculation
 Services Related to a Highway – Public Works Vehicles
 Number of Vehicles and Equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Forklift	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$45,000
Trailer Mounted Generator	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$100,000
Trailer Mounted Air Compressor	-	-	-	-	-	-	-	-	-	1	1	1	1	-	-	\$60,000
Total	39	41	42	41	44	45	48	51	53	54	57	58	62	65	70	

Population	15,713	15,944	16,140	16,244	16,381	16,540	16,716	16,895	17,037	17,316	17,626	18,003	18,731	19,615	19,993
Per Capita Standard	0.0025	0.0026	0.0026	0.0025	0.0027	0.0027	0.0029	0.0030	0.0031	0.0031	0.0032	0.0032	0.0033	0.0033	0.0035

15 Year Average	2009 to 2023
Quantity Standard	0.0029
Quality Standard	\$322,466
Service Standard	\$935

D.C. Amount (before deductions)	22 Year
Forecast Population	13,413
\$ per Capita	\$935
Eligible Amount	\$12,543,167



**Table B-4
Historical Level of Service Calculation
Fire Protection Services – Fire Stations
Square Feet of Building Area**

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Arva Fire Hall	3,630	3,630	3,630	3,630	3,630	3,630	3,630	3,630	3,630	3,630	3,630	3,630	3,630	3,630	3,630	\$653	\$758
Delaware Fire Hall	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	\$653	\$758
Coldstream Fire Hall (old)	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	-	-	-	-	-	-	\$653	\$758
Coldstream Fire Hall (new)	-	-	-	-	-	-	-	-	-	9,843	9,843	9,843	9,843	9,843	9,843	\$653	\$758
Ilderton Fire Hall	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	3,900	\$653	\$758
Bryanston Fire Hall	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	\$653	\$758
Total	14,380	14,380	14,380	14,380	14,380	14,380	14,380	14,380	14,380	21,773	21,773	21,773	21,773	21,773	21,773		

Population	15,713	15,944	16,140	16,244	16,381	16,540	16,716	16,895	17,037	17,316	17,626	18,003	18,731	19,615	19,993
Per Capita Standard	0.9152	0.9019	0.8910	0.8852	0.8778	0.8694	0.8603	0.8511	0.8440	1.2574	1.2353	1.2094	1.1624	1.1100	1.0890

15 Year Average	2009 to 2023
Quantity Standard	0.9973
Quality Standard	\$758
Service Standard	\$756

D.C. Amount (before deductions)	10 Year
Forecast Population	6,445
\$ per Capita	\$756
Eligible Amount	\$4,872,098



Table B-5
Historical Level of Service Calculation
Fire Protection Services – Fire Vehicles
Number of Vehicles

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Ava Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$850,000
Ava Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$375,000
Ava Pumper/Tanker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$800,000
Bryanston Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$375,000
Bryanston Pumper/Tanker	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$800,000
Coldstream Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$850,000
Coldstream Rescue (F-250)	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$93,700
Coldstream Tanker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$800,000
Coldstream Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$375,000
Delaware Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$850,000
Delaware Rescue (F-150)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$72,100
Delaware Pumper/Tanker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$800,000
Ilderton Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$850,000
Ilderton Rescue (F-150)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$72,100
Ilderton Tanker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$800,000
Senior Chiefs Dodge 1500	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,100
Rescue Boat and Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$43,300
Rehab Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$28,800
Fire Prevention SUV (Ford Escape)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$40,000
Fire UTV	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$15,000
Total	14	14	14	14	14	16	16	16	17	18	20	20	20	20	20	

Population	15,713	15,944	16,140	16,244	16,381	16,540	16,716	16,895	17,037	17,316	17,626	18,003	18,731	19,615	19,993
Per Capita Standard	0.0009	0.0009	0.0009	0.0009	0.0009	0.0010	0.0010	0.0009	0.0010	0.0010	0.0011	0.0011	0.0011	0.0010	0.0010

15 Year Average	2009 to 2023
Quantity Standard	0.0010
Quality Standard	\$487,100
Service Standard	\$487

D.C. Amount (before deductions)	10 Year
Forecast Population	6,445
\$ per Capita	\$487
Eligible Amount	\$3,139,360



Table B-6
Historical Level of Service Calculation
Fire Protection Services – Fire Equipment
Number of Equipment and Gear

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/item)
Fire Fighters	117	117	117	117	117	117	117	117	117	117	118	118	118	118	120	\$5,535
Arva FD Hydraulics	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$88,300
Bryanston FD Hydraulics	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$88,300
Coldstream FD Hydraulics	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$88,300
Delaware FD Hydraulics	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$88,300
Ilderton FD Hydraulics	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$88,300
Thermal Imaging Cameras (Set of 2)	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$20,000
Cascade System for Filling Air Bottles	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$108,100
FD Fit Test Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$23,600
SCBA Systems (incl. Bottles)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,300,000
Total	130	130	130	130	130	130	130	130	130	130	131	131	131	131	133	

Population	15,713	15,944	16,140	16,244	16,381	16,540	16,716	16,895	17,037	17,316	17,626	18,003	18,731	19,615	19,993
Per Capita Standard	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01

15 Year Average	2009 to 2023
Quantity Standard	0.0076
Quality Standard	\$20,099
Service Standard	\$153

D.C. Amount (before deductions)	10 Year
Forecast Population	6,445
\$ per Capita	\$153
Eligible Amount	\$984,474



**Table B-7
Historical Level of Service Calculation
Parks and Recreation Services – Parkland Development
Acres of Parkland**

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Acre)
Weldon Park (Arva)	45	45	45	45	45	45	45	45	45	45	45	45	45	45	45	\$67,700
Heritage Park (including Skatepark) (Ilderton)	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	\$421,800
Denfield Park (Denfield)	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15	\$106,000
Poplar Hill Park (Poplar Hill)	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	\$250,800
Komoka Park (Komoka)	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20	\$74,600
Westbrook Park (including Splashpad) (Kilworth)	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	\$212,100
Municipal Park (Delaware)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$499,200
Tiffany Park (Delaware)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$0
Lions Park (Delaware)	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	\$123,700
Ilderton Estates (Deer Haven)	13	13	13	13	13	13	13	13	13	13	13	13	13	13	13	\$89,200
Ilderton Meadowcreek Park	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	\$34,900
Kilworth Optimist	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	\$70,600
Junction Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$8,100
Pleasant Park	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$0
Bryanston School Property	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	\$142,300
Kilworth River Flats	-	-	-	9	9	9	9	9	9	9	9	9	9	9	9	\$0
Kilworth River's Edge	-	-	-	7	7	7	7	7	7	7	7	7	7	7	7	\$0
Caverhill Park (Komoka)	-	-	-	-	-	-	-	2	2	2	2	2	2	2	2	\$248,100
Total	176	176	176	193	193	193	193	195	195	195	195	195	195	195	195	

Population	15,713	15,944	16,140	16,244	16,381	16,540	16,716	16,895	17,037	17,316	17,626	18,003	18,731	19,615	19,993
Per Capita Standard	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01

15 Year Average	2009 to 2023
Quantity Standard	0.0111
Quality Standard	\$106,794
Service Standard	\$1,185

D.C. Amount (before deductions)	10 Year
Forecast Population	6,445
\$ per Capita	\$1,185
Eligible Amount	\$7,639,967



Table B-8
Historical Level of Service Calculation
Parks and Recreation Services – Trails
Linear Metres of Trails

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/ Linear Metre)
Weldon Park Trail	1,778	1,778	1,778	1,778	1,778	1,778	1,778	1,778	1,778	1,778	1,778	1,778	1,778	1,778	1,778	\$110
Ilderton Rail Trail	3,104	3,104	3,104	3,104	3,104	3,104	3,104	3,104	3,104	3,104	3,104	3,104	3,104	3,104	3,104	\$110
Deer Haven Optimist Trail	233	233	233	233	233	233	233	233	233	233	233	233	233	233	233	\$110
Poplar Hill Park Trail	66	66	66	66	66	66	66	66	66	66	66	66	66	66	66	\$110
Westbrook Park Trail	112	112	112	112	112	112	112	112	112	112	112	112	112	112	112	\$110
Komoka Park Trail	119	119	119	119	119	119	119	119	119	119	119	119	119	119	119	\$110
Komoka Park Trail - Tertiary Trail	-	-	-	-	-	-	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	1,800	\$110
Komoka Wellness Centre Trail	563	563	563	563	563	563	563	563	563	563	563	563	563	563	563	\$110
Total	5,975	5,975	5,975	5,975	5,975	5,975	7,775	7,775	7,775	7,775	7,775	7,775	7,775	7,775	7,775	

Population	15,713	15,944	16,140	16,244	16,381	16,540	16,716	16,895	17,037	17,316	17,626	18,003	18,731	19,615	19,993
Per Capita Standard	0.38	0.37	0.37	0.37	0.36	0.36	0.47	0.46	0.46	0.45	0.44	0.43	0.42	0.40	0.39

15 Year Average	2009 to 2023
Quantity Standard	0.4082
Quality Standard	\$110
Service Standard	\$45

D.C. Amount (before deductions)	10 Year
Forecast Population	6,445
\$ per Capita	\$45
Eligible Amount	\$289,381



**Table B-9
Historical Level of Service Calculation
Parks and Recreation Services – Recreation Facilities
Square Feet of Building Area**

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Bryanston Community Centre	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	\$915	\$1,012
Ilderton Community Centre	5,750	5,750	5,750	5,750	5,750	5,750	5,750	5,750	5,750	5,750	5,750	5,750	5,750	5,750	5,750	\$915	\$1,012
Ilderton Arena and Curling Club	49,000	49,000	49,000	49,000	49,000	49,000	49,000	49,000	49,000	49,000	49,000	49,000	49,000	49,000	49,000	\$403	\$448
Coldstream Community Centre	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	\$915	\$1,012
Komoka Community Centre	10,520	10,520	10,520	10,520	10,520	10,520	10,520	10,520	10,520	10,520	10,520	10,520	10,520	10,520	10,520	\$915	\$1,012
Delaware Community Centre	12,536	12,536	12,536	12,536	12,536	12,536	12,536	12,536	12,536	12,536	12,536	12,536	12,536	12,536	12,536	\$915	\$1,012
Tri-Township (43%)	12,900	12,900	-	-	-	-	-	-	-	-	-	-	-	-	-	\$915	\$1,012
Wellness Centre	-	-	99,633	99,633	99,633	99,633	99,633	99,633	99,633	99,633	99,633	99,633	99,633	99,633	99,633	\$915	\$1,012
Total	96,906	96,906	183,639	183,639	183,639	183,639	183,639	183,639	183,639	183,639	183,639	183,639	183,639	183,639	183,639		

Population	15,713	15,944	16,140	16,244	16,381	16,540	16,716	16,895	17,037	17,316	17,626	18,003	18,731	19,615	19,993
Per Capita Standard	6.1673	6.0779	11.3779	11.3050	11.2105	11.1027	10.9858	10.8694	10.7788	10.6052	10.4186	10.2005	9.8040	9.3622	9.1852

15 Year Average	2009 to 2023
Quantity Standard	9,9634
Quality Standard	\$850
Service Standard	\$8,474

D.C. Amount (before deductions)	10 Year
Forecast Population	6,445
\$ per Capita	\$8,474
Eligible Amount	\$54,612,352



Table B-10
Historical Level of Service Calculation
Parks and Recreation Services – Parks & Recreation Vehicles and Equipment
Number of Vehicles and Equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
2009 GMC	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$40,500
2010 Dodge	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$38,400
2007 Ford	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$36,200
1988 Kubota (Mower)	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$24,400
2002 Kubota	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$24,400
2003 Kubota	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$24,400
John Deere Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$66,900
2008 John Deere	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$22,100
Farm King Mower	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$23,600
2009 Kubota Loader	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$29,300
2011 Kubota	-	-	1	1	1	1	1	1	1	1	-	-	-	-	-	\$21,600
Olympia Ice Resurfacers	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$126,600
Zamboni Ice Resurfacers	-	-	2	2	2	2	2	2	2	2	2	2	3	3	3	\$126,600
Float Trailer Tri-Axle Dump	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$15,000
Bannerman Diamond Groomer	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$5,500
2014 Tractor (mower)	-	-	-	-	-	1	1	1	1	1	-	-	-	-	-	\$23,500
2013 Zero Turn Mower	-	-	-	-	1	1	1	1	1	1	-	-	-	-	-	\$25,700
2016 Kubota Zero Turn Mower	-	-	-	-	-	-	-	1	1	1	1	1	-	-	-	\$17,600
1/2 ton truck	-	-	-	-	-	-	-	-	-	-	5	4	4	4	4	\$67,500
3/4 ton truck	-	-	-	-	-	-	-	-	-	-	3	4	4	4	4	\$80,000
Tractor	-	-	-	-	-	-	-	-	-	-	3	3	3	3	3	\$225,000
Mower	-	-	-	-	-	-	-	-	-	-	7	10	10	9	9	\$30,000
Trailer	-	-	-	-	-	-	-	-	-	-	6	6	7	7	7	\$25,000
Ice Edger	-	-	-	-	-	-	-	-	-	-	2	2	2	2	2	\$7,000
Drum Roller	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$5,000
Aerator	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$3,000



Table B-10 (continued)
 Historical Level of Service Calculation
 Parks and Recreation Services – Parks & Recreation Vehicles and Equipment
 Number of Vehicles and Equipment

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024 Value (\$/Vehicle)
Car	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$40,000
Van	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$50,000
Tow Vacuum/Chipper	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$5,000
Total	11	11	14	13	14	15	16	17	17	18	36	38	39	39	39	

Population	15,713	15,944	16,140	16,244	16,381	16,540	16,716	16,895	17,037	17,316	17,626	18,003	18,731	19,615	19,993
Per Capita Standard	0.0007	0.0007	0.0009	0.0008	0.0009	0.0009	0.0010	0.0010	0.0010	0.0010	0.0020	0.0021	0.0021	0.0020	0.0020

15 Year Average	2009 to 2023
Quantity Standard	0.0013
Quality Standard	\$52,108
Service Standard	\$68

D.C. Amount (before deductions)	10 Year
Forecast Population	6,445
\$ per Capita	\$68
Eligible Amount	\$436,584



Appendix C

D.C. Cash-Flow Calculations



Table C-1
Cash-Flow Calculation – Service Related to a Highway (Residential)

Year	Reserve Fund Opening Balance	Dev't Related Expenditures			Population Growth	Per Capita DC Rates Inflated (3.6%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Interest Earnings (2.0%) / Costs (5.5%)	Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3.6%/Yr)	Existing Debt Payments						
2024	\$ (1,019,668)	\$ 170,524	\$ 170,524	\$ 49,394	376	\$ 2,068	\$ 777,748	\$ 557,830	\$ (40,741)	\$ (502,579)
2025	\$ (502,579)	\$ 353,539	\$ 366,266	\$ 47,989	752	\$ 2,143	\$ 1,611,493	\$ 1,197,238	\$ (6,874)	\$ 687,785
2026	\$ 687,785	\$ 1,265,916	\$ 1,358,703	\$ 46,616	752	\$ 2,220	\$ 1,669,507	\$ 264,188	\$ 16,398	\$ 968,371
2027	\$ 968,371	\$ 1,849,240	\$ 2,056,234	\$ 45,243	752	\$ 2,300	\$ 1,729,609	\$ (371,868)	\$ 15,649	\$ 612,152
2028	\$ 612,152	\$ 2,034,840	\$ 2,344,063	\$ 43,886	752	\$ 2,382	\$ 1,791,875	\$ (596,074)	\$ 6,282	\$ 22,360
2029	\$ 22,360	\$ 8,299,751	\$ 9,905,213	\$ 42,497	752	\$ 2,468	\$ 1,856,382	\$ (8,091,328)	\$ (221,673)	\$ (8,290,641)
2030	\$ (8,290,641)	\$ 3,223,530	\$ 3,985,569	\$ 41,123	752	\$ 2,557	\$ 1,923,212	\$ (2,103,480)	\$ (513,831)	\$ (10,907,952)
2031	\$ (10,907,952)	\$ 1,092,128	\$ 1,398,916	\$ 39,750	752	\$ 2,649	\$ 1,992,448	\$ 553,781	\$ (584,708)	\$ (10,938,880)
2032	\$ (10,938,880)	\$ 3,476,386	\$ 4,613,240	\$ 19,362	752	\$ 2,745	\$ 2,064,176	\$ (2,568,425)	\$ (672,270)	\$ (14,179,575)
2033	\$ (14,179,575)	\$ 1,055,359	\$ 1,450,902	\$ -	752	\$ 2,843	\$ 2,138,486	\$ 687,585	\$ (760,968)	\$ (14,252,959)
2034	\$ (14,252,959)	\$ 909,362	\$ 1,295,192	\$ -	714	\$ 2,946	\$ 2,102,405	\$ 807,213	\$ (761,714)	\$ (14,207,460)
2035	\$ (14,207,460)	\$ 972,608	\$ 1,435,143	\$ -	675	\$ 3,052	\$ 2,060,955	\$ 625,813	\$ (764,200)	\$ (14,345,848)
2036	\$ (14,345,848)	\$ -	\$ -	\$ -	675	\$ 3,162	\$ 2,135,150	\$ 2,135,150	\$ (730,305)	\$ (12,941,003)
2037	\$ (12,941,003)	\$ -	\$ -	\$ -	675	\$ 3,275	\$ 2,212,015	\$ 2,212,015	\$ (650,925)	\$ (11,379,913)
2038	\$ (11,379,913)	\$ 422,415	\$ 693,068	\$ -	675	\$ 3,393	\$ 2,291,648	\$ 1,598,580	\$ (581,934)	\$ (10,363,268)
2039	\$ (10,363,268)	\$ 422,415	\$ 718,018	\$ -	675	\$ 3,516	\$ 2,374,147	\$ 1,656,129	\$ (524,436)	\$ (9,231,575)
2040	\$ (9,231,575)	\$ 483,088	\$ 850,711	\$ -	675	\$ 3,642	\$ 2,459,616	\$ 1,608,905	\$ (463,492)	\$ (8,086,161)
2041	\$ (8,086,161)	\$ 422,415	\$ 770,646	\$ -	675	\$ 3,773	\$ 2,548,162	\$ 1,777,516	\$ (395,857)	\$ (6,704,502)
2042	\$ (6,704,502)	\$ 422,415	\$ 798,389	\$ -	675	\$ 3,909	\$ 2,639,896	\$ 1,841,507	\$ (318,106)	\$ (5,181,101)
2043	\$ (5,181,101)	\$ 837,415	\$ 1,639,743	\$ -	675	\$ 4,050	\$ 2,734,932	\$ 1,095,189	\$ (254,843)	\$ (4,340,755)
2044	\$ (4,340,755)	\$ 422,415	\$ 856,908	\$ -	675	\$ 4,196	\$ 2,833,390	\$ 1,976,482	\$ (184,388)	\$ (2,548,661)
2045	\$ (2,548,661)	\$ 422,415	\$ 887,756	\$ -	675	\$ 4,347	\$ 2,935,392	\$ 2,047,636	\$ (83,866)	\$ (584,892)
2046	\$ (584,892)	\$ 422,415	\$ 919,716	\$ -	338	\$ 4,503	\$ 1,520,533	\$ 600,817	\$ (15,925)	\$ (0)



Table C-2
Cash-Flow Calculation – Service Related to a Highway (Non-Residential)

Year	Reserve Fund Opening Balance	Dev't Related Expenditures			Sq.m. of Gross Floor Area	Per Sq.ft. DC Rates Inflated (3.6%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Interest Earnings (2.0%) / Costs (5.5%)	Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3.6%/Yr)	Existing Debt Payments						
2024	\$ (208,848)	\$ 34,927	\$ 34,927	\$ 10,117	7,440	\$ 21.99	\$ 163,618	\$ 118,575	\$ (8,226)	\$ (98,498)
2025	\$ (98,498)	\$ 72,412	\$ 75,018	\$ 9,829	14,880	\$ 22.78	\$ 339,017	\$ 254,170	\$ (1,152)	\$ 154,520
2026	\$ 154,520	\$ 259,284	\$ 278,288	\$ 9,548	14,880	\$ 23.60	\$ 351,222	\$ 63,386	\$ 3,724	\$ 221,629
2027	\$ 221,629	\$ 378,760	\$ 421,156	\$ 9,267	14,880	\$ 24.45	\$ 363,866	\$ (66,557)	\$ 3,767	\$ 158,839
2028	\$ 158,839	\$ 416,774	\$ 480,109	\$ 8,989	14,880	\$ 25.33	\$ 376,965	\$ (112,133)	\$ 2,055	\$ 48,762
2029	\$ 48,762	\$ 1,699,949	\$ 2,028,779	\$ 8,704	14,880	\$ 26.25	\$ 390,536	\$ (1,646,947)	\$ (43,462)	\$ (1,641,648)
2030	\$ (1,641,648)	\$ 660,241	\$ 816,321	\$ 8,423	14,880	\$ 27.19	\$ 404,595	\$ (420,149)	\$ (101,845)	\$ (2,163,641)
2031	\$ (2,163,641)	\$ 223,689	\$ 286,525	\$ 8,142	14,880	\$ 28.17	\$ 419,161	\$ 124,494	\$ (115,577)	\$ (2,154,724)
2032	\$ (2,154,724)	\$ 712,031	\$ 944,880	\$ 3,966	14,880	\$ 29.18	\$ 434,250	\$ (514,596)	\$ (132,661)	\$ (2,801,981)
2033	\$ (2,801,981)	\$ 216,158	\$ 297,173	\$ -	14,880	\$ 30.23	\$ 449,883	\$ 152,711	\$ (149,909)	\$ (2,799,180)
2034	\$ (2,799,180)	\$ 186,255	\$ 265,280	\$ -	13,753	\$ 31.32	\$ 430,763	\$ 165,483	\$ (149,404)	\$ (2,783,101)
2035	\$ (2,783,101)	\$ 199,209	\$ 293,945	\$ -	12,625	\$ 32.45	\$ 409,683	\$ 115,738	\$ (149,888)	\$ (2,817,251)
2036	\$ (2,817,251)	\$ -	\$ -	\$ -	12,625	\$ 33.62	\$ 424,431	\$ 424,431	\$ (143,277)	\$ (2,536,097)
2037	\$ (2,536,097)	\$ -	\$ -	\$ -	12,625	\$ 34.83	\$ 439,711	\$ 439,711	\$ (127,393)	\$ (2,223,779)
2038	\$ (2,223,779)	\$ 86,519	\$ 141,954	\$ -	12,625	\$ 36.08	\$ 455,541	\$ 313,587	\$ (113,684)	\$ (2,023,876)
2039	\$ (2,023,876)	\$ 86,519	\$ 147,064	\$ -	12,625	\$ 37.38	\$ 471,940	\$ 324,876	\$ (102,379)	\$ (1,801,379)
2040	\$ (1,801,379)	\$ 98,946	\$ 174,242	\$ -	12,625	\$ 38.73	\$ 488,930	\$ 314,688	\$ (90,422)	\$ (1,577,113)
2041	\$ (1,577,113)	\$ 86,519	\$ 157,843	\$ -	12,625	\$ 40.12	\$ 506,531	\$ 348,688	\$ (77,152)	\$ (1,305,577)
2042	\$ (1,305,577)	\$ 86,519	\$ 163,525	\$ -	12,625	\$ 41.57	\$ 524,767	\$ 361,241	\$ (61,873)	\$ (1,006,208)
2043	\$ (1,006,208)	\$ 171,519	\$ 335,851	\$ -	12,625	\$ 43.06	\$ 543,658	\$ 207,807	\$ (49,627)	\$ (848,028)
2044	\$ (848,028)	\$ 86,519	\$ 175,511	\$ -	12,625	\$ 44.61	\$ 563,230	\$ 387,719	\$ (35,979)	\$ (496,289)
2045	\$ (496,289)	\$ 86,519	\$ 181,830	\$ -	12,625	\$ 46.22	\$ 583,506	\$ 401,676	\$ (16,250)	\$ (110,862)
2046	\$ (110,862)	\$ 86,519	\$ 188,376	\$ -	6,313	\$ 47.88	\$ 302,256	\$ 113,881	\$ (3,019)	\$ 0



**Table C-3
Cash-Flow Calculation – Fire Protection Services (Residential)**

Year	Reserve Fund Opening Balance	Dev't Related Expenditures			Population Growth	Per Capita DC Rates Inflated (3.6%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Interest Earnings (2.0%) / Costs (5.5%)	Reserve Fund Closing Balance
		Nominal	Inflated (3.6%/Yr)	Existing Debt Payments						
2024	\$ 748,493	\$ 66,400	\$ 66,400	\$ -	376	\$ 607	\$ 228,283	\$ 161,883	\$ 16,589	\$ 926,965
2025	\$ 926,965	\$ -	\$ -	\$ -	752	\$ 629	\$ 473,003	\$ 473,003	\$ 23,269	\$ 1,423,237
2026	\$ 1,423,237	\$ -	\$ -	\$ -	752	\$ 652	\$ 490,031	\$ 490,031	\$ 33,365	\$ 1,946,633
2027	\$ 1,946,633	\$ -	\$ -	\$ -	752	\$ 675	\$ 507,672	\$ 507,672	\$ 44,009	\$ 2,498,315
2028	\$ 2,498,315	\$ 15,189	\$ 17,497	\$ -	752	\$ 699	\$ 525,948	\$ 508,451	\$ 55,051	\$ 3,061,817
2029	\$ 3,061,817	\$ 2,957,567	\$ 3,529,664	\$ -	752	\$ 724	\$ 544,883	\$ (2,984,781)	\$ 31,389	\$ 108,424
2030	\$ 108,424	\$ 1,048,567	\$ 1,296,446	\$ -	752	\$ 751	\$ 564,498	\$ (731,948)	\$ (16,063)	\$ (639,587)
2031	\$ (639,587)	\$ 1,048,567	\$ 1,343,119	\$ -	752	\$ 778	\$ 584,820	\$ (758,298)	\$ (56,030)	\$ (1,453,915)
2032	\$ (1,453,915)	\$ -	\$ -	\$ -	752	\$ 806	\$ 605,874	\$ 605,874	\$ (63,304)	\$ (911,345)
2033	\$ (911,345)	\$ -	\$ -	\$ -	752	\$ 835	\$ 627,685	\$ 627,685	\$ (32,863)	\$ (316,523)
2034	\$ (316,523)	\$ -	\$ -	\$ -	376	\$ 865	\$ 325,141	\$ 325,141	\$ (8,618)	\$ (0)



Table C-4
Cash-Flow Calculation – Fire Protection Services (Non-Residential)

Year	Reserve Fund Opening Balance	Dev't Related Expenditures			Sq.m. of Gross Floor Area	Per Sq.ft. DC Rates Inflated (3.6%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Interest Earnings (2.0%) / Costs (5.5%)	Reserve Fund Closing Balance
		Nominal	Inflated (3.6%/Yr)	Existing Debt Payments						
2024	\$ 153,306	\$ 13,600	\$ 13,600	\$ -	7,440	\$ 6.28	\$ 46,757	\$ 33,157	\$ 3,398	\$ 189,860
2025	\$ 189,860	\$ -	\$ -	\$ -	14,880	\$ 6.51	\$ 96,880	\$ 96,880	\$ 4,766	\$ 291,506
2026	\$ 291,506	\$ -	\$ -	\$ -	14,880	\$ 6.75	\$ 100,368	\$ 100,368	\$ 6,834	\$ 398,708
2027	\$ 398,708	\$ -	\$ -	\$ -	14,880	\$ 6.99	\$ 103,981	\$ 103,981	\$ 9,014	\$ 511,703
2028	\$ 511,703	\$ 3,111	\$ 3,584	\$ -	14,880	\$ 7.24	\$ 107,724	\$ 104,141	\$ 11,275	\$ 627,119
2029	\$ 627,119	\$ 605,767	\$ 722,943	\$ -	14,880	\$ 7.50	\$ 111,602	\$ (611,341)	\$ 6,429	\$ 22,207
2030	\$ 22,207	\$ 214,767	\$ 265,537	\$ -	14,880	\$ 7.77	\$ 115,620	\$ (149,917)	\$ (3,290)	\$ (131,000)
2031	\$ (131,000)	\$ 214,767	\$ 275,097	\$ -	14,880	\$ 8.05	\$ 119,782	\$ (155,314)	\$ (11,476)	\$ (297,790)
2032	\$ (297,790)	\$ -	\$ -	\$ -	14,880	\$ 8.34	\$ 124,095	\$ 124,095	\$ (12,966)	\$ (186,661)
2033	\$ (186,661)	\$ -	\$ -	\$ -	14,880	\$ 8.64	\$ 128,562	\$ 128,562	\$ (6,731)	\$ (64,830)
2034	\$ (64,830)	\$ -	\$ -	\$ -	7,440	\$ 8.95	\$ 66,595	\$ 66,595	\$ (1,765)	\$ 0



Table C-5
Cash-Flow Calculation – Parks and Recreation Services (Residential)

Year	Reserve Fund Opening Balance	Dev't Related Expenditures			Population Growth	Per Capita DC Rates Inflated (3.6%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Interest Earnings (2.0%) / Costs (5.5%)	Reserve Fund Closing Balance
		Nominal	Inflated (3.6%/Yr)	Existing Debt Payments						
2024	\$ 1,485,534	\$ 311,027	\$ 311,027	\$ 133,879	376	\$ 1,702	\$ 640,012	\$ 195,106	\$ 31,662	\$ 1,712,302
2025	\$ 1,712,302	\$ 843,184	\$ 873,539	\$ 130,811	752	\$ 1,763	\$ 1,326,105	\$ 321,756	\$ 37,464	\$ 2,071,522
2026	\$ 2,071,522	\$ 394,535	\$ 423,453	\$ 127,894	752	\$ 1,827	\$ 1,373,845	\$ 822,498	\$ 49,655	\$ 2,943,676
2027	\$ 2,943,676	\$ 342,190	\$ 380,493	\$ 124,977	752	\$ 1,892	\$ 1,423,304	\$ 917,833	\$ 68,052	\$ 3,929,561
2028	\$ 3,929,561	\$ 585,105	\$ 674,020	\$ 122,181	752	\$ 1,961	\$ 1,474,543	\$ 678,342	\$ 85,375	\$ 4,693,277
2029	\$ 4,693,277	\$ 561,355	\$ 669,941	\$ 119,144	752	\$ 2,031	\$ 1,527,626	\$ 738,541	\$ 101,251	\$ 5,533,070
2030	\$ 5,533,070	\$ 1,336,793	\$ 1,652,808	\$ 116,227	752	\$ 2,104	\$ 1,582,621	\$ (186,415)	\$ 108,797	\$ 5,455,452
2031	\$ 5,455,452	\$ -	\$ -	\$ 113,311	752	\$ 2,180	\$ 1,639,595	\$ 1,526,284	\$ 124,372	\$ 7,106,108
2032	\$ 7,106,108	\$ -	\$ -	\$ 110,482	752	\$ 2,259	\$ 1,698,620	\$ 1,588,138	\$ 158,004	\$ 8,852,250
2033	\$ 8,852,250	\$ -	\$ -	\$ 107,477	752	\$ 2,340	\$ 1,759,771	\$ 1,652,293	\$ 193,568	\$ 10,698,111
2034	\$ 10,698,111	\$ 8,150,905	\$ 11,609,229	\$ 104,561	376	\$ 2,424	\$ 911,561	\$ (10,802,229)	\$ 104,118	\$ 0



Table C-6
Cash-Flow Calculation – Parks and Recreation Services (Non-Residential)

Year	Reserve Fund Opening Balance	Dev't Related Expenditures			Sq.m. of Gross Floor Area	Per Sq.ft. DC Rates Inflated (3.6%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Interest Earnings (2.0%) / Costs (5.5%)	Reserve Fund Closing Balance
		Nominal	Inflated (3.6%/Yr)	Existing Debt Payments						
2024	\$ 78,186	\$ 16,370	\$ 16,370	\$ 7,046	7,440	\$ 4.53	\$ 33,685	\$ 10,269	\$ 1,666	\$ 90,121
2025	\$ 90,121	\$ 44,378	\$ 45,976	\$ 6,885	14,880	\$ 4.69	\$ 69,795	\$ 16,935	\$ 1,972	\$ 109,027
2026	\$ 109,027	\$ 20,765	\$ 22,287	\$ 6,731	14,880	\$ 4.86	\$ 72,308	\$ 43,289	\$ 2,613	\$ 154,930
2027	\$ 154,930	\$ 18,010	\$ 20,026	\$ 6,578	14,880	\$ 5.03	\$ 74,911	\$ 48,307	\$ 3,582	\$ 206,819
2028	\$ 206,819	\$ 30,795	\$ 35,475	\$ 6,431	14,880	\$ 5.22	\$ 77,608	\$ 35,702	\$ 4,493	\$ 247,015
2029	\$ 247,015	\$ 29,545	\$ 35,260	\$ 6,271	14,880	\$ 5.40	\$ 80,401	\$ 38,871	\$ 5,329	\$ 291,214
2030	\$ 291,214	\$ 70,358	\$ 86,990	\$ 6,117	14,880	\$ 5.60	\$ 83,296	\$ (9,811)	\$ 5,726	\$ 287,129
2031	\$ 287,129	\$ -	\$ -	\$ 5,964	14,880	\$ 5.80	\$ 86,294	\$ 80,331	\$ 6,546	\$ 374,006
2032	\$ 374,006	\$ -	\$ -	\$ 5,815	14,880	\$ 6.01	\$ 89,401	\$ 83,586	\$ 8,316	\$ 465,908
2033	\$ 465,908	\$ -	\$ -	\$ 5,657	14,880	\$ 6.22	\$ 92,620	\$ 86,963	\$ 10,188	\$ 563,058
2034	\$ 563,058	\$ 428,995	\$ 611,012	\$ 5,503	7,440	\$ 6.45	\$ 47,977	\$ (568,538)	\$ 5,480	\$ (0)



Table C-7
Cash-Flow Calculation – Wastewater Services (Residential)

Year	Reserve Fund Opening Balance	Dev't Related Expenditures			Population Growth	Per Capita DC Rates Inflated (3.6%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Interest Earnings (2.0%) / Costs (5.5%)	Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3.6%/Yr)	Existing Debt Payments						
2024	\$ (3,534,718)	\$ 1,642,477	\$ 1,642,477	\$ 485,707	357	\$ 5,865	\$ 2,094,170	\$ (34,014)	\$ (195,345)	\$ (3,764,078)
2025	\$ (3,764,078)	\$ 2,043,178	\$ 2,116,733	\$ 474,784	714	\$ 6,076	\$ 4,339,120	\$ 1,747,603	\$ (158,965)	\$ (2,175,440)
2026	\$ (2,175,440)	\$ 2,238,142	\$ 2,402,189	\$ 464,265	714	\$ 6,295	\$ 4,495,328	\$ 1,628,875	\$ (74,855)	\$ (621,420)
2027	\$ (621,420)	\$ 3,873,664	\$ 4,307,261	\$ 453,745	714	\$ 6,522	\$ 4,657,160	\$ (103,847)	\$ (37,034)	\$ (762,301)
2028	\$ (762,301)	\$ 20,166,892	\$ 23,231,540	\$ 443,514	714	\$ 6,757	\$ 4,824,818	\$ (18,850,236)	\$ (560,308)	\$ (20,172,845)
2029	\$ (20,172,845)	\$ 3,855,600	\$ 4,601,408	\$ 432,706	714	\$ 7,000	\$ 4,998,511	\$ (35,603)	\$ (1,110,486)	\$ (21,318,933)
2030	\$ (21,318,933)	\$ -	\$ -	\$ 422,187	714	\$ 7,252	\$ 5,178,458	\$ 4,756,271	\$ (1,041,744)	\$ (17,604,406)
2031	\$ (17,604,406)	\$ -	\$ -	\$ 411,668	714	\$ 7,513	\$ 5,364,882	\$ 4,953,215	\$ (832,029)	\$ (13,483,221)
2032	\$ (13,483,221)	\$ -	\$ -	\$ 401,321	714	\$ 7,783	\$ 5,558,018	\$ 5,156,697	\$ (599,768)	\$ (8,926,292)
2033	\$ (8,926,292)	\$ 17,320,800	\$ 23,812,541	\$ 390,629	714	\$ 8,063	\$ 5,758,107	\$ (18,445,063)	\$ (998,185)	\$ (28,369,540)
2034	\$ (28,369,540)	\$ -	\$ -	\$ 380,109	675	\$ 8,354	\$ 5,638,837	\$ 5,258,728	\$ (1,415,710)	\$ (24,526,522)
2035	\$ (24,526,522)	\$ -	\$ -	\$ 324,001	636	\$ 8,654	\$ 5,503,518	\$ 5,179,517	\$ (1,206,522)	\$ (20,553,527)
2036	\$ (20,553,527)	\$ -	\$ -	\$ 313,540	636	\$ 8,966	\$ 5,701,645	\$ 5,388,105	\$ (982,271)	\$ (16,147,693)
2037	\$ (16,147,693)	\$ -	\$ -	\$ 302,962	636	\$ 9,289	\$ 5,906,904	\$ 5,603,941	\$ (734,015)	\$ (11,277,766)
2038	\$ (11,277,766)	\$ 16,085,832	\$ 26,392,474	\$ 147,547	636	\$ 9,623	\$ 6,119,552	\$ (20,420,469)	\$ (1,181,840)	\$ (32,880,075)
2039	\$ (32,880,075)	\$ -	\$ -	\$ -	636	\$ 9,970	\$ 6,339,856	\$ 6,339,856	\$ (1,634,058)	\$ (28,174,277)
2040	\$ (28,174,277)	\$ 6,639,108	\$ 11,691,381	\$ -	636	\$ 10,329	\$ 6,568,091	\$ (5,123,290)	\$ (1,690,476)	\$ (34,988,043)
2041	\$ (34,988,043)	\$ -	\$ -	\$ -	636	\$ 10,700	\$ 6,804,542	\$ 6,804,542	\$ (1,737,217)	\$ (29,920,718)
2042	\$ (29,920,718)	\$ -	\$ -	\$ -	636	\$ 11,086	\$ 7,049,506	\$ 7,049,506	\$ (1,451,778)	\$ (24,322,990)
2043	\$ (24,322,990)	\$ -	\$ -	\$ -	636	\$ 11,485	\$ 7,303,288	\$ 7,303,288	\$ (1,136,924)	\$ (18,156,626)
2044	\$ (18,156,626)	\$ -	\$ -	\$ -	636	\$ 11,898	\$ 7,566,207	\$ 7,566,207	\$ (790,544)	\$ (11,380,963)
2045	\$ (11,380,963)	\$ -	\$ -	\$ -	636	\$ 12,326	\$ 7,838,590	\$ 7,838,590	\$ (410,392)	\$ (3,952,765)
2046	\$ (3,952,765)	\$ -	\$ -	\$ -	318	\$ 12,770	\$ 4,060,390	\$ 4,060,390	\$ (107,625)	\$ (0)



Table C-8
Cash-Flow Calculation – Wastewater Services (Non-Residential)

Year	Reserve Fund Opening Balance	Dev't Related Expenditures			Sq.m. of Gross Floor Area	Per Sq.ft. DC Rates Inflated (3.6%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Interest Earnings (2.0%) / Costs (5.5%)	Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3.6%/Yr)	Existing Debt Payments						
2024	\$ (673,280)	\$ 312,853	\$ 312,853	\$ 92,516	5,035	\$ 75.09	\$ 378,076	\$ (27,292)	\$ (37,781)	\$ (738,353)
2025	\$ (738,353)	\$ 389,177	\$ 403,187	\$ 90,435	10,070	\$ 77.79	\$ 783,374	\$ 289,752	\$ (32,641)	\$ (481,242)
2026	\$ (481,242)	\$ 426,313	\$ 457,560	\$ 88,431	10,070	\$ 80.59	\$ 811,576	\$ 265,585	\$ (19,165)	\$ (234,822)
2027	\$ (234,822)	\$ 737,841	\$ 820,431	\$ 86,428	10,070	\$ 83.49	\$ 840,793	\$ (66,066)	\$ (14,732)	\$ (315,619)
2028	\$ (315,619)	\$ 3,841,313	\$ 4,425,055	\$ 84,479	10,070	\$ 86.50	\$ 871,061	\$ (3,638,473)	\$ (117,417)	\$ (4,071,509)
2029	\$ (4,071,509)	\$ 734,400	\$ 876,459	\$ 82,420	10,070	\$ 89.61	\$ 902,419	\$ (56,460)	\$ (225,486)	\$ (4,353,455)
2030	\$ (4,353,455)	\$ -	\$ -	\$ 80,417	10,070	\$ 92.84	\$ 934,906	\$ 854,490	\$ (215,942)	\$ (3,714,906)
2031	\$ (3,714,906)	\$ -	\$ -	\$ 78,413	10,070	\$ 96.18	\$ 968,563	\$ 890,150	\$ (179,841)	\$ (3,004,597)
2032	\$ (3,004,597)	\$ -	\$ -	\$ 76,442	10,070	\$ 99.65	\$ 1,003,431	\$ 926,989	\$ (139,761)	\$ (2,217,368)
2033	\$ (2,217,368)	\$ 3,299,200	\$ 4,535,722	\$ 74,405	10,070	\$ 103.23	\$ 1,039,555	\$ (3,570,573)	\$ (220,146)	\$ (6,008,087)
2034	\$ (6,008,087)	\$ -	\$ -	\$ 72,402	10,048	\$ 106.95	\$ 1,074,573	\$ 1,002,171	\$ (302,885)	\$ (5,308,801)
2035	\$ (5,308,801)	\$ -	\$ -	\$ 61,715	10,025	\$ 110.80	\$ 1,110,764	\$ 1,049,050	\$ (263,135)	\$ (4,522,887)
2036	\$ (4,522,887)	\$ -	\$ -	\$ 59,722	10,025	\$ 114.79	\$ 1,150,752	\$ 1,091,030	\$ (218,755)	\$ (3,650,613)
2037	\$ (3,650,613)	\$ -	\$ -	\$ 57,707	10,025	\$ 118.92	\$ 1,192,179	\$ 1,134,472	\$ (169,586)	\$ (2,685,727)
2038	\$ (2,685,727)	\$ 3,063,968	\$ 5,027,138	\$ 28,104	10,025	\$ 123.20	\$ 1,235,097	\$ (3,820,145)	\$ (252,769)	\$ (6,758,641)
2039	\$ (6,758,641)	\$ -	\$ -	\$ -	10,025	\$ 127.64	\$ 1,279,561	\$ 1,279,561	\$ (336,537)	\$ (5,815,618)
2040	\$ (5,815,618)	\$ 1,264,592	\$ 2,226,930	\$ -	10,025	\$ 132.23	\$ 1,325,625	\$ (901,305)	\$ (344,645)	\$ (7,061,567)
2041	\$ (7,061,567)	\$ -	\$ -	\$ -	10,025	\$ 136.99	\$ 1,373,347	\$ 1,373,347	\$ (350,619)	\$ (6,038,839)
2042	\$ (6,038,839)	\$ -	\$ -	\$ -	10,025	\$ 141.92	\$ 1,422,788	\$ 1,422,788	\$ (293,009)	\$ (4,909,061)
2043	\$ (4,909,061)	\$ -	\$ -	\$ -	10,025	\$ 147.03	\$ 1,474,008	\$ 1,474,008	\$ (229,463)	\$ (3,664,516)
2044	\$ (3,664,516)	\$ -	\$ -	\$ -	10,025	\$ 152.33	\$ 1,527,072	\$ 1,527,072	\$ (159,554)	\$ (2,296,997)
2045	\$ (2,296,997)	\$ -	\$ -	\$ -	10,025	\$ 157.81	\$ 1,582,047	\$ 1,582,047	\$ (82,829)	\$ (797,779)
2046	\$ (797,779)	\$ -	\$ -	\$ -	5,013	\$ 163.49	\$ 819,500	\$ 819,500	\$ (21,722)	\$ 0



**Table C-9
Cash-Flow Calculation – Water Services (Residential)**

Year	Reserve Fund Opening Balance	Dev't Related Expenditures			Population Growth	Per Capita DC Rates Inflated (3.6%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Interest Earnings (2.0%) / Costs (5.5%)	Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3.6%/Yr)	Existing Debt Payments						
2024	\$ (1,171,278)	\$ -	\$ -	\$ 127,685	357	\$ 1,947	\$ 695,023	\$ 567,338	\$ (48,819)	\$ (652,759)
2025	\$ (652,759)	\$ 29,316	\$ 30,371	\$ 123,919	714	\$ 2,017	\$ 1,440,087	\$ 1,285,796	\$ (11,620)	\$ 621,417
2026	\$ 621,417	\$ 505,092	\$ 542,113	\$ 120,235	714	\$ 2,089	\$ 1,491,930	\$ 829,582	\$ 20,724	\$ 1,471,723
2027	\$ 1,471,723	\$ 6,475,728	\$ 7,200,586	\$ 116,550	714	\$ 2,164	\$ 1,545,640	\$ (5,771,497)	\$ (103,527)	\$ (4,403,300)
2028	\$ (4,403,300)	\$ 550,368	\$ 634,004	\$ 112,905	714	\$ 2,242	\$ 1,601,283	\$ 854,373	\$ (218,686)	\$ (3,767,613)
2029	\$ (3,767,613)	\$ -	\$ -	\$ 109,180	714	\$ 2,323	\$ 1,658,929	\$ 1,549,749	\$ (164,601)	\$ (2,382,465)
2030	\$ (2,382,465)	\$ 6,018,600	\$ 7,441,389	\$ 105,495	714	\$ 2,407	\$ 1,718,650	\$ (5,828,234)	\$ (291,312)	\$ (8,502,011)
2031	\$ (8,502,011)	\$ -	\$ -	\$ 101,810	714	\$ 2,493	\$ 1,780,522	\$ 1,678,711	\$ (421,446)	\$ (7,244,746)
2032	\$ (7,244,746)	\$ -	\$ -	\$ -	714	\$ 2,583	\$ 1,844,620	\$ 1,844,620	\$ (347,734)	\$ (5,747,860)
2033	\$ (5,747,860)	\$ -	\$ -	\$ -	714	\$ 2,676	\$ 1,911,027	\$ 1,911,027	\$ (263,579)	\$ (4,100,412)
2034	\$ (4,100,412)	\$ 3,203,088	\$ 4,562,117	\$ -	675	\$ 2,772	\$ 1,871,443	\$ (2,690,674)	\$ (299,516)	\$ (7,090,603)
2035	\$ (7,090,603)	\$ 286,524	\$ 422,784	\$ -	636	\$ 2,872	\$ 1,826,533	\$ 1,403,749	\$ (351,380)	\$ (6,038,234)
2036	\$ (6,038,234)	\$ 3,255,840	\$ 4,977,143	\$ -	636	\$ 2,976	\$ 1,892,288	\$ (3,084,855)	\$ (416,936)	\$ (9,540,025)
2037	\$ (9,540,025)	\$ -	\$ -	\$ -	636	\$ 3,083	\$ 1,960,410	\$ 1,960,410	\$ (470,790)	\$ (8,050,405)
2038	\$ (8,050,405)	\$ -	\$ -	\$ -	636	\$ 3,194	\$ 2,030,985	\$ 2,030,985	\$ (386,920)	\$ (6,406,341)
2039	\$ (6,406,341)	\$ -	\$ -	\$ -	636	\$ 3,309	\$ 2,104,100	\$ 2,104,100	\$ (294,486)	\$ (4,596,726)
2040	\$ (4,596,726)	\$ 749,484	\$ 1,319,831	\$ -	636	\$ 3,428	\$ 2,179,848	\$ 860,017	\$ (229,169)	\$ (3,965,879)
2041	\$ (3,965,879)	\$ 749,484	\$ 1,367,345	\$ -	636	\$ 3,551	\$ 2,258,323	\$ 890,977	\$ (193,621)	\$ (3,268,523)
2042	\$ (3,268,523)	\$ 749,484	\$ 1,416,570	\$ -	636	\$ 3,679	\$ 2,339,622	\$ 923,052	\$ (154,385)	\$ (2,499,856)
2043	\$ (2,499,856)	\$ 749,484	\$ 1,467,566	\$ -	636	\$ 3,812	\$ 2,423,849	\$ 956,282	\$ (111,194)	\$ (1,654,768)
2044	\$ (1,654,768)	\$ 749,484	\$ 1,520,399	\$ -	636	\$ 3,949	\$ 2,511,107	\$ 990,708	\$ (63,768)	\$ (727,827)
2045	\$ (727,827)	\$ 749,484	\$ 1,575,133	\$ -	636	\$ 4,091	\$ 2,601,507	\$ 1,026,374	\$ (17,030)	\$ 281,517
2046	\$ 281,517	\$ 749,484	\$ 1,631,838	\$ -	318	\$ 4,238	\$ 1,347,581	\$ (284,257)	\$ 2,740	\$ (0)



Table C-10
Cash-Flow Calculation – Water Services (Non-Residential)

Year	Reserve Fund Opening Balance	Dev't Related Expenditures			Sq.m. of Gross Floor Area	Per Sq.ft. DC Rates Inflated (3.6%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Interest Earnings (2.0%) / Costs (5.5%)	Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3.6%/Yr)	Existing Debt Payments						
2024	\$ (223,101)	\$ -	\$ -	\$ 24,321	5,035	\$ 24.91	\$ 125,424	\$ 101,103	\$ (9,490)	\$ (131,488)
2025	\$ (131,488)	\$ 5,584	\$ 5,785	\$ 23,604	10,070	\$ 25.81	\$ 259,878	\$ 230,489	\$ (2,626)	\$ 96,376
2026	\$ 96,376	\$ 96,208	\$ 103,260	\$ 22,902	10,070	\$ 26.74	\$ 269,234	\$ 143,072	\$ 3,358	\$ 242,806
2027	\$ 242,806	\$ 1,233,472	\$ 1,371,540	\$ 22,200	10,070	\$ 27.70	\$ 278,926	\$ (1,114,814)	\$ (21,552)	\$ (893,560)
2028	\$ (893,560)	\$ 104,832	\$ 120,763	\$ 21,506	10,070	\$ 28.70	\$ 288,968	\$ 146,699	\$ (45,112)	\$ (791,973)
2029	\$ (791,973)	\$ -	\$ -	\$ 20,796	10,070	\$ 29.73	\$ 299,370	\$ 278,574	\$ (35,898)	\$ (549,296)
2030	\$ (549,296)	\$ 1,146,400	\$ 1,417,407	\$ 20,094	10,070	\$ 30.80	\$ 310,148	\$ (1,127,354)	\$ (61,214)	\$ (1,737,864)
2031	\$ (1,737,864)	\$ -	\$ -	\$ 19,392	10,070	\$ 31.91	\$ 321,313	\$ 301,921	\$ (87,280)	\$ (1,523,223)
2032	\$ (1,523,223)	\$ -	\$ -	\$ -	10,070	\$ 33.06	\$ 332,880	\$ 332,880	\$ (74,623)	\$ (1,264,966)
2033	\$ (1,264,966)	\$ -	\$ -	\$ -	10,070	\$ 34.25	\$ 344,864	\$ 344,864	\$ (60,089)	\$ (980,191)
2034	\$ (980,191)	\$ 610,112	\$ 868,975	\$ -	10,048	\$ 35.48	\$ 356,481	\$ (512,494)	\$ (68,004)	\$ (1,560,689)
2035	\$ (1,560,689)	\$ 54,576	\$ 80,530	\$ -	10,025	\$ 36.76	\$ 368,487	\$ 287,957	\$ (77,919)	\$ (1,350,651)
2036	\$ (1,350,651)	\$ 620,160	\$ 948,027	\$ -	10,025	\$ 38.08	\$ 381,753	\$ (566,275)	\$ (89,858)	\$ (2,006,784)
2037	\$ (2,006,784)	\$ -	\$ -	\$ -	10,025	\$ 39.45	\$ 395,496	\$ 395,496	\$ (99,497)	\$ (1,710,786)
2038	\$ (1,710,786)	\$ -	\$ -	\$ -	10,025	\$ 40.87	\$ 409,734	\$ 409,734	\$ (82,826)	\$ (1,383,878)
2039	\$ (1,383,878)	\$ -	\$ -	\$ -	10,025	\$ 42.34	\$ 424,484	\$ 424,484	\$ (64,440)	\$ (1,023,834)
2040	\$ (1,023,834)	\$ 142,759	\$ 251,396	\$ -	10,025	\$ 43.87	\$ 439,765	\$ 188,369	\$ (51,131)	\$ (886,595)
2041	\$ (886,595)	\$ 142,759	\$ 260,447	\$ -	10,025	\$ 45.45	\$ 455,597	\$ 195,150	\$ (43,396)	\$ (734,841)
2042	\$ (734,841)	\$ 142,759	\$ 269,823	\$ -	10,025	\$ 47.08	\$ 471,998	\$ 202,176	\$ (34,856)	\$ (567,522)
2043	\$ (567,522)	\$ 142,759	\$ 279,536	\$ -	10,025	\$ 48.78	\$ 488,990	\$ 209,454	\$ (25,454)	\$ (383,522)
2044	\$ (383,522)	\$ 142,759	\$ 289,600	\$ -	10,025	\$ 50.53	\$ 506,594	\$ 216,994	\$ (15,126)	\$ (181,654)
2045	\$ (181,654)	\$ 142,759	\$ 300,025	\$ -	10,025	\$ 52.35	\$ 524,831	\$ 224,806	\$ (4,564)	\$ 38,588
2046	\$ 38,588	\$ 142,759	\$ 310,826	\$ -	5,013	\$ 54.24	\$ 271,863	\$ (38,964)	\$ 376	\$ (0)



Table C-11
Cash-Flow Calculation – Growth-related Studies (Residential)

Year	Reserve Fund Opening Balance	Dev't Related Expenditures			Population Growth	Per Capita DC Rates Inflated (3.6%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Interest Earnings (2.0%) / Costs (5.5%)	Reserve Fund Closing Balance
		Nominal	Inflated (3.6%/Yr)	Existing Debt Payments						
2024	\$ (495,492)	\$ 62,250	\$ 62,250	\$ -	376	\$ 188	\$ 70,812	\$ 8,562	\$ (27,017)	\$ (513,947)
2025	\$ (513,947)	\$ 30,876	\$ 31,988	\$ -	752	\$ 195	\$ 146,723	\$ 114,736	\$ (25,112)	\$ (424,323)
2026	\$ (424,323)	\$ 38,816	\$ 41,661	\$ -	752	\$ 202	\$ 152,005	\$ 110,344	\$ (20,303)	\$ (334,282)
2027	\$ (334,282)	\$ 124,057	\$ 137,944	\$ -	752	\$ 209	\$ 157,477	\$ 19,534	\$ (17,848)	\$ (332,597)
2028	\$ (332,597)	\$ 46,304	\$ 53,341	\$ -	752	\$ 217	\$ 163,147	\$ 109,806	\$ (15,273)	\$ (238,064)
2029	\$ (238,064)	\$ 17,900	\$ 21,363	\$ -	752	\$ 225	\$ 169,020	\$ 147,657	\$ (9,033)	\$ (99,440)
2030	\$ (99,440)	\$ 5,616	\$ 6,944	\$ -	752	\$ 233	\$ 175,105	\$ 168,161	\$ (2,047)	\$ 66,673
2031	\$ 66,673	\$ 5,616	\$ 7,194	\$ -	752	\$ 241	\$ 181,408	\$ 174,214	\$ 3,076	\$ 243,963
2032	\$ 243,963	\$ 5,616	\$ 7,453	\$ -	752	\$ 250	\$ 187,939	\$ 180,486	\$ 6,684	\$ 431,133
2033	\$ 431,133	\$ 461,166	\$ 634,009	\$ -	752	\$ 259	\$ 194,705	\$ (439,304)	\$ 4,087	\$ (4,085)
2034	\$ (4,085)	\$ 67,866	\$ 96,661	\$ -	376	\$ 268	\$ 100,857	\$ 4,196	\$ (111)	\$ (0)



Table C-12
Cash-Flow Calculation – Growth-related Studies (Non-Residential)

Year	Reserve Fund Opening Balance	Dev't Related Expenditures			Sq.m. of Gross Floor Area	Per Sq.ft. DC Rates Inflated (3.6%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Interest Earnings (2.0%) / Costs (5.5%)	Reserve Fund Closing Balance
		Nominal	Inflated (3.6%/Yr)	Existing Debt Payments						
2024	\$ (101,486)	\$ 12,750	\$ 12,750	\$ -	7,440	\$ 1.89	\$ 14,041	\$ 1,291	\$ (5,546)	\$ (105,741)
2025	\$ (105,741)	\$ 6,324	\$ 6,552	\$ -	14,880	\$ 1.96	\$ 29,094	\$ 22,542	\$ (5,196)	\$ (88,395)
2026	\$ (88,395)	\$ 7,950	\$ 8,533	\$ -	14,880	\$ 2.03	\$ 30,141	\$ 21,608	\$ (4,268)	\$ (71,055)
2027	\$ (71,055)	\$ 25,409	\$ 28,254	\$ -	14,880	\$ 2.10	\$ 31,226	\$ 2,973	\$ (3,826)	\$ (71,908)
2028	\$ (71,908)	\$ 4,062	\$ 4,680	\$ -	14,880	\$ 2.17	\$ 32,350	\$ 27,671	\$ (3,194)	\$ (47,432)
2029	\$ (47,432)	\$ 3,666	\$ 4,376	\$ -	14,880	\$ 2.25	\$ 33,515	\$ 29,139	\$ (1,807)	\$ (20,100)
2030	\$ (20,100)	\$ 1,150	\$ 1,422	\$ -	14,880	\$ 2.33	\$ 34,721	\$ 33,299	\$ (421)	\$ 12,779
2031	\$ 12,779	\$ 1,150	\$ 1,473	\$ -	14,880	\$ 2.42	\$ 35,971	\$ 34,498	\$ 601	\$ 47,877
2032	\$ 47,877	\$ 1,150	\$ 1,527	\$ -	14,880	\$ 2.50	\$ 37,266	\$ 35,740	\$ 1,315	\$ 84,932
2033	\$ 84,932	\$ 90,600	\$ 124,557	\$ -	14,880	\$ 2.59	\$ 38,608	\$ (85,949)	\$ 821	\$ (196)
2034	\$ (196)	\$ 13,900	\$ 19,798	\$ -	7,440	\$ 2.69	\$ 19,999	\$ 201	\$ (5)	\$ (0)



Appendix D

Long-Term Capital and Operating Cost Examination



Appendix D: Long-Term Capital and Operating Cost Examination

As a requirement of the D.C.A. under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the D.C. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e., sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Municipality's 2022 Financial Information Return.

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for lifecycle costing is the sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement.

Table D-1 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while municipal 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 D-1
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
Services Related to a Highway	974,267	382,163	1,356,430
Fire Protection Services	196,499	162,592	359,091
Parks & Recreation Services	308,578	113,684	422,262
Wastewater Services	1,722,541	824,301	2,546,843
Water Services	522,602	529,767	1,052,368
Total	3,724,487	2,012,507	5,736,994



Appendix E

Local Service Policy



Appendix E: Local Service Policy

The purpose of the proposed Local Service Policy is to provide guidance to the Municipality and developers in identifying developer responsibility for the installation of local municipal services as identified under section 59 of the Development Charges Act, 1997, as amended (D.C.A.) and section 51 of the Planning Act.

The D.C.A. provides the following legislative direction with respect to "local services":

- "s. 59 (1) A municipality shall not, by way of a condition or agreement under section 51 or 53 of the Planning Act, impose directly or indirectly a charge related to a development or a requirement to construct a service related to development except as allowed in subsection (2).
- (2) A condition or agreement referred to in subsection (1) may provide for,
- (a) local services, related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under section 51 of the Planning Act;
 - (b) local services to be installed or paid for by the owner as a condition of approval under section 53 of the Planning Act."

Further, the D.C.A. prohibits development charges being used as a funding source for local services as follows:

- "s. 2 (5) A development charge by-law may not impose development charges with respect to local services described in clauses 59(2) (a) and (b)."

Specifically, the local servicing guidelines are to:

- identify direct developer responsibilities in the provision of municipal services for new residential development;
- identify those types of services where significant additional costs may be incurred by the developer to accommodate the servicing of lands not owned by the developer;



- provide the basis of establishing eligibility for cost sharing if required and the method of calculation of "oversizing" costs;
- develop appropriate methods of cost recovery for additional costs related to "oversizing."

Services to be Included in Local Service Policy:

Roads, Sidewalks, Multi-Use Pathways, Bike Lanes, Street Lighting, Traffic Calming

Roads, sidewalks, bike lanes, multi-use pathways/trails (pathways and trails not identified in a master planning document or DC schedule and/or not located in the municipal right of way), traffic calming, and street lighting are generally developer responsibility with little or no oversizing applications within the Municipality. There are no planned major roadways through developments within the Municipality which would require a roadway of greater size or capacity than the municipal standard for local roads.

All road linkages or connections extending from the development area to existing municipal roads are the responsibility of the developer and are to be constructed to full municipal standards including all services where appropriate.

Upgrades, improvements, or alterations to any existing external road that are required to provide access from the external road to the area of a development are the responsibility of the developer.

Sidewalks are required in accordance with municipal standards. Sidewalk linkages/connections to tie into existing pathway systems, parks or adjacent arterial or collector roads are developer responsibilities.

Street lighting is required in accordance with municipal standards. Street lighting along linkages/connections to existing roads are the developer's responsibilities.

Traffic calming measures may be required in accordance with municipal standards. Traffic calming measures internal to the development area and any external measures that may be required as a result of the proposed development are the developer's responsibilities.

Bike lanes and multi-use pathways may be required in accordance with municipal standards. Bike lanes and multi-use pathways not identified in a master planning



document and/or not located in the municipal right of way internal to the development area and any external linkages and connections that may be required are the developer's responsibilities.

Sanitary Sewers

The sizing and servicing limits of all local sanitary sewers are to be identified by the developer's professional engineer. All external service areas are to be identified and the impact on the sizing and depth of local services determined as part of the normal engineering design and approvals, at the developer's cost.

Should more detailed area master servicing plans be required to address the servicing of new growth areas, such studies shall be undertaken either directly by the municipality or under the direction of the municipality and may be eligible for funding from development charges in accordance with requirements of the Act.

All local sanitary sewers up to and including 250 mm diameter are to be the developer's responsibility. Local sanitary sewers greater than 250 mm diameter may be eligible for cost sharing funded from development charges in accordance with these guidelines provided that:

- oversizing is required to service designated future development areas external to the development; and
- the subject internal sewer has been identified as a trunk sewer in a council approved master servicing plan.

Generally, there will be no compensation for the deepening of sanitary sewers to accommodate external areas. Consideration for additional compensation funded from development charges may be given where the depth of eligible sewers needs to be increased more than 2.0 m in order to accommodate external areas or where the additional depth will have a significant impact on construction methods (i.e. dewatering).

Sanitary Pumping Stations

Sanitary pumping stations are to be reviewed on a case by case basis. Generally, sanitary pumping stations and connecting works servicing a single development or part of a single development with no area wide benefit will be deemed a local service and will be the developer's responsibility.



Pumping stations identified as having an area wide benefit must be identified in a council approved master servicing study with eligible costs being funded from development charges.

Watermains

The servicing limits and sizing of local watermains are to be identified by the developer's professional engineer.

All local watermains up to and including 250 mm diameter are the developer's responsibility. Watermains over 250 mm diameter which have been oversized to provide fire protection within a development are deemed a local service and are the developer's responsibility.

Local watermains greater than 250 mm diameter may be eligible for cost sharing funded from development charges in accordance with these guidelines provided that:

- oversizing is required to service designated future development areas external to the development; and
- the subject internal watermain has been identified as a trunk main in a council-approved master servicing plan.

Storm Sewers

The sizing and servicing limits of all local storm sewers are to be identified by the developer's professional engineer. External service areas are to be identified and the impact on the sizing and depth of local storm sewers determined as part of the normal engineering design and approvals.

Should more detailed area master servicing plans be required to address the servicing of new growth areas, such studies shall be undertaken either directly by the municipality or under the direction of the municipality and will be eligible for funding from development charges in accordance with requirements of the Act.

All storm sewers up to and including 1200 mm diameter are the developer's responsibility. Storm sewers greater than 1200 mm diameter may be eligible for cost sharing funded from development charges in accordance with these guidelines provided that:



- oversizing is required to service designated future development areas external to the development; and
- the subject sewer has been identified as a trunk sewer in a council approved master servicing plan.

Generally, there will be no compensation for the deepening of storm sewers to accommodate external areas. Consideration for additional compensation may be given where the depth of eligible sewers needs to be increased more than 2.0 m in order to accommodate external areas or where the additional depth will have a significant impact on construction methods (i.e. dewatering).

Stormwater Management

Stormwater management is generally considered on an area by area basis. Therefore, stormwater management is excluded from development charges unless specific circumstances have been identified and allowed for within the development charges calculations.

Definitions for Relevant Terms

Local services:	Roadworks, sidewalks, bike lanes, multi-use pathways and/or trails, streetlighting, landscaping, traffic calming, storm sewers, sanitary sewers, watermains and appurtenances necessary to provide services within a plan of subdivision and which are generally of local benefit as outlined above. May also include linkages or connections to existing municipal infrastructure. Local multi-use pathways and trails refer to pathways or trails which are not identified in a master planning document and DC schedule or are located within a municipal local road right of way,
external service area:	The servicing limits for a proposed work beyond the subject development. External areas could be comprised of either new growth areas or areas of existing development or a combination of the two.
oversizing:	The difference between the maximum size identified within these guidelines for a local service (storm sewer, sanitary



sewer or watermain) and the size of service required to service areas external to the subject development.

trunk services: Significant sanitary sewers, storm sewers or watermains which service more than one development area (existing or future) and which are larger than the maximum sizes identified within these guidelines or are identified within a Master Servicing Study as a trunk service. Trunk services would typically be eligible for funding from development charges in accordance with the Act.

Oversizing Cost Recovery

Oversizing costs to be reimbursed through development charges are to be based on the net increase in cost for materials and installation of the sewer or watermain in accordance with Municipal benchmark costs. Generally, there will be no compensation for the deepening of sewers or watermains to accommodate external areas. Oversizing costs do not include costs of restoration, preliminary studies, planning costs, engineering costs, or federal or provincial taxes.

Oversizing costs to be reimbursed through development charges may include the net increase in cost related to oversizing of manholes and appurtenances (e.g., valves). There will be no compensation for any net increase in cost related to additional depth of private drain connections (lot services).

Note: The above policy guidelines represent the general principles by which staff will be guided in considering development applications. However, each application will be considered on its own merits having regard to, among other factors, the nature, type and location of the development, any existing and proposed development in the surrounding area, these policy guidelines, and subsection 59(2) of the Development Charges Act, 1997, as amended.

Recreational Trails

a. Recreational trails and multi-use paths identified in a master planning document and D.C. schedule which are located outside of the municipal local road right of way and their associated infrastructure (landscaping, bridges, trail surface, etc.), are included in development charges. The D.C. recoverable costs would exclude 100% of the



cost of 1.5m high chain link perimeter fencing, separating the development lands from the recreational trail or multi-use path dedicated, or to be dedicated, to the Municipality where the fencing would be required regardless of whether a trail or path was present.

Parkland

- a. Parkland Development for Community Parks, District Parks, Neighbourhood Parks and Village Squares: direct developer responsibility to provide at base condition, either as specified in the Municipality's Infrastructure Design Standards or as specified below:
- Clearing and grubbing. Tree removals as per the subdivision's tree preservation and removals plan.
 - Topsoil Stripping, screening, and stockpiling.
 - Rough grading (pre-grading) to allow for positive drainage of the Park, with minimum slopes of 2%. If necessary, this may include some minor drainage tile work and grading as per the overall subdivision grading design complete with any required swales or catch basins. Runoff from the development property shall not drain into the park unless approved by the Directors of Public Works & Engineering and Community Services.
 - Spreading of topsoil to 300mm depth (import topsoil if existing on-site is insufficient to reach required depth).
 - Seeding of site with Municipality-approved seed mix. Maintenance of seed until acceptance by Municipality.
 - Parks shall be free of any contaminated soil or subsoil.
 - Parks shall not be mined for fill. Maximum depth of topsoil allowed is 600mm.
 - Parks shall be conveyed free and clear of all encumbrances.
 - 100% of 1.5m chain link perimeter fencing to the Municipal standards to separate the development lands from the Municipal lands or lands to be dedicated to the Municipality, unless the perimeter fencing is on land that will be dedicated to the Municipality to fulfil the requirement of parkland dedication under the Planning Act, in which case the cost shall be shared 50/50. Upgraded fencing may be permitted with approval of the Directors of Public Works & Engineering and Community Services, however any net increase in costs is direct developer responsibility.



- When Park parcels cannot be developed in a timely manner, they shall be graded to ensure positive drainage and seeded to minimize erosion and dust. These shall be maintained by the developer until construction commences thereon.
- The Park block shall not be used for topsoil storage or other construction material, equipment storage, or sales pavilions.
- Required heritage features within the Park as set out within the Planning approval conditions.

b. Program facilities, amenities, and furniture within parkland: are included in D.C.'s.

Landscape Buffer Blocks, Features, Cul-de-sac Islands, Berms, Grade Transition Areas, Walkway Connections to Adjacent Arterial Roads, Open Space, Etc.

a. The cost of developing all landscape buffer blocks, landscape features, cul-de-sac islands, berms, grade transition areas, walkway connections to adjacent arterial roads, open space and other remnant pieces of land conveyed to the municipality shall be a direct developer responsibility as a local service. Such costs include but are not limited to:

- pre-grading, sodding or seeding, supply and installation of amended topsoil, (to the Municipality's required depth), landscape features, perimeter fencing and amenities and all planting.
- Perimeter fencing to the Municipal standard located on the public property side of the property line adjacent land uses (such as but limited to arterial roads) as directed by the Municipality.

Natural Heritage System (N.H.S.)

N.H.S. includes engineered and in situ stream corridors, natural buffers for woodlots, wetland remnants, etc. as well as subwatersheds within the boundaries of the Municipality.

Direct developer responsibility as a local service provision including but not limited to the following:



- a. Riparian planting and landscaping requirements (as required by the Municipality, Conservation Authority or other authorities having jurisdiction) as a result of creation of, or construction within in the N.H.S. and associated buffers.
- b. Perimeter fencing of the N.H.S. to the Municipal standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Municipality.
- c. All works to be in conformance with the Municipality's requirements for stream corridors, natural buffers and subwatershed areas as directed by the approved studies and reports related to the area (or specific Secondary Plan, where applicable) that development occurs in.

Infrastructure Assets Constructed by Developers

- a. All infrastructure assets constructed by Developers must be designed in accordance with the Municipality's Infrastructure Design Standards as revised.
- b. All infrastructure assets shall be conveyed in accordance with the Municipality's Infrastructure Design Standards as revised

Any Parks and Open Space infrastructure assets approved to be built by the developer on behalf of the Municipality shall be in accordance with the Municipality's requirements.



Appendix F

Asset Management Plan



Appendix F: Asset Management Plan

The Development Charges Act, 1997, as amended (D.C.A.) (new subsection 10 (2) (c.2)) requires that the background study must include an asset management plan (A.M.P.) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

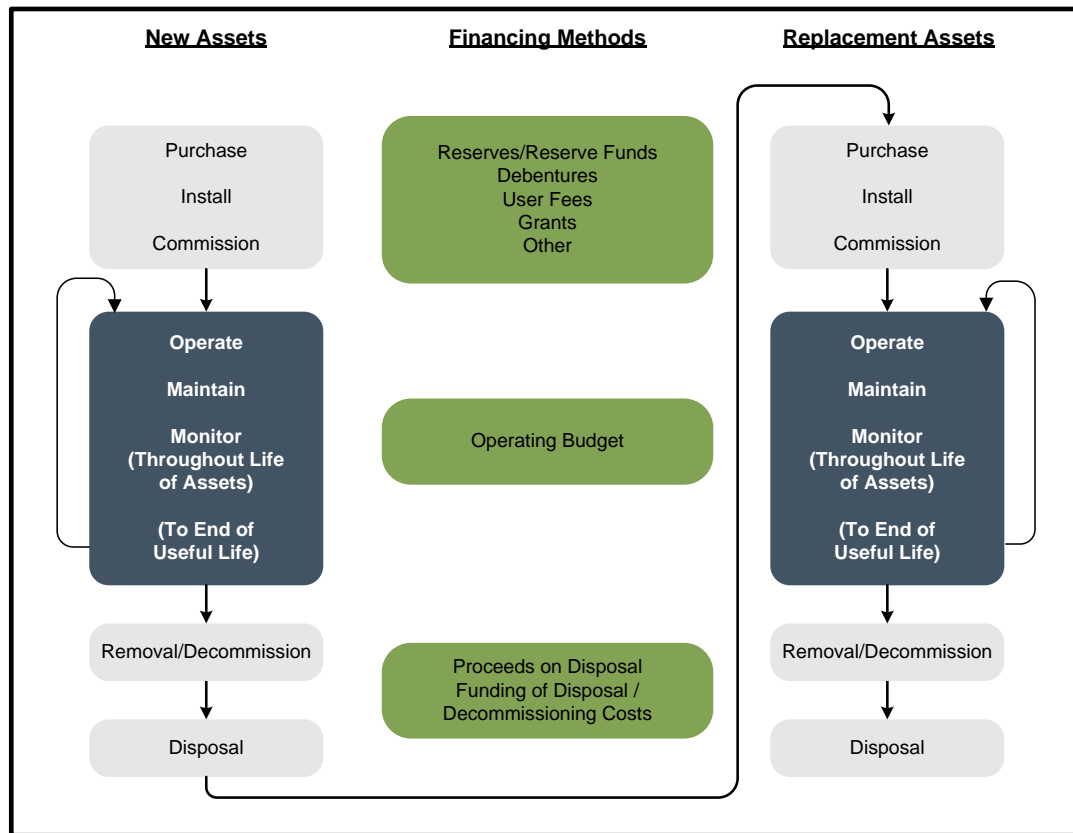
“The asset management plan shall,

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

In regard to the above, section 8 of the regulations was amended to include subsections (2), (3), and (4) which set out specific detailed requirements for transit (only). For all services except transit, there are no prescribed requirements at this time, thus requiring the municipality to define the approach to include in the background study.

At a broad level, the A.M.P. provides for the long-term investment in an asset over its entire useful life along with the funding. The schematic below identifies the costs for an asset through its entire lifecycle. For growth-related works, the majority of capital costs will be funded by the development charge (D.C.). Non-growth-related expenditures will then be funded from non-D.C. revenues as noted below. During the useful life of the asset, there will be minor maintenance costs to extend the life of the asset along with additional program-related expenditures to provide the full services to the residents. At the end of the life of the asset, it will be replaced by non-D.C. financing sources.

It should be noted that with the passing of the *Infrastructure for Jobs and Prosperity Act* (I.J.P.A.) municipalities are now required to complete A.M.P.s, based on certain criteria, which are to be completed by 2022 for core municipal services and 2024 for all other services. The amendments to the D.C.A. do not require municipalities to complete these A.M.P.s (required under I.J.P.A.) for the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.



In 2012, the Province developed Building Together: Guide for municipal asset management plans which outlines the key elements for an A.M.P., as follows:

State of local infrastructure: asset types, quantities, age, condition, financial accounting valuation and replacement cost valuation.

Desired levels of service: defines levels of service through performance measures and discusses any external trends or issues that may affect expected levels of service or the municipality's ability to meet them (for example, new accessibility standards, climate change impacts).

Asset management strategy: the asset management strategy is the set of planned actions that will seek to generate the desired levels of service in a sustainable way, while managing risk, at the lowest lifecycle cost.

Financing strategy: having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have



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 2020 for its existing core infrastructure assets; however, it 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 2024 \$) 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 that 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 2024 D.C. capital works 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 approximately \$13.5 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 estimated at approximately \$20.4 million. This amount, totalled with the existing operating revenues of \$44.8 million, will provide annual revenues of \$65.2 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table F-1
Asset Management – Future Expenditures and Associated Revenues
2024\$

	2046 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	\$ 7,754,943
Annual Debt Payment on Post Period Capital ²	\$ 25,283
Annual Lifecycle - Municipal-wide Services	\$ 1,479,344
Annual Lifecycle - Area-specific Services ³	\$ 2,245,143
Incremental Operating Costs (for D.C. Services)	\$ 2,012,507
Total Expenditures	\$ 13,517,219
Revenue (Annualized)	
Total Existing Revenue ⁴	\$ 44,804,434
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$ 20,359,833
Total Revenues	\$ 65,164,267

¹ Non-Growth Related component of Projects

² Interim Debt Financing for Post Period Benefit

³ All infrastructure costs included in Area Specific by-laws have been included

⁴ As per Sch. 10 of FIR



Appendix G

Proposed D.C. By-law



**THE CORPORATION OF THE MUNICIPALITY OF MIDDLESEX
CENTRE**

BY-LAW NO. 2024-__

A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES

BEING a by-law for the imposition of Development Charges

WHEREAS section 2 (1) of the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended (the “Act”) provides that the council of a municipality may pass by-laws for the imposition of Development Charges against land to pay 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 Municipality of Middlesex Centre has given Notice in accordance with section 12 of the *Development Charges Act, 1997*, S.O. 1997, c. 27 of its intention to pass a by-law under section 2 of the said Act;

AND WHEREAS the Council of the Municipality of Middlesex Centre has heard all persons who applied to be heard either in objection to, or in support of, the development charge proposal at a public meeting held on May 22, 2024;

AND WHEREAS the Council of the Municipality of Middlesex Centre had before it a report entitled 2024 Development Charge Background Study dated May 8, 2024, prepared by Watson & Associates Economists Ltd., wherein it is indicated that the development of any land within the Municipality of Middlesex Centre will increase the need for services as defined herein;

AND WHEREAS the Council of the Municipality of Middlesex Centre on July 10, 2024 approved the Development Charge Background Study dated May 8, 2024, in which certain recommendations were made relating to the establishment of a development charge policy for the Municipality of Middlesex Centre pursuant to the *Development Charges Act, 1997*, S.O., 1997, c. 27;



AND WHEREAS the Council of the Municipality of Middlesex Centre has determined that no further public meeting is required in accordance with subsection 12(3) of the Act;

NOW THEREFORE BE IT ENACTED as a by-law of the Municipality of Middlesex Centre as follows:

DEFINITIONS

1. In this by-law the following items shall have the corresponding meanings:

“Act” means the *Development Charges Act, 1997*, S.O. 1997, c. 27, as amended, or any successor thereof;

“Accessory use” means a use of land, buildings or structures which is incidental and subordinate to the principal use of the lands and buildings;

“Additional dwelling unit” means a dwelling unit, whether contained within a proposed single detached dwelling, semi-detached dwelling or row dwelling, or ancillary to a single detached dwelling, a semi-detached dwelling, or a row dwelling including but not limited to a coach house, laneway suite or structure constructed above an existing garage or other structure separate from the primary dwelling unit, and which is not capable of being legally conveyed as a separate parcel of land from the primary dwelling unit;

“Affordable Residential Unit” means a Residential Unit that meets the criteria set out in subsection 4.1 of the Act;

“Agricultural use” means a farming business as defined by the Farmland Property Tax Program of the *Farm Registration and Farm Organizations Funding Act, 1993*, and excludes buildings which house manure, feed, bedding, and equipment that support a livestock or cropping use;

“Apartment dwelling” means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor;

“Area-Specific Services” means municipal water and wastewater;



“Attainable Residential Unit” means a residential unit that meets the criteria set out in subsection 4.1 of the Act;

“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;

“Board of education” means a board defined in s.s. 1(1) of the *Education Act*, R.S.O. 1990, c.E.2, as amended;

“Building Code Act” means the *Building Code Act, 1992*, S.O. 1992, c.23, as amended;

“Capital cost” means capital costs as defined in subsection 5 (3) of the Act;

“Council” means the Council of the Municipality of Middlesex Centre;

“Development” means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 5 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;

“Development charge” means a charge imposed pursuant to this by-law;

“Dwelling unit” means a suite operated as a housekeeping unit, used or intended to be used by one or more persons and containing cooking, eating, living, sleeping and sanitary facilities;

“Grade” means the average level of finished ground adjoining a building or structure at all exterior walls;

“Gross floor area” means,

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure with respect to the residential portion thereof, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of



exterior walls and the centre line of party walls dividing the dwelling unit from another dwelling unit or other portion of a building;

- (b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use;

“Inclusionary zoning residential unit” means residential units that are affordable housing units required to be included in a development or redevelopment pursuant to a by-law passed under section 34 of the *Planning Act* to give effect to the policies described in subsection 16(4) of that Act.

“Industrial” means industrial uses as permitted by the Municipality of Middlesex Centre’s Zoning By-laws, as amended or replaced from time to time;

“Institutional” means 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 institution of the following post-secondary institutions for the objects of the institution:
 - (i) a university in Ontario that receives direct, regular and ongoing operation 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 Institute 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;

“Local board” means public library board, local board of health, or any other board, commission, committee or body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes of the municipality or any part or parts thereof other than a board defined in section 1(1) of the *Education Act, R.S.O, 1990, c.E.2*, as amended;

“Local services” means those services or facilities which are under the jurisdiction of the Municipality and are related to a plan of subdivision or consent or within the area to which the plan relates, required as a condition of approval under s.51 or s.53 of the *Planning Act, 1990, R.S.O, 1990 c.P.13*, as amended;

“Multiple dwelling” means all dwellings other than single detached dwellings, semi-detached dwellings, and apartment dwellings;

“Municipality” means the Municipality of Middlesex Centre;

“Non-profit housing” means development of a building or structure intended for use as residential premises by:

- (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary objective 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 objective is to provide housing; or
- (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*;

“Non-residential uses” means a building or structure used for other than a residential use;



“Owner” means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;

“Planning Act” means the *Planning Act, 1990*, R.S.O. 1990, c.P.13, as amended;

“Regulation” means any regulation made pursuant to the Act;

“Rental housing” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;

“Residential unit” means the same as dwelling unit as defined in this by-law;

“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;

“Row dwelling” means one of a series of three or more attached dwelling units with each dwelling unit divided vertically from another by a party wall; and each dwelling unit located on a lot. For the purposes of this definition, a row dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a row dwelling;

“Semi-detached dwelling” means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade. For the purposes of this definition, a semi-detached dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a semi-detached dwelling;

“Services” means services set out in subsection 2(1) to this by-law;

“Single detached dwelling” means a residential building consisting of one dwelling unit and not attached to another structure. For the purposes of this definition, a single detached dwelling with up to two additional dwelling units as defined in this by-law is deemed to be a single detached dwelling;



“Suite” means a single room or series of rooms of complementary use, operated under a single tenancy.

DESIGNATION OF SERVICES

2. (1) The categories of services and classes of service for which development charges are imposed under this by-law are as follows:
 - (a) Services Related to a Highway;
 - (b) Fire Protection Services;
 - (c) Parks and Recreation Services;
 - (d) Growth-related Studies;
 - (e) Wastewater Services (within the wastewater serviced area only);
and
 - (f) Water Services (within the water serviced area only).

SCHEDULE OF DEVELOPMENT CHARGES

3. (1) Subject to the provisions of this by-law, development charges against land shall be imposed, calculated and collected in accordance with the base rates set out in Schedule “A”, which relate to the services set out in subsection 2 (1).
- (2) Notwithstanding subsection (1), for lands which are or will be serviced by water and/ or wastewater services, the Area-Specific Services development charges shall be imposed, calculated and collected in accordance with the base rates set out in Schedule “A”, which relate to the Area-Specific Services set out in subsection 2 (1).
- (3) The development charge with respect to the use of any land, buildings or structures 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, based upon the number and type of dwelling units;



- (b) in the case of non-residential development or redevelopment, or the non-residential portion of a mixed-use development or redevelopment, based upon the gross floor area of such development.
- (4) 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 subsection 2 (1).
- (5) Notwithstanding the provisions of this by-law, development charges for rental housing developments will be reduced based on the number of bedrooms in each unit as follows:
 - (a) Three or more bedrooms – 25% reduction;
 - (b) Two bedrooms – 20% reduction; and
 - (c) All other bedroom quantities – 15% reduction.

APPLICABLE LANDS

- 4. (1) Subject to subsections (2), (3), and (6), this by-law applies to all lands in the municipality, 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) a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education; and
 - (d) the erection of temporary buildings or structures.



- (3) This by-law shall not apply to that category of exempt development described in subsections 2 (3), 2 (3.1), and 2 (3.2) of the Act, namely:
- (a) An enlargement to an existing dwelling unit;
 - (b) A second residential unit in an existing detached house, semi-detached house, or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
 - (c) A third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units;
 - (d) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units; or
 - (e) In an existing rental residential building, which contains four or more residential units, the creation of the greater of one residential unit or one per cent of the existing residential units.
- (4) This by-law shall not apply to that category of exempt development described in subsection 2 (3.3) of the Act, namely:
- (a) A second residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached



- house or rowhouse cumulatively will contain no more than one residential unit;
- (b) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units; or
 - (c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.
- (5) This by-law does not apply to that category of exempt development described in section 4 of the Act, namely:
- (a) the enlargement of the gross floor area of an existing industrial building, if the gross floor area is enlarged by 50 percent or less;
 - (b) for the purpose of paragraph (a) the terms “gross floor area” and “existing industrial building” shall have the same meaning as those terms have in O. Reg. 82/98 made under the Act.
 - (c) Notwithstanding paragraph (a), if the gross floor area of an existing industrial building is enlarged by more than 50 percent, development charges shall be calculated and collected in accordance with Schedule “A” on the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement.
 - (d) For the purpose of the application of section 4 of the Act to the operation of this by-law:



- (i) the gross floor area of an existing industrial building shall be calculated as it existed prior to the first enlargement in respect of that building for which an exemption under section 4 of the Act is sought; and
- (ii) the enlargement of the gross floor area of the existing building must:
 - (1) be attached to the existing industrial building;
 - (2) not be attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor or other passageway, shared below-grade connection, foundation, footing, parking facility, service tunnel or service pipe;
 - (3) be for use or in connection with an industrial purpose as set out in this by-law; and
 - (4) constitute a bona fide increase in the size of the existing building.
- (6) This by-law shall not apply to that category of exempt development described in section 4.2 of the Act, namely that development charges shall not be imposed with respect to non-profit housing development.
- (7) This by-law shall not apply to that category of exempt development described in section 4.3 of the Act, namely that development charges shall not be imposed with respect to inclusionary zoning residential unit development.
- (8) This by-law shall not apply to that category of exempt development described in section 4.1 of the Act, namely that development charges shall not be imposed with respect to affordable residential units and attainable residential units.



5. (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 use, 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 49(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, as amended, 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

6. Nothing in this by-law prevents Council from requiring, as a condition of an agreement under sections 41, 51, or 53 of the *Planning Act*, that the owner, at his



or her own expense, shall install or pay for such local services, as Council may require.

MULTIPLE CHARGES

7. (1) Where two or more of the actions described in subsection 5(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 5 (1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as set out in subsection 2 (1), an additional development charge on the additional residential units and non-residential floor area, shall be calculated and collected in accordance with the provisions of this by-law.

SERVICES IN LIEU

8. (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 which 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 REDEVELOPMENT

9. In the case of the demolition of all or part of a residential or non-residential building or structure:
 - (1) a credit shall be allowed, provided that the land was improved by occupied structures and a building permit was issued for the development or redevelopment within the five-year period from the date of issuance of the demolition permit or alternative evidence of the date of the demolition satisfactory to the Municipality;
 - (2) if a development or redevelopment involves the demolition of and replacement of a building or structure, or the conversion from one principal use to another, a credit shall be allowed equivalent to:
 - (a) the number of dwelling units demolished/converted on the land multiplied by the applicable residential development charge in place at the time the development charge is payable; and/or
 - (b) the non-residential gross floor area of the building(s) demolished/converted on the land multiplied by the current applicable non-residential development charge in place at the time the development charge is payable.
 - (c) the credit can, in no case, exceed the amount of the development charge that would otherwise be payable.

TIMING OF CALCULATION AND PAYMENT

10. (1) Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted under the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies.



- (2) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- (3) Notwithstanding subsection (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 partial or full occupancy, and each subsequent installment, including interest as provided in the Municipality's Council approved Development Charge Interest Policy, payable on the anniversary date each year thereafter.
- (4) Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment made on or after January 1, 2020, and the approval of the application occurred within the prescribed amount of time from the building permit issuance, the Development Charges under subsections (1) and (3) shall be calculated based on the rates set out in Schedule "A" on the date the planning application was made, including interest as provided in the Municipality's Council approved Development Charge Interest Policy. Where both planning applications apply Development Charges under subsections (1) and (3) shall be calculated based on the rates, including interest as provided in the Municipality's Council approved Development Charge Interest Policy, set out in Schedule "A" on the date of the later planning application.
- (5) Despite subsections (1), (3), and (4), Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

RESERVE FUNDS

11. (1) Monies received from payment of development charges shall be maintained in six separate reserve funds as follows: services related to a highway, fire protection, parks and recreation, growth-related studies, water, and wastewater.



- (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 (3), the monies so collected shall be credited to the development charge reserve fund 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 fund established hereunder for the prior year, containing the information set out in section 12 of O. Reg. 82/98.

BY-LAW AMENDMENT OR APPEAL

12. (1) Where this by-law or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Municipal Board or by resolution of the Municipal Council, the 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

13. The development charges set out in Schedule “A” to this by-law shall be adjusted annually on January 1st, without amendment to this by-law, in accordance with the most recent available twelve month change in the Statistics Canada Quarterly, “Building Construction Price Indexes”.

BY-LAW REGISTRATION

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

BY-LAW ADMINISTRATION

15. This by-law shall be administered by the Treasurer.

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 the 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 or interpretation of this by-law.

SCHEDULES TO THE BY-LAW

18. The following Schedules to this by-law form an integral part of this by-law:

Schedule A – Schedule of Development Charges

EXISTING BY-LAW REPEAL

19. Municipality of Middlesex Centre By-laws 2019-073 and 2021-119 are hereby repealed.



DATE BY-LAW EFFECTIVE

20. This by-law shall come into force and effect on July 11, 2024.

BY-LAW EXPIRY

21. This by-law shall expire on July 11, 2034.

SHORT TITLE

22. This by-law may be cited as the “Municipality of Middlesex Centre Development Charge By-law, 2024.”

READ a FIRST, SECOND and THIRD TIME and FINALLY PASSED on this 10th day of July, 2024.

Mayor

Clerk



SCHEDULE "A" TO BY-LAW 2024-___

SCHEDULE OF DEVELOPMENT CHARGES

Service/Class of Service	RESIDENTIAL				NON-RESIDENTIAL (per sq.m. of Gross Floor Area)	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Non-Residential	Agricultural
Municipal Wide Services/Class of Service						
Services Related to a Highway	\$ 6,504	\$ 4,804	\$ 4,537	\$ 2,889	\$ 21.99	\$ 16.49
Fire Protection Services	\$ 1,909	\$ 1,410	\$ 1,332	\$ 848	\$ 6.28	\$ 4.71
Parks & Recreation Services	\$ 5,353	\$ 3,954	\$ 3,734	\$ 2,378	\$ 4.53	\$ -
Growth-related Studies	\$ 592	\$ 437	\$ 413	\$ 263	\$ 1.89	\$ 1.42
Total Municipal Wide Services/Class of Services	\$ 14,358	\$ 10,605	\$ 10,016	\$ 6,378	\$ 34.69	\$ 22.62
Urban Services						
Wastewater Services	\$ 18,446	\$ 13,625	\$ 12,868	\$ 8,194	\$ 75.09	\$ -
Water Services	\$ 6,122	\$ 4,522	\$ 4,271	\$ 2,719	\$ 24.91	\$ -
Total Urban Services	\$ 24,568	\$ 18,147	\$ 17,139	\$ 10,913	\$ 100.00	\$ -
GRAND TOTAL RURAL AREA	\$ 14,358	\$ 10,605	\$ 10,016	\$ 6,378	\$ 34.69	\$ 22.62
GRAND TOTAL URBAN AREA	\$ 38,926	\$ 28,752	\$ 27,155	\$ 17,291	\$ 134.69	\$ 22.62