



# 2020 Development Charges Background Study

City of St. Thomas

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For Public Circulation and Comment

April 15, 2020

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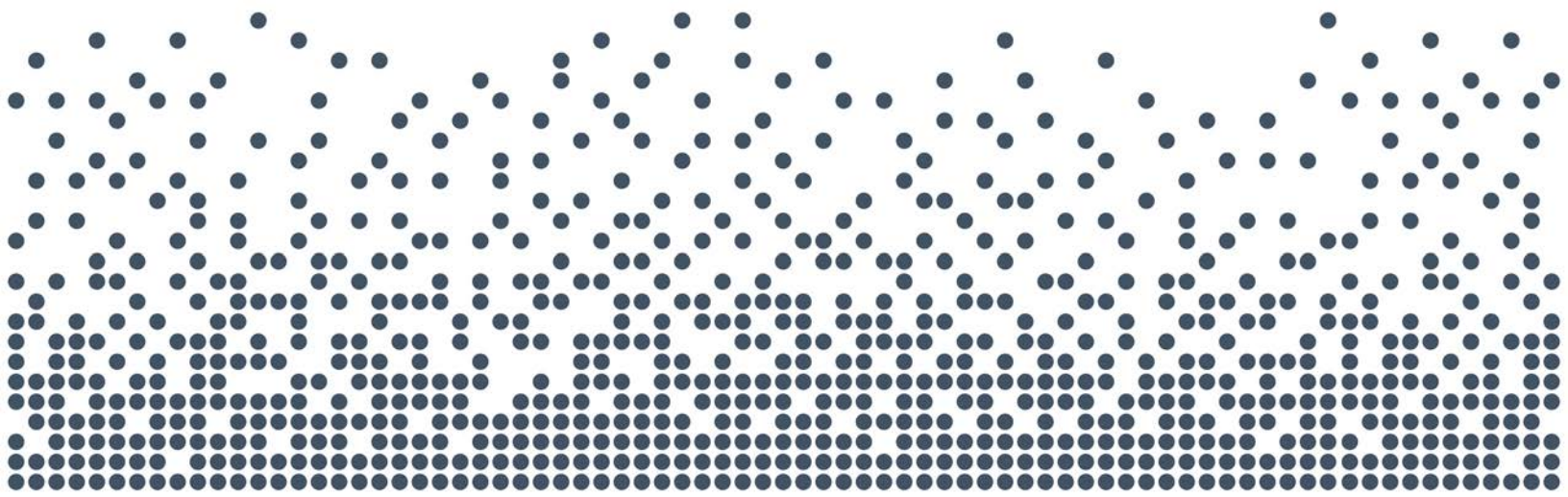
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## List of Acronyms and Abbreviations

<b>Acronym</b>	<b>Full Description of Acronym</b>
A.M.P.	Asset Management Plan
D.C.	Development charge
D.C.A.	Development Charges Act, 1997, as amended
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
L.O.S.	Level of Service
L.P.A.T.	Local Planning Appeal Tribunal
N.F.P.O.W.	No Fixed Place of Work
O.M.B.	Ontario Municipal Board
O.Reg.	Ontario Regulation
P.P.U.	Persons per unit
S.D.U.	Single detached unit
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, (D.C.A.) (s.10)* and, accordingly, recommends new Development Charges (D.C.) and policies for the City of St. Thomas (City).

Watson & Associates Economists Ltd. (Watson) was retained by the City, to undertake the D.C. study process in 2019. Watson worked with senior staff from City in preparing the D.C. analysis and policy recommendations specific to this background study.

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 City's D.C. background study, as summarized in Chapter 4, with the anticipated development forecast in Chapter 3 and the corresponding increase in need for service quantified in Chapter 5. It also addresses the requirement for the proposed "rules" governing the calculated D.C.s (contained in Chapter 7), and the proposed by-laws to be made available as part of the approval process (included as Appendices F to I).

In addition, the report sets out the City's current D.C. policies (Chapter 2) for the purpose of comparison to the proposed by-law policies, to make the exercise understandable to those who are involved. Finally, the study addresses post-adoption implementation requirements (Chapter 9) 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

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The public meeting required under Section 12 of the D.C.A. will be scheduled, at the earliest, two weeks after the posting of the D.C. background study and draft D.C. by-law on the City's website (i.e. no earlier than April 30, 2020). 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 modifications to the City's D.C.s.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review at least 60 days prior to by-law passage.

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

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

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

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

Process Steps	Dates
1. Project initiation meetings with City Staff	January 2019
2. Data collection and staff interviews	January 2019 – February, 2020
3. Discussion of Preliminary D.C. Calculations with City Staff	March 26, 2020



4. D.C. Background Study and proposed D.C. by-law available to public	April 15, 2020
5. Statutory notice of Public Meeting advertisement placed in newspaper(s)	20 days prior to public meeting
6. Presentation of draft findings to development industry stakeholders	To be determined
7. Public Meeting of Council	To be determined
8. Council considers adoption of D.C. background study and passage of by-law	June 15, 2020
9. Newspaper notice given of by-law passage	By 20 days after passage
10. Last day for by-law appeal	40 days after passage
11. City makes available D.C. pamphlet	by 60 days after in force date



### **1.3 Proposed Changes to the D.C.A.: Bill 108 – An Act to amend Various Statutes with Respect to Housing, Other Development, and Various Matters**

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

While having received Royal Assent, many of the amendments to the D.C.A. do not come into effect until they are proclaimed by the Lieutenant Governor. At the time of writing, the following provisions have been proclaimed:

- Transitional provisions with respect to services that are no longer eligible under the D.C.A., as well as other provisions clarifying definitions and administrative powers to make regulations, are in effect as of the date of Royal Assent. Regarding the transitional provisions for soft services, as noted below, services not identified within subsection 2(4) of the D.C.A. will no longer be eligible to be included in D.C. by-law once proclaimed. These ineligible services within existing D.C. by-laws can remain in effect, even if the by-law expires, until the earlier of the prescribed date (currently proposed to be one year from the date the community benefits charge (C.B.C.) authority is in effect), the date a C.B.C. by-law is passed, or the date when the existing D.C. by-law is repealed.
- Effective January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual installments, with the first payment commencing at the date of occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual installments. Interest may be charged on the installments, and any unpaid amounts may be added to the property and collected as taxes.
- Effective January 1, 2020 the D.C. amount for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after this section is proclaimed), shall be determined based on the D.C. charge in effect on the day of Site Plan or Zoning By-law Amendment application. If the development is not proceeding via these planning approvals, or if the building permit is issued after the 2-year period of application approval, then the amount is determined the earlier of the date of issuance of a building permit or occupancy.



On February 28, 2020, the Province released updated draft regulations related to the D.C.A. and the *Planning Act*. The regulation is under review and comments will be received until April 20, 2020. A summary of these changes to take effect upon proclamation by the Lieutenant Governor, inclusive of the proposals in the draft regulation, is provided below:

**Changes to D.C. Eligible Services** – The initial draft regulations allowed for the following services to remain within the D.C.A with all remaining “soft services” to be removed from funding under the D.C.A. regime. These services could be considered for inclusion under the C.B.C. regime (discussed below) imposed under the authority of the *Planning Act*. The initial eligible services were as follows:

- Water supply services, including distribution and treatment services;
- Wastewater services, including sewers and treatment services;
- Stormwater drainage and control services;
- Services related to a highway as defined in subsection 1 (1) of the *Municipal Act, 2001* or subsection 3 (1) of the *City of Toronto Act, 2006*, as the case may be;
- Electrical power services;
- Policing services;
- Fire protection services;
- Toronto-York subway extension, as defined in subsection 5.1 (1) of the D.C.A.;
- Transit services other than the Toronto-York subway extension;
- Waste diversion services;
- Ambulance services; and
- Other services as prescribed.

The new draft regulation will also allow the following services to continue to eligible under the D.C.A.:

- Parks development (not including land);
- Recreation;
- Public libraries;
- Long-term care; and
- Public health.



**Mandatory 10% Deduction** – The *More Homes, More Choice Act* removes the mandatory 10% deduction for all services that remain eligible under the D.C.A.

**C.B.C. Eligible Services** – It is proposed that a municipality may, by by-law, impose a C.B.C. against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. The C.B.C. is proposed to include services previously eligible under the D.C.A. that are not included in the above listing, in addition to costs for parkland and bonus zoning contributions. Various provisions are proposed as follows:

- The C.B.C. will be limited to a maximum prescribed percentage of land value on the day prior to building permit issuance. The proposed prescribed maximum percentages for the C.B.C. are as follows:
  - Single-tier municipalities: 15%
  - Lower-tier municipalities: 10%
  - Upper-tier municipalities: 5%
- A C.B.C Strategy must be prepared to support the C.B.C. by-law. Elements of the strategy include:
  - The amount, type and location of growth;
  - A parks plan, which would identify the amount of parkland required for growth;
  - The amount of parkland per person currently being provided in the municipality and whether this is forecast to change;
  - The anticipated increase in need for the service; and
  - Deductions for excess capacity, benefit to existing development and grants, subsidies & other contributions.
- Public notice of C.B.C by-law passage will be required (same notice requirements as for D.C. by-law passage); and
- The interest rate for C.B.C. refunds upon successful LPAT appeal will be the Bank of Canada rate on the date the by-law comes into force or quarterly.



# Chapter 2

## City of St. Thomas Current D.C. Policy



## 2. City of St. Thomas Current D.C. By-Laws

### 2.1 By-laws Enacted

The City passed the following D.C. By-laws, which came into force on July 1, 2015:

- By-law 81-2015 – City-Wide D.C.
- By-law 82-2015 – Area-specific D.C. for South Block Area
- By-law 83-2015 - Area-specific D.C. for Lands of Dalewood

### 2.2 Services Covered

The City-wide and area-specific D.C. by-laws impose charges for the services summarized in Table 2-1.

Table 2-1  
City D.C. Services

Development Type	City-Wide D.C. By-law	South Block D.C. By-law	Dalewood D.C. By-law
Roads and Related	✓	✓	✓
Administration Service	✓	✓	✓
Library	✓		
Fire Protection	✓		
Police	✓		
Recreation	✓		
Public Works	✓		
Transit	✓		
Airport	✓		
Municipal Parking	✓		
Public Health (Ambulance)	✓		
Sanitary Sewer	✓	✓	✓
Water		✓	✓

Tables 2-2 through 2-4 provide the charges for residential and non-residential development types, as well as the breakdown of the charges by service, in effect as at April 1, 2020.





**Table 2-2  
Schedule of City-Wide D.C.s by Service**

Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single & Semi Detached	Multiple Dwellings	Apartments 2+ Bedrooms	Apartments Bach & 1 Bdrm	Residential Care	Industrial	Non-Industrial
	(\$ per Unit)	(\$ per Unit)	(\$ per Unit)	(\$ per Unit)	(\$ per Bed)	(\$ per sq. m.)	(\$ per sq. m.)
<b>City-Wide</b>							
<u>By-Law 81-2015</u>							
Administration	126	110	78	55	45	0.52	0.75
Library	202	177	127	88	73	-	-
Fire Protection	384	338	241	169	138	1.58	2.29
Police Services	229	202	144	101	82	0.95	1.38
Recreation	2,859	2,510	1,789	1,254	1,028	-	-
Public Works	229	202	143	101	82	24.47	1.36
Transit	115	102	72	50	41	0.48	0.69
Airport	14	12	9	6	5	0.06	0.09
Municipal Parking	58	50	36	26	21	0.24	0.35
Public Health	-	-	-	-	-	-	-
Roads	7,083	6,216	4,433	3,109	2,548	2.17	39.72
Sanitary Sewer	677	594	424	297	244	2.46	3.81
<b>Total City-Wide Services</b>	<b>11,976</b>	<b>10,512</b>	<b>7,496</b>	<b>5,256</b>	<b>4,307</b>	<b>32.92</b>	<b>50.42</b>

**Table 2-3  
Schedule of Dalewood Area-Specific D.C.s by Service**

Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single & Semi Detached	Multiple Dwellings	Apartments 2+ Bedrooms	Apartments Bach & 1 Bdrm	Residential Care	Industrial	Non-Industrial
	(\$ per Unit)	(\$ per Unit)	(\$ per Unit)	(\$ per Unit)	(\$ per Bed)	(\$ per sq. m.)	(\$ per sq. m.)
<u>By - Law 83-2015 (Lands of Dalewood)</u>							
Unfunded Water/Sewer/Rd	703	618	442	310	253	-	7.30
Wastewater Service	791	697	499	348	285	17.39	28.14
<b>Subtotal</b>	<b>1,494</b>	<b>1,315</b>	<b>942</b>	<b>658</b>	<b>538</b>	<b>17.39</b>	<b>35.44</b>



**Table 2-4**  
**Schedule of South Block Area-Specific D.C.s by Service for**

Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single & Semi Detached	Multiple Dwellings	Apartments 2+ Bedrooms	Apartments Bach & 1 Bdrm	Residential Care	Industrial	Non-Industrial
	(\$ per Unit)	(\$ per Unit)	(\$ per Unit)	(\$ per Unit)	(\$ per Bed)	(\$ per sq. m.)	(\$ per sq. m.)
<b>By-Law 82-2015 (Southblock Area)</b>							
<i>Sub Area 1</i>							
Wastewater	1,196	1,052	753	526	431	-	-
Water	548	483	346	241	197	-	-
Administration	16	13	10	7	6	-	-
<b>Subtotal</b>	<b>1,761</b>	<b>1,548</b>	<b>1,109</b>	<b>774</b>	<b>634</b>	<b>-</b>	<b>-</b>
<i>Sub Area 2</i>							
Wastewater	1,323	1,165	833	582	476	-	-
Water	552	486	348	243	199	-	-
Roads	122	108	77	55	44	-	-
Administration	16	13	10	7	6	-	-
<b>Subtotal</b>	<b>2,014</b>	<b>1,772</b>	<b>1,269</b>	<b>887</b>	<b>725</b>	<b>-</b>	<b>-</b>
<i>Sub Area 3</i>							
Wastewater	1,248	1,099	786	549	449	-	-
Water	552	486	348	243	199	-	-
Administration	16	13	10	7	6	-	-
<b>Subtotal</b>	<b>1,816</b>	<b>1,598</b>	<b>1,144</b>	<b>800</b>	<b>653</b>	<b>-</b>	<b>-</b>
<i>Sub Area 4 (Cook &amp; Orchard Park)</i>							
Water	173	152	109	76	62	-	-
<b>Subtotal</b>	<b>173</b>	<b>152</b>	<b>109</b>	<b>76</b>	<b>62</b>	<b>-</b>	<b>-</b>
<i>Urban Expansion Area 3</i>							
Wastewater	144	127	91	64	51	-	-
Water	552	486	348	243	199	-	-
Administration	16	13	10	7	6	-	-
<b>Subtotal</b>	<b>712</b>	<b>626</b>	<b>449</b>	<b>314</b>	<b>256</b>	<b>-</b>	<b>-</b>
<i>Urban Expansion Area 4A</i>							
Wastewater	861	757	542	379	310	-	-
Water	1,005	885	634	442	361	-	-
Administration	16	13	10	7	6	-	-
<b>Subtotal</b>	<b>1,883</b>	<b>1,656</b>	<b>1,186</b>	<b>828</b>	<b>677</b>	<b>-</b>	<b>-</b>
<i>Urban Expansion Area 4B</i>							
Wastewater	283	249	178	125	103	-	-
Water	733	645	462	322	263	-	-
Administration	11	9	7	4	3	-	-
<b>Subtotal</b>	<b>1,027</b>	<b>903</b>	<b>647</b>	<b>451</b>	<b>369</b>	<b>-</b>	<b>-</b>



## 2.3 Timing of D.C. Calculation and Payment

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D.C.s for City-wide services imposed under By-law 81-2015 are calculated and payable at the time the first building permit is issued. Area-specific D.C.s imposed under By-laws 82-2015 and 83-2015 are calculated and payable at the time of subdivision registration.

The by-laws also permit the City to enter into agreements to allow for the payment of D.C.s either before or after the time they would otherwise be payable, in accordance with s.27 of the D.C.A.

## 2.4 Indexing

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Charges imposed under all City D.C. by-laws are indexed on April 1st of each year. The indexing is based on the annual percentage change published in the most recent Statistics Canada Non-Residential Building Construction Price Index.

## 2.5 Redevelopment Allowance

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Where residential or non-residential development arises from the redevelopment of an existing building, the by-law provides D.C. credits equal to amount demolished or converted. However, the redevelopment must occur within five-years of the date of demolition/conversion and no D.C. credits are provided for the redevelopment of an industrial use (as these developments were exempt for initial D.C. payments).

## 2.6 Exemptions

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The following non-statutory exemptions from the payment of D.C.s are provided in the City's D.C. By-laws:

- Hospitals under the Public Hospitals Act;
- A College or University;
- A Cemetery or Place of Worship; and
- Industrial Uses.



# Chapter 3

## Anticipated Development in the City of St. Thomas



## 3. Anticipated Development in the City of St. Thomas

### 3.1 Requirement of the Act

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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 the City of St. Thomas will be required to provide services, over a 10-year (mid-2020 to mid-2030), and buildout time horizon (mid-2020 to buildout).

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

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The D.C. growth forecast has been derived by Watson from the work previously conducted for the City of St. Thomas Employment Lands Review (2018) and Residential Land Need Analysis (2017). In preparing the growth forecast, the following additional information sources were consulted to assess the residential and non-residential development potential for the City of St. Thomas over the forecast period, including:

- City of St. Thomas Official Plan Amendment 90 (June 2018);
- City of St. Thomas Employment Lands Review (April 2018);
- City of St. Thomas Residential Land Need Analysis (2017);
- 2006, 2011 and 2016 population, household, and employment Census data;
- Historical residential and non-residential building permit data over the 2009 to 2018 period;
- Residential supply opportunities as provided by the City of St. Thomas; and
- Discussions with City staff regarding anticipated residential and non-residential development in the City of St. Thomas.



### 3.3 Summary of Growth Forecast

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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 City 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 St. Thomas is anticipated to reach approximately 46,190 by mid-2030 and 52,660 by buildout, resulting in an increase of approximately 5,010 and 11,490 persons, respectively.<sup>1</sup>

Provided below is a summary of the key assumptions and findings regarding the City of St. Thomas D.C. growth forecast.

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

- The housing unit mix for the City was derived from a detailed review of residential supply data for the City (as per Schedule 6), and historical development activity (as per Schedule 7).
- Based on the above indicators, the 10-year household growth forecast for the City is comprised of a unit mix of 62% low density units (single detached and semi-detached), 16% medium density (multiples except apartments) and 22% high density (bachelor, 1-bedroom and 2-bedroom apartments).

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<sup>1</sup> The population figures used in the calculation of the 2020 D.C. exclude the net Census undercount, which staff have estimated at approximately 2.7%.

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Figure 3-1  
Population and Household Forecast Model

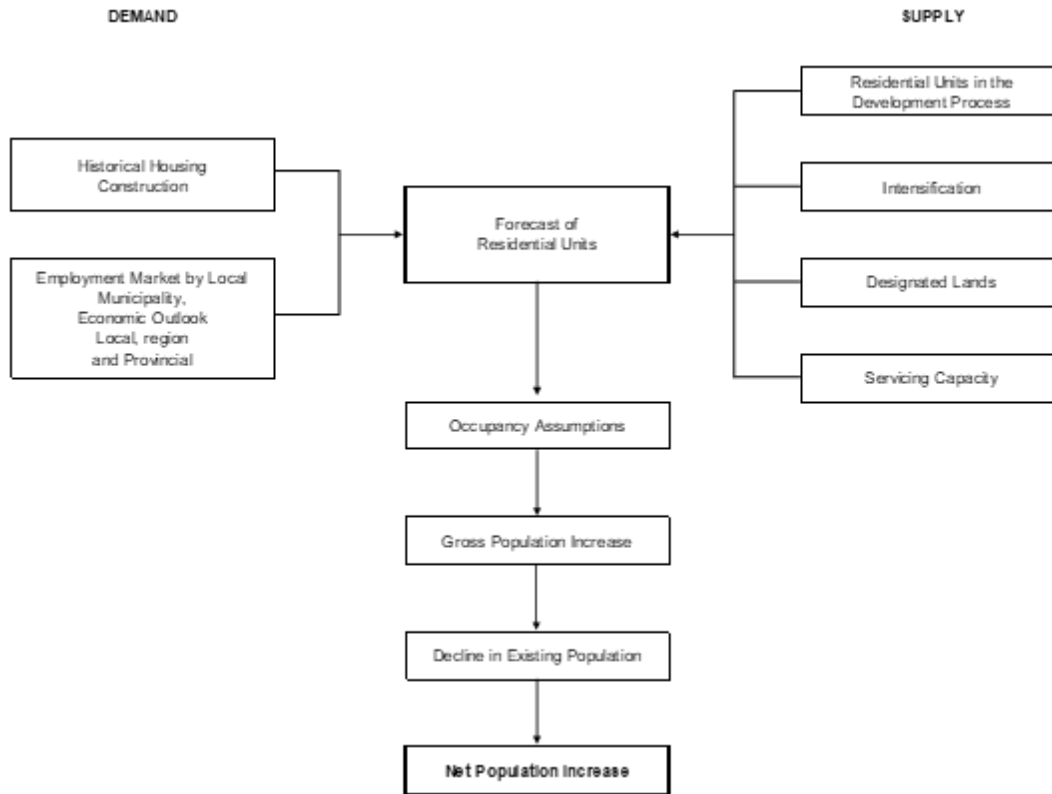




Table 3-1  
City of St. Thomas  
Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) <sup>*</sup>	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 <sup>2</sup>	Apartments <sup>3</sup>	Other	Total Households	
Historical	Mid 2006	37,080	36,110	795	35,315	10,220	1,145	3,340	30	14,735	2.451
	Mid 2011	38,930	37,905	835	37,070	11,354	1,111	3,163	21	15,689	2.416
	Mid 2016	39,960	38,909	779	38,130	12,010	1,135	3,420	25	16,590	2.345
Forecast	Mid 2020	42,280	41,171	824	40,347	12,745	1,368	3,574	25	17,712	2.324
	Mid 2025	45,020	43,833	937	42,896	13,621	1,573	3,893	25	19,112	2.293
	Mid 2030	47,430	46,185	1,020	45,165	14,380	1,793	4,172	25	20,370	2.267
	Mid 2031	48,160	46,891	1,045	45,846	14,608	1,859	4,256	25	20,747	2.260
	Buildout	54,080	52,656	1,260	51,396	16,257	2,172	5,241	25	23,696	2.222
Incremental	Mid 2006 - Mid 2011	1,850	1,795	40	1,755	1,174	-34	-177	-9	954	
	Mid 2011 - Mid 2016	1,030	1,004	-56	1,060	616	24	257	4	901	
	Mid 2016 - Mid 2020	2,320	2,262	45	2,217	735	233	154	0	1,122	
	Mid 2020 - Mid 2025	2,740	2,662	113	2,549	876	205	319	0	1,400	
	Mid 2020 - Mid 2030	5,150	5,014	196	4,818	1,635	425	598	0	2,658	
	Mid 2020 - Mid 2031	5,880	5,720	221	5,499	1,863	491	682	0	3,035	
	Mid 2020 - Buildout	11,800	11,485	436	11,049	3,512	804	1,667	0	5,984	

Source: Residential Land Need Analysis (2017) for the City of St. Thomas, derived by Watson & Associates Economists Ltd., 2020.

<sup>\*</sup> Census undercount estimated at approximately 2.7%. Note: Population including the undercount has been rounded.

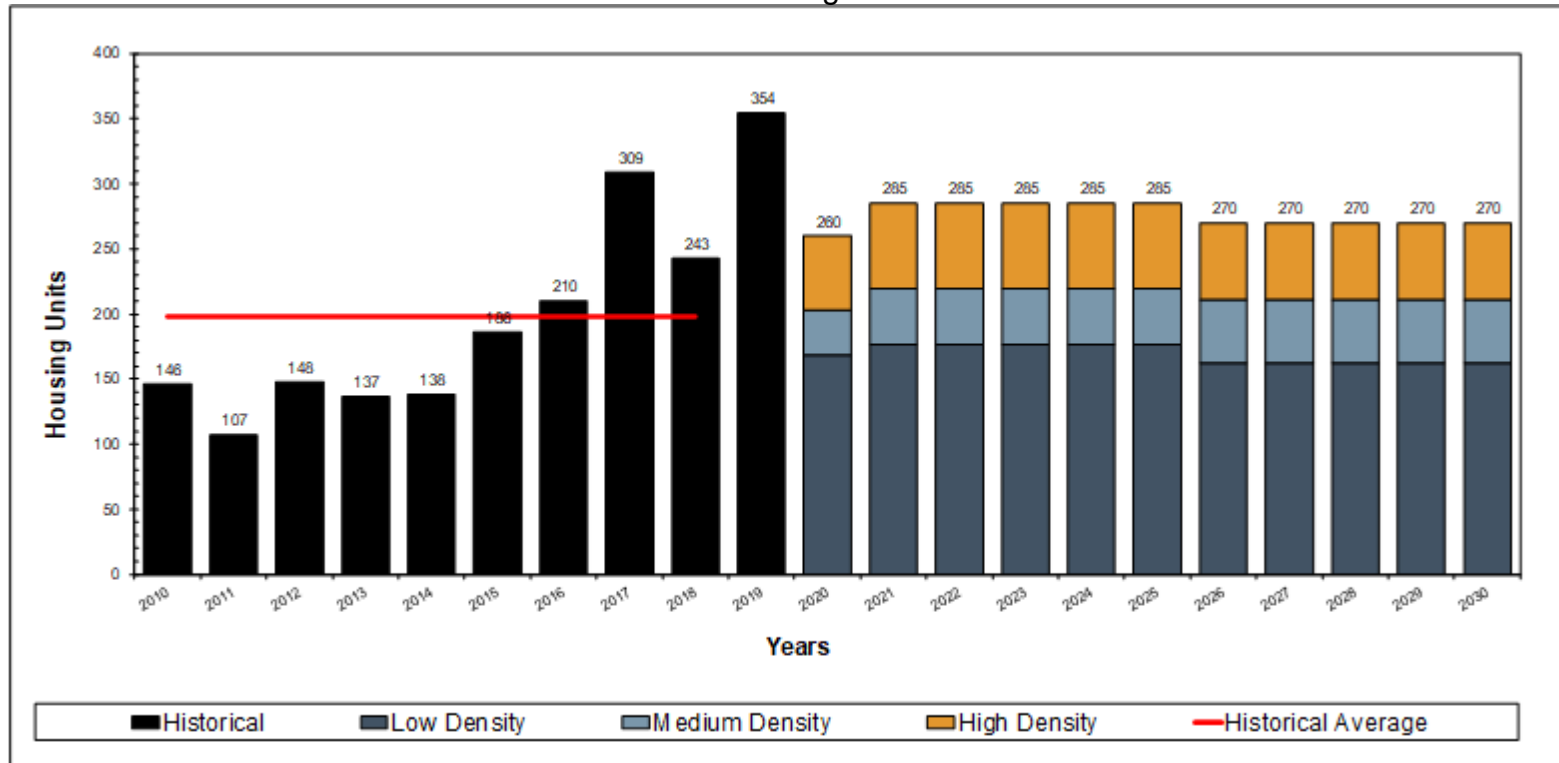
<sup>2</sup> Includes townhouses and apartments in duplexes.

<sup>3</sup> Includes bachelor, 1-bedroom and 2-bedroom+ apartments.





Figure 3-2  
City of St. Thomas  
Annual Housing Forecast



Source: Historical housing activity derived from building permit data provided by the City of St. Thomas, 2010-2019.

<sup>1</sup> Growth forecast represents calendar year.



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

- Schedule 2 summarizes the anticipated amount, type, and location of development by servicing area for the City of St. Thomas.
- In accordance with demand and available land supply, forecast housing growth between 2020 and buildout by development location is summarized below.

Development Location	Approximate Amount of Housing Growth, 2020 to buildout	Percentage of Housing Growth, 2020 to buildout
South Block	1,500	25%
South Block Urban Expansion Areas	2,050	34%
Other Developments & Urban Intensification	1,020	17%
Urban Expansion Area 1	1,390	23%
Rural	20	1%
<b>City Total</b>	<b>5,980</b>	<b>100%</b>

## 3. Planning Period

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

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

- The number of housing units to be constructed by 2030 in the City of St. Thomas over the forecast period is presented in Figure 3-2. Over the 2020 to 2030 forecast period, the City is anticipated to approximately average 266 new housing units per year.



- Between 2020 to buildout, the City is forecast to average 276 units annually.
- Institutional population<sup>1</sup> is anticipated to increase by approximately 440 people between 2020 to buildout.
- 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 8a and 8b summarizes the P.P.U. for the new housing units by age and type of dwelling based on a 2016 custom Census data for St. Thomas and Elgin County. The total calculated 20-year average P.P.U.s by dwelling type are as follows:
  - Low density: 2.712
  - Medium density: 2.176
  - High density<sup>2</sup>: 1.491

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

- Existing households for mid-2020 are based on the 2016 Census households, plus estimated residential units constructed between mid-2016 and mid-2020 assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2020 to buildout forecast period is approximately 2,710

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

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in a City 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.

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

<sup>2</sup> Includes bachelor, 1-bedroom and 2- or more bedroom apartments.



- 2016 employment data<sup>1</sup> (place of work) for the City of St. Thomas is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
  - 40 primary (0%);
  - 770 work at home employment (5%);
  - 5,090 industrial (34%);
  - 5,120 commercial/population related (34%); and
  - 4,010 institutional (27%).
- The 2016 employment by usual place of work, including work at home, is approximately 15,030. An additional 2,560 employees have been identified for the City in 2016 that have no fixed place of work (N.F.P.O.W.).<sup>2</sup>
- Total employment, including work at home and N.F.P.O.W. for the City is anticipated to reach approximately 20,440 by mid-2030 and 22,600 by buildout. This represents an employment increase of approximately 2,530 for the 10-year forecast period and 4,690 for the buildout forecast period.
- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been 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 City of St. Thomas (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 16,690 by mid-2030 and 18,730 by buildout. This represents an employment increase of approximately 2,310 and 4,360 over the 10-year and buildout forecast periods, respectively.

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

<sup>2</sup> 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.



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

- Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
  - 1,100 sq.ft. per employee for industrial;
  - 500 sq.ft. per employee for commercial/population-related; and
  - 700 sq.ft. per employee for institutional employment.
- The City-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by 2,074,200 sq.ft. over the 10-year forecast period and 3,952,300 sq.ft. over the buildout forecast period.
- In terms of percentage growth, the 2020 to buildout incremental G.F.A. forecast by sector is broken down as follows:
  - industrial – 78%;
  - commercial/population-related – 14%; and
  - institutional – 8%.

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

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



<b>Development Location</b>	<b>Amount of Non-Residential G.F.A., 2020 to buildout</b>	<b>Percentage of Non-Residential G.F.A., 2020 to buildout</b>
Dalewood	1,383,000	35%
South Block	0	0%
South Block Urban Expansion Areas	0	0%
Other Developments & Urban Intensification	0	0%
Urban Expansion Area 1	2,569,300	65%
Rural	0	0%
<b><i>City Total</i></b>	<b><i>4,489,500</i></b>	<b><i>100%</i></b>



# 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 s.s.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

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Table 4-1 lists the full range of municipal service categories which are provided within the City.

A number of these services are defined in s.s.2(4) of the D.C.A. as being ineligible for inclusion in D.C.s. These are shown as “ineligible” on Table 4-1. Two ineligible costs defined in s.s.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 City’s D.C. are indicated with a “Yes.”

### 4.3 Increase in the Need for Service

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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, s.s.5(1)3, which requires that City 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

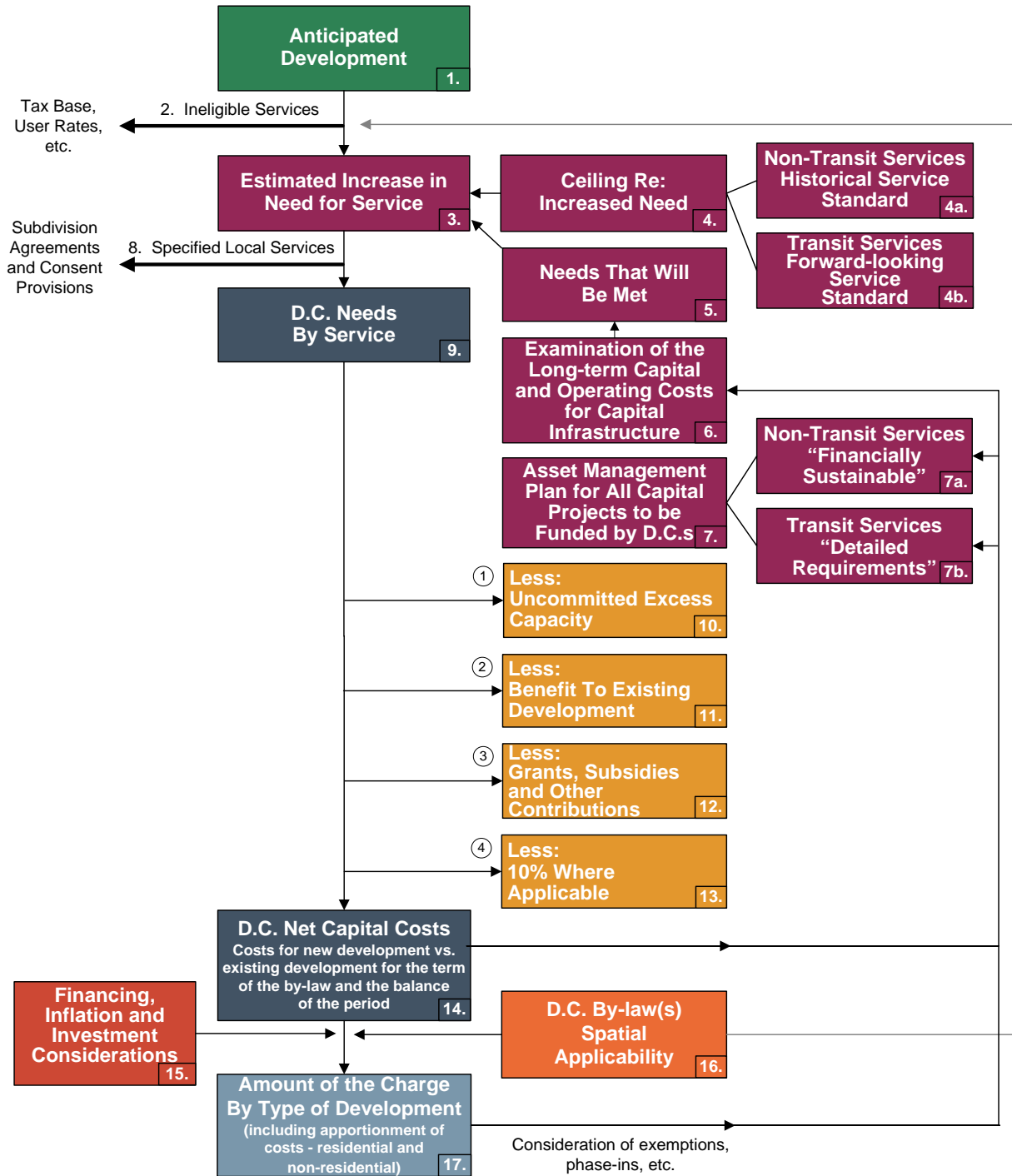




Table 4-1  
Categories of Municipal Services to be Addressed as Part of the Calculation

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	Yes	1.3 Bridges, Culverts and Roundabouts	100
	No	1.4 Local municipal roads	0
	Yes	1.5 Traffic signals	100
	Yes	1.6 Sidewalks and streetlights	100
	Yes	1.7 Active Transportation	100
2. Other Transportation Services	Yes	2.1 Transit vehicles <sup>1</sup> & facilities	100
	Yes	2.2 Other transit infrastructure	100
	No	2.3 Municipal parking spaces - indoor	90
	Yes	2.4 Municipal parking spaces - outdoor	90
	Yes	2.5 Works Yards	100
	Yes	2.6 Rolling stock <sup>1</sup>	100
	n/a	2.7 Ferries	90
	Yes	2.8 Airport	90
3. Stormwater Drainage and Control Services	No	3.1 Main channels and drainage trunks	100
	No	3.2 Channel connections	100
	No	3.3 Retention/detention ponds	100
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, aerials and rescue vehicles <sup>1</sup>	100
	Yes	4.3 Small equipment and gear	100

<sup>1</sup>with 7+ year life time

\*same percentage as service component to which it pertains  
computer equipment excluded throughout



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
5. Outdoor Recreation Services (i.e. Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots and E.S.A.s	0
	Yes	5.2 Development of area municipal parks	90
	Yes	5.3 Development of district parks	90
	Yes	5.4 Development of municipal-wide parks	90
	Yes	5.5 Development of special purpose parks	90
	Yes	5.6 Parks rolling stock <sup>1</sup> and yards	90
6. Indoor Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	90
	Yes	6.2 Recreation vehicles and equipment <sup>1</sup>	90
7. Library Services	Yes	7.1 Public library space (incl. furniture and equipment)	90
	Yes	7.2 Library vehicles <sup>1</sup>	90
	Yes	7.3 Library materials	90
8. Electrical Power Services	Ineligible	8.1 Electrical substations	0
	Ineligible	8.2 Electrical distribution system	0
	Ineligible	8.3 Electrical system rolling stock	0
9. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	9.1 Cultural space (e.g. art galleries, museums and theatres)	0
	Ineligible	9.2 Tourism facilities and convention centres	0
10. Wastewater Services	Yes	10.1 Treatment plants	100
	Yes	10.2 Sewage trunks	100
	No	10.3 Local systems	0
	Yes	10.4 Vehicles and equipment <sup>1</sup>	100

<sup>1</sup>with 7+ year life time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
11. Water Supply Services	Yes	11.1 Treatment plants	100
	Yes	11.2 Distribution systems	100
	No	11.3 Local systems	0
	Yes	11.4 Vehicles and equipment <sup>1</sup>	100
12. Waste Management Services	Ineligible	12.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	12.2 Landfills and other disposal facilities	0
	Yes	12.3 Waste diversion facilities	90
	Yes	12.4 Waste diversion vehicles and equipment <sup>1</sup>	90
13. Police Services	Yes	13.1 Police detachments	100
	Yes	13.2 Police rolling stock <sup>1</sup>	100
	Yes	13.3 Small equipment and gear	100
14. Homes for the Aged	No	14.1 Homes for the aged space	90
	No	14.2 Vehicles <sup>1</sup>	90
15. Child Care	No	15.1 Childcare space	90
	no	15.2 Vehicles <sup>1</sup>	90
16. Health	No	16.1 Health department space	90
	No	16.2 Health department vehicles <sup>1</sup>	90
17. Social Housing	No	17.1 Social Housing space	90
18. Provincial Offences Act (P.O.A.)	No	18.1 P.O.A. space	90
19. Social Services	No	19.1 Social service space	90
20. Ambulance	Yes	20.1 Ambulance station space	90
	Yes	20.2 Vehicles <sup>1</sup>	90
21. Hospital Provision	Ineligible	21.1 Hospital capital contributions	0

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<sup>1</sup>with 7+ year life time



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
22. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible	22.1 Office space	0
	Ineligible	22.2 Office furniture	0
	Ineligible	22.3 Computer equipment	0
23. Other Services	Yes	23.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land <sup>2</sup> and facilities, including the D.C. background study cost 23.2 Interest on money borrowed to pay for growth-related capital	0-100 0-100
	Yes		

<sup>1</sup>with a 7+ year lifetime

<sup>2</sup>same percentage as service component to which it pertains

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

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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 City's Local Service Policy is included in Appendix E.

## 4.5 Capital Forecast

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Paragraph 7 of s.s.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;
- f) costs to undertake studies in connection with the above-referenced matters; and
- g) costs of the D.C. background study.

In order for an increase in need for service to be included in the D.C. calculation, Council must indicate “...that it intends to ensure that such an increase in need will be met” (s.s.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 s.3). The capital program contained herein reflects the City's approved and proposed capital budgets and master servicing/needs studies.

## **4.6 Treatment of Credits**

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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. The City has accounted for outstanding D.C. credit obligations in the calculation of the anticipated capital needs for the South Block Area and Lands of Dalewood area-specific charges.

## **4.7 Eligible and Committed Excess Capacity**

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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. Similarly, s.18 of O.Reg. 82/98 indicates that debt with respect to an ineligible service may be included as a capital cost, subject to several restrictions.

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.

## **4.8 Existing Reserve Funds**

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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 City's uncommitted D.C. Reserve Fund Balance by service as projected for mid-year 2020 is presented in the table below. These balances have been applied against future spending requirements for all D.C. services. The uncommitted reserve balances at year-end 2019 have been adjusted to account for revenue foregone from exemptions and the phase-in of the D.C. under by-law 81-2015, corrections to funding of D.C. eligible projects over the term of the current by-laws, and anticipated D.C. revenue to mid-year 2020.

Table 4-2  
D.C. Reserve Fund Balances (projected at mid-year 2020)

Service	Totals
Roads and Related	\$1,371,204
Transit Services	\$136,144
Municipal Parking Services	\$17,334
Airport Services	\$47,452
Fire Services	\$115,857
Police Services	(\$193,929)
Parks and Recreation Services	\$413,830
Library Services	\$349,755
Administration Studies	\$54,798
Ambulance Services	\$72,151
City-Wide Wastewater Services	\$6,226,924
South Block	
SA1	\$185,865
SA2	\$123,454
SA3	\$36,368
SA4	\$38,508
UAE3	\$94,740
UAE4A	\$639,641
UAE4B	\$423,678
Lands of Dalewood	\$343,638
<b>Total</b>	<b>\$10,497,413</b>

Note: Amounts in brackets are deficit balances.





## 4.9 Deductions

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

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development;
- anticipated grants, subsidies and other contributions; and
- 10% reduction for certain services.

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

### ***4.9.1 Reduction Required by Level of Service Ceiling***

This is designed to ensure that the increase in need included in 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 City over the 10-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.

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



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

#### **4.9.2 Reduction for Uncommitted Excess Capacity**

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

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

#### **4.9.3 Reduction for Benefit to Existing Development**

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

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

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



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

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

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

#### ***4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions***

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies and other contributions (including direct developer contributions required due to the local service policy) made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development (O.Reg. 82.98 s.6). 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. Moreover, Gas Tax revenues are typically used to fund non-growth-related works or the non-growth share of D.C. projects, given that the contribution is not being made in respect of particular growth-related capital projects.



#### **4.9.5 The 10% Reduction**

Paragraph 8 of s.s. (1) of the D.C.A. requires that, “the capital costs must be reduced by 10 percent.” This paragraph does not apply to water supply services, wastewater services, stormwater drainage and control services, services related to a highway, police and fire protection services. The primary services to which the 10% reduction does apply include services such as parks and recreation, libraries, childcare/social services, the Provincial Offences Act, ambulance, homes for the aged, and health.

The 10% is to be netted from the capital costs necessary to provide the increased services, once the other deductions have been made, as per the infrastructure costs sheets in Chapter 5.

#### **4.10 Municipal-Wide vs. Area Rating**

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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 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. As noted in the introduction, the City current utilizes both municipal-wide and area-specific D.C.s. This is anticipated to be maintained, with further discussion is provided in section 7.3.8 herein.

#### **4.11 Allocation of Development**

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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.



# Chapter 5

## D.C.-Eligible Cost Analysis by Service



## 5. D.C.-Eligible Cost Analysis by Service

This chapter outlines the basis for calculating eligible costs for the D.C.s. The services outlined in Sections 5.1 and 5.2 apply on a uniform-basis across the City, while those addressed in Sections 5.3 through 5.5 apply on an area-specific basis for the defined geography within the City. In each case, the required calculation process set out in s.5(1) paragraphs 2 to 8 in the D.C.A. and described in Chapter 4, was followed in determining D.C. eligible costs.

The nature of the capital projects and timing identified in this Chapter reflects Council's current intention. However, over time, municipal projects and Council priorities change and accordingly, Council's intentions may be modified and different capital projects (and timing) may be required to meet the need for services required by new growth.

### 5.1 Service Levels and 10-Year Capital Costs for City-Wide D.C. Calculation

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This section evaluates the development-related capital requirements for all of the City-wide services assessed over a 10-year planning period. Each service component is evaluated on two format sheets: the average historical 10-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

#### 5.1.1 Fire Services

The City currently has 22 fire stations supplying 18,610 sq.ft. of building space, providing a per capita average level of service of \$183. The fire department also has a current inventory of vehicles and equipment totalling 387 equipment items and 12 vehicles. The average capital investment per capita over the past 10-year period for equipment and vehicles is \$170. In aggregate, based on the average level of service provided, the maximum D.C. eligible amount that could be included in the calculation of the charge for fire services is \$1.7 million.

Based on the needs identified in the City's 2015 D.C. Background Study, capital needs include the unfunded growth related share of the Dennis Redman Station #2, 911 system upgrade, and equipment provision for 4 additional fire fighters. The City has undertaken a Fire Location Study to assess the future service levels and infrastructure



requirements for fire services within the City. At the time of writing Council has approved targeted services levels, and infrastructure requirements, arising from the findings of the Fire Location Study. As such, these needs have not been included in the D.C. background study at this time and may be considered for inclusion in the D.C. by-law once that determination has been made by Council.

The gross capital costs for the capital program discussed above total \$653,000. A deduction of \$86,000 has been applied to reflect the benefit to existing constituents arising from the upgrades to the 911 system. Incorporating an uncommitted reserve fund balance of \$115,900, a total of \$451,200 in net growth-related capital costs have been included in the fire services D.C. calculation.

The allocation of net growth-related costs for fire services between residential and non-residential development is 68% residential and 32% non-residential based on the relationship of incremental population and employment growth over the 10-year forecast period.

### **5.1.2 Police Services**

Police services are provided through the provision of facility space, police vehicles, and equipment within the City. Police facility space at the Justice Building totals 35,000 sq.ft. The service also utilizes 200 vehicle and equipment items. Based on these assets, the historical level of service over the 2010-2019 period averages \$259 per capita. This produces a maximum amount that could be included in the calculation of the D.C. for police services of \$1.2 million.

The capital needs that have been identified in the forecast include the unfunded growth-related share of the Police Headquarters expansion, as well as other unfunded D.C. eligible projects, and equipment for additional sworn officers. The gross capital costs of these projects total \$3.8 million. After deducting \$2.6 million for costs attributable to growth beyond the 10-year planning period, and \$156,900 for the benefit to existing development, the net D.C. eligible costs total \$1.1 million. Incorporating the current \$193,900 police services D.C. reserve fund deficit, a total of \$1.2 million in capital costs have been included in the calculation of the charge.

Similar to fire services, the net growth related capital costs for police services have been allocated to residential and non-residential development based on the forecast



population and employment growth in the City over the 10-year forecast period (i.e. 68% residential and 32% non-residential).

### **5.1.3 Transit Services**

Ontario Regulation 82/98 sets forth the requirements for transit services and the available capacity of capital costs to provide for the increase in need. Subsection 8(2) of the regulation states that for transit services the background study shall set out:

1. “The calculations that were used to prepare the estimate for the planned level of service for the transit services, as mentioned in subsection 5.2 (3) of the Act.
2. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
  - i. the anticipated development over the 10-year period immediately following the preparation of the background study, or
  - ii. the anticipated development after the 10-year period immediately following the preparation of the background study.
3. An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.
4. An assessment of ridership forecasts for all modes of transit services proposed to be funded by the D.C. over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecasted ridership will be from existing or planned development.
5. An assessment of the ridership capacity for all modes of transit services proposed to be funded by the D.C. over the 10-year period immediately following the preparation of the background study.”

The 2020 City of St. Thomas Transit Strategic Plan identified a planned level of service for transit service in terms of the planned transit network and associated increase in annual transit ridership, for the planning period to 2036. The Strategic Plan identifies a target of 6% annual increase in transit ridership over the period.

Based on the target ridership growth rate, Table 5-1 demonstrates that the current transit ridership of 250,025 annual trips is anticipated to increase to 637,261 by 2036 (+423,236). Recognizing that a portion of the incremental trips would be from existing constituents changing their mode preference, 301,757 of the incremental trips (or 71%)





is attributed existing development, while 29% is attributed to new development occurring over the period to 2036. The D.C.A. limits the forecast period for transit services to 10-years, as such, over the forecast period to 2029, transit ridership is anticipated to increase by 197,732 trips. Of this increase 25%, or 50,163 trips, are attributed to new development.

Table 5-1  
Ridership Forecast

Description	2019	2029	2036	Incremental (2019-2029)	Incremental (2019-2036)
<u>Objective</u>					
6% annual increase in ridership					
<b>Total Ridership</b>	<b>250,025</b>	<b>447,757</b>	<b>673,261</b>	<b>197,732</b>	<b>423,236</b>
From Existing	250,025	397,594	551,782	147,569	301,757
From Growth		50,163	121,478	50,163	121,478
New Development Share of Incremental Trips				25%	29%

Total gross capital costs of \$6.4 million have been estimated for future capital needs to meet the planned level of service. Approximately \$4.6 million has been deducted for the benefit to existing development, and \$1.0 million had been deducted for the growth-related share of anticipated federal and provincial grants towards the projects. Furthermore, \$257,500 has also been deducted for the benefit to development beyond the 10-year planning period. Applying the existing transit service D.C. reserve funds available to fund some of these capital needs, a total of \$458,400 has been included in the calculation of the charge.

Based on the relationship of incremental population to employment growth, the D.C. eligible capital costs have been allocated 68% to future residential development, and 32% to non-residential development.

#### **5.1.4 Municipal Parking Services**

The City currently provides off-street parking services through the provision of 943 parking spaces in municipal parking lots. The invested level of service over the historical 2010-2019 period averages \$379 per capita. The maximum D.C. eligible amount for parking services over the 10-year forecast period that could be included in the



calculation of the charge is \$1.8 million, based on this established level of service standard.

The 10-year capital needs for parking services to accommodate future growth have a total gross capital cost estimate of \$100,600. These capital needs are related to the growth-related share of various parking additions previously provided by the City and included in prior D.C. background studies. After witnessing the statutory 10% deduction for soft services (i.e. \$10,000), and deducting the existing D.C. reserve funds collected for this services under prior by-laws of \$17,300, the net growth related costs of \$73,200 have been included in the calculation of the charge.

The forecast growth-related costs have been allocated 68% to residential development and 32% to non-residential development based on the relationship of incremental population (5,015) and employment (2,312) growth over the forecast period.

### **5.1.5 Airport Services**

The City operates a municipal airport located within the City. The invested level of service has been calculated based on the provision of airport hangars, other facilities, runways, parking lots, and 21 vehicle and equipment items. On a per capita basis, the historical level of service has averaged \$378 over the past 10-years. This historical level of service provides for a maximum D.C. eligible amount over the forecast period of \$1.8 million.

The anticipated capital needs included in the D.C. arise from the City's 2015 D.C. Background Study and Airport Growth Strategy. The gross capital cost estimates for airport services totals \$3.3 million, including runway extensions of \$2.5 million and other upgrades/expansion to hangars, parking spaces, and access roads. The gross capital cost estimate has been reduced by \$2.9 million to account for the benefit to existing development. After deducting \$45,200 from the potential D.C. recoverable costs for the 10% statutory deduction and \$47,500 for existing D.C. reserve fund balances, the net growth-related capital costs included in the calculation of the charge totals \$359,600.

The allocation of net growth-related costs for airport services between residential, and non-residential development is development is 68% and 32% respectively based on the incremental growth in population to employment over the 10-year forecast period.



### **5.1.6 Parks and Recreation Services**

The City currently maintains 397.7 acres of developed parkland, 120 parkland amenity items, and 24,000 metres of multipurpose trails, producing and invested level of service over the past 10-years of \$772 per capita. Furthermore, the City operates 175,000 sq.ft. of indoor recreation facility space and maintains 62 vehicle and equipment items in the provision of the parks and recreation service, further adding \$1,390 to the per capital historical level of service. In total, the average invested level of service over the 2010-2019 historical period is \$2,163 per capita. The maximum D.C. eligible amount for parks and recreation services over the 10-year forecast period that could be included in the calculation is \$10.4 million based on the established level of service standard.

The 10-year capital needs for parks and recreation services to accommodate the increase in needs of growth total \$6.1 million. These capital needs, which are based on the City's 2015 D.C. Background Study and 2019 Parks and Recreation Master Plan, include indoor recreation facilities, park development, park amenities, and related studies. To reflect the benefit of these services to existing developments, \$141,300 has been deducted from the gross capital costs. Furthermore, \$255,000 has been deducted reflective of anticipated grants and donations towards the funding of these projects. Deducting \$493,100 for the statutory 10% deduction and \$413,800 for the existing parks and recreation D.C. reserve funds collected towards these needs, a total of \$4.8 million has been included in the calculation of the charge.

As the predominant users of parks and recreation services are residents, the D.C. recoverable capital costs have been allocated 100% to future residential development, consistent with the City's 2015 D.C. Background Study policy.

### **5.1.7 Library Services**

The City provides library services to its residents through the operation of the St. Thomas Public Library comprising 34,997 sq.ft. of floor area and 255,723 collection items (e.g. books, periodicals, etc.). Based on this inventory of assets, the average historical 10-year level of service for library services is \$477 per capita. This translates into a maximum eligible D.C. amount of \$2.3 million for library services over the 10-year forecast period.

The gross capital costs included in the D.C. calculation for library services total \$2.6 million. Deductions of \$206,200 have been applied for benefits accruing to existing



developments and \$234,800 for the statutory 10% deduction. A further deduction has been applied totaling \$349,800 to account for the existing library services D.C. reserve fund balance, available to fund part of the D.C. eligible capital costs. The resultant net capital costs of \$1.8 million have been included in the calculation of the charge.

Similar to Parks and Recreation Services, as the predominant users of library services are residents, the forecast growth-related costs have been allocated 100% to future residential development, consistent with the City's current policy.

### **5.1.8 Ambulance Services**

Ambulance services for the City are provided through agreement with the County of Elgin. Ambulance services are provided through the operation of 20,986 sq.ft. of facility space, 27 vehicle and equipment items. The City is responsible for 43.7% of the costs, resulting in a historical level of service for the City over the 2010-2019 period of \$82 per capita. The maximum D.C. eligible costs that could be included in the calculation of the charge based on this historical level of investment is \$408,900.

The anticipated increase in need for ambulance services include additional vehicles, equipment for additional paramedics, additional facility space, and associated studies. The gross capital cost estimate for the identified needs total \$1.2 million. Approximately \$686,300 (or 56.3%) has been deducted from the gross capital costs reflective of the benefit to service areas outside of the City. Furthermore, \$7,900 has been deducted as benefit to growth beyond the 10-year planning horizon, and \$10,900 has been deducted as a recognition of the benefit to existing development. The remaining capital costs have been further reduced by \$51,400 reflective of the 10% statutory deduction applicable to this service.

Incorporating the ambulance services D.C. reserve fund balance of \$72,200, the net growth-related capital costs for the period total \$390,300. These D.C. recoverable capital costs have been apportioned to future residential and non-residential development based on the relative incremental growth in population to employment over the forecast period. The resultant distribution of costs is 68% to new residential development and 32% new non-residential development.



### **5.1.9 Animal Protection Services**

City animal protection services are provided out of a facility totaling 1,272 sq.ft. On average, over the historical period (2010-2019), the value this level of service equates to \$20 per capita. The total maximum D.C. eligible amount that could be included in the calculation of the charge based on the historical level of service is \$99,800.

The City has identified the need for additional facility space to support the increase in animal protection services arising from new development. The total gross capital cost estimate to replace and expand the facility is \$1.5 million. Deducting \$764,100 for the oversized capacity of the expansion to benefit to development beyond the 10-year forecast period, and \$636,000 for the benefit to existing development arising from the replacement of existing facility space, the growth-related capital costs attributable to the 10-year forecast period totals approximately \$100,000. Applying the 10% statutory deduction (\$10,000) results in a total net capital cost of \$89,800 included in the calculation of the charge. As the predominant users of animal protection services are residential, the D.C. recoverable capital costs have been allocated 100% to residential development.

### **5.1.10 Waste Diversion Services**

The City provides a total of 24,252 sq.ft. of solid waste management facility space, of which 10,266 sq.ft. (51%) is for D.C. eligible waste diversion services. The facility space related to landfill services have been excluded from the historical level of service calculations, as these services are ineligible under the D.C.A. In addition, waste diversion vehicles have been included in the level of service calculations, including a portion one vehicle that is shared between waste diversion services and ineligible solid waste management D.C. services (i.e. landfill services). In total, this capital investment in waste diversion services results in a 10-year historical average level of service of \$66 per capita. Applying this historical average level of service to the anticipated development over the 10-year forecast period, the City would be eligible to collect a maximum of \$332,400 for this purpose.

The City has identified a provision for the capital-related waste diversion contract costs in the D.C. calculation. This provision totals \$71,000. Furthermore, additional waste management studies have also been identified in the D.C. program totaling \$30,000. Deducting \$14,600 reflective of the non-waste diversion services share of the



anticipated needs, \$3,900 for the benefit to existing development, and \$8,300 for the statutory 10% deduction, the net D.C. recoverable costs included in the calculation of the charge totals \$74,300.

The D.C. eligible capital costs for waste diversion services have been allocated 100% to residential development as the curbside waste diversion services are provided to residential developments only.

### **5.1.11 Administration Studies**

The City has made provision for the inclusion of new studies undertaken to facilitate this D.C. process, as well as other studies which benefit growth (in whole or in part). The list of studies includes future D.C. background studies, official plan review, zoning by-law review and an employment lands study.

The cost of these studies over the forecast period total \$348,700. A deduction of \$29,400 has been applied to reflect the benefit to existing development. A further \$35,000 has been deducted from the capital costs reflective of anticipated grants towards these needs. The statutory 10% deduction for soft services totals \$28,400. Moreover, a further \$55,900 (inclusive of \$1,107 from the Urban Expansion Area 4B administration services D.C. reserve fund deemed surplus to future funding requirements) has been deducted for existing administration studies D.C. reserve fund balance. This results in a net capital cost of \$200,000 being included in the calculation of the D.C.

These costs have been allocated 68% residential and 32% non-residential based on the incremental growth in population to employment over the 10-year forecast period.



### Infrastructure Costs Covered in the D.C. Calculation – Fire Services

Prj .No	Increased Service Needs Attributable to Anticipated Development  2020-2029	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	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 68%	Non-Residential Share 32%
1	Dennis Redman Station #2 (Unfunded)	2020-2025	540,352	-	540,352	-		540,352	367,440	172,913
2	911 System Upgrade	2020-2030	100,000	-	100,000	86,000		14,000	9,520	4,480
3	Provision for 4 Additional Firefighters	2020-2030	12,700	-	12,700	-		12,700	8,636	4,064
			-	-	-	-		-	-	-
			-	-	-	-		-	-	-
	Reserve Fund Adjustment							(115,857)	(78,783)	(37,074)
	<b>Total</b>		<b>653,052</b>	<b>-</b>	<b>653,052</b>	<b>86,000</b>	<b>-</b>	<b>451,196</b>	<b>306,813</b>	<b>144,383</b>



### Infrastructure Costs Covered in the D.C. Calculation – Police Services

Prj .No	Increased Service Needs Attributable to Anticipated Development  2020-2029	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	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 68%	Non-Residential Share 32%
1	Police Headquarters (Unfunded Share)	2020	2,256,800	1,315,923	940,877	-		940,877	639,797	301,081
2	Police Headquarters (Oversizing)	2020	1,283,300	1,283,300	-	-		-	-	-
3	Unfunded growth related costs	2020	47,500	-	47,500	-		47,500	32,300	15,200
4	Additional Equipped Sworn Police Officers	2020-2029	54,000	-	54,000	-		54,000	36,720	17,280
5	Body Cameras for Front Line Patrol Officers	2023-2026	175,900	-	175,900	156,197		19,703	13,398	6,305
			-	-	-	-		-	-	-
	Reserve Fund Adjustment							193,929	131,872	62,057
	<b>Total</b>		<b>3,817,500</b>	<b>2,599,223</b>	<b>1,218,277</b>	<b>156,197</b>	<b>-</b>	<b>1,256,009</b>	<b>854,086</b>	<b>401,923</b>





### Infrastructure Costs Covered in the D.C. Calculation – Transit Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	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 68%	Non-Residential Share 32%
	2020-2029									
1	Additional E-Buses (3)	2020-2029	900,000	36,000	864,000	639,000		225,000	153,000	72,000
2	Transit Technology and Amenities Update	2020	5,538,150	221,526	5,316,624	3,932,087	1,015,038	369,500	251,260	118,240
	Reserve Fund Adjustment							(136,144)	(92,578)	(43,566)
	<b>Total</b>		<b>6,438,150</b>	<b>257,526</b>	<b>6,180,624</b>	<b>4,571,087</b>	<b>1,015,038</b>	<b>458,356</b>	<b>311,682</b>	<b>146,674</b>



### Infrastructure Costs Covered in the D.C. Calculation – Municipal Parking Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
2020-2029										68%	32%	
1	Various Downtown Parking Additions (Growth related share)	2020-2029	100,564	-	100,564			100,564	10,056	90,507	61,545	28,962
	<i>Wellington (School) Block Parking (80 Spaces)</i>		-	-	-	-	-	-	-	-	-	-
	<i>Centre St. btwn Metcalfe &amp; Queen (55 Spaces)</i>		-	-	-	-	-	-	-	-	-	-
			-	-	-	-	-	-	-	-	-	-
	Reserve Fund Adjustment							(17,334)		(17,334)	(11,787)	(5,547)
	<b>Total</b>		<b>100,564</b>	<b>-</b>	<b>100,564</b>	<b>-</b>	<b>-</b>	<b>83,229</b>	<b>10,056</b>	<b>73,173</b>	<b>49,758</b>	<b>23,415</b>



### Infrastructure Costs Covered in the D.C. Calculation – Airport Services

Prj.No	Increased Service Needs Attributable to Anticipated Development  2020-2029	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share 68%	Non-Residential Share 32%
1	Taxiway Upgrades to Service New Hangars	2021	115,000	-	115,000	102,119		12,881	1,288	11,593	7,883	3,710
2	Additional Parking Spaces (20 new spaces)	2022	103,000	-	103,000	-		103,000	10,300	92,700	63,036	29,664
3	Runway 09-27 Extension	2022	934,000	-	934,000	829,381		104,619	10,462	94,157	64,027	30,130
4	Runway 03-21 extension	2023	1,605,000	-	1,605,000	1,425,220		179,780	17,978	161,802	110,025	51,776
5	Redesign of access road and expansion of parking lot	2026	576,000	-	576,000	511,481		64,519	6,452	58,067	39,486	18,581
	Reserve Fund Adjustment		-	-	-	-		(47,452)		(47,452)	(32,267)	(15,185)
	<b>Total</b>		<b>3,333,000</b>	<b>-</b>	<b>3,333,000</b>	<b>2,868,201</b>	<b>-</b>	<b>417,347</b>	<b>46,480</b>	<b>370,867</b>	<b>252,190</b>	<b>118,678</b>



## Infrastructure Costs Covered in the D.C. Calculation – Parks and Recreation Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
		2020-2029								100%	0%	
<b>Parks and Recreation</b>												
1	Joe Thorton Community Centre (Unfunded)	2020-2029	784,614	-	784,614	-		784,614		784,614	784,614	-
2	Memorial Arena - Rubberised Fitness Track	2020	125,000	-	125,000	111,253		13,747	1,375	12,372	12,372	-
<b>Outdoor Recreation: Park Development</b>												
3	Parish Farm Park Development	2020	500,000	-	500,000	-		500,000	50,000	450,000	450,000	-
4	Orchard Community Park Development	2020	600,000	-	600,000	-		600,000	60,000	540,000	540,000	-
5	Shaw Valley Park Development	2020	600,000	-	600,000	-		600,000	60,000	540,000	540,000	-
6	Community Gardens - Additional Development	2024	35,000	-	35,000	-		35,000	3,500	31,500	31,500	-
7	Multi-Use Trail Development Beyond 5-Year Plan	2024-2028	1,000,000	-	1,000,000	-		1,000,000	100,000	900,000	900,000	-
8	Urban Expansion Area 1 - New Neighborhood Park	2020-2029	500,000	-	500,000	-		500,000	50,000	450,000	450,000	-
<b>Outdoor Recreation: Park Amenities</b>												
9	Lake Margaret Fitness Trail Equipment Partnership	2021	200,000	-	200,000	-	200,000	-	-	-	-	-
10	New - Vehicle and Equipment (Parks)	2020-2029	200,000	-	200,000	-		200,000	20,000	180,000	180,000	-
11	Outdoor Ball Hockey Rink	2021	220,000	-	220,000	-	55,000	165,000	16,500	148,500	148,500	-
12	BMX Park	2022	125,000	-	125,000	-		125,000	12,500	112,500	112,500	-
13	Massey Park - Playground Development	2022	125,000	-	125,000	-		125,000	12,500	112,500	112,500	-
14	Pickleball Courts (4)	2020-2026	600,000	-	600,000	-		600,000	60,000	540,000	540,000	-
15	Urban Expansion Area 1 - Outdoor Basketball/Multi-Use Court	2020-2026	27,700	-	27,700	-		27,700	2,770	24,930	24,930	-
16	Skateboard Park Development - Phase II	2020-2029	350,000	-	350,000	-		350,000	35,000	315,000	315,000	-
<b>Studies</b>												
17	Multi-Use Recreation Facility Feasibility Study	2020-2022	50,000	-	50,000	12,500		37,500	3,750	33,750	33,750	-
18	Parks and Recreation Master Plan Update	2024	70,000	-	70,000	17,500		52,500	5,250	47,250	47,250	-
Reserve Fund Adjustment								(413,830)		(413,830)	(413,830)	-
<b>Total</b>			<b>6,112,314</b>	<b>-</b>	<b>6,112,314</b>	<b>141,253</b>	<b>255,000</b>	<b>5,302,230</b>	<b>493,145</b>	<b>4,809,086</b>	<b>4,809,086</b>	<b>-</b>



### Infrastructure Costs Covered in the D.C. Calculation – Library Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share	Non-Residential Share
	<b>2020-2029</b>										100%	0%
1	New Integrated Library System Subscription	2020-2029	217,676	-	217,676	193,740		23,936	2,394	21,542	21,542	-
2	Additional Collection Materials	2020-2029	951,538	-	951,538	-		951,538	95,154	856,384	856,384	-
3	Additional Facility Space (3,200 sq.ft)	2025-2029	1,372,800	-	1,372,800	-		1,372,800	137,280	1,235,520	1,235,520	-
	<b>Studies</b>											
4	Master Plan and Facility Location Study	2020-2021	50,000	-	50,000	12,500		37,500	3,750	33,750	33,750	-
	Reserve Fund Adjustment							(349,755)		(349,755)	(349,755)	-
	<b>Total</b>		<b>2,592,014</b>	<b>-</b>	<b>2,592,014</b>	<b>206,240</b>	<b>-</b>	<b>2,036,019</b>	<b>238,577</b>	<b>1,797,441</b>	<b>1,797,441</b>	<b>-</b>



### Infrastructure Costs Covered in the D.C. Calculation – Ambulance Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
2020-2029											68%	32%	
1	Additional Ambulance Vehicle (including stretcher and defibrillator)	2020-2029	240,000	-	135,120	104,880	-		104,880	10,488	94,392	64,187	30,205
2	10 Additional Paramedics	2020-2029	17,600	-	9,909	7,691	-		7,691	769	6,922	4,707	2,215
3	Provision for Additional Facility Space	2020-2029	861,329	7,929	484,928	368,472	-		368,472	36,847	331,624	225,505	106,120
	<b>Studies</b>												
4	Master Plan	2020	100,000	-	56,300	43,700	10,925		32,775	3,278	29,498	20,058	9,439
	Reserve Fund Adjustment								(72,151)		(72,151)	(49,063)	(23,088)
	<b>Total</b>		<b>1,218,929</b>	<b>7,929</b>	<b>686,257</b>	<b>524,743</b>	<b>10,925</b>	<b>-</b>	<b>441,667</b>	<b>51,382</b>	<b>390,285</b>	<b>265,394</b>	<b>124,891</b>



### Infrastructure Costs Covered in the D.C. Calculation – Animal Protection Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
	2020-2029										100%	0%
1	Replace Animal Protection Services Facility	2020-2029	1,500,000	764,159	735,841	636,012		99,829	9,983	89,846	89,846	-
			-	-	-	-		-	-	-	-	-
			-	-	-	-		-	-	-	-	-
			-	-	-	-		-	-	-	-	-
			-	-	-	-		-	-	-	-	-
	<b>Total</b>		<b>1,500,000</b>	<b>764,159</b>	<b>735,841</b>	<b>636,012</b>	<b>-</b>	<b>99,829</b>	<b>9,983</b>	<b>89,846</b>	<b>89,846</b>	<b>-</b>



### Infrastructure Costs Covered in the D.C. Calculation – Waste Diversion Services

Prj .No	Increased Service Needs Attributable to Anticipated Development  2020-2029	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
1	Waste Diversion Contract	2020-2029	71,000	-		71,000	-		71,000	7,100	63,900	63,900	-
	<b>Studies</b>												
2	Integrated Waste Management Master Plan	2020-2029	30,000	-	14,601	15,399	3,850		11,550	1,155	10,395	10,395	-
			-	-		-	-		-	-	-	-	-
			-	-		-	-		-	-	-	-	-
	<b>Total</b>		<b>101,000</b>	<b>-</b>	<b>14,601</b>	<b>86,399</b>	<b>3,850</b>	<b>-</b>	<b>82,550</b>	<b>8,255</b>	<b>74,295</b>	<b>74,295</b>	<b>-</b>





### Infrastructure Costs Covered in the D.C. Calculation – Administration Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
2020-2029										68%	32%	
1	Official Plan Review	2020	35,200	-	35,200	17,600		17,600	1,760	15,840	10,771	5,069
2	Development Charges Study	2020	70,000	-	70,000	-		70,000	7,000	63,000	42,840	20,160
3	Zoning By-law Review	2020	23,500	-	23,500	11,750		11,750	1,175	10,575	7,191	3,384
4	Development Charges Study	2025	70,000	-	70,000	-		70,000	7,000	63,000	42,840	20,160
5	Edgeware Line Employment Lands Study	2020	150,000	-	150,000	-	35,000	115,000	11,500	103,500	70,380	33,120
	Reserve Fund Adjustment							(55,905)		(55,905)	(38,015)	(17,890)
	<b>Total</b>		<b>348,700</b>	<b>-</b>	<b>348,700</b>	<b>29,350</b>	<b>35,000</b>	<b>228,445</b>	<b>28,435</b>	<b>200,010</b>	<b>136,007</b>	<b>64,003</b>



## 5.2 Service Levels and 11-Year Capital Costs for City-Wide D.C. Calculation

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This section evaluates the development-related capital requirements for City-wide services assessed over a 11-year planning period. Each service component is evaluated on two format sheets: the average historical 10-year level of service calculation (see Appendix B), which “caps” the D.C. amounts; and the infrastructure cost calculation, which determines the potential D.C. recoverable cost.

### 5.2.1 Roads and Related Services

The City has a current inventory of 101 kilometres of arterial and collector roads, 112 kilometers of sidewalks, 31 bridges and culverts, and 5,151 traffic signals and streetlights. This historical level of infrastructure investment equates to approximately \$12,200 per capita level of service. When applied to the forecast growth to 2031 (i.e. 5,720 population), a maximum D.C. eligible cost of \$69.8 million could be expected to meet the future increase in needs for service.

In addition to roads infrastructure, the City’s roads operations department utilizes 31,030 sq.ft. of facility space and operates a fleet of 46 vehicles and equipment items. In this regard, a historical average level of service of \$278 per capita has been provided, resulting in a D.C. eligible cap of \$1.6 million.

The review of the City’s roads and related needs for the forecast period identified \$38.9 million in gross capital costs. These capital needs arise from the 2015 D.C. Background Study, capital budgets, and other related studies/reports. The capital projects include various road and storm projects, intersections, active transportation improvements, facilities, vehicles and equipment items, and related studies

The benefit to existing development deductions have been maintained from previous D.C. Background Studies and have been applied by project type based on the following provisions:

- Various deductions for road and storm projects, generally reflecting the costs of improving existing road segments;
- 10% for intersection and pedestrian crossing projects;



- 0% for new facilities and vehicles;
- 87% for active transportation and sidewalk program needs;
- 31% for intensification provisions based on the road capital program overall; and
- 25% benefit to existing for master plans;

In total \$13.7 million has been deducted for the benefit to existing development and a further \$98,400 has been deducted for the growth-related share of anticipated grants. After accounting for existing D.C. reserve fund balance of \$1.4 million, approximately \$29.3 million in capital costs have been included in the D.C. calculation.

The net growth-related costs for roads and related services have been allocated between future residential and non-residential development on the basis of incremental population to employment growth over the 11-year forecast period (i.e. 69% residential and 31% non-residential).



## Infrastructure Costs Covered in the D.C. Calculation – Roads and Related Services

Prj. No	Increased Service Needs Attributable to Anticipated Development  2020-2031	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	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 69%	Non- Residential Share 31%
<b>Roads and Storm Projects</b>										
1	Fairview Avenue Elm to Southdale Design	2019	170,100	-	170,100	52,790		117,310	80,944	36,366
2	Fairview Ave. Elm to Bill Martyn	2020	5,241,600	-	5,241,600	1,257,984		3,983,616	2,748,695	1,234,921
3	Elm Street: Peach Tree To Centennial	2020	1,700,000	-	1,700,000	460,768	72,896	1,166,336	804,772	361,564
4	Talbot Street: Inkerman to Ross/Flora	2025-2031	4,563,000	-	4,563,000	742,068		3,820,932	2,636,443	1,184,489
5	Wellington: Smith Ave to Ross	2022	2,000,000	-	2,000,000	354,764		1,645,236	1,135,213	510,023
6	Highbury Ave: South Edgeware to Ron McNeil	2025	5,000,000	-	5,000,000	1,219,830		3,780,170	2,608,317	1,171,853
7	South Edgeware: Burwell to Highbury	2025	2,000,000	-	2,000,000	487,927		1,512,073	1,043,330	468,743
8	Southdale Line: West of Hwy 4 (railway xing protection/signals) - City Share	2020	952,000	-	952,000	215,634	25,525	710,841	490,480	220,361
9	Sunset Drive: Fingal to Glenwood	2024	3,500,000	-	3,500,000	840,000		2,660,000	1,835,400	824,600
10	Southdale Line (Fairview to East City limit)	2021	1,600,000	-	1,600,000	1,398,720		201,280	138,883	62,397
<b>Intersections</b>										
11	Burwell Rd. at Ron McNeil Line (Future Signals)	2030	150,000	-	150,000	15,443		134,557	92,844	41,713
12	Centennial Road at North and South Collector (Area 4)	2023	469,200	-	469,200	46,920		422,280	291,373	130,907
13	East and West Collectors at Southdale (Area 4)	2020	209,200	-	209,200	21,535		187,665	129,489	58,176
14	East Collector Intersection at Elm Street (Area 4)	2020	351,900	-	351,900	36,223		315,677	217,817	97,860
15	Elm Street at First Avenue	2025	387,100	-	387,100	39,806		347,294	239,633	107,661
16	Fairview Ave and Southdale Roundabout	2025	450,000	-	450,000	46,274		403,726	278,571	125,155
17	Fairview Avenue/Elm Street Intersection Improvements	2021	621,700	-	621,700	64,032		557,668	384,791	172,877
18	First Avenue and Edward Intersection Improvements - Design	2024	23,500	-	23,500	2,350		21,150	14,594	6,557
19	First Avenue and Edward Intersection Improvements	2024	891,500	-	891,500	89,150		802,350	553,622	248,729
20	Dennis Road/Highbury Ave Intersection Signals	2020	250,000	-	250,000	25,000		225,000	155,250	69,750
21	Burwell Road/Ponsford Place North Roundabout	2020	300,000	-	300,000	30,000		270,000	186,300	83,700
22	Edgeware Line and Highbury Intersection Traffic Signal	2025	250,000	-	250,000	25,000		225,000	155,250	69,750
23	Axford Pkwy/Sauve Ave Roundabout	2022	200,000	-	200,000	20,000		180,000	124,200	55,800
<b>Other Roads and Related Works</b>										
24	Burwell Road/McGregor Court Ped Crossing	2020	50,000	-	50,000	5,000		45,000	31,050	13,950
25	Intensification Provision (road improvements, utility upsizing, relocation)	2020-2029	5,475,500	-	5,475,500	1,683,568		3,791,932	2,616,433	1,175,499
26	Annual Sidewalk Program	2020-2031	1,000,000	-	1,000,000	874,200		125,800	86,802	38,998
27	Complete Street Projects (Active Transportation)	2020-2031	4,070,000	-	4,070,000	3,557,994		512,006	353,284	158,722



## Infrastructure Costs Covered in the D.C. Calculation – Roads and Related Services (Cont'd)

Prj. No	Increased Service Needs Attributable to Anticipated Development  2020-2031	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	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 69%	Non- Residential Share 31%
	<b>Facilities, Vehicles and Equipment</b>			-						
28	New Fleet Maintenance Shop Equipment	2022	11,700	-	11,700	-		11,700	8,073	3,627
30	Provision for Facility Space (5,500 sq.ft.) addition	2022	1,486,200	-	1,486,200	-		1,486,200	1,025,478	460,722
31	Provision for New Rolling Stock	2020-2031	236,500	-	236,500	-		236,500	163,185	73,315
32	New Street Sweeper	2025	225,000	-	225,000	-		225,000	155,250	69,750
33	Cab and Chassis with plow, wing, comb. Spreader and dump body	2020	270,000	-	270,000	-		270,000	186,300	83,700
34	Sidewalk Plow	2020	140,000	-	140,000	-		140,000	96,600	43,400
	<b>Studies</b>			-						
35	Transportation Master Plan Update	2020	150,000	-	150,000	37,500		112,500	77,625	34,875
	Reserve Fund Adjustment							(1,371,204)	(946,131)	(425,073)
	<b>Total</b>		<b>44,395,700</b>	<b>-</b>	<b>44,395,700</b>	<b>13,650,479</b>	<b>98,421</b>	<b>29,275,595</b>	<b>20,200,161</b>	<b>9,075,434</b>



## 5.3 Buildout Capital Costs for Urban Serviced Area D.C. Calculation

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This section evaluates the development-related capital requirements for City-wide water and wastewater services within the urban serviced areas over the buildout planning period. Capital needs for water and wastewater services that have been assessed over the urban serviced growth across the City relate to water supply and treatment, wastewater treatment, and related facilities only.

### 5.3.1 Wastewater Services

Wastewater services are managed by the Environmental Services division and are provided to constituents of the City, as well as, through agreement to suburban areas of Central Elgin. The capital program for wastewater services includes the design and construction of an expansion to the Wastewater Pollution Control Plant and a Pollution Prevention Control Plan to assess further wastewater system capacity needs. The costs for the Wastewater Pollution Control Plant are based on the 2010 Wastewater Management Master Plan Municipal Class Environmental Assessment.

The costs of the Wastewater Pollution Control Plant construction have been apportioned to the benefit to existing, suburban share, and benefit beyond the planning period based on the 2010 Waste Water Management Master Plan Municipal Class Environmental Assessment, the findings of the City's 2010 D.C. Background Study, and current average daily flows at the plant. In total, 39% of the capital costs have been deducted as benefit to existing development. Of the remaining growth related costs of \$20.2 million, 13% have been attributed to the benefit of the suburban area (i.e. \$2.6 million deducted as contributions from others), and 40% attributed to the benefit to development beyond the planning period (i.e. \$8.1 million).

The following deductions have applied to the gross capital costs of \$33.1 million to arrive at the \$3.0 million in net D.C. eligible capital costs included in the calculation of the charge:

- Benefit to existing development: \$12.9 million;
- Post period benefit: \$8.1 million;



- Grants, subsidies and other contributions attributable to new development: \$2.6 million; and
- D.C. reserve fund balance: \$6.6 million.

These costs have been allocated between residential and non-residential development based on the relationship of population and employment growth in the urban serviced area (i.e. 73% residential and 27% non-residential).

### **5.3.2 Water Services**

Capital costs that have been identified for City-wide water services, include \$100,000 to undertake a Water Storage Implementation Study. The study will assess the future water storage needs of the City over the forecast period. Approximately \$25,000 has been deducted from these costs estimates to reflect the benefit to existing development. This results in net capital cost of \$75,000 being included in the calculation of the charge.

Similar to wastewater services, these net capital costs have been allocated to future residential and non-residential development on the basis of incremental population to employment growth within the development area. The resultant distribution is 73% residential and 27% non-residential.



### Infrastructure Costs Covered in the D.C. Calculation – Wastewater Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	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 73%	Non-Residential Share 27%
	2020-Buildout									
	<b>Waterwater Treatment</b>									
1	WPCP Plant Expansion Design	2025	953,600	-	953,600	374,001	124,071	455,529	332,536	122,993
2	Water Pollution Control Plant Upgrade	2027	31,787,900	8,066,249	23,721,651	12,467,176	2,409,163	8,845,312	6,457,078	2,388,234
3	Pollution Prevention and Control Plan (PPCP)	2020	400,000	-	400,000	100,000	38,772	261,228	190,697	70,532
			-		-			-		
	Reserve Fund Adjustment							(6,552,847)	(4,783,579)	(1,769,269)
	<b>Total</b>		<b>33,141,500</b>	<b>8,066,249</b>	<b>25,075,251</b>	<b>12,941,177</b>	<b>2,572,005</b>	<b>3,009,222</b>	<b>2,196,732</b>	<b>812,490</b>





### Infrastructure Costs Covered in the D.C. Calculation – Water Services

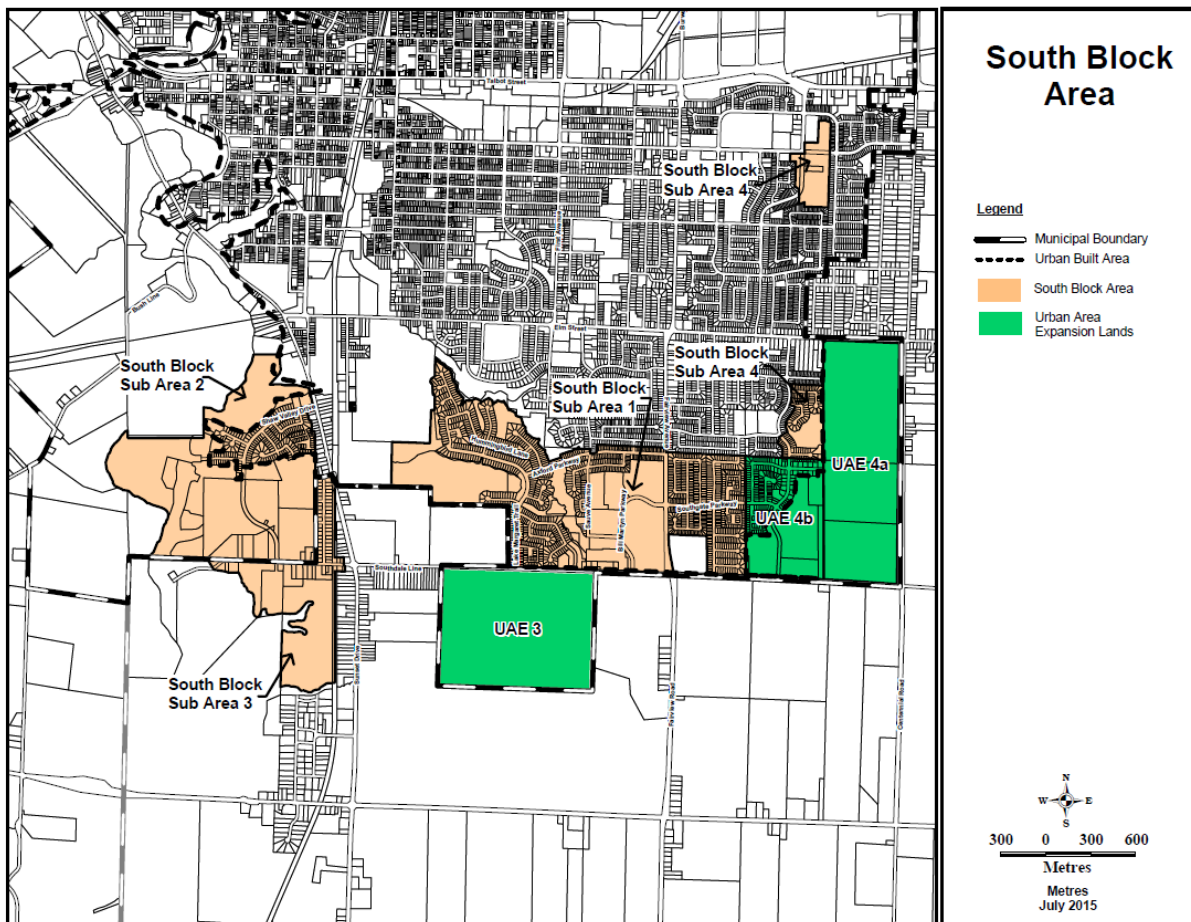
Prj.No	Increased Service Needs Attributable to Anticipated Development  2020-Buildout	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Less:		Potential D.C. Recoverable Cost		
					Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 73%	Non-Residential Share 27%
	<b>Studies</b>								
1	Water Storage Implementation Study	2022	100,000	-	25,000		75,000	54,750	20,250
			-						
			-	-	-		-	-	-
			-	-	-		-	-	-
			-	-	-		-	-	-
	<b>Total</b>		<b>100,000</b>	<b>-</b>	<b>25,000</b>	<b>-</b>	<b>75,000</b>	<b>54,750</b>	<b>20,250</b>



## 5.4 Buildout Area-Specific Capital Costs for the South Block Area

This section evaluates the development-related capital requirements for services assessed over the buildout of the various South Block sub-areas. As illustrated in Figure 5-1, there are seven sub-areas within the defined South Block Area for which area-specific D.C.s have been calculated

Figure 5-1  
South Block Area and Sub-Areas





These sub-areas include:

- Sub-Area 1
- Sub-Area 2
- Sub-Area 3
- Sub-Area 4
- Urban Expansion Area 3
- Urban Expansion Area 4A
- Urban Expansion Area 4B

Within these seven sub-areas, D.C.s have been calculated based on the increase in need for services related to administration (studies), roads, water, and wastewater services. The capital costs that have been identified for the increase in need for service related to build-out development in the area are reflective of the remaining unfunded capital costs of works emplaced by the City, or in some cases, those emplaced by developers as reflected in outstanding D.C. credits associated with upfront financing agreements with the City.

In total, across the seven sub-areas, \$6.7 million in gross capital costs have been estimated for inclusion in the D.C. calculations. After deducting \$1.2 million for the benefit to existing development and \$1.5 million for existing D.C. reserve funds already collected towards these needs, a total of \$4.0 million in net capital costs have been included in the calculation of the South Block area-specific D.C.s. These costs have been allocated 100% to future residential development in the area, as the forecast does not anticipate non-residential development within the South Block Area.



## Infrastructure Costs Covered in the D.C. Calculation – South Block Areas

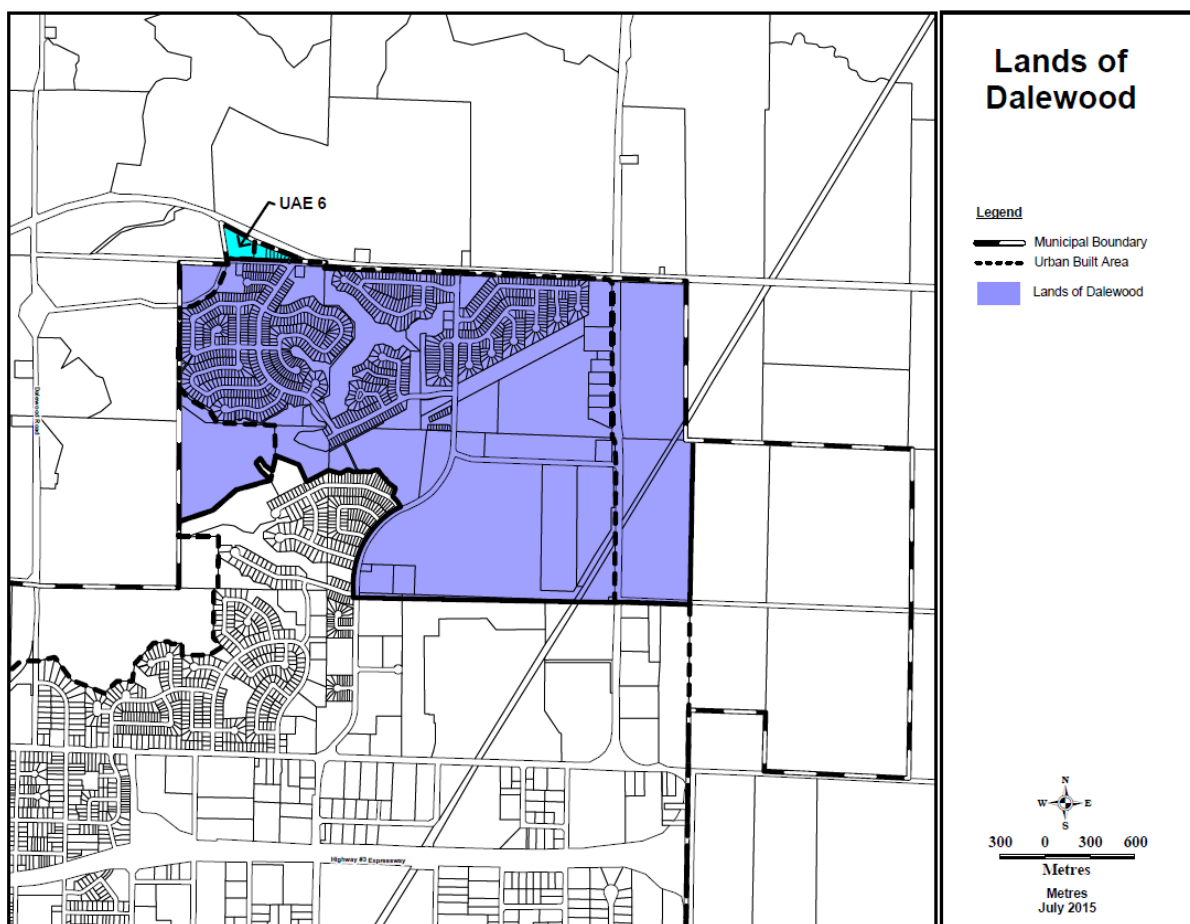
Prj.No	Increased Service Needs Attributable to Anticipated Development  2020-2041	Benefiting Area	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 100%	Non-Residential Share 0%
<b>South Block Administration</b>											
1	Unfunded Developer Study Costs	SA1-3, UEA3&4	2020	14,986	-	14,986	-	-	14,986	14,986	-
<b>South Block Roads</b>											
2	R6- Bill Martyn Pkwy - Sauve to Southdale Rd.	SA1	2028	274,200	-	274,200	162,254	-	111,946	111,946	-
3	R1 - Glenwood Street (Reconstruction to Urban Standard)	SA2	2020	64,760	-	64,760	-	-	64,760	64,760	-
<b>South Block Wastewater - Sewers</b>											
4	S1 - Trunk Sewer - Bill Martyn Pkwy from Sauve Ave to Southdale (300dia)	SA1	2026	125,000	-	125,000	-	-	125,000	125,000	-
5	S2 - Proposed Shaw Valley P.S. Forcemain	SA2&3	2020	594,086	-	594,086	-	-	594,086	594,086	-
6	S4- Trunk Sewer from Shaw Valley P.S. to Southdale	SA2&3	2022	600,000	-	600,000	24,000	-	576,000	576,000	-
7	Replace 1050mm sewer from MH 00664 to MH 00665 with 1350 mm sewer	UEA3&4	2022	189,474	-	189,474	66,316	-	123,158	123,158	-
8	Replace 1050mm sewer from MH 00665 to MH 00666 with 1350 mm sewer	UEA3&4	2022	110,526	-	110,526	38,685	-	71,841	71,841	-
9	Replace 975x675mm sewer with 975mm sewer from MH 008860 to MH 00859	UEA3&4	2024	192,686	-	192,686	104,051	-	88,635	88,635	-
10	Replace 975x675 sewer with 975mm sewer from MH 00859 to MH 00857	UEA3&4	2024	107,314	-	107,314	57,949	-	49,364	49,364	-
11	Upgrades to Axford SPS	UEA3&4B	2025	300,000	-	300,000	150,000	-	150,000	150,000	-
12	Elm Street SPS and Forcemain (approx 1200m) Axford Land	UEA4A	2020	800,000	-	800,000	-	-	800,000	800,000	-
13	Replace 300 mm sewer from MH 02159 to MH 02158 and MH 02158 to MH 02517 with 375mm	UEA4B	2021	175,000	-	175,000	87,500	-	87,500	87,500	-
<b>South Block Water</b>											
14	W1 - 400 dia New Dev. Main East of Fairview from Elm to Raven (oversizing) - Unfunded	SA1-3, UEA3&4	2020	33,792	-	33,792	-	-	33,792	33,792	-
15	W3, 5, 6 - 400 dia Southdale from Sunset Drive to Penhale Ave. - Unfunded	SA1-3, UEA3&4	2020	589,400	-	589,400	-	-	589,400	589,400	-
16	W2 - 300 dia Bill Martyn from Sauve to Southdale	SA1-3, UEA3&4	2028	191,200	-	191,200	-	-	191,200	191,200	-
17	W7 - 300 dia Southdale from Sunset Drive West to shaw Valley Drive	SA1-3, UEA3&4	2020	275,000	-	275,000	-	-	275,000	275,000	-
18	Area 3 - Watermain oversizing	External	2020	16,864	-	16,864	-	-	16,864	16,864	-
19	Area 4 - Watermain Installation (400 mm - Elm St.)	UEA4&SA4	2020	864,099	-	864,099	483,896	-	380,203	380,203	-
20	Area 4 - Watermain installation (400mm dia., 470 m - East of Penhale Ave. to Peach Tree)	SA1-3, UEA3&4	2020	601,847	-	601,847	-	-	601,847	601,847	-
	Area 4- Watermain oversizing	SA1-3, UEA3&4	2020	-	-	-	-	-	-	-	-
21	Albert Robert Booster Station Upgrades (provision)	SA1-3, UEA3&4	2020	612,339	-	612,339	-	-	612,339	612,339	-
<b>South Block Reserve Funds</b>											
	SA1								(185,865)	(185,865)	-
	SA2								(123,454)	(123,454)	-
	SA3								(36,368)	(36,368)	-
	SA4								(38,508)	(38,508)	-
	UAE3								(94,740)	(94,740)	-
	UAE4A								(639,641)	(639,641)	-
	UAE4B								(423,678)	(423,678)	-
	<b>Total</b>			<b>6,732,573</b>	<b>-</b>	<b>6,732,573</b>	<b>1,174,651</b>	<b>-</b>	<b>4,015,668</b>	<b>4,015,668</b>	<b>-</b>



## 5.5 Buildout Area-Specific Capital Costs for the Lands of Dalewood

This section evaluates the development-related capital requirements for administration (studies) and roads services assessed over a buildout of the Lands of Dalewood, as illustrated in Figure 5-2.

Figure 5-2  
Lands of Dalewood



The gross capital costs for the Lands of Dalewood are reflective of the remaining unfunded capital costs to facilitate the buildout of the designated lands. These capital costs reflect unfunded project costs emplaced by the City, or by developers through upfront financing agreements with the City.



In total, \$4.0 million in gross capital costs have been identified for the remaining buildout of the Lands of Dalewood. After deducting \$0.8 million representing the benefits to existing developments within the area, and \$343,600 reflective of D.C. reserve funds already collected towards these needs, a total of \$2.8 million has been included in the calculation of the area-specific D.C. for the Lands of Dalewood. These costs have been allocated 100% to non-residential development, reflecting no further residential development anticipated within the Lands of Dalewood.



### Infrastructure Costs Covered in the D.C. Calculation – Lands of Dalewood

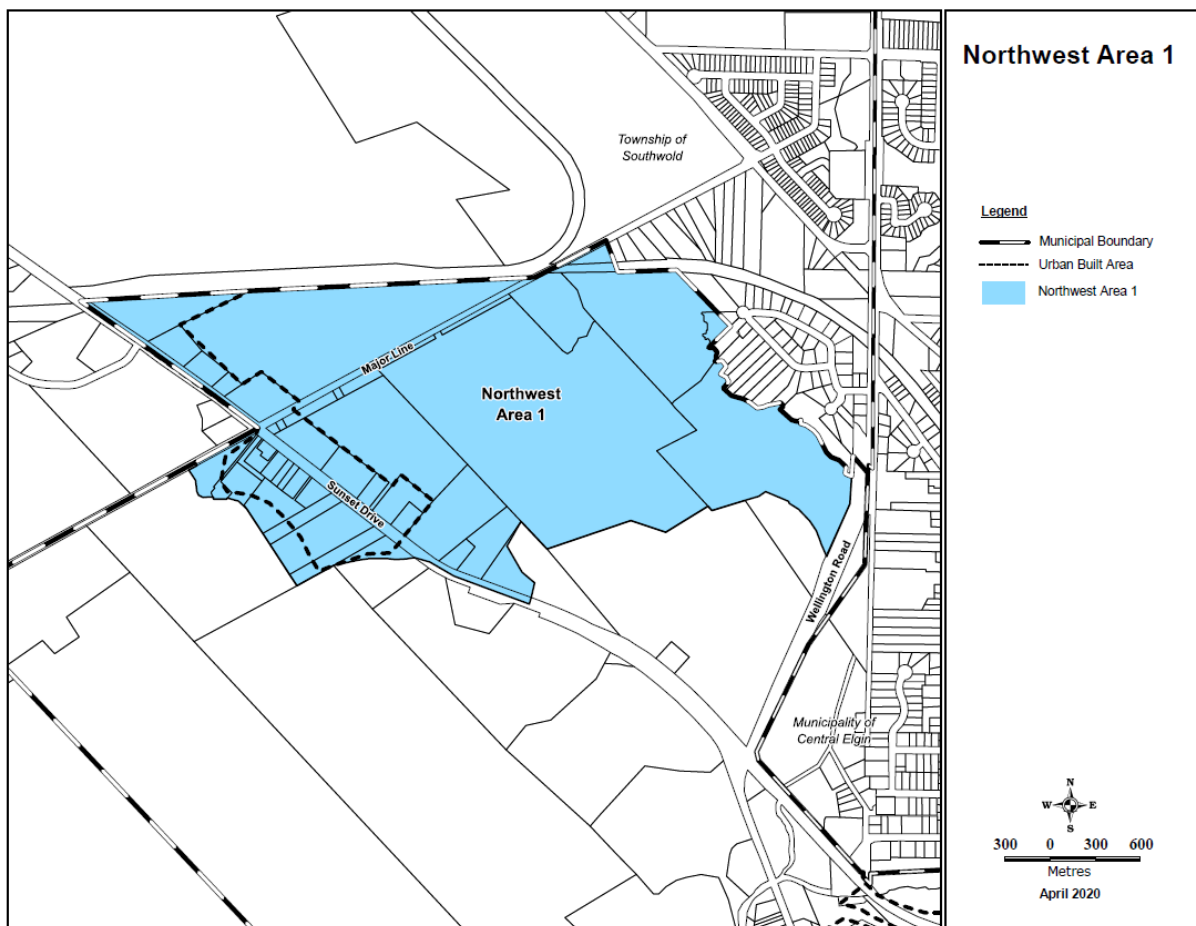
Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2020-2041								0%	100%
	<b>Dalewood Administration</b>									
1	Unfunded Developer Study Costs	2010	96,424	-	96,424	-		96,424	-	96,424
	<b>Dalewood Wastewater</b>									
2	Burwell Forcemain ext and PS upgrade	2024	3,897,000	-	3,897,000	818,370		3,078,630	-	3,078,630
				-	-	-		-	-	-
	Reserve Fund Adjustment							(343,638)	-	(343,638)
	<b>Total</b>		<b>3,993,424</b>	<b>-</b>	<b>3,993,424</b>	<b>818,370</b>	<b>-</b>	<b>2,831,416</b>	<b>-</b>	<b>2,831,416</b>



## 5.6 Buildout Area-Specific Capital Costs for the Northwest Area 1 Lands

This section evaluates the development-related capital requirements for the Northwest Development Area 1 Land over **buildout** of the development area, as illustrated in Figure 5-3.

Figure 5-3  
Northwest Area 1 Lands



The increase in need for services related to new development within the defined area relate to roads, water, and wastewater services. The estimated capital costs from the increase in needs are based on the City of St. Thomas Positioned for Growth Transportation Technical Report and Engineering Technical Memorandum – Sanitary,





Water and Storm Servicing Review prepared by Dillon Consulting. The following subsections summarize the capital costs and D.C. recoverable cost shares for each of the respective services.

### **5.6.1 Roads Services**

The gross capital costs of the identified roads projects total \$2.0 million. While these needs are driven wholly by the development of the Northwest Area 1 Lands, a nominal 5% benefit to existing development has been made reflecting the general benefits accruing to existing constituents. This results in net capital cost of \$1.9 million being included in the calculation of the charge for roads services. The D.C. eligible costs have been allocated 100% to residential development based on the anticipated development of the area.

### **5.6.2 Water Services**

The gross capital costs for water services that have been identified relate to the costs of providing a looped watermain network that are anticipated to be constructed external to the subdivision plans within the development area (i.e. exclusive of local services). The D.C. eligible watermain network, connections to the existing watermains and PRVs, and rail and watercourse crossings, have a gross capital cost estimate of \$4.1 million. As these works are being provided solely to service the anticipated development within the Northwest Area 1 Lands, no deductions have been made to the gross capital cost estimates. The D.C. eligible costs have been allocated 100% to residential development based on the anticipated development of the area.

### **5.6.3 Wastewater Services**

The increase in need for wastewater services to facilitate new development within the Northwest Area 1 Lands have been identified with express oversizing to provide capacity for the development of future urban expansions. The capital costs include gravity sewers, forcemains, pumping stations and cross to facilitate servicing of the area. In total, the gross capital costs are \$6.9 million. Reflecting the express oversizing noted above, \$1.7 million have been deducted as post period benefit. In addition, \$0.9 million has been deducted as benefit to existing, reflective of the replacement of existing infrastructure. In total \$4.4 million has been included in the calculation of the area-specific residential development charge.



## Infrastructure Costs Covered in the D.C. Calculation – Northwest Area 1 Lands

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2020-2041								100%	0%
	<b>Roads</b>									
1	Sunset Drive and Major Line	2020-2039		-	-	-		-	-	-
	Single-Lane Roundabout		515,000	-	515,000	25,750		489,250	489,250	-
2	Major Line (Sunset Drive to CN Railway)	2020-2039								
	2-Lane Collector Road Upgrade with Bike Lanes		1,500,000	-	1,500,000	75,000		1,425,000	1,425,000	-
	<b>Water</b>									
3	Watermain Extension	2020-2039	3,600,000	-	3,600,000	-		3,600,000	3,600,000	-
4	Connections to Existing Watermain and PRV(s)	2020-2039	250,000	-	250,000	-		250,000	250,000	-
5	Rail and Water Course Crossings (2)	2020-2039	200,000	-	200,000	-		200,000	200,000	-
	<b>Wastewater</b>									
6	Gravity Sewer (section 1)	2020-2039	520,000	-	520,000	-		520,000	520,000	-
7	Forcemain (section 2)	2020-2039	600,000	-	600,000	-		600,000	600,000	-
8	Gravity Sewer (section 3)	2020-2039	650,000	433,206	216,794	-		216,794	216,794	-
9	Forcemain (section 4)	2020-2039	1,000,000	136,384	863,616	80,000		783,616	783,616	-
10	New Pumping Station at Dodd's Creek	2020-2039	750,000	-	750,000	-		750,000	750,000	-
11	Upgrade of Sunset SPS	2020-2039	1,400,000	438,167	961,833	445,926		515,907	515,907	-
12	Additional Storage at Sunset SPS	2020-2039	1,000,000	459,259	540,741	-		540,741	540,741	-
13	Watercourse Crossings (4)	2020-2039	1,000,000	238,672	761,328	300,000		461,328	461,328	-
	<b>Total</b>		<b>12,985,000</b>	<b>1,705,688</b>	<b>11,279,312</b>	<b>926,676</b>	<b>-</b>	<b>10,352,636</b>	<b>10,352,636</b>	<b>-</b>



# Chapter 6

## D.C. Calculation



## 6. D.C. Calculation

### 6.1 City-Wide D.C. Calculation

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Table 6-1 calculates the City-wide D.C.s for water and wastewater services over the buildout forecast period of the urban serviced area. Table 6-2 calculates the City-wide D.C.s for roads and related services over the 11-year forecast period to 2031. Table 6-3 calculates the D.C.s for all remaining City-wide services identified in Chapter 5, assessed over the 10-year forecast period to 2030.

The calculation for residential development is generated on a per capita basis and is based upon five forms of housing types (single and semi-detached, apartments 2+ bedrooms, bachelor and 1-bedroom apartments, other multiples, and residential care dwelling units). The non-residential development charge has been calculated on a per sq.ft of G.F.A. basis for industrial, and non-industrial (commercial and institutional) development.

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

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

With respect to non-residential development, the total costs (based on need for service) have first been allocated to industrial and non-industrial development based on the relationship of anticipated employment. The D.C. eligible costs have then been divided by the anticipated development by respective development type over the planning period to calculate a cost per sq.ft. of G.F.A.

Table 6-4 summarizes the calculated maximum D.C.s that could be imposed by Council by residential dwelling type and non-residential G.F.A.



**Table 6-1**  
**City of St. Thomas Calculation of Development Charges**  
**within the Urban Serviced Area**  
**2020-Buildout**

SERVICE	2020\$ D.C.-Eligible Cost			2020\$ D.C.-Eligible Cost		
	Residential	Industrial	Non-Industrial	S.D.U.	Industrial per sq.m.	Non-Industrial per sq.m.
1. City-Wide Wastewater Services	\$ 2,196,732	\$ 523,008	289,482	\$ 435	\$ 1.82	\$ 3.59
2. City-Wide Water Services	54,750	13,035	7,215	11	0.05	0.09
<b>TOTAL</b>	<b>\$2,251,482</b>	<b>\$536,043</b>	<b>\$296,697</b>	<b>\$446</b>	<b>1.87</b>	<b>3.68</b>
D.C.-Eligible Capital Cost	\$2,251,482	\$536,043	\$296,697			
Buildout Gross Population/GFA Growth (sq.m.)	13,705	286,597	80,584			
<b>Cost Per Capita/Non-Residential GFA (sq.m.)</b>	<b>\$164.28</b>	<b>\$1.87</b>	<b>\$3.68</b>			
<b>By Residential Unit Type</b>	<b>P.P.U.</b>					
Single and Semi-Detached Dwelling	2.712	\$446				
Apartments - 2 Bedrooms +	1.700	\$279				
Apartments - Bachelor and 1 Bedroom	1.089	\$179				
Other Multiples	2.176	\$357				
Residential Care	1.100	\$181				

**Table 6-2**  
**City of St. Thomas Calculation of Development Charges**  
**City-Wide Services**  
**2020-2031**

SERVICE	2020\$ D.C.-Eligible Cost			2020\$ D.C.-Eligible Cost		
	Residential	Industrial	Non-Industrial	S.D.U.	Industrial per sq.m.	Non-Industrial per sq.m.
3. Roads and Related	\$ 20,200,161	\$ 5,683,641	3,391,793	\$ 7,674	\$ 34.61	\$ 68.33
<b>TOTAL</b>	<b>\$20,200,161</b>	<b>\$5,683,641</b>	<b>\$3,391,793</b>	<b>\$7,674</b>	<b>\$34.61</b>	<b>\$68.33</b>
D.C.-Eligible Capital Cost	\$20,200,161	\$5,683,641	\$3,391,793			
11-Year Gross Population/GFA Growth (sq.m.)	7,139	164,225	49,638			
<b>Cost Per Capita/Non-Residential GFA (sq.m.)</b>	<b>\$2,829.55</b>	<b>\$34.61</b>	<b>\$68.33</b>			
<b>By Residential Unit Type</b>	<b>P.P.U.</b>					
Single and Semi-Detached Dwelling	2.712	\$7,674				
Apartments - 2 Bedrooms +	1.700	\$4,810				
Apartments - Bachelor and 1 Bedroom	1.089	\$3,081				
Other Multiples	2.176	\$6,157				
Residential Care	1.100	\$3,113				



Table 6-3  
City of St. Thomas Calculation of Development Charges  
City-Wide Services  
2020-2031

SERVICE	2020\$ D.C.-Eligible Cost			2020\$ D.C.-Eligible Cost		
	Residential	Industrial	Non-Industrial	S.D.U.	Industrial per sq.m.	Non-Industrial per sq.m.
	\$	\$		\$	\$	\$
4. Fire Services	306,813	90,426	53,956	133	0.61	1.21
5. Police Services	854,086	251,723	150,200	370	1.70	3.36
6. Transit Services	311,682	91,861	54,812	135	0.62	1.23
7. Municipal Parking Services	49,758	14,665	8,750	22	0.10	0.20
8. Airport Services	252,190	74,327	44,350	109	0.50	0.99
9. Parks and Recreation Services	4,809,086	-	-	2,086	-	-
10. Library Services	1,797,441	-	-	780	-	-
11. Administration Studies	136,007	40,085	23,918	59	0.27	0.54
12. Animal Protection Services	89,846	-	-	39	-	-
13. Ambulance Services	265,394	78,219	46,672	115	0.53	1.04
14. Waste Diversion Services	74,295	-	-	32	-	-
<b>TOTAL</b>	<b>\$8,946,597</b>	<b>\$641,308</b>	<b>\$382,659</b>	<b>\$3,880</b>	<b>\$4.33</b>	<b>\$8.57</b>
D.C.-Eligible Capital Cost	\$8,946,597	\$641,308	\$382,659			
10-Year Gross Population/GFA Growth (sq.m.)	6,252	147,976	44,724			
<b>Cost Per Capita/Non-Residential GFA (sq.m.)</b>	<b>\$1,431.00</b>	<b>\$4.33</b>	<b>\$8.56</b>			
<b>By Residential Unit Type</b>	<b>P.P.U.</b>					
Single and Semi-Detached Dwelling	2.712	\$3,881				
Apartments - 2 Bedrooms +	1.700	\$2,433				
Apartments - Bachelor and 1 Bedroom	1.089	\$1,558				
Other Multiples	2.176	\$3,114				
Residential Care	1.100	\$1,574				



**Table 6-4**  
**City of St. Thomas**  
**Calculated Schedule of City-Wide Development Charges**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Residential Care (per bed)	Industrial (per sq.m. of Gross Floor Area)	Non-Industrial (per sq.m. of Gross Floor Area)
<b>Municipal Wide Services:</b>							
Roads and Related	7,674	4,810	3,081	6,157	3,113	34.61	68.33
Fire Services	133	83	53	107	54	0.61	1.21
Police Services	370	232	149	297	150	1.70	3.36
Transit Services	135	85	54	108	55	0.62	1.23
Municipal Parking Services	22	14	9	18	9	0.10	0.20
Airport Services	109	68	44	87	44	0.50	0.99
Parks and Recreation Services	2,086	1,308	838	1,674	846	-	-
Library Services	780	489	313	626	316	-	-
Administration Studies	59	37	24	47	24	0.27	0.54
Animal Protection Services	39	24	16	31	16	-	-
Ambulance Services	115	72	46	92	47	0.53	1.04
Waste Diversion Services	32	20	13	26	13	-	-
<b>Total Municipal Wide Services</b>	<b>11,554</b>	<b>7,242</b>	<b>4,640</b>	<b>9,270</b>	<b>4,687</b>	<b>38.94</b>	<b>76.90</b>
<b>Urban Services</b>							
City-Wide Wastewater Services	435	273	175	349	176	1.82	3.59
City-Wide Water Services	11	7	4	9	4	0.05	0.09
<b>Total Urban Services</b>	<b>446</b>	<b>280</b>	<b>179</b>	<b>358</b>	<b>180</b>	<b>1.87</b>	<b>3.68</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>11,554</b>	<b>7,242</b>	<b>4,640</b>	<b>9,270</b>	<b>4,687</b>	<b>38.94</b>	<b>76.90</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>12,000</b>	<b>7,522</b>	<b>4,819</b>	<b>9,628</b>	<b>4,867</b>	<b>40.81</b>	<b>80.58</b>

## 6.2 Area-Specific D.C. Calculation

The calculation of the area-specific D.C.s for the growth-related capital costs identified in Chapter 5 for the South Block Area, Lands of Dalewood, and Northwest Area 1 Lands have been undertaken using a cash-flow approach. The cash-flow calculations account for the timing of revenues and expenditures to project anticipated financing costs related to the capital program. The cash-flow calculations have been undertaken by service for each forecast development type, i.e. residential, industrial, and non-industrial, and each service area. The D.C. cash flow calculation tables are provided in Appendix C of this report and have been undertaken assuming 3.5% earnings on D.C. reserve fund balances and 5.5% interest charged for reserve fund borrowing, consistent with the City's 2015 D.C. Background Study.

The calculation for residential development is generated on a per capita basis and is based upon five forms of housing types (single and semi-detached, apartments 2+ bedrooms, bachelor and 1-bedroom apartments, other multiples, and residential care



dwelling units). The non-residential development charge has been calculated on a per sq.ft of G.F.A. basis for industrial, and non-industrial (commercial and institutional) development (it should be noted that the non-residential calculations are for the Lands of Dalewood only, as the other area-specific charges only reflect future residential development).

Tables 6-5 through 6-7 summarize the calculated area-specific D.C.s that could be imposed by Council by residential dwelling type and non-residential G.F.A. for the South Block Area, Lands of Dalewood, and Northwest Area 1 Lands respectively.

**Table 6-5**  
**City of St. Thomas**  
**Calculated Schedule of South Block Development Charges**

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Residential Care (per bed)	Industrial (per sq.ft. of Gross Floor Area)	Non-Industrial (per sq.ft. of Gross Floor Area)
<b>South Block - Sub Area 1</b>							
Administration	5	3	2	4	2		
Roads	-	-	-	-	-		
Wastewater	1,364	855	548	1,095	553		
Water	856	537	344	687	347		
<b>Total - South Block - Sub Area 1</b>	<b>2,225</b>	<b>1,395</b>	<b>894</b>	<b>1,786</b>	<b>902</b>		
<b>South Block - Sub Area 2</b>							
Administration	5	3	2	4	2		
Roads	67	42	27	54	27		
Wastewater	937	588	376	752	380		
Water	728	456	292	584	295		
<b>Total - South Block - Sub Area 2</b>	<b>1,737</b>	<b>1,089</b>	<b>697</b>	<b>1,394</b>	<b>704</b>		
<b>South Block - Sub Area 3</b>							
Administration	4	3	2	4	2		
Wastewater	833	522	334	668	338		
Water	819	513	329	657	332		
<b>Total - South Block - Sub Area 3</b>	<b>1,656</b>	<b>1,038</b>	<b>665</b>	<b>1,329</b>	<b>672</b>		
<b>South Block - Sub Area 4</b>							
Wastewater	-	-	-	-	-		
Water	187	117	75	150	76		
<b>Total - South Block - Sub Area 4</b>	<b>187</b>	<b>117</b>	<b>75</b>	<b>150</b>	<b>76</b>		
<b>South Block - Urban Expansion Area 3</b>							
Administration	5	3	2	4	2		
Wastewater	376	236	151	302	152		
Water	749	469	301	601	304		
<b>Total - South Block - Urban Expansion Area 3</b>	<b>1,129</b>	<b>708</b>	<b>454</b>	<b>907</b>	<b>458</b>		
<b>South Block - Urban Expansion Area 4A</b>							
Administration	3	2	1	3	1		
Wastewater	1,019	639	409	818	413		
Water	755	473	303	606	306		
<b>Total - South Block - Urban Expansion Area 4A</b>	<b>1,777</b>	<b>1,114</b>	<b>713</b>	<b>1,427</b>	<b>720</b>		
<b>South Block - Urban Expansion Area 4B</b>							
Administration	-	-	-	-	-		
Wastewater	-	-	-	-	-		
Water	-	-	-	-	-		
<b>Total - South Block - Urban Expansion Area 4B</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>		





Table 6-6  
City of St. Thomas  
Calculated Schedule of Lands of Dalewood Development Charges

Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Residential Care (per bed)	Industrial (per sq.ft. of Gross Floor Area)	Non-Industrial (per sq.ft. of Gross Floor Area)
<b>Dalewood Lands</b>							
Administration	-	-	-	-	-		7.66
Wastewater	-	-	-	-	-	46.94	38.82
<b>Total - Dalewood Lands</b>	-	-	-	-	-	<b>46.94</b>	<b>46.48</b>

Table 6-7  
City of St. Thomas  
Calculated Schedule of Northwest Area 1 Development Charges

Service	RESIDENTIAL				
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Residential Care (per bed)
<b>Northwest Area 1</b>					
Roads	1,587	995	637	1,273	644
Wastewater	3,637	2,280	1,460	2,918	1,475
Water	3,357	2,104	1,348	2,693	1,362
<b>Total - Northwest Area 1</b>	<b>8,581</b>	<b>5,379</b>	<b>3,445</b>	<b>6,884</b>	<b>3,481</b>



# 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

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

s.s.5(1)9 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.

s.s.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 5(1) 2-8 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 s.s.5(1) paragraphs 9 and 10, as well as how the rules apply to the redevelopment of land.

The rules provided are based on the existing D.C. by-law policies and recommendations of City staff.



## 7.2 D.C. By-law Structure

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**It is recommended that:**

- The City impose a uniform D.C. for all City-wide services; and area-specific D.C.s for those services within defined service area;
- one municipal D.C. by-law be used for all City-wide services; and
- three separate area-specific D.C. by-laws be imposed, one for each of the South Block Area, Lands of Dalewood, and the Northwest Area 1 Lands.

## 7.3 D.C. By-law Rules

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

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

### ***7.3.1 Payment in any Particular Case***

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

1. the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
2. the approval of a minor variance under section 45 of the *Planning Act*;
3. a conveyance of land to which a by-law passed under section 50(7) of the *Planning Act* applies;
4. the approval of a plan of subdivision under section 51 of the *Planning Act*;
5. a consent under section 53 of the *Planning Act*;
6. the approval of a description under section 50 of the *Condominium Act*; or
7. the issuing of a building permit under the *Building Code Act* 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 20 years. Costs allocated to non-residential uses will be assigned to industrial, commercial and institutional uses based on the G.F.A. G.F.A. is defined as:
  - The total floor area measured from the exterior face of outside walls, or between the outside of exterior walls and the centre line of party walls dividing the building from another building, including basements, mezzanines, and upper floors.
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance. These are summarized in Chapter 5 herein.
- 3) Non-residential D.C.s are to be calculated and imposed for industrial and non-industrial uses based on anticipated G.F.A. for each type of development.

### **7.3.3 Application to Redevelopment of Land (Demolition and Conversion)**

If as a result of the redevelopment of land, a building or structure, or part thereof, existing on the same land was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use, in order to facilitate the redevelopment, the development charge otherwise payable with respect to such redevelopment shall be reduced by:

- in the case of residential development, the number of dwelling units demolished or converted multiplied by the applicable residential development charge in place at the time the development charge is payable.
- in the case of non-residential development, the amount of G.F.A. demolished or converted multiplied by the applicable development charge in place at the time the development charge is payable.



- The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable. No credit is available for the redevelopment of an industrial use.

### **7.3.4 Exemptions (full or partial)**

#### a) Statutory exemptions

- industrial building additions of up to and including 50% of the existing gross floor area (defined in O.Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to D.C.s (s.4(3)) of the D.C.A.;
- buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (s.3);
- residential 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 prescribed limits set out in s.2 of O.Reg. 82/98).

#### b) Non-statutory exemptions

The following non-statutory exemptions are proposed to be included in the City's D.C. By-laws:

#### City-Wide D.C. By-law

- Hospital under the Public Hospitals Act;
- A College or University;
- A Cemetery or Place of Worship;
- Industrial Uses; and
- Residential development that results in only the creation of a second dwelling unit, including structures ancillary to the principal residential dwelling, as per O.Reg. 454/19 which amends O.Reg. 82/98

#### South Block Area By-law

- Hospital under the Public Hospitals Act;
- A College or University;
- A Cemetery or Place of Worship;
- Industrial Uses; and



- Residential development that results in only the creation of a second dwelling unit, including structures ancillary to the principal residential dwelling, as per O.Reg. 454/19 which amends O.Reg. 82/98

#### Northwest Area 1 Lands By-law

- Hospital under the Public Hospitals Act;
- A College or University;
- A Cemetery or Place of Worship;
- Industrial Uses; and
- Residential development that results in only the creation of a second dwelling unit, including structures ancillary to the principal residential dwelling, as per O.Reg. 454/19 which amends O.Reg. 82/98

#### Lands of Dalewood By-law

- Industrial Uses

### **7.3.5 Phasing in**

No provisions for phasing in the D.C. are provided in the D.C. by-laws.

### **7.3.6 Timing of Collection**

The D.C.s for all City-wide services 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 City and an owner under s.27 of the D.C.A., 1997.

With respect to services imposed under area-specific by-laws for the South Block Area, Lands of Dalewood, o Northwest Area 1 Lands, D.C.s shall be payable with respect to an approval of a plan of subdivision upon registration of the plan of subdivision.

Commencing January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Moreover, the D.C. amount for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval (for application submitted after this section is



proclaimed), shall be determined based on the D.C. in effect on the day of Site Plan or Zoning By-law Amendment application.

Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges calculated based on the City's short term borrowing rate (i.e. prime rate).

For the purposes of administering the By-law, the following definitions are provided as per O.Reg. 454-19:

“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.

“Institutional development” 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 of the following post-secondary institutions for the objects of the institution:
  - i. a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
  - ii. a college or university federated or affiliated with a university described in subclause (i), or
  - iii. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;
- d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- e) as a hospice to provide end of life care.

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

- a) a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing;





- b) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or
- c) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act.

### **7.3.7 Indexing**

All D.C.s will be subject to mandatory indexing annually on April 1<sup>st</sup>, in accordance with provisions under the D.C.A.

### **7.3.8 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. Amendments to the D.C.A. now require 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.

The City's current approach of imposed City-wide water and wastewater services within the urban serviced areas only, as well as imposing area-specific charges within the South Block Area and the Lands of Dalewood is proposed to be maintained. Furthermore, area-specific charges are also proposed for the growth-related costs associated with the development of Northwest Area 1 Lands.

## **7.4 Other D.C. By-law Provisions**

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### **7.4.1 Categories of Services for Reserve Fund and Credit Purposes**

It is recommended that the City's D.C. collections be contributed into 39 separate reserve funds, including:



- Roads and Related Services
- Fire Services;
- Police Services;
- Transit Services;
- Municipal Parking Services;
- Airport Services;
- Parks and Recreation Services;
- Library Services;
- Administration Studies;
- Animal Protection Services;
- Ambulance Services;
- Waste Diversion Services;
- City-Wide Water;
- City-Wide Wastewater;
- South Block - Sub Area 1
  - Administration
  - Wastewater
  - Water
- South Block - Sub Area 2
  - Administration
  - Roads
  - Wastewater
  - Water
- South Block - Sub Area 3
  - Administration
  - Wastewater
  - Water
- South Block - Sub Area 4
  - Water
- South Block - Urban Expansion Area 3
  - Administration
  - Wastewater
  - Water
- South Block - Urban Expansion Area 4A



- Administration
- Wastewater
- Water
- South Block - Urban Expansion Area 4B
  - Administration
  - Wastewater
  - Water
- Dalewood Lands
  - Administration
  - Wastewater
- Northwest Area 1
  - Roads
  - Wastewater
  - Water

#### **7.4.2 By-law In-force Date**

The proposed by-laws under D.C.A., 1997 will come into force on July 1, 2020.

#### **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-laws comes into force (as per s.11 of O.Reg. 82/98).

### **7.5 Other Recommendations**

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**It is recommended that Council:**

“Approve the capital project listing set out in Chapter 5 of the 2020 D.C. Background Study, dated April 15, 2020, subject to further annual review during the capital budget process;”

“Approve the 2020 D.C. Background Study, dated April 15, 2020”

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

“Approve the D.C. By-laws as set out in Appendices F, G, H and I”



# Chapter 8

## Asset Management Plan



## 8. Asset Management Plan

### 8.1 Introduction

---

The changes to the D.C.A. (new section 10(c.2)) in 2016 require 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 A.M.P. shall,**

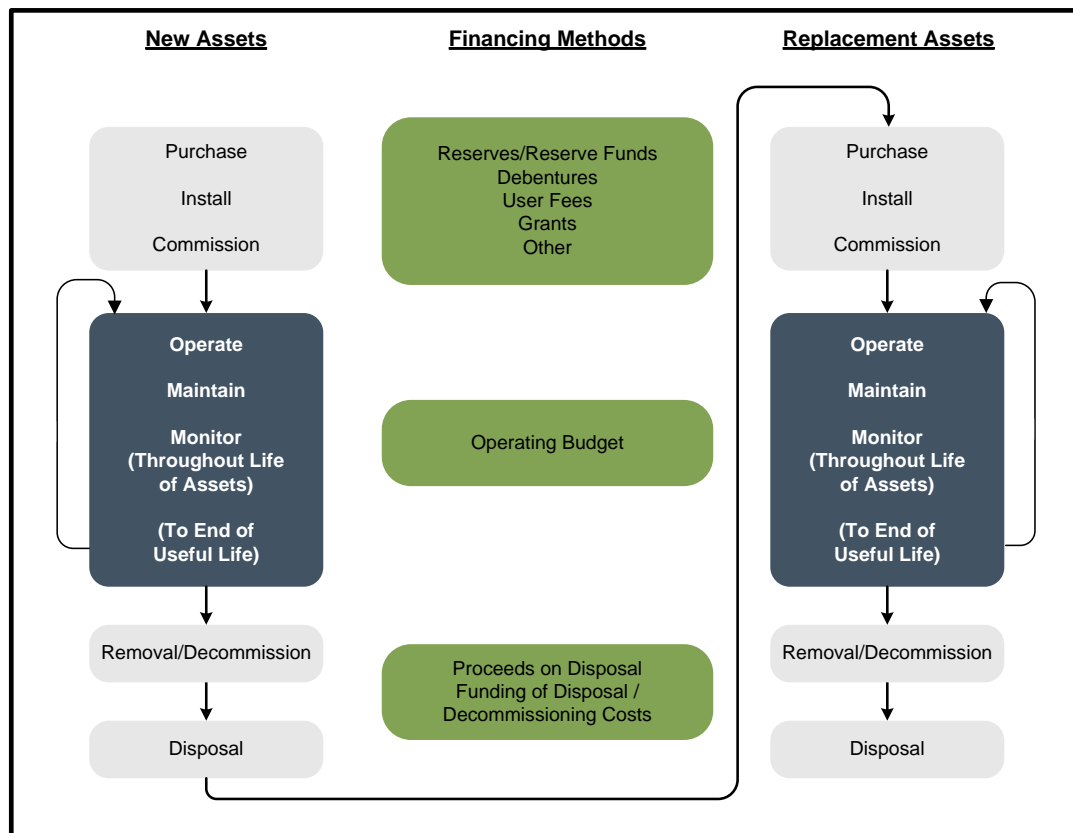
- a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;**
- b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;**
- c) contain any other information that is prescribed; and**
- d) be prepared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

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 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.

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.

The City has undertaken an A.M.P as of 2013, however, the plans do not address all assets proposed to be funded by the D.C. by-law and do not address all growth-related assets. As a result, the asset management requirement for this D.C. background study must be undertaken in the absence of this information. Due to the detailed requirements for transit in the regulations, the A.M.P. requirements for this D.C.



background study have been addressed separately for non-transit municipal services and transit services.

## 8.2 Non-Transit Services

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In recognition to the schematic in Section 8.1, the following table (presented in 2020\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. Furthermore, as only the present infrastructure gap has been considered at this time within the A.M.P., the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from City 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 2019 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$17.7 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 \$17.5 million. This amount, totalled with the existing operating revenues of \$185.8 million, provides annual revenues of \$203.3 million by the end of the period.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table 8-1  
City of St. Thomas  
Asset Management – Future Expenditures and Associated Revenues (2020\$)

	<b>Buildout (Total)</b>
<b>Expenditures (Annualized)</b>	
Annual Debt Payment on Non-Growth Related Capital <sup>1</sup>	3,103,344
Annual Debt Payment on Post Period Capital <sup>2</sup>	794,797
<b>Lifecycle:</b>	
Annual Lifecycle - Town Wide Services	2,139,270
Annual Lifecycle - Area Specific Services <sup>3</sup>	435,800
<b>Sub-Total - Annual Lifecycle</b>	<b>\$2,575,070</b>
<b>Incremental Operating Costs (for D.C. Services)</b>	\$11,219,237
<b>Total Expenditures</b>	<b>\$17,692,449</b>
<b>Revenue (Annualized)</b>	
Total Existing Revenue <sup>4</sup>	\$185,811,836
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$17,476,342
<b>Total Revenues</b>	<b>\$203,288,178</b>

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

<sup>2</sup> Interim Debt Financing for Post Period Benefit

<sup>3</sup> All infrastructure costs included in Area Specific by-laws have been

<sup>4</sup> As per Sch. 10 of FIR

## 8.3 Transit Services

In regard to the D.C.A. requirements for asset management for transit services, Ontario Regulation 82/98 (as amended) provides the following:

“8(3) If a council of a municipality proposes to impose a development charge in respect of transit services, the asset management plan referred to in subsection 10 (2) (c.2) of the Act shall include the following in respect of those services”





Provided in Table 8-2 are the individual items prescribed by subsection 8(3) of the Regulation (as amended), which are addressed in the following sections.

**Table 8-2**  
**Transit Services D.C. Background Study A.M.P. Requirements**

<b>Ontario Regulation 82/98, as amended subsection 8(3) Requirements</b>
<p>1. A section that sets out the state of local infrastructure and that sets out,</p> <ul style="list-style-type: none"> <li>i. the types of assets and their quantity or extent,</li> <li>ii. the financial accounting valuation and replacement cost valuation for all assets,</li> <li>iii. the asset age distribution and asset age as a proportion of expected useful life for all assets, and</li> <li>iv. the asset condition based on standard engineering practices for all assets.</li> </ul>
<p>2. A section that sets out the proposed level of service and that,</p> <ul style="list-style-type: none"> <li>i. defines the proposed level of service through timeframes and performance measures,</li> <li>ii. discusses any external trends or issues that may affect the proposed level of service or the municipality's ability to meet it, and</li> <li>iii. shows current performance relative to the targets set out.</li> </ul>
<p>3. An asset management strategy that,</p> <ul style="list-style-type: none"> <li>i. sets out planned actions that will enable the assets to provide the proposed level of service in a sustainable way, while managing risk, at the lowest life cycle cost,</li> <li>ii. is based on an assessment of potential options to achieve the proposed level of service, which assessment compares, <ul style="list-style-type: none"> <li>A. life cycle costs,</li> <li>B. all other relevant direct and indirect costs and benefits, and</li> <li>C. the risks associated with the potential options,</li> </ul> </li> <li>iii. contains a summary of, in relation to achieving the proposed level of service, (not defined clearly) <ul style="list-style-type: none"> <li>A. non-infrastructure solutions,</li> <li>B. maintenance activities,</li> <li>C. renewal and rehabilitation activities,</li> <li>D. replacement activities,</li> <li>E. disposal activities, and</li> <li>F. expansion activities,</li> </ul> </li> <li>iv. discusses the procurement measures that are intended to achieve the proposed level of service, and</li> <li>v. includes an overview of the risks associated with the strategy and any actions that will be taken in response to those risks.</li> </ul>
<p>4. A financial strategy that,</p> <ul style="list-style-type: none"> <li>i. shows the yearly expenditure forecasts that are proposed to achieve the proposed level of service, categorized by, <ul style="list-style-type: none"> <li>A. non-infrastructure solutions,</li> <li>B. maintenance activities,</li> <li>C. renewal and rehabilitation activities,</li> <li>D. replacement activities,</li> <li>E. disposal activities, and</li> <li>F. expansion activities,</li> </ul> </li> <li>ii. provides actual expenditures in respect of the categories set out in sub-subparagraphs i A to F from the previous two years, if available, for comparison purposes,</li> <li>iii. gives a breakdown of yearly revenues by source,</li> <li>iv. discusses key assumptions and alternative scenarios where appropriate, (see associated text) and</li> <li>v. identifies any funding shortfall relative to financial requirements that cannot be eliminated by revising service levels, asset management or financing strategies, and discusses the impact of the shortfall and how the impact will be managed.</li> </ul>



### 8.3.1 State of Local Infrastructure

To present an overall state of the infrastructure for transit assets, asset inventory, asset valuation, and age have been summarized from information provided by City staff.

The transit assets included in this A.M.P. are the ten Transit Services fleet vehicles. Provided in Table 8-3 is a high-level summary of the transit assets, useful life estimates, age, and 2020\$ replacement costs. In total, transit assets within the City have a replacement value of \$1.5 million.

Table 8-3  
Asset Inventory and Valuation

	Number of Vehicles	Useful Life	Age	Total Replacement Costs
Transit Fleet	10	7	4.8	1,540,000

Asset age and useful life has been compiled from data received from the City. In aggregate, transit fleet has a weighted average useful life of 7 years and are 4.8 years old. Summarized in Table 8-4 is the distribution of total asset replacement value by the percentage of estimated useful life consumed. Based on the distribution of replacement value, 84% of the transit assets have consumed between 50% and 75% of their useful lives while a further 16% have consumed greater than 75% of their respective useful lives. This distribution is reflective of the City's current fleet replacement practices.

Table 8-4  
Distribution of Asset Value by Percentage of Useful Life Consumed

	Percentage of Useful Life Consumed			
	0-25%	25%-50%	50%-75%	75%-100%
Total Asset Replacement Value	-	-	1,300,000	240,000
% of Asset Replacement Value	0%	0%	84%	16%

The City maintains a regular replacement schedule of transit vehicles as required on a condition basis or to meet with changes in regulations.

### 8.3.2 Expected Levels of Service

A level of service (L.O.S.) analysis gives the City an opportunity to document the L.O.S. that is currently being provided and compare it to the L.O.S. that is expected. This can



be done through a review of current practices and procedures, an examination of trends or issues facing the City, or through an analysis of performance measures and targets that staff can use to measure performance.

Expected L.O.S. can be impacted by a number of factors, including:

1. Legislative requirements;
2. Strategic planning goals and objectives;
3. Resident expectations;
4. Council or City staff expectations; and
5. Financial or resource constraints.

The previous task of determining the state of the City's asset infrastructure establishes the asset inventory and condition, to guide the refinement and upkeep of asset infrastructure. It is important to document an expected L.O.S. that is realistic to the City. It is common to strive for the highest L.O.S., however these service levels usually come at a cost. It is also helpful to consider the risk associated with a certain L.O.S. Therefore, expected L.O.S. should be determined in a way that balances both level of investment and associated risk to the City.

The City's Transit Strategic Plan measures the planned level of service in terms of increase in ridership factors, financial factors, and operational factors. In terms of forecast ridership, these targets have been set at 6% annual increase in ridership based on the calculations set out in Table 5-1. Moreover, based on these targets, ridership is anticipated to increase from approximately 250,000 trips annually to 447,800 trips over the 10-year forecast period.

### **8.3.3 Asset Management Strategy**

The asset management strategy provides the recommended course of actions required to deliver the expected L.O.S. discussed in the previous section in a sustainable fashion. The course of actions, when combined together, form a long-term operating and capital forecast that includes:

- a) Non-infrastructure solutions: reduce costs and/or extend expected useful life estimates;



- b) Maintenance activities: regularly scheduled activities to maintain existing useful life levels, or repairs needed due to unplanned events;
- c) Renewal/Rehabilitation: significant repairs or maintenance planned to increase the useful life of assets;
- d) Replacement/Disposal: complete disposal and replacement of assets, when renewal or rehabilitation is no longer an option; and
- e) Expansion: given planned growth as outlined in Chapter 3.

The planned level of service includes non-infrastructure solutions related to changes to fare strategies, implementation of marketing plans, data collection improvements (such as improved KPIs) and changes to the route network. Infrastructure solutions to meet the planned level of service include adding a 3 buses, and making technology improvements, and adding transit stops for new routes. This planned level of service will result in both operating and capital budget impacts over the forecast period. This has to be taken into consideration with the objective of increasing ridership while mitigating risk.

The Transit Strategic Plan, recommended the following recommendations in the short and long-term:

- Service Planning and Operations
  - Make route revisions as per the final preferred network
  - As part of the proposed network implementation, demand-response services will be explored and considered in long-term planning
  - Improve the collection and monitoring of KPIs, allowing for more informed decision making
- Technology
  - Generate a GTFS feed to provide real-time service updates to application developers
  - Invest in dynamic scheduling software to enable micro transit and demand-response solutions
  - Modernize the fare collection system through the adoption of an open-source electronic fare collection system
  - Install annunciators and accompanying digital displays to increase the accessibility of St. Thomas Transit



- Outfit fleet with Closed Circuit Television (CCTV) cameras to ensure customer and operator safety
- Fares
  - Ensure permanency of low-income pass program for qualified riders.
  - Developing pass programs with local business partners, large employers (Eco Passes) and post-secondary institutions
  - Extend low-income pass offering through additional channels as appropriate
  - Develop non-fare revenue sources to help fund St. Thomas Transit including but not limited to advertising, parking fees and government grant funding programs
- Marketing
  - Establish consistent and creative branding including unification with the City of St. Thomas brand
  - Update the St. Thomas Transit brochure to be compliant with AODA legislation
  - Revamp the transfer location to create a more attractive and visible presence
  - Introduce new stop infrastructure which will simultaneously serve as additional marketing opportunities to improve brand visibility and demonstrate the unified St. Thomas Transit brand
- Fleet
  - Assess future ridership demand and select a vehicle size accordingly
  - Explore demonstrated testing for zero emission bus technology
  - Move forward with the appropriate vehicle procurements as identified in the further studies completed in the short-term.
  - Utilize vehicle exteriors to advertise cultural and heritage features of St. Thomas
  - Explore the possibility and implications of implementing Lion Bus, Mission Bus, or a similar vehicle in the form of a pilot program

The City will begin to implement the short-term recommendations of the Transit Strategic Plan and move towards the long-term recommendations as transit ridership increases.



Table 8-5 presents the annual lifecycle costs for the transit service assets based on the recommended actions described above. A fundamental approach to calculating the cost of using a capital asset and for the provision of the revenue required when the time comes to retire and replace it is the “sinking fund method”. This method first estimates the future value of the asset at the time of replacement, by inflating the current value of the asset at an assumed annual capital inflation rate. A calculation is then performed to determine annual contributions which, when invested in a reserve fund, will grow with interest to a balance equal to the future replacement cost. The contributions are calculated such that they also increase annually with inflation.

Table 8-5  
Annual Lifecycle Cost

Description	Annual Lifecycle Cost
E-Buses (3)	138,955

### **8.3.4 Financing Strategy**

The financing strategy outlines the suggested financial approach to fund the recommended asset management strategy outlined in Section 8.3.3. This forecast expands on the City’s 2020 operating and capital budgets. The financial forecast within this section of the asset management plan includes:

1. Annual expenditure forecasts broken down by:
  - Maintenance/non-infrastructure solutions;
  - Renewal/rehabilitation activities;
  - Replacement/disposal activities; and
  - Expansion activities.
2. A breakdown of annual funding/revenue by source.

A summary of the replacement/disposal and expansionary capital needs over the 10-year forecast period are presented in Table 8-6.



Table 8-6  
Replacement/Disposal and Expansionary Capital

Description	Total
<b>Replacement / Disposal</b>	
<u>Fleet</u>	
Replace buses with e-buses	3,000,000
<b>Expansion Activities</b>	
<u>Fleet</u>	
E-Buses (3)	900,000
Transit Technology and Amenities Update	5,538,150
<b>Total</b>	<b>9,438,150</b>

The financing strategy forecast, presented in Table 8-7, assumes that all non-D.C.-eligible costs, not proposed to be funded (i.e. replacement capital and non-growth capital) will be debt funded. Furthermore, as the Transit Strategic Plan identifies only the potential for increased operating costs related to managing expanded service and demand response vehicles, operating costs have been forecast to increase by 6% per year, consistent with the forecast increase in ridership.

St. Thomas Transit passenger revenues have been forecast such that the relationship of fare revenue to ridership is maintained. Furthermore, no additional grant revenue or contributions from reserves has been assumed beyond those identified in the 2020 budget.

Tax based support to fund operating and capital costs not funded from other sources (e.g. D.C.s and grants) is forecast to remain relatively constant, increasing from \$915,000 to \$950,000 on average over the forecast period.



Table 8-7  
Financing Strategy

Expenditure Forecast										
Description	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>Maintenance / Non-Infrastructure Solutions</b>										
Base Operating Costs <sup>1</sup>	1,114,400	1,114,400	1,114,400	1,114,400	1,114,400	1,114,400	1,114,400	1,114,400	1,114,400	1,114,400
Incremental Operating Costs <sup>2</sup>		66,864	70,876	75,128	79,636	84,414	89,479	94,848	100,539	106,571
<b>Replacement / Disposal</b>										
Fleet <sup>3</sup>		-	600,000	1,200,000	1,200,000	-	-	-	-	-
<b>Expansion Activities</b>										
<u>Fleet</u>										
E-Buses (3) <sup>4</sup>		100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Transit Technology and Amenities Update	5,538,150									
<b>Total</b>	<b>6,652,550</b>	<b>1,281,264</b>	<b>1,885,276</b>	<b>2,489,528</b>	<b>2,494,036</b>	<b>1,298,814</b>	<b>1,303,879</b>	<b>1,309,248</b>	<b>1,314,939</b>	<b>1,320,971</b>

1. 2020 Budget Operating Costs
2. Forecast based on ridership increase. 2020 Strategic Plan identifies increase in operating costs related to managing expanded service and demand response vehicles. Includes costs related to:
  - Technology upgrades
  - Marketing Implementation
  - Upgraded fare collection systems
  - Implementation of fleet upgrade recommendations
3. Replacement of existing fleet with E-buses
4. Timing of expansion buses dependent on ridership increase





Revenue Forecast										
Description	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
<b>Operating</b>										
Budget Revenue <sup>1</sup>	470,000	470,000	470,000	470,000	470,000	470,000	470,000	470,000	470,000	470,000
Incremental Passenger Revenue <sup>2</sup>	30,451	60,901	91,352	121,803	152,253	182,704	213,155	243,605	274,056	304,507
<b>Capital</b>										
D.C. Revenue	172,539	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
Grants	4,060,150									
Other Reserves and Misc. Revenues	1,004,000									
<b>Municipal Contribution</b>	915,410	725,363	1,298,924	1,872,726	1,846,783	621,110	595,724	570,642	545,883	521,464
<b>Total</b>	<b>6,652,550</b>	<b>1,281,264</b>	<b>1,885,276</b>	<b>2,489,528</b>	<b>2,494,036</b>	<b>1,298,814</b>	<b>1,303,879</b>	<b>1,309,248</b>	<b>1,314,939</b>	<b>1,320,971</b>

1. 2020 Operating Budget

2. Incremental Trips at \$1.54 per trip



# Chapter 9

## By-Law Implementation



## 9. By-law Implementation

### 9.1 Public Consultation Process

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#### **9.1.1 Introduction**

This chapter addresses the mandatory, formal public consultation process (Section 9.1.2), as well as the optional, informal consultation process (Section 9.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 9.1.4 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

#### **9.1.2 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 regarding additional public meetings, once made, is final and not subject to review by a Court or the Local Planning Appeal Tribunal (L.P.A.T.) (formerly the Ontario Municipal Board (O.M.B.)).

#### **9.1.3 Other Consultation Activity**

There are three broad groupings of the public who are generally the most concerned with City 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 City 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 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 and institutions. 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 City 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.

## **9.2 Anticipated Impact of the Charge on Development**

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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 higher housing prices and can impact project feasibility in some cases (e.g. rental apartments).

On the other hand, D.C.s or other City 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.



## 9.3 Implementation Requirements

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### 9.3.1 Introduction

Once the City 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 which follow overview the requirements in each case.

### 9.3.2 Notice of Passage

In accordance with s.13 of the D.C.A., when a D.C. by-law is passed, the City 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;
- s.s.10(4) lists the persons/organizations who must be given notice; and
- s.s.10(5) lists the eight items which the notice must cover.

### 9.3.3 By-law Pamphlet

In addition to the "notice" information, the City 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 general 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 L.P.A.T., the pamphlet must be readied within 60 days after the by-law comes into force. Later dates apply to appealed by-laws.

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

### **9.3.4 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 L.P.A.T. Hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the L.P.A.T. by filing a notice of appeal with the City 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 City is carrying out 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.

### **9.3.5 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 City Council to the L.P.A.T.



### **9.3.6 Credits**

Sections 38 to 41 of the D.C.A. set out a number of credit requirements, which apply where a City 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 City agrees to expand the credit to other services for which a D.C. is payable.

### **9.3.7 Front-Ending Agreements**

The City and one or more landowners may enter into a front-ending agreement which provides for the costs of a project which will benefit an area in the City 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 D.C.A., 1989. Accordingly, the City assesses whether this mechanism is appropriate for its use, as part of funding projects prior to City funds being available.

### **9.3.8 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 s.51 or s.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.”



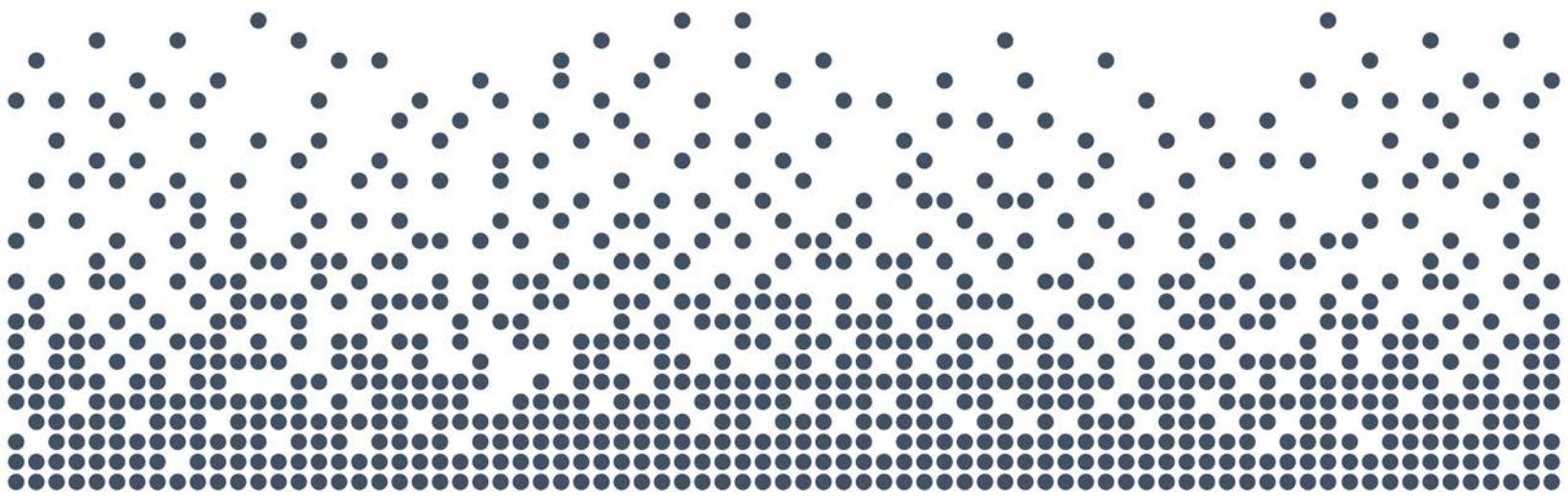
It is also noted that s.s.59(4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under s.s.51(31) of the Planning Act, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the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

In this regard, if the City 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 City D.C.s related to the site.

If the City 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 which 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  
City of St. Thomas  
Residential Growth Forecast Summary**

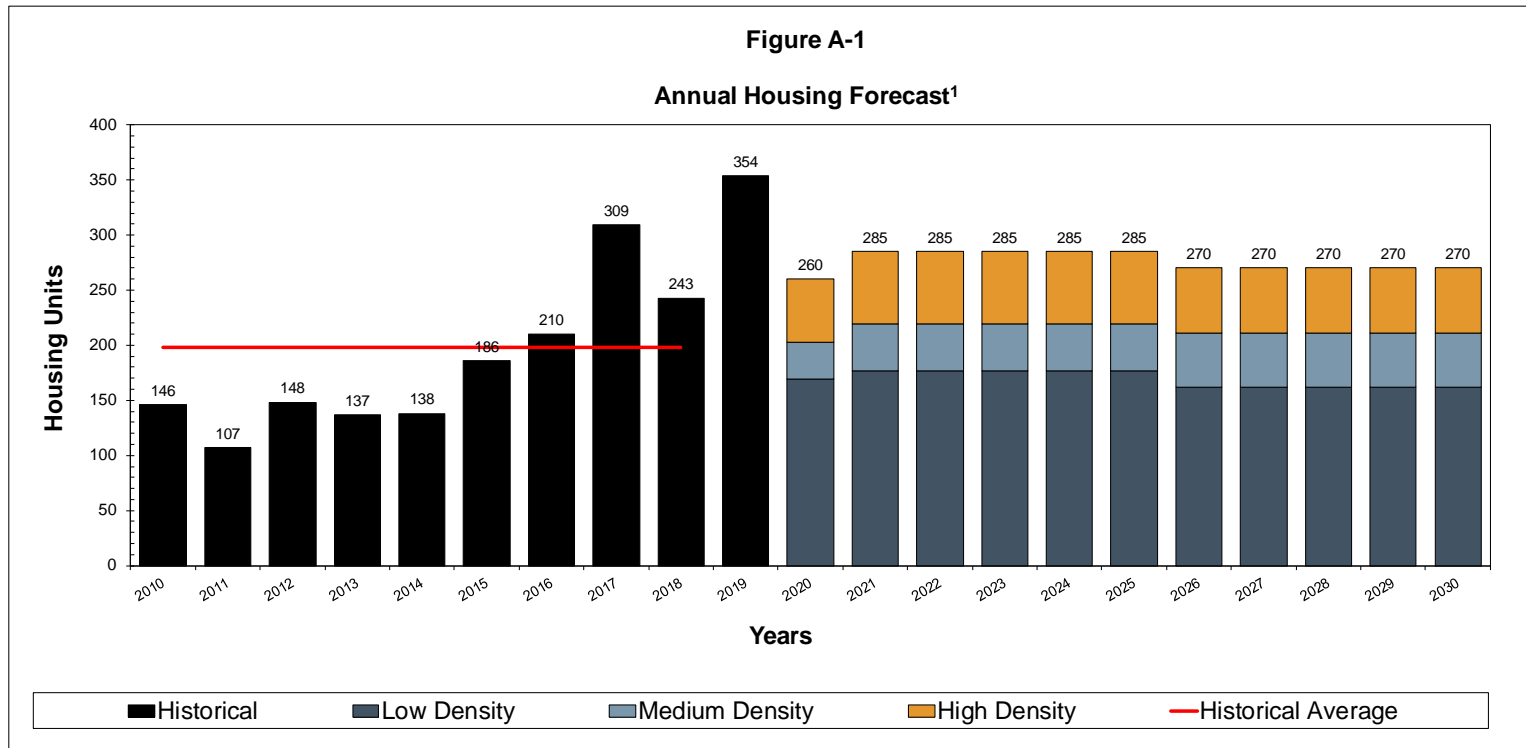
	Year	Population (Including Census Undercount) <sup>1</sup>	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other	Total Households	
Historical	<i>Mid 2006</i>	37,080	36,110	795	35,315	10,220	1,145	3,340	30	14,735	2.451
	<i>Mid 2011</i>	38,930	37,905	835	37,070	11,394	1,111	3,163	21	15,689	2.416
	<i>Mid 2016</i>	39,960	38,909	779	38,130	12,010	1,135	3,420	25	16,590	2.345
Forecast	<i>Mid 2020</i>	42,280	41,171	824	40,347	12,745	1,368	3,574	25	17,712	2.324
	<i>Mid 2025</i>	45,020	43,833	937	42,896	13,621	1,573	3,893	25	19,112	2.293
	<i>Mid 2030</i>	47,430	46,185	1,020	45,165	14,380	1,793	4,172	25	20,370	2.267
	<i>Mid 2031</i>	48,160	46,891	1,045	45,846	14,608	1,859	4,256	25	20,747	2.260
	<i>Buildout</i>	54,080	52,656	1,260	51,396	16,257	2,172	5,241	25	23,696	2.222
Incremental	<b>Mid 2006 - Mid 2011</b>	<b>1,850</b>	<b>1,795</b>	<b>40</b>	<b>1,755</b>	<b>1,174</b>	<b>-34</b>	<b>-177</b>	<b>-9</b>	<b>954</b>	
	<b>Mid 2011 - Mid 2016</b>	<b>1,030</b>	<b>1,004</b>	<b>-56</b>	<b>1,060</b>	<b>616</b>	<b>24</b>	<b>257</b>	<b>4</b>	<b>901</b>	
	<b>Mid 2016 - Mid 2020</b>	<b>2,320</b>	<b>2,262</b>	<b>45</b>	<b>2,217</b>	<b>735</b>	<b>233</b>	<b>154</b>	<b>0</b>	<b>1,122</b>	
	<b>Mid 2020 - Mid 2025</b>	<b>2,740</b>	<b>2,662</b>	<b>113</b>	<b>2,549</b>	<b>876</b>	<b>205</b>	<b>319</b>	<b>0</b>	<b>1,400</b>	
	<b>Mid 2020 - Mid 2030</b>	<b>5,150</b>	<b>5,014</b>	<b>196</b>	<b>4,818</b>	<b>1,635</b>	<b>425</b>	<b>598</b>	<b>0</b>	<b>2,658</b>	
	<b>Mid 2020 - Mid 2031</b>	<b>5,880</b>	<b>5,720</b>	<b>221</b>	<b>5,499</b>	<b>1,863</b>	<b>491</b>	<b>682</b>	<b>0</b>	<b>3,035</b>	
	<b>Mid 2020 - Buildout</b>	<b>11,800</b>	<b>11,485</b>	<b>436</b>	<b>11,049</b>	<b>3,512</b>	<b>804</b>	<b>1,667</b>	<b>0</b>	<b>5,984</b>	

Source: Residential Land Need Analysis (2017) for the City of St. Thomas, derived by Watson & Associates Economists Ltd., 2020.

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

<sup>2</sup> Includes townhouses and apartments in duplexes.

<sup>3</sup> Includes bachelor, 1-bedroom and 2-bedroom+ apartments.



Source: Historical housing activity derived from building permit data provided by the City of St. Thomas, 2010-2019.

<sup>1</sup> Growth forecast represents calendar year.



**Schedule 2**  
**City of St. Thomas**  
**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 <sup>1</sup>	Apartments <sup>2</sup>	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Dalewood	2020 to 2025	0	0	0	0	0	(70)	(70)	0	(70)
	2020 to 2030	0	0	0	0	0	(134)	(134)	0	(134)
	2020 to 2031	0	0	0	0	0	(153)	(153)	0	(153)
	2020 to Buildout	0	0	0	0	0	(254)	(254)	0	(254)
South Block <sup>3</sup>	2020 to 2025	217	65	73	355	839	(50)	789	0	789
	2020 to 2030	405	134	136	675	1,593	(95)	1,498	0	1,498
	2020 to 2031	461	155	155	771	1,819	(109)	1,710	0	1,710
	2020 to Buildout	869	254	379	1,502	3,475	(180)	3,295	0	3,295
South Block Urban Expansion Areas	2020 to 2025	297	93	94	484	1,148	(32)	1,116	0	1,116
	2020 to 2030	554	193	177	924	2,187	(61)	2,126	0	2,126
	2020 to 2031	631	224	202	1,057	2,500	(70)	2,430	0	2,430
	2020 to Buildout	1,189	366	495	2,050	4,759	(116)	4,643	0	4,643
Other Developments & Urban Intensification <sup>4</sup>	2020 to 2025	131	11	87	229	509	(500)	9	113	122
	2020 to 2030	245	23	163	431	958	(958)	0	196	196
	2020 to 2031	279	26	186	491	1,091	(1,094)	(3)	221	218
	2020 to Buildout	526	43	454	1,024	2,199	(1,813)	386	436	822
NorthWest Area 1	2020 to 2025	226	36	65	327	788	0	788	0	788
	2020 to 2030	422	75	122	619	1,490	0	1,490	0	1,490
	2020 to 2031	481	86	139	706	1,699	0	1,699	0	1,699
	2020 to Buildout	907	141	339	1,387	3,272	0	3,272	0	3,272
Total Urban	2020 to 2025	871	205	319	1,395	3,284	(651)	2,633	113	2,746
	2020 to 2030	1,626	425	598	2,649	6,228	(1,248)	4,980	196	5,176
	2020 to 2031	1,852.0	491	682	3,025	7,109	(1,426)	5,683	221	5,904
	2020 to Buildout	3,491	804	1,667	5,963	13,705	(2,363)	11,342	436	11,778
Rural	2020 to 2025	5	0	0	5	14	(97)	(83)	0	(83)
	2020 to 2030	9	0	0	9	24	(185)	(161)	0	(161)
	2020 to 2031	11	0	0	11	30	(211)	(181)	0	(181)
	2020 to Buildout	21	0	0	21	57	(350)	(293)	0	(293)
City of St. Thomas	2020 to 2025	876	205	319	1,400	3,298	(748)	2,550	113	2,663
	2020 to 2030	1,635	425	598	2,658	6,252	(1,433)	4,819	196	5,015
	2020 to 2031	1,863	491	682	3,036	7,139	(1,637)	5,502	221	5,723
	2020 to Buildout	3,512	804	1,667	5,984	13,762	(2,713)	11,049	436	11,485

Source: Watson & Associates Economists Ltd., 2020.  
 Residential distribution based on a combination of historical building permit activity and available housing supply.

1. Includes townhouses and apartments in duplexes.
2. Includes accessory apartments, bachelor, 1-bedroom and 2-bedroom+ apartments.
3. South Block includes South Block Subareas 1 and 2.
4. Includes South Block Subarea 4 (Orchard Park and McCaig lands).

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



**Schedule 2b**  
**City of St. Thomas**  
**Estimate of the Anticipated Amount, Type and Location of**  
**Residential Development for Which Development Charges can be Imposed**  
**Area Specific: 2019 to Buildout**

Development Location	Timing	Single & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional
Dalewood Lands	Dalewood	0	0	0	0	0	(254)	(254)
	Total Dalewood Lands	0	0	0	0	0	(254)	(254)
South Block	South Block Subarea 1	19	27	30	76	155	(62)	93
	South Block Subarea 2	850	227	349	1,426	3,320	(118)	3,202
	South Block Subarea 3	226	68	83	377	885	0	885
	South Block Subarea 4	148	25	29	202	499	(21)	478
	UEA Subarea 3	563	150	370	1,083	2,405	(8)	2,397
	UEA Subarea 4a	598	167	119	884	2,163	(7)	2,156
	UEA Subarea 4b	28	49	6	83	192	(100)	92
	Total South Block	2,432	713	986	4,131	9,619	(316)	9,303

Source: Watson & Associates Economists Ltd., 2020.

Residential distribution based on a combination of historical building permit activity and available housing supply.

1. Includes townhouses and apartments in duplexes.

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

Note: South Block Subareas 1 and 2 are equivalent to the "South Block" area as identified in Schedule 2 of the St. Thomas Development Charge Background Study.

Note: South Block Subarea 3 is not administratively within the boundaries of the City of St. Thomas.

Note: "UEA" refers to the Urban Expansion Area.

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



**Schedule 3  
City of St. Thomas  
Current Year Growth Forecast  
Mid 2016 to Mid 2020**

		Population
Mid 2016 Population		38,909
Occupants of New Housing Units, Mid 2016 to Mid 2020	<i>Units (2)</i>	1,122
	<i>multiplied by P.P.U. (3)</i>	1.985
	<i>gross population increase</i>	2,228
Occupants of New Equivalent Institutional Units, Mid 2016 to Mid 2020	<i>Units</i>	41
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	45
Decline in Housing Unit Occupancy, Mid 2016 to Mid 2020	<i>Units (4)</i>	16,590
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.001
	<i>total decline in population</i>	-11
Population Estimate to Mid 2020		41,171
<i>Net Population Increase, Mid 2016 to Mid 2020</i>		<i>2,262</i>

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

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.708	66%	1.774
<i>Multiples (6)</i>	0.000	21%	0.000
<i>Apartments (7)</i>	1.542	14%	0.212
Total		100%	1.985

<sup>1</sup>Based on 2016 Census custom database

<sup>2</sup>Based on Building permit/completion activity

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

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



**Schedule 4a  
City of St. Thomas  
Five Year Growth Forecast  
Mid 2020 to Mid 2025**

		Population
Mid 2020 Population		41,171
Occupants of New Housing Units, Mid 2020 to Mid 2025	<i>Units (2)</i>	1,400
	<i>multiplied by P.P.U. (3)</i>	2,355
	<i>gross population increase</i>	3,297
Occupants of New Equivalent Institutional Units, Mid 2020 to Mid 2025	<i>Units</i>	103
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	113
Decline in Housing Unit Occupancy, Mid 2020 to Mid 2025	<i>Units (4)</i>	17,712
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.042
	<i>total decline in population</i>	-748
Population Estimate to Mid 2025		43,833
<i>Net Population Increase, Mid 2020 to Mid 2025</i>		2,662

(1) Mid 2020 Population based on:

2016 Population (38,909) + Mid 2016 to Mid 2020 estimated housing units to beginning of forecast period (1,122 x 1.985 = 2,228) + (41 x 1.1 = 45) + (16,590 x -0.001 = -11) = 41,171

(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 <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.712	63%	1.697
<i>Multiples (6)</i>	2.176	15%	0.318
<i>Apartments (7)</i>	1.491	23%	0.340
<i>one bedroom or less</i>	1.089		
<i>two bedrooms or more</i>	1.700		
<b>Total</b>		100%	2.355

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

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

(4) Mid 2020 households based upon 2016 Census (16,590 units) + Mid 2016 to Mid 2020 unit estimate (1,122 units) = 17,712 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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





**Schedule 4b  
City of St. Thomas  
Ten Year Growth Forecast  
Mid 2020 to Mid 2030**

		Population
Mid 2020 Population		41,171
Occupants of New Housing Units, Mid 2020 to Mid 2030	<i>Units (2)</i>	2,658
	<i>multiplied by P.P.U. (3)</i>	2,352
	<i>gross population increase</i>	6,251
Occupants of New Equivalent Institutional Units, Mid 2020 to Mid 2030	<i>Units</i>	178
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	196
Decline in Housing Unit Occupancy, Mid 2020 to Mid 2030	<i>Units (4)</i>	17,712
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.081
	<i>total decline in population</i>	-1,433
Population Estimate to Mid 2030		46,185
<i>Net Population Increase, Mid 2020 to Mid 2030</i>		<i>5,014</i>

(1) Mid 2020 Population based on:

2016 Population (38,909) + Mid 2016 to Mid 2020 estimated housing units to beginning of forecast period (1,122 x 1.985 = 2,228) + (41 x 1.1 = 45) + (16,590 x -0.001 = -11) = 41,171

(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 <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.712	62%	1.668
<i>Multiples (6)</i>	2.176	16%	0.348
<i>Apartments (7)</i>	1.491	22%	0.335
<i>one bedroom or less</i>	1.089		
<i>two bedrooms or more</i>	1.700		
Total		100%	2.352

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

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

(4) Mid 2020 households based upon 2016 Census (16,590 units) + Mid 2016 to Mid 2020 unit estimate (1,122 units) = 17,712 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 4c  
City of St. Thomas  
Longer-Term Growth Forecast  
Mid 2020 to Mid 2031**

		Population
Mid 2020 Population		41,171
Occupants of New Housing Units, Mid 2020 to Mid 2031	<i>Units (2)</i>	3,035
	<i>multiplied by persons per unit (3)</i>	2.35
	<i>gross population increase</i>	7,136
Occupants of New Equivalent Institutional Units, Mid 2020 to Mid 2031	<i>Units</i>	201
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	221
Decline in Housing Unit Occupancy, Mid 2020 to Mid 2031	<i>Units (4)</i>	17,712
	<i>multiplied by ppu decline rate (5)</i>	-0.0924
	<i>total decline in population</i>	-1,637
Population Estimate to Mid 2031		46,891
<i>Net Population Increase, Mid 2020 to Mid 2031</i>		<i>5,720</i>

(1) Mid 2020 Population based on:  
2016 Population (38,909) + Mid 2016 to Mid 2020 estimated housing units to beginning of forecast period (1,122 x 1.985 = 2,228) + (41 x 1.1 = 45) + (16,590 x -0.001 = -11) = 41,171

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

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup>	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.712	61%	1.66
<i>Multiples (6)</i>	2.176	16%	0.35
<i>Apartments (7)</i>	1.491	22%	0.33
<i>one bedroom or less</i>	1.09		
<i>two bedrooms or more</i>	1.70		
<b>Total</b>		100%	2.35

<sup>1</sup> Persons per unit based on Statistics Canada Custom 2016 Census database.

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

(4) Mid 2020 households based upon 2016 Census (16,590 units) + Mid 2016 to Mid 2020 unit estimate (1,122 units) = 17,712 units.

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

(6) Includes townhomes and apartments in duplexes.

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



**Schedule 5  
City of St. Thomas  
Mid 2020 to Buildout**

		Population
Mid 2020 Population		41,171
Occupants of New Housing Units, Mid 2020 to Buildout	<i>Units (2)</i>	5,984
	<i>multiplied by P.P.U. (3)</i>	2,300
	<i>gross population increase</i>	13,763
Occupants of New Equivalent Institutional Units, Mid 2020 to Buildout	<i>Units</i>	396
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	436
Decline in Housing Unit Occupancy, Mid 2020 to Buildout	<i>Units (4)</i>	5,984
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.453
	<i>total decline in population</i>	-2,713
Population Estimate to Buildout		52,656
<i>Net Population Increase, Mid 2020 to Buildout</i>		<i>11,485</i>

(1) Mid 2020 Population based on:

2016 Population (38,909) + Mid 2016 to Mid 2020 estimated housing units to beginning of forecast period (1,122 x = 2,228) + (16,590 x 0.002 = 34) = 41,171

(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 <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	2.712	59%	1.592
<i>Multiples (6)</i>	2.176	13%	0.293
<i>Apartments (7)</i>	1.491	28%	0.415
<i>one bedroom or less</i>	1.089		
<i>two bedrooms or more</i>	1.700		
<b>Total</b>		100%	2.300

<sup>1</sup> Persons per unit based on Statistics Canada Custom 2016 Census database.

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

(4) Mid 2020 households based upon 16,590 (2016 Census) + 1,122 (Mid 2016 to Mid 2020 unit estimate) = 17,712

(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**  
**City of St. Thomas**  
**Summary of Vacant Land Supply Housing Potential as of 2020**  
**City of St. Thomas Urban Area**

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
Additional Intensification	378	18	425	<b>822</b>
<i>% Breakdown</i>	<i>46%</i>	<i>2%</i>	<i>52%</i>	
<b>Total</b>	<b>378</b>	<b>18</b>	<b>425</b>	<b>822</b>
<i>% Breakdown</i>	<i>46%</i>	<i>2%</i>	<i>52%</i>	<i>100%</i>

Source: Dillon Consulting and 2019 building permits provided by the City of St. Thomas.

<sup>1</sup> Includes townhomes and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**Schedule 6**  
**City of St. Thomas**  
**Summary of Vacant Land Supply Housing Potential as of 2020**  
**City of St. Thomas Greenfield Areas**

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
Draft Plans Approved	643	175	329	<b>1,147</b>
<i>% Breakdown</i>	<i>56%</i>	<i>15%</i>	<i>29%</i>	
Application Pending				<b>960</b>
<i>% Breakdown</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	
Vacant lands designated for Residential				<b>3,034</b>
<i>% Breakdown</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	
<b>Total</b>	<b>643</b>	<b>175</b>	<b>329</b>	<b>5,141</b>
<i>% Breakdown</i>	<i>13%</i>	<i>3%</i>	<i>6%</i>	<i>100%</i>

Source: Building supply information provided by the City of St. Thomas, April 2020.

<sup>2</sup> Includes townhomes and apartments in duplexes.

<sup>3</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



**Schedule 6**  
**City of St. Thomas**  
**Summary of Vacant Land Supply Housing Potential as of 2020**  
**City of St. Thomas - Total**

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
Draft Plans Approved	643	175	329	<b>1,147</b>
<i>% Breakdown</i>	56%	15%	29%	
Application Pending				<b>960</b>
<i>% Breakdown</i>	0%	0%	0%	
Vacant lands designated for Residential				<b>3,034</b>
<i>% Breakdown</i>	0%	0%	0%	
Additional Intensification	378	18	425	<b>822</b>
<i>% Breakdown</i>	46%	2%	52%	
<b>Total</b>	<b>1,021</b>	<b>193</b>	<b>754</b>	<b>5,963</b>
<i>% Breakdown</i>	17%	3%	13%	

Source: Building supply information provided by the City of St. Thomas, April 2020.

<sup>2</sup> Includes townhomes and apartments in duplexes.

<sup>3</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



**Schedule 7**  
**City of St. Thomas**  
**Historical Residential Building Permits**  
**Years 2010 to 2019**

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
2010	148	0	0	148
2011	128	0	0	128
2012	123	0	0	123
2013	135	0	0	135
2014	139	0	0	139
Sub-total	673	0	0	673
<b>Average (2010 - 2014)</b>	<b>135</b>	<b>0</b>	<b>0</b>	<b>135</b>
% Breakdown	100.0%	0.0%	0.0%	100.0%
2015	160	28	0	188
2016	134	34	48	216
2017	185	52	72	309
2018	196	17	30	243
2019	220	130	4	354
Sub-total	895	261	154	1,310
<b>Average (2015 - 2019)</b>	<b>179</b>	<b>52</b>	<b>31</b>	<b>262</b>
% Breakdown	68.3%	19.9%	11.8%	100.0%
2010 - 2019				
Total	1,568	261	154	1,983
<b>Average</b>	<b>157</b>	<b>26</b>	<b>15</b>	<b>198</b>
% Breakdown	79.1%	13.2%	7.8%	100.0%

Source: Historical housing activity derived from building permit data provided by the City of St. Thomas, 2010-2019.

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



**Schedule 8a - 20 Year Average  
City of St. Thomas  
Persons Per Unit By Age and Type of Dwelling  
(2016 Census)**

Age of Dwelling	Singles and Semi-Detached						20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	1.974	2.806	-	<b>2.708</b>	
6-10	-	-	1.791	2.902	4.583	<b>2.811</b>	
11-15	-	-	1.657	2.821	-	<b>2.690</b>	
16-20	-	-	1.706	2.694	3.846	<b>2.641</b>	2.712
20-25	-	-	1.727	2.583	-	<b>2.511</b>	
25-35	-	-	1.909	2.738	-	<b>2.694</b>	
35+	-	1.324	1.779	2.533	3.795	<b>2.404</b>	
<b>Total</b>	-	<b>1.286</b>	<b>1.787</b>	<b>2.641</b>	<b>3.968</b>	<b>2.528</b>	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	1.932	2.897	-	<b>2.649</b>
6-10	-	-	1.755	2.894	4.583	<b>2.726</b>
11-15	-	-	1.698	2.835	-	<b>2.636</b>
16-20	-	-	1.690	2.662	3.571	<b>2.521</b>
20-25	-	-	1.794	2.610	-	<b>2.338</b>
25-35	-	1.150	1.590	2.870	-	<b>2.219</b>
35+	-	1.163	1.782	2.571	3.522	<b>2.163</b>
<b>Total</b>	-	<b>1.163</b>	<b>1.763</b>	<b>2.673</b>	<b>3.816</b>	<b>2.299</b>

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

<sup>3</sup> Adjusted based on 2001-2016 historical trends.

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

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



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

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

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

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

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

<sup>3</sup> Adjusted based on 2001-2016 historical trends.

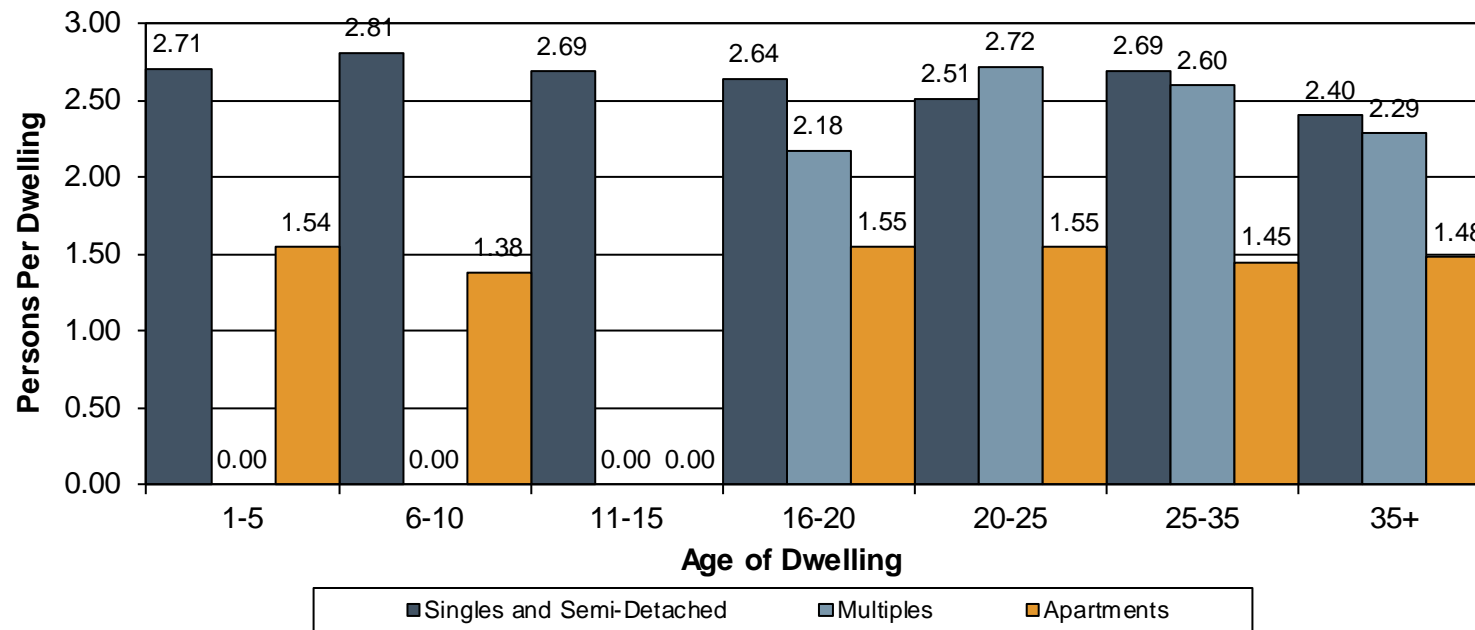
Note: Does not include Statistics Canada data classified as 'Other'

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





**Schedule 9  
City of St. Thomas  
Persons Per Unit By Structural Type and Age of Dwelling  
(2016 Census)**



Note: Low density PPU's from the City of St. Thomas. Medium and high density PPU's are derived from the County of Elgin.



**Schedule 10a  
City of St. Thomas  
2020 Employment Forecast**

Period	Population	Activity Rate								Employment								Total Employment (Including N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	N.F.P.O.W. <sup>1</sup>	Total Including NFPOW	Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	N.F.P.O.W. <sup>1</sup>	Total Employment (Including N.F.P.O.W.)	
Mid 2006	36,110	0.002	0.018	0.252	0.155	0.096	0.523	0.052	0.576	80	650	9,105	5,600	3,455	18,890	1,895	20,785	18,240
Mid 2011	37,905	0.002	0.020	0.120	0.141	0.095	0.378	0.063	0.441	60	755	4,568	5,338	3,605	14,325	2,383	16,708	13,570
Mid 2016	38,909	0.001	0.020	0.131	0.131	0.103	0.386	0.066	0.452	40	765	5,090	5,115	4,005	15,015	2,555	17,570	14,250
Mid 2020	41,171	0.001	0.020	0.124	0.127	0.097	0.369	0.066	0.435	40	821	5,115	5,210	4,012	15,198	2,710	17,908	14,377
Mid 2025	43,833	0.001	0.019	0.132	0.125	0.094	0.372	0.063	0.435	40	853	5,785	5,496	4,126	16,300	2,780	19,080	15,447
Mid 2030	46,185	0.001	0.019	0.142	0.126	0.092	0.381	0.062	0.443	40	890	6,563	5,827	4,259	17,579	2,861	20,440	16,689
Mid 2031	46,891	0.001	0.019	0.143	0.126	0.091	0.380	0.061	0.442	40	898	6,722	5,895	4,286	17,841	2,878	20,719	16,943
Buildout	52,656	0.001	0.018	0.150	0.120	0.085	0.374	0.055	0.429	40	954	7,919	6,304	4,470	19,687	2,913	22,600	18,733
<b>Incremental Change</b>																		
Mid 2006 - Mid 2011	1,795	-0.001	0.002	-0.132	-0.014	-0.001	-0.145	0.010	-0.135	-20	105	-4,538	-263	150	-4,565	488	-4,077	-4,670
Mid 2011 - Mid 2016	1,004	-0.0006	-0.0003	0.0103	-0.0094	0.0078	0.0080	0.0028	0.0108	-20	10	523	-223	400	690	172	862	680
Mid 2016 - Mid 2020	2,262	-0.0001	0.0003	-0.0066	-0.0049	-0.0055	-0.0168	0.0002	-0.0166	0	56	25	95	7	183	155	338	127
Mid 2020 - Mid 2025	2,662	-0.0001	-0.0005	0.0077	-0.0012	-0.0033	0.0027	-0.0024	0.0003	0	32	670	286	114	1,102	70	1,172	1,070
Mid 2020 - Mid 2030	5,014	-0.0001	-0.0007	0.0179	-0.0004	-0.0052	0.0115	-0.0039	0.0076	0	69	1,448	617	247	2,381	151	2,532	2,312
Mid 2020 - Mid 2031	5,720	-0.0001	-0.0008	0.0191	-0.0008	-0.0060	0.0113	-0.0044	0.0069	0	77	1,607	685	274	2,643	168	2,811	2,566
Mid 2020 - Buildout	11,485	-0.0002	-0.0018	0.0262	-0.0068	-0.0126	0.0047	-0.0105	-0.0058	0	133	2,804	1,094	458	4,489	203	4,692	4,356
<b>Annual Average</b>																		
Mid 2006 - Mid 2011	359	-0.0001	0.0004	-0.0263	-0.0029	-0.0001	-0.0290	0.0021	-0.0270	-4	21	-908	-53	30	-913	98	-815	-934
Mid 2011 - Mid 2016	201	-0.0001	-0.0001	0.0021	-0.0019	0.0016	0.0016	0.0006	0.0022	-4	2	105	-45	80	138	34	172	136
Mid 2016 - Mid 2020	566	-0.00001	0.00007	-0.00165	-0.00123	-0.00137	-0.00419	0.00004	-0.00415	0	14	6	24	2	46	39	85	32
Mid 2020 - Mid 2025	532	-0.00001	-0.00010	0.00155	-0.00023	-0.00066	0.00054	-0.00048	0.00006	0	6	134	57	23	220	14	234	214
Mid 2020 - Mid 2030	501	-0.00001	-0.00007	0.00179	-0.00004	-0.00052	0.00115	-0.00039	0.00076	0	7	145	62	25	238	15	253	231
Mid 2020 - Mid 2031	477	-0.00001	-0.00007	0.00159	-0.00007	-0.00050	0.00094	-0.00037	0.00057	0	6	134	57	23	220	14	234	214

Source: Official Plan of the City of St. Thomas Amendment No. 90 and the City of St. Thomas Employment Lands Review (2018), derived by Watson & Associates Economists Ltd., 2020.

<sup>1</sup> Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.



**Schedule 10b**  
**City of St. Thomas**  
**Employment & Gross Floor Area (G.F.A) Forecast, 2020 to Buildout**

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) <sup>1</sup>			
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	36,110	80	9,105	5,600	3,455	18,240				
Mid 2011	37,905	60	4,568	5,338	3,605	13,570				
Mid 2016	38,909	40	5,090	5,115	4,005	14,250				
Mid 2020	41,171	40	5,115	5,210	4,012	14,377				
Mid 2025	43,833	40	5,785	5,496	4,126	15,447				
Mid 2030	46,185	40	6,563	5,827	4,259	16,689				
Mid 2031	46,891	40	6,722	5,895	4,286	16,943				
Buildout	52,656	40	7,919	6,304	4,470	18,733				
<b>Incremental Change</b>										
Mid 2006 - Mid 2011	1,795	-20	-4,538	-263	150	-4,670				
Mid 2011 - Mid 2016	1,004	-20	523	-223	400	680				
Mid 2016 - Mid 2020	2,262	0	25	95	7	127	27,000	47,700	4,900	79,600
Mid 2020 - Mid 2025	2,662	0	670	286	114	1,070	737,000	143,000	79,800	959,800
Mid 2020 - Mid 2030	5,014	0	1,448	617	247	2,312	1,592,800	308,500	172,900	2,074,200
Mid 2020 - Mid 2031	5,720	0	1,607	685	274	2,566	1,767,700	342,500	191,800	2,302,000
Mid 2020 - Buildout	11,485	0	2,804	1,094	458	4,356	3,084,900	546,800	320,600	3,952,300
<b>Annual Average</b>										
Mid 2006 - Mid 2011	359	-4	-908	-53	30	-934				
Mid 2011 - Mid 2016	201	-4	105	-45	80	136				
Mid 2016 - Mid 2020	566	0	6	24	2	32	6,750	11,925	1,225	19,900
Mid 2020 - Mid 2025	532	0	134	57	23	214	147,400	28,600	15,960	191,960
Mid 2020 - Mid 2030	501	0	145	62	25	231	159,280	30,850	17,290	207,420
Mid 2020 - Mid 2031	477	0	134	57	23	214	147,308	28,542	15,983	191,833

Source: Official Plan of the City of St. Thomas Amendment No. 90 and the City of St. Thomas Employment Lands Review (2018), derived by Watson & Associates Economists Ltd., 2020.

<sup>1</sup> Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

<sup>2</sup> Square Foot Per Employee Assumptions

Industrial 1,100  
 Commercial/ Population Related 500  
 Institutional 700

\* Reflects Late 2020 to buildout forecast period

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



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

Development Location	Timing	Industrial G.F.A. S.F. <sup>1</sup>	Commercial G.F.A. S.F. <sup>1</sup>	Institutional G.F.A. S.F. <sup>2</sup>	Total Non-Residential G.F.A. S.F.	Employment Increase <sup>2</sup>
Dalewood	2020 to 2025	303,200	25,100	4,500	332,800	332
	2020 to 2030	655,200	54,200	9,700	719,100	718
	2020 to 2031	727,200	60,100	10,800	798,100	797
	2020 to Buildout	1,269,000	96,000	18,000	1,383,000	1,371
South Block <sup>3</sup>	2020 to 2025	-	-	-	-	-
	2020 to 2030	-	-	-	-	-
	2020 to 2031	-	-	-	-	-
	2020 to Buildout	-	-	-	-	-
South Block Urban Expansion Areas	2020 to 2025	-	-	-	-	-
	2020 to 2030	-	-	-	-	-
	2020 to 2031	-	-	-	-	-
	2020 to Buildout	-	-	-	-	-
Other Developments & Urban Intensification <sup>4</sup>	2020 to 2025	433,800	117,900	75,300	627,000	738
	2020 to 2030	937,600	254,300	163,200	1,355,100	1,594
	2020 to 2031	1,040,500	282,400	181,000	1,503,900	1,769
	2020 to Buildout	1,815,900	450,800	302,600	2,569,300	2,985
NorthWest Area 1	2020 to 2025					
	2020 to 2030					
	2020 to 2031					
	2020 to Buildout					
Total Urban	2020 to 2025	737,000	143,000	79,800	959,800	1,070
	2020 to 2030	1,592,800	308,500	172,900	2,074,200	2,312
	2020 to 2031	1,767,700	342,500	191,800	2,302,000	2,566
	2020 to Buildout	3,084,900	546,800	320,600	3,952,300	4,356
Rural	2020 to 2025	-	-	-	-	-
	2020 to 2030	-	-	-	-	-
	2020 to 2031	-	-	-	-	-
	2020 to Buildout	-	-	-	-	-
City of St. Thomas	2020 to 2025	737,000	143,000	79,800	959,800	1,070
	2020 to 2030	1,592,800	308,500	172,900	2,074,200	2,312
	2020 to 2031	1,767,700	342,500	191,800	2,302,000	2,566
	2020 to Buildout	3,084,900	546,800	320,600	3,952,300	4,356

Source: Watson & Associates Economists Ltd., 2020.

<sup>1</sup> Employment Increase does not include No Fixed Place of Work.

<sup>2</sup> Square feet per employee assumptions:

Industrial 1,100  
Commercial 500  
Institutional 700

<sup>3</sup> South Block includes South Block Subareas 1 and 2.

<sup>4</sup> Includes South Block Subarea 4 (Orchard Park and McCaig lands).

\*Reflects Late 2020 to buildout forecast period



**Schedule 11**  
**City of St. Thomas**  
**Non-Residential Construction Value**  
**Years 2007 to 2016**  
**(000's 2017 \$)**

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2007	13,437	172	4,656	18,265	4,138	3,102	0	7,240	12,308	1,055	1,135	14,498	29,883	4,329	5,791	40,003
2008	23	63	0	86	1,696	2,866	7,793	12,355	19,787	1,301	0	21,088	21,506	4,229	7,793	33,529
2009	499	0	0	499	362	4,186	0	4,547	0	58	7,783	7,841	861	4,243	7,783	12,888
2010	195	1,757	2,891	4,844	1,561	2,600	1,366	5,527	5,416	18,183	781	24,379	7,172	22,541	5,038	34,750
2012	11	1,512	1,072	2,594	9,487	1,991	0	11,478	0	7,332	1,062	8,395	9,498	10,835	2,134	22,467
2013	0	588	0	588	3,163	856	1,157	5,177	47	670	2,726	3,443	3,211	5,115	3,883	9,208
2014	77	1,477	0	1,554	284	3,190	0	3,474	1,109	702	0	1,811	1,471	5,368	0	6,839
2015	134	4,024	0	4,157	3,060	759	0	3,819	62,142	2,273	0	64,415	65,336	7,055	0	72,391
2016	3,028	2,449	0	5,477	205	3,726	0	3,930	0	1,354	207	1,561	3,233	7,528	207	10,968
<b>Subtotal</b>	<b>17,405</b>	<b>12,884</b>	<b>8,619</b>	<b>38,908</b>	<b>25,033</b>	<b>24,507</b>	<b>10,316</b>	<b>59,856</b>	<b>221,904</b>	<b>34,367</b>	<b>13,694</b>	<b>269,965</b>	<b>264,342</b>	<b>71,757</b>	<b>32,630</b>	<b>368,729</b>
Percent of Total	45%	33%	22%	100%	42%	41%	17%	100%	82%	13%	5%	100%	72%	19%	9%	100%
<b>Average</b>	<b>2,176</b>	<b>1,432</b>	<b>2,873</b>	<b>3,891</b>	<b>2,503</b>	<b>2,451</b>	<b>3,439</b>	<b>5,986</b>	<b>31,701</b>	<b>3,437</b>	<b>2,282</b>	<b>26,997</b>	<b>26,434</b>	<b>7,176</b>	<b>4,661</b>	<b>36,873</b>
2007 - 2011 Period Total				24,537				31,978				190,340				246,855
<b>2007 - 2011 Average</b>				<b>4,907</b>				<b>6,396</b>				<b>38,068</b>				<b>49,371</b>
% Breakdown				9.9%				13.0%				77.1%				100.0%
2012 - 2016 Period Total				14,370				27,878				79,625				121,874
<b>2012 - 2016 Average</b>				<b>2,874</b>				<b>5,576</b>				<b>15,925</b>				<b>24,375</b>
% Breakdown				11.8%				22.9%				65.3%				100.0%
2007 - 2016 Period Total				38,908				59,856				269,965				368,729
<b>2007 - 2016 Average</b>				<b>3,891</b>				<b>5,986</b>				<b>26,997</b>				<b>36,873</b>
% Breakdown				10.6%				16.2%				73.2%				100.0%

Source: Statistics Canada Publication, 64-001-XIB

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



**Schedule 12  
City of St. Thomas**

**Employment to Population Ratio by Major Employment Sector, 2006 to 2016**

NAICS	Employment & Gross Floor Area (G.F.A) Forecast, 2016 To Buildout	Year			Change	
		2006	2011	2016	06-11	11-16
<b>Employment by Industry</b>						
<b>Primary Industry Employment</b>						
11	<i>Agriculture, forestry, fishing and hunting</i>	85	125	40	40	-85
21	<i>Mining and oil and gas extraction</i>	0	0	15	0	15
<b>Sub-total</b>		<b>85</b>	<b>125</b>	<b>55</b>	<b>40</b>	<b>-70</b>
<b>Industrial and Other Employment</b>						
22	<i>Utilities</i>	60	30	80	-30	50
23	<i>Construction</i>	300	300	465	0	165
31-33	<i>Manufacturing</i>	7,140	3,485	3,545	-3,655	60
41	<i>Wholesale trade</i>	540	220	285	-320	65
48-49	<i>Transportation and warehousing</i>	795	410	575	-385	165
56	<i>Administrative and support</i>	388	313	340	-75	28
<b>Sub-total</b>		<b>9,223</b>	<b>4,758</b>	<b>5,290</b>	<b>-4,465</b>	<b>533</b>
<b>Population Related Employment</b>						
44-45	<i>Retail trade</i>	2,005	1,990	1,880	-15	-110
51	<i>Information and cultural industries</i>	150	190	125	40	-65
52	<i>Finance and insurance</i>	275	310	380	35	70
53	<i>Real estate and rental and leasing</i>	175	225	205	50	-20
54	<i>Professional, scientific and technical services</i>	530	490	450	-40	-40
55	<i>Management of companies and enterprises</i>	10	0	15	-10	15
56	<i>Administrative and support</i>	388	313	340	-75	28
71	<i>Arts, entertainment and recreation</i>	180	180	130	0	-50
72	<i>Accommodation and food services</i>	1,365	1,310	1,350	-55	40
81	<i>Other services (except public administration)</i>	900	760	670	-140	-90
<b>Sub-total</b>		<b>5,978</b>	<b>5,768</b>	<b>5,545</b>	<b>-210</b>	<b>-223</b>
<b>Institutional</b>						
61	<i>Educational services</i>	825	825	1,035	0	210
62	<i>Health care and social assistance</i>	2,300	2,390	2,580	90	190
91	<i>Public administration</i>	480	460	510	-20	50
<b>Sub-total</b>		<b>3,605</b>	<b>3,675</b>	<b>4,125</b>	<b>70</b>	<b>450</b>
<b>Total Employment</b>		<b>18,890</b>	<b>14,325</b>	<b>15,015</b>	<b>-4,565</b>	<b>690</b>
<b>Population</b>		<b>36,110</b>	<b>37,905</b>	<b>38,909</b>	<b>1,795</b>	<b>1,004</b>
<b>Employment to Population Ratio</b>						
<b>Industrial and Other Employment</b>		<b>0.26</b>	<b>0.13</b>	<b>0.14</b>	<b>-0.13</b>	<b>0.01</b>
<b>Population Related Employment</b>		<b>0.17</b>	<b>0.15</b>	<b>0.14</b>	<b>-0.01</b>	<b>-0.01</b>
<b>Institutional Employment</b>		<b>0.10</b>	<b>0.10</b>	<b>0.11</b>	<b>0.00</b>	<b>0.01</b>
<b>Primary Industry Employment</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total</b>		<b>0.52</b>	<b>0.38</b>	<b>0.39</b>	<b>-0.15</b>	<b>0.01</b>

Source: Statistics Canada Employment by Place of Work

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



# Appendix B

## Level of Service



Service: Fire Facilities  
 Unit Measure: ft² of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Central Fire Station (305 Wellington St.)	12,110	12,110	12,110	12,110	12,110	12,110	12,110	12,110	12,110	12,110	\$305	\$370
Captain Dennis Redman Station #2 (235 Burwell Road)	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	\$305	\$377
<b>Total</b>	<b>18,610</b>	<b>18,610</b>	<b>18,610</b>	<b>18,610</b>	<b>18,610</b>	<b>18,610</b>	<b>18,610</b>	<b>18,610</b>	<b>18,610</b>	<b>18,610</b>		

Population	36,764	37,146	37,258	37,432	37,638	37,855	38,130	38,564	39,174	39,749
Per Capita Standard	0.5062	0.5010	0.4995	0.4972	0.4944	0.4916	0.4881	0.4826	0.4751	0.4682

10 Year Average	2010-2019
Quantity Standard	0.4904
Quality Standard	\$372
Service Standard	\$183

D.C. Amount (before deductions)	10 Year
Forecast Population	5,014
\$ per Capita	\$183
Eligible Amount	\$915,757





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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Thermal Imaging Camera	3	3	3	3	3	3	3	3	3	3	\$15,200
Jaws of Life	2	2	2	2	2	2	2	2	2	3	\$60,000
SCBA Fill Station	1	1	1	1	1	1	1	1	1	1	\$67,100
Portable Generators	6	7	7	7	7	7	7	7	7	4	\$8,400
Generator - Station	2	2	2	2	2	2	2	2	2	2	\$100,000
Personal Protective Equipment	52	52	101	101	101	101	101	101	101	101	\$3,500
Uniform and Work Wear	52	52	52	52	52	52	52	52	52	52	\$3,300
Self-Contained Breathing Unit	45	55	55	55	55	55	55	55	55	54	\$10,000
Self-Contained Breathing Unit Cylinders	45	110	126	126	126	126	126	126	126	126	\$1,500
Portable Radio	45	37	37	37	37	37	37	37	37	37	\$2,100
Radio Repeaters (offsite)								2	2	4	\$3,500
<b>Total</b>	<b>253</b>	<b>321</b>	<b>386</b>	<b>386</b>	<b>386</b>	<b>386</b>	<b>386</b>	<b>388</b>	<b>388</b>	<b>387</b>	

Population	36,764	37,146	37,258	37,432	37,638	37,855	38,130	38,564	39,174	39,749
Per Capita Standard	0.0069	0.0086	0.0104	0.0103	0.0103	0.0102	0.0101	0.0101	0.0099	0.0097

10 Year Average	2010-2019
Quantity Standard	0.0097
Quality Standard	\$4,832
Service Standard	\$47

D.C. Amount (before deductions)	10 Year
Forecast Population	5,014
\$ per Capita	\$47
Eligible Amount	\$235,006



Service: Fire Vehicles  
 Unit Measure: No. of vehicles

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Jeep Patriot	1	1	1	1	1	1	1	1	1	1	\$35,000
Superior Pumper Rescue	1	1	1	1	1	1	1	1	1	1	\$700,000
Dodge Super Cab	1	1	1	1	1	1	1	1	1	1	\$75,000
Pumper	1	1	1	1	1	1	1	1	1	1	\$700,000
Aerial 100 foot Ladder.Pumper	1	1	1	1	1	1	1	1	1	1	\$1,500,000
2018 Ford Explorer	1	1	1	1	1	1	1	1	1	1	\$40,000
Aerial 75' Ladder/Pumper	1	1	1	1	1	1	1	1	1	1	\$1,500,000
Boat and Trailer	1	1	1	1	1	1	1	1	1	1	\$42,200
Fire Safety House Trailer	1	1	1	1	1	1	1	1	1	1	\$58,600
Pontiac Montana	1	1	1	1	1	1	1	1	1	1	\$30,000
FRHT FM2						1	1	1	1	1	\$450,000
Rosenbauer 40M										1	\$800,000
<b>Total</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>12</b>	

Population	36,764	37,146	37,258	37,432	37,638	37,855	38,130	38,564	39,174	39,749
Per Capita Standard	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003

10 Year Average	2010-2019
Quantity Standard	0.0003
Quality Standard	\$411,133
Service Standard	\$123

D.C. Amount (before deductions)	10 Year
Forecast Population	5,014
\$ per Capita	\$123
Eligible Amount	\$618,427



Service: Police Facilities  
 Unit Measure: ft² of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Justice Building - 30 Catherine Street (Police Share)	14,858	14,858	14,858	14,858	14,858	14,858	14,858				\$347	\$409
Justice Building- 405 CASO Crossing								33,900	33,900	35,000	\$347	\$418
Outdoor Storage Shed (14x20)								280	280	280	\$40	\$63
Outdoor Storage Shed (14x20)								280	280	280	\$40	\$63
<b>Total</b>	<b>14,858</b>	<b>14,858</b>	<b>14,858</b>	<b>14,858</b>	<b>14,858</b>	<b>14,858</b>	<b>14,858</b>	<b>34,460</b>	<b>34,460</b>	<b>35,560</b>		

Population	36,764	37,146	37,258	37,432	37,638	37,855	38,130	38,564	39,174	39,749
Per Capita Standard	0.4041	0.4000	0.3988	0.3969	0.3948	0.3925	0.3897	0.8936	0.8797	0.8946

10 Year Average	2010-2019
Quantity Standard	0.5445
Quality Standard	411
Service Standard	\$224

D.C. Amount (before deductions)	10 Year
Forecast Population	5,014
\$ per Capita	\$224
Eligible Amount	\$1,120,980



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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Uniform Equipment - Sworn Officers	66	66	66	67	67	67	67	68	70	73	\$6,000
Uniform Equipment - Unsworn Officers	8	8	8	8	13	13	13	13	13	13	\$5,000
Radio Equipment - Mobile	18	18	18	18	19	19	19	21	21	21	\$1,900
Radio Equipment - Handheld Portables	47	47	47	47	47	47	47	50	50	50	\$1,200
Carbine Rifles							3	3	3	3	\$600
Shotguns	3	3	3	3	3	3	3	3	5	5	\$300
<b>Total</b>	<b>142</b>	<b>142</b>	<b>142</b>	<b>143</b>	<b>149</b>	<b>149</b>	<b>152</b>	<b>158</b>	<b>162</b>	<b>165</b>	

Population	36,764	37,146	37,258	37,432	37,638	37,855	38,130	38,564	39,174	39,749
Per Capita Standard	0.0039	0.0038	0.0038	0.0038	0.0040	0.0039	0.0040	0.0041	0.0041	0.0042

10 Year Average	2010-2019
Quantity Standard	0.0040
Quality Standard	\$3,665
Service Standard	\$15

D.C. Amount (before deductions)	10 Year
Forecast Population	5,014
\$ per Capita	\$15
Eligible Amount	\$73,505



Service: Police Vehicles  
 Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Prisoner Van	1	1	1	1	1	1	1	1	1	1	\$64,500
Community Service Vehicle	2	2	2	2	2	2	2	2	2	2	\$38,700
Identification Services Vehicle	1	1	1	1	1	1	1	1	1	1	\$64,500
Unit #32, Canine Unit					1	1	1	1	1	1	\$46,900
Unit #46 Prisoner Van								1	1	1	\$100,000
Patrol Vehicles	7	7	7	7	7	7	8	8	8	8	\$40,000
Unmarked Vehicles	7	7	7	7	7	7	7	7	7	8	\$20,000
Unit #39 Courts						1	1	1	1	1	\$8,000
Mobile Radio Terminals	9	9	9	9	9	9	9	9	10	10	\$8,000
Traffic Vehicles							1	1	1	2	\$40,000
<b>Total</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>31</b>	<b>32</b>	<b>33</b>	<b>35</b>	

Population	36,764	37,146	37,258	37,432	37,638	37,855	38,130	38,564	39,174	39,749
Per Capita Standard	0.0007	0.0007	0.0007	0.0007	0.0007	0.0008	0.0008	0.0008	0.0008	0.0009

10 Year Average	2010-2019
Quantity Standard	0.0008
Quality Standard	\$26,275
Service Standard	\$21

D.C. Amount (before deductions)	10 Year
Forecast Population	5,014
\$ per Capita	\$21
Eligible Amount	\$105,394



Service: Roads  
 Unit Measure: km of roadways

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/km)
Arterial	38.4	60.6	60.6	60.6	60.5	60.8	60.8	60.8	60.8	60.8	\$3,951,800
Collector	38.4	38.8	38.9	38.9	38.9	39.4	39.7	39.7	40.3	40.3	\$2,371,800
<b>Total</b>	<b>77</b>	<b>99</b>	<b>100</b>	<b>100</b>	<b>99</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>101</b>	<b>101</b>	

Population	36,764	37,146	37,258	37,432	37,638	37,855	38,130	38,564	39,174	39,749
Per Capita Standard	0.0021	0.0027	0.0027	0.0027	0.0026	0.0026	0.0026	0.0026	0.0026	0.0025

10 Year Average	2010-2019
Quantity Standard	0.0026
Quality Standard	\$3,282,885
Service Standard	\$8,536

D.C. Amount (before deductions)	11 Year
Forecast Population	5,720
\$ per Capita	\$8,536
Eligible Amount	\$48,823,060



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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Bridges	13	13	13	13	13	13	13	13	13	13	\$4,510,100
Culverts	18	18	18	18	18	18	18	18	18	18	\$1,113,600
<b>Total</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>31</b>	

Population	36,764	37,146	37,258	37,432	37,638	37,855	38,130	38,564	39,174	39,749
Per Capita Standard	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008

10 Year Average	2010-2019
Quantity Standard	0.0008
Quality Standard	\$2,591,250
Service Standard	\$2,073

D.C. Amount (before deductions)	11 Year
Forecast Population	5,720
\$ per Capita	\$2,073
Eligible Amount	\$11,857,560



Service: Traffic Signals & Streetlights  
 Unit Measure: No. of Traffic Signals

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Signalized Intersections	36	37	38	38	38	38	38	37	38	38	\$78,100
Midblock / Intersection Pedestrian Signal	2	2	2	2	2	2	2	2	2	2	\$33,500
Signalized Pedestrian Crossover	-	-	-	-	-	-	4	7	11	11	\$50,000
Streetlights - Cobra head	4,375	4,375	4,375	4,375	4,375	4,375	4,375	4,375	4,375	4,375	\$6,500
Streetlights - Decorative	725	725	725	725	725	725	725	725	725	725	\$6,500
<b>Total</b>	<b>5,138</b>	<b>5,139</b>	<b>5,140</b>	<b>5,140</b>	<b>5,140</b>	<b>5,140</b>	<b>5,144</b>	<b>5,146</b>	<b>5,151</b>	<b>5,151</b>	

Population	36,764	37,146	37,258	37,432	37,638	37,855	38,130	38,564	39,174	39,749
Per Capita Standard	0.1398	0.1383	0.1380	0.1373	0.1366	0.1358	0.1349	0.1334	0.1315	0.1296

10 Year Average	2010-2019
Quantity Standard	0.1355
Quality Standard	\$7,061
Service Standard	\$957

D.C. Amount (before deductions)	11 Year
Forecast Population	5,720
\$ per Capita	\$957
Eligible Amount	\$5,472,896





Service: Sidewalks  
 Unit Measure: km of roadways

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/km)
Sidewalks	94.0	95.1	96.2	97.4	98.5	99.7	100.8	101.9	103.1	104.2	\$231,500
Active Transportation Trails	2.8	3.4	4.0	4.6	5.2	5.7	6.3	6.9	7.5	8.1	\$231,500
<b>Total</b>	<b>96.8</b>	<b>98.5</b>	<b>100.2</b>	<b>101.9</b>	<b>103.7</b>	<b>105.4</b>	<b>107.1</b>	<b>108.9</b>	<b>110.6</b>	<b>112.3</b>	

Population	36,764	37,146	37,258	37,432	37,638	37,855	38,130	38,564	39,174	39,749
Per Capita Standard	0.0026	0.0027	0.0027	0.0027	0.0028	0.0028	0.0028	0.0028	0.0028	0.0028

10 Year Average	2010-2019
Quantity Standard	0.0028
Quality Standard	\$227,500
Service Standard	\$637

D.C. Amount (before deductions)	11 Year
Forecast Population	5,720
\$ per Capita	\$637
Eligible Amount	\$3,643,640



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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bid'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Public Works Centre (100 Burwell Rd.)	11,030	11,030	11,030	11,030	11,030	11,030	11,030	11,030	11,030	11,030	\$330	\$497
Electrical Building (100 Burwell Rd.)	625	625	-	-	-	-	-	-	-	-	\$102	\$112
Salt Dome and Truck Storage (100 Burwell Rd) (2013)	-	-	-	20,000	20,000	20,000	20,000	20,000	20,000	20,000	\$14	\$31
Gas Farm and Water Filling Station (hectares of land)				0.52	0.52	0.52	0.52	0.52	0.52	0.52	\$586,493	\$586,493
<b>Total</b>	<b>11,655</b>	<b>11,655</b>	<b>11,030</b>	<b>31,031</b>	<b>31,031</b>	<b>31,031</b>	<b>31,031</b>	<b>31,031</b>	<b>31,031</b>	<b>31,031</b>		

Population	36,764	37,146	37,258	37,432	37,638	37,855	38,130	38,564	39,174	39,749
Per Capita Standard	0.3170	0.3138	0.2960	0.8290	0.8244	0.8197	0.8138	0.8046	0.7921	0.7807

10 Year Average	2010-2019
Quantity Standard	0.6591
Quality Standard	\$245
Service Standard	\$162

D.C. Amount (before deductions)	11 Year
Forecast Population	5,720
\$ per Capita	\$162
Eligible Amount	\$924,981



Service: Vehicles & Major Equipment  
 Unit Measure: No. of vehicles

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
<b>Roads and Transportation Services</b>											
<b>Road Operations</b>											
Heavy Duty Vehicles - 5 Ton Dump / Plow	6	6	6	6	6	6	6	7	7	7	\$235,000
Medium Duty Vehicles - 1 Ton and similar chassis	5	5	5	5	5	6	6	6	7	7	\$75,000
Light Duty Vehicles	2	2	2	2	2	2	2	2	2	2	\$55,000
Grader	1	1	1	1	1	1	1	1	1	1	\$225,000
Bobcat s570 Skid Steer Loader and attachments	1	1	1	1	1	1	1	1	1	1	\$80,000
Backhoe	1	1	1	1	1	1	1	1	1	1	\$140,000
Evacuator	1	1	1	1	1	1	1	1	1	1	\$80,000
Chipper	1	1	1	1	1	1	1	1	1	1	\$35,000
Sweeper	1	1	1	1	1	1	1	1	1	1	\$300,000
Asphalt Roller	1	1	1	1	1	1	1	1	1	1	\$40,000
Sidewalk Tractor	3	3	3	3	3	5	5	5	5	5	\$150,000
sidewalk tractor Cold Planer (attachment)	1	1	1	1	1	1	1	1	1	1	\$30,000
Sidewalk Planer	1	1	1	1	1	1	1	1	1	1	\$30,000
<b>Trailers</b>											
Trailer	1	1	1	1	1	1	1	1	1	1	\$17,600
Rc Mt1											\$17,600
Paint Machine	1	1	1	1	1	1	1	1	1	1	\$11,700
Anti-icing Unit			1	1	1	1	1	1	1	1	\$25,000
<b>Fleet Services</b>											
Service Vehicle	1	1	1	1	1	1	1	1	1	1	\$75,000
15,000 Lb Hoist	1	1	1	1	1	1	1	1	1	1	\$26,000
60,000 Lb Hoist	1	1	1	1	1	1	1	1	1	1	\$150,000
<b>Transportation</b>											
Light Duty Vehicles	1	1	1	1	1	1	1	1	1	1	\$50,000
<b>Enforcement</b>											
Light Duty Vehicles	2	2	2	2	3	3	3	3	3	3	\$50,000
<b>Public Works Shared Assets</b>											
Loader	1	1	1	1	1	1	1	1	1	1	\$200,000
Forklift	1	1	1	1	1	1	1	1	1	1	\$100,000
Hydraulic Breaker	1	1	1	1	1	1	1	1	1	1	\$21,100
Hoe Pack	1	1	1	1	1	1	1	1	1	1	\$11,700
Atlas Copcp Compressor	1	1	1	1	1	1	1	1	1	1	\$30,000
<b>Total</b>	<b>38</b>	<b>38</b>	<b>39</b>	<b>39</b>	<b>40</b>	<b>43</b>	<b>43</b>	<b>44</b>	<b>45</b>	<b>46</b>	

Population	36,764	37,146	37,258	37,432	37,638	37,855	38,130	38,564	39,174	39,749
Per Capita Standard	0.0010	0.0010	0.0010	0.0010	0.0011	0.0011	0.0011	0.0011	0.0011	0.0012

10 Year Average	2010-2019
Quantity Standard	0.0011
Quality Standard	\$105,782
Service Standard	\$116

D.C. Amount (before deductions)	11 Year
Forecast Population	5,720
\$ per Capita	\$116
Eligible Amount	\$665,579





Service: Transit Vehicles  
 Unit Measure: No. of vehicles

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
General Coach/Thor Industries Internatianl 36' Low Floor	4	4	4	4	4	4					\$262,872
Ford/Glaval Cutaway (lift equipped)	7	7	4	3	3	3	1				\$143,385
GMC - Arboc Spirit	-	-	3	4	4	4	4	4	4	1	\$262,872
GMC - Crestline / Goshen High Floor (Para)						2	2	2	2	2	\$96,260
GMC - Crestline / Champion Low Floor							4	4	4	3	\$135,925
GMC - Creative Carriage, ARBOC Spirit of Freedom										4	\$151,702
Contracted 3rd Para bus on peak times								1	1	1	\$77,625
<b>Total</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>13</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	

Population	36,764	37,146	37,258	37,432	37,638	37,855	38,130	38,564	39,174	39,749
Per Capita Standard	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003

10 Year Average	2010-2019
Quantity Standard	0.0003
Quality Standard	\$156,667
Service Standard	\$47

D.C. Amount (before deductions)	10 Year
Forecast Population	5,014
\$ per Capita	\$47
Eligible Amount	\$235,658



Service: Parking Spaces  
 Unit Measure: No. of spaces

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/space)
Horton Market Lot	95	95	95	95	95	95	95	95	95	95	\$16,200
St. Catherine Street Lot - Upper Lot	62	62	62	62	62	62	62	62	62	62	\$16,200
St. Catherine Street Lot - Upper Lot	49	49	49	49	49	49	49	49	49	49	\$16,200
Justice Building Lot	25	25	25	25	25	25	25	25	25	25	\$16,200
City Hall Lot	27	27	27	27	27	27	27	27	27	27	\$16,200
City Centre Lot	48	48	48	48	48	48	48	48	48	48	\$16,200
Hiawatha Street Lot	33	33	33	33	33	33	33	33	33	33	\$16,200
Midtown Lot	34	34	34	34	34	34	34	34	34	34	\$16,200
Curtis Street Lot	107	107	107	107	107	107	107	107	107	107	\$16,200
Moore Street Lot	56	56	56	56	56	56	56	56	56	56	\$16,200
White Street Lot	64	64	64	64	64	64	64	64	64	64	\$16,200
Hepburn Lot	123	123	123	123	123	123	123	123	123	123	\$16,200
Elgin Street Lot A	12	12	12	12	12	12	12	12	12	12	\$16,200
Elgin Street Lot B	10	10	10	10	10	10	10	10	10	10	\$16,200
Metcalfe Street Lot	12	12	12	12	12	12	12	12	12	12	\$16,200
Scott Street Lot	26	26	26	26	26	26	26	26	26	26	\$16,200
Wellington Street Lot	25	25	25	25	25	25	25	25	25	25	\$16,200
Wellington (School) Block Parking	-	-	-	-	80	80	80	80	80	80	\$16,200
Two Parking areas on Centre Street btwn Metcalfe	-	-	-	-	55	55	55	55	55	55	\$16,200
<b>Total</b>	<b>808</b>	<b>808</b>	<b>808</b>	<b>808</b>	<b>943</b>	<b>943</b>	<b>943</b>	<b>943</b>	<b>943</b>	<b>943</b>	

Population	36,764	37,146	37,258	37,432	37,638	37,855	38,130	38,564	39,174	39,749
Per Capita Standard	0.0220	0.0218	0.0217	0.0216	0.0251	0.0249	0.0247	0.0245	0.0241	0.0237

10 Year Average	2010-2019
Quantity Standard	0.0234
Quality Standard	\$16,197
Service Standard	\$379

D.C. Amount (before deductions)	10 Year
Forecast Population	5,014
\$ per Capita	\$379
Eligible Amount	\$1,900,306



Service: Airport Facilities  
 Unit Measure: ft<sup>2</sup> of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Administration (S/S Hwy. #3)	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	1,700	\$182	\$182
Hangar (S/S Hwy. #3)	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	\$170	\$170
Pumphouse (S/S Hwy. #3)	500	500	500	500	500	500	500	500	500	500	\$170	\$170
Maintenance Garage (S/S Hwy. #3)	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	\$170	\$170
Corporate Hangar	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	\$170	\$170
Runway/Ramp/Taxiways/Service Roads/Car parking (# of hectares)	147	147	147	147	147	147	147	147	147	147	\$41,055	\$41,055
Small lot Hangars 19 structures @ 1600 sq. ft each									30,400	30,400	\$163	\$163
<b>Total</b>	<b>30,847</b>	<b>30,847</b>	<b>30,847</b>	<b>30,847</b>	<b>30,847</b>	<b>30,847</b>	<b>30,847</b>	<b>30,847</b>	<b>61,247</b>	<b>61,247</b>		

Population	36,764	37,146	37,258	37,432	37,638	37,855	38,130	38,564	39,174	39,749
Per Capita Standard	0.8391	0.8304	0.8279	0.8241	0.8196	0.8149	0.8090	0.7999	1.5635	1.5408

10 Year Average	2010-2019
Quantity Standard	0.9669
Quality Standard	\$333
Service Standard	\$322

D.C. Amount (before deductions)	10 Year
Forecast Population	5,014
\$ per Capita	\$322
Eligible Amount	\$1,615,511



Service: Airport Vehicles & Equipment  
 Unit Measure: No. of vehicles & equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
<b>Vehicles</b>											
Dodge Ram 2500 St 4X4				1	1	1	1	1	1	1	\$45,000
Dodge Voyager Van	1	1	1	1	1	1	1	1	1	1	\$35,000
Sterling L.Line Dump	1	1	1	1	1	1	1	1	1	1	\$160,000
Freightliner Fuel Truck					1	1	1	1	1	1	\$200,000
<b>Equipment</b>											
Navigational Devices - Lwis, Ndb, Papi, Runway Lighting	1	1	1	1	1	1	1	1	1	1	\$662,800
Fuel Farm Jet Fuel 100 cc Tanks and Pumps	1	1	1	1	1	1	1	1	1	1	\$460,000
John Deere Hpx Gator				1	1	1	1	1	1	1	\$16,900
Rhino Mower	1	1	1	1	1	1	1	1	1	1	\$13,500
New Holland T5040 Structural Tractor		1	1	1	1	1	1	1	1	1	\$72,000
Jacobsen HR 800		1	1	1	1	1	1	1	1	1	\$130,000
American - Coleman Mb-4 Tug 140,000Lib (2010-2030)	1	1	1	1	1	1	1	1	1	1	\$100,000
Hobart Ground Power Unit	1	1	1	1	1	1	1	1	1	1	\$30,000
Deicer Unit	1	1	1	1	1	1	1	1	1	1	\$35,000
Toyota Lift Truck	1	1	1	1	1	1	1	1	1	1	\$60,000
Genie Boom 45' Lifting Device	1	1	1	1	1	1	1	1	1	1	\$150,000
Sicard T-4000 A/C Tug 4000Lbs (2010-2030)	1	1	1	1	1	1	1	1	1	1	\$30,500
John Deer Loader 444/Snow Blower /Sweeper/ Plow									1	1	\$380,000
Rpm Tech Snowblower									1	1	\$120,000
Cummins Diesel Generator Runways	1	1	1	1	1	1	1	1	1	1	\$80,000
Natural Gas Generator - Building	1	1	1	1	1	1	1	1	1	1	\$110,000
Hydraulic Sweeper Broom									1	1	\$40,000
<b>Total</b>	<b>13</b>	<b>15</b>	<b>15</b>	<b>17</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>18</b>	<b>21</b>	<b>21</b>	

Population	36,764	37,146	37,258	37,432	37,638	37,855	38,130	38,564	39,174	39,749
Per Capita Standard	0.0004	0.0004	0.0004	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005	0.0005

10 Year Average	2010-2019
Quantity Standard	0.0005
Quality Standard	\$111,480
Service Standard	\$56

D.C. Amount (before deductions)	10 Year
Forecast Population	5,014
\$ per Capita	\$56
Eligible Amount	\$279,480





Service: Parkland Development  
 Unit Measure: Acres of Parkland

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Acre)
<b>Regional Parks</b>											
D.J. Tarry Complex	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	\$25,800
<b>Community Parks</b>											
Athletic Park	34.99	34.99	34.99	34.99	34.99	34.99	34.99	34.99	34.99	34.99	\$25,800
L&PS Rail Trail						3.39	3.39	3.39	3.39	3.39	\$25,800
Lions Club Leash-Free Dog Park		4.40	4.40	4.40	4.40	4.40	4.40	4.40	4.40	4.40	\$25,800
V.A. Barrie Park	27.90	27.90	27.90	27.90	27.90	27.90	27.90	27.90	27.90	27.90	\$25,800
Waterworks Park	89.99	89.99	89.99	89.99	89.99	89.99	89.99	89.99	89.99	89.99	\$25,800
Veteran's Memorial Park							0.27	0.27	0.27	0.27	\$25,800
Cowan Park	64.00	64.00	64.00	64.00	64.00	64.00	64.00	64.00	64.00	64.00	\$25,800
Pinafore Park	97.00	97.00	97.00	97.00	97.00	97.00	97.00	97.00	97.00	97.00	\$25,800
<b>Neighbourhood Parks</b>											
Applewood Park	3.31	3.31	3.31	3.31	3.31	3.31	3.31	3.31	3.31	3.31	\$25,800
Burwell Park	7.29	7.29	7.29	7.29	7.29	7.29	7.29	7.29	7.29	7.29	\$25,800
Centennial Sports Complex	6.20	6.20	6.20	6.20	6.20	6.20	6.20	6.20	6.20	6.20	\$25,800
Greenway Park	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	\$25,800
Jonas Street Park	4.08	4.08	4.08	4.08	4.08	4.08	4.08	4.08	4.08	4.08	\$25,800
Kin Park	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	\$25,800
Lions Park	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	\$25,800
Massey Park	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	\$25,800
NYC Ball Diamond	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	\$25,800
Optimist Park	6.70	6.70	6.70	6.70	6.70	6.70	6.70	6.70	6.70	6.70	\$25,800
Orchard Park Trail	-	-	-	-	5.00	5.00	5.00	5.00	5.00	5.00	\$25,800
<b>Sub-Neighbourhood Park</b>											
F.E. Bennet Park	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	\$25,800
Joanne Brooks Memorial Park	4.08	4.08	4.08	4.08	4.08	4.08	4.08	4.08	4.08	4.08	\$25,800
Peter Laing Park	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$25,800
Sakura Park	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$25,800
Donker Park	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	\$25,800
Gorman Rupp	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	\$25,800
Homedale Park	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$25,800
Jim Waite Park	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	\$25,800
Rosethorn Park	3.30	3.30	3.30	3.30	3.30	3.30	3.30	3.30	3.30	3.30	\$25,800
Woodhaven Park	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	\$25,800
Oldewood Park	2.99	2.99	2.99	2.99	2.99	2.99	2.99	2.99	2.99	2.99	\$25,800
<b>Parkettes</b>											
Canon Parkette	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$25,800
Cenotaph	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$25,800
Currah Parkette	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$25,800
Green's Parkette	0.10	0.10	0.10	0.10	0.10	0.10	-	-	-	-	\$25,800
Hepburn Park	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	\$25,800
Jumbo Monument	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	\$25,800
West End Parkette	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$25,800
T.H Currah Parkette							0.05	0.05	0.05	0.05	\$25,800
City Hall							0.12	0.12	0.12	0.12	\$25,800
Tourism Building							0.05	0.05	0.05	0.05	\$25,800
Wellington Street School	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$25,800
<b>Total</b>	<b>399.52</b>	<b>403.92</b>	<b>403.92</b>	<b>403.92</b>	<b>408.92</b>	<b>412.31</b>	<b>412.70</b>	<b>412.70</b>	<b>412.70</b>	<b>397.70</b>	

Population	36,764	37,146	37,258	37,432	37,638	37,855	38,130	38,564	39,174	39,749
Per Capita Standard	0.0109	0.0109	0.0108	0.0108	0.0109	0.0109	0.0108	0.0107	0.0105	0.0100

10 Year Average	2010-2019
Quantity Standard	0.0107
Quality Standard	\$25,848
Service Standard	\$277

D.C. Amount (before deductions)	10 Year
Forecast Population	5,014
\$ per Capita	\$277
Eligible Amount	\$1,386,722



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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
<b>Playgrounds</b>											
Cowan Park	1	1	1	1	1	1	1	1	1	1	\$200,000
Pinafore Park	1	1	1	1	1	1	1	1	1	1	\$400,000
Athletic Park	1	1	1	1	1	1	1	1	1	1	\$125,000
D.J. Tarry Complex	1	1	1	1	1	1	1	1	1	1	\$100,000
Waterworks Park	1	1	1	1	1	1	1	1	1	1	\$350,000
Applewood Park	1	1	1	1	1	1	1	1	1	1	\$125,000
Burwell Park	1	1	1	1	1	1	1	1	1	1	\$200,000
Donker Park	1	1	1	1	1	1	1	1	1	1	\$100,000
Gorman-Rupp Ball Diamond	1	1	1	1	1	1	1	1	1	1	\$100,000
Greenway Park				1	1	1	1	1	1	1	\$125,000
Homedale Park	1	1	1	1	1	1	1	1	1	1	\$125,000
Jonas Street Park	1	1	1	1	1	1	1	1	1	1	\$125,000
Kin Park	1	1	1	1	1	1	1	1	1	1	\$200,000
Lions Park	1	1	1	1	1	1	1	1	1	1	\$150,000
Oldewood Park	1	1	1	1	1	1	1	1	1	1	\$100,000
Optimist Park	1	1	1	1	1	1	1	1	1	1	\$200,000
Rosehorn Park	1	1	1	1	1	1	1	1	1	1	\$200,000
Woodhaven Park	1	1	1	1	1	1	1	1	1	1	\$100,000
Peter Laing Park	1	1	1	1	1	1	1	1	1	1	\$100,000
Wellington Street School	-	-	-	1	1	1	1	1	1	1	\$100,000
Centennial Sports Complex										1	
<b>Aquatic Facilities</b>											
Joanne Brooks Memorial Park - Jaycee Pool	1	1	1	1	1	1	1	1	1	1	\$1,670,900
Pinafore Rotary Splash Pad	1	1	1	1	1	1	1	1	1	1	\$322,600
Waterworks Ascent Splash Pad	1	1	1	1	1	1	1	1	1	1	\$322,600
<b>Tennis Courts</b>											
Pinafore Park (lit)	8	8	8	8	8	8	8	8	8	8	\$100,000
Rosehorn Park (unlit)	1	1	1	1	1	1	1	1	1	1	\$83,900
<b>Pickleball Courts</b>											
Pinafore Park								8	8	8	\$150,000
<b>Baseball Diamonds</b>											
<i>Lit Diamonds</i>											
Pinafore Park Emslie Field	1	1	1	1	1	1	1	1	1	1	\$293,500
D.J. Tarry Complex	5	5	5	5	5	5	5	5	5	5	\$293,500
Gorman-Rupp Ball Diamond	1	1	1	1	1	1	1	1	1	1	\$293,500
NYC Ball Diamond	1	1	1	1	1	1	1	1	1	1	\$293,500
Cardinal Field									1	1	\$1,000,000
<i>Unlit Diamonds</i>											
Centennial Sports Complex	6	6	6	6	6	8	8	8	8	8	\$23,500
Optimist Park	1	1	1	1	1	1	1	1	1	1	\$23,500
Kin Park	1	1	1	1	1	1	1	1	1	1	\$23,500
Lions Park	2	2	2	2	2	2	2	2	2	2	\$23,500
Burwell Road Park	1	1	1	1	1	1	1	1	1	1	\$23,500
<b>Full Soccer Fields</b>											
Cowan Park	3	3	3	3	3	3	3	3	3	3	\$45,200
Athletic Park	2	2	2	2	2	2	2	2	2	2	\$45,200
D.J. Tarry Complex Southdale & Bill Martyn Pkwy	1	1	1	1	1	1	1	1	1	1	\$45,200
Applewood Park	-	-	-	-	-	1	1	1	1	1	\$45,200
Optimist Park	1	1	1	1	1	1	1	1	1	1	\$45,200
<b>Intermediate Soccer Fields</b>											
Cowan Park	1	1	1	1	1	1	1	1	1	1	\$22,600
Athletic Park	4	4	4	4	4	4	4	4	4	4	\$22,600
<b>Mini Soccer Fields (5v5 &amp; 3v3)</b>											
Athletic Park	1	1	1	1	1	1	1	1	1	1	\$11,300
<b>Unlit Basketball Court</b>											
Cowan Park	1	1	1	1	1	1	1	1	1	1	\$82,700
Burwell Park (3 on 3)	1	1	1	1	1	1	1	1	1	1	\$27,700
Lions Park (3 on 3)	1	1	1	1	1	1	1	1	1	1	\$27,700
Optimist Park	2	2	2	2	2	2	2	2	2	2	\$83,900
Rosehorn Park (3 on 3)	1	1	1	1	1	1	1	1	1	1	\$27,700
Horton Farmers Market										3	\$27,700
<b>Disk Golf Course</b>											
V.A. Barrie Park	1	1	1	1	1	1	1	1	1	1	\$45,200
Waterworks Park	1	1	1	1	1	1	1	1	1	1	\$45,200
<b>Action Sports Parks</b>											
St. Thomas Skateboard Park	1	1	1	1	-	-	1	1	1	1	\$630,000
<b>Park Buildings</b>											
Bandshells	1	1	1	1	1	1	1	1	1	1	\$977,800
Change room/Washroom/Storage Building	9	9	9	9	9	9	9	9	9	9	\$96,800
Concession Building	4	4	4	4	4	4	4	4	4	4	\$251,600
Parks Maintenance Facilities	5	5	5	5	5	5	5	5	5	5	\$274,300
Bird Wildlife Sanctuary	1	1	1	1	1	1	1	1	1	1	\$40,000
Pinafore Park Comfort Station								1	1	1	\$750,000



<b>Outdoor Fitness Equipment</b>											
Optimist Park							1	1	1	1	\$100,000
<b>Picnic Shelter/Pavillion</b>											
Cowan Park	1	1	1	1	1	1	1	1	1	1	\$156,000
Douglas J. Tarry Sports Complex	1	1	1	1	1	1	1	1	1	1	\$159,000
Pinafore Park	5	5	5	5	5	5	5	5	6	6	\$300,000
Waterworks Park	2	2	2	2	2	2	2	2	2	2	\$150,000
<b>Total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>102</b>	<b>101</b>	<b>105</b>	<b>106</b>	<b>117</b>	<b>118</b>	<b>120</b>	

Population	36,764	37,146	37,258	37,432	37,638	37,855	38,130	38,564	39,174	39,749
Per Capita Standard	0.0027	0.0027	0.0027	0.0027	0.0027	0.0028	0.0028	0.0030	0.0030	0.0030

<b>10 Year Average</b>	<b>2010-2019</b>
Quantity Standard	0.0028
Quality Standard	\$167,111
Service Standard	\$468

<b>D.C. Amount (before deductions)</b>	<b>10 Year</b>
Forecast Population	5,014
\$ per Capita	\$468
Eligible Amount	\$2,346,101



Service: Parkland Trails  
 Unit Measure: Linear Metres of Paths and Trails

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/ Linear Metre)
Multi-Purpose Trails						5,000	9,750	14,500	19,250	24,000	\$150
<b>Total</b>	-	-	-	-	-	5,000	9,750	14,500	19,250	24,000	

Population	36,764	37,146	37,258	37,432	37,638	37,855	38,130	38,564	39,174	39,749
Per Capita Standard	-	-	-	-	-	0.13	0.26	0.38	0.49	0.60

10 Year Average	2010-2019
Quantity Standard	0.1859
Quality Standard	\$150
Service Standard	\$28

D.C. Amount (before deductions)	10 Year
Forecast Population	5,014
\$ per Capita	\$28
Eligible Amount	\$139,840



Service: Indoor Recreation Facilities  
 Unit Measure: ft<sup>2</sup> of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Memorial Arena and Auditorium (80 Wilson Ave.)	48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000	48,000	\$235	\$279
St Thomas Seniors Centre	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	\$323	\$376
Joe Thorton Community Centre	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	\$235	\$273
<b>Total</b>	<b>175,000</b>	<b>175,000</b>	<b>175,000</b>	<b>175,000</b>	<b>175,000</b>	<b>175,000</b>	<b>175,000</b>	<b>175,000</b>	<b>175,000</b>	<b>175,000</b>		

Population	36,764	37,146	37,258	37,432	37,638	37,855	38,130	38,564	39,174	39,749
Per Capita Standard	4.7601	4.7111	4.6970	4.6751	4.6496	4.6229	4.5896	4.5379	4.4672	4.4026

10 Year Average	2010-2019
Quantity Standard	4.6113
Quality Standard	\$291
Service Standard	\$1,340

D.C. Amount (before deductions)	10 Year
Forecast Population	5,014
\$ per Capita	\$1,340
Eligible Amount	\$6,717,557



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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Ice Resurfacers	3	3	3	3	3	3	3	3	3	3	\$105,600
Kubota 60" Mower	5	5	5	6	7	7	7	7	8	8	\$65,000
Canada Trailer	-	1	1	1	1	1	1	1	1	1	\$11,700
Intruder Trailer	1	1	1	1	1	1	1	1	1	1	\$11,700
Canada Trailer	-	-	1	1	1	1	1	1	1	1	\$11,700
John Deere Gator (Utility Vehicle)	1	1	1	1	1	1	1	1	1	1	\$17,600
Kubota RTV	5	5	5	5	5	5	5	5	5	5	\$17,600
Grasshopper 60" Mower	1	1	1	1	-	-	-	-	-	-	\$19,400
Bobcat riding Mower 60"	1	1	1	-	-	-	-	-	-	-	\$19,400
Club Car Golf Carts	9	9	9	9	9	9	9	9	9	9	\$17,600
2000 New Holland Loader	1	1	1	1	1	1	1	1	1	1	\$117,300
2002 New Holland Tractor	1	1	1	1	1	1	1	1	1	1	\$46,900
2006 New Holland Tractor	1	1	1	1	1	1	1	1	1	1	\$41,100
2006 New Holland Tractor	1	1	1	1	1	1	1	1	1	1	\$41,100
2011 New Holland Tractor	-	-	1	1	1	1	1	1	1	1	\$41,100
2007 Case Tractor	1	1	1	1	1	1	1	1	1	1	\$100,000
2009 JCB Loader	1	1	1	1	1	1	1	1	1	1	\$70,000
Minor Equip. (e.g. trimmers, push mowers, etc.)	1	1	1	1	1	1	1	1	1	1	\$58,700
1998 Ford 150 Supercab	1	1	1	1	1	1	1	1	1	1	\$41,100
2017 RAM 1500 Crew Cab 4x4	-	-	-	-	-	-	-	1	1	1	\$40,000
1998 Ford 150 Supercab	1	1	1	1	1	1	1	1	1	1	\$40,000
2015 Ford F250 4x4	-	-	-	-	-	-	1	1	1	1	\$40,000
2010 Ford F350	1	1	1	1	1	1	1	1	1	1	\$45,000
2000 Ford F150 Cab and a Half	1	1	1	1	1	1	1	1	1	1	\$35,000
2016 Ford F250	-	-	-	-	-	1	1	1	1	1	\$35,000
Dodge RAM2500	-	-	-	1	1	1	1	1	1	1	\$45,000
2002 Ford F250	1	1	1	1	-	-	-	-	-	-	\$45,000
2014 Ford F250	-	-	-	-	1	1	1	1	1	1	\$45,000
2002 Ford F250	1	1	1	1	-	-	-	-	-	-	\$45,000
2014 Ford F250	-	-	-	-	1	1	1	1	1	1	\$45,000
2003 Ford F250	1	1	1	1	-	-	-	-	-	-	\$45,000
2014 Ford F350	-	-	-	-	1	1	1	1	1	1	\$33,200
2004 Ford F250	1	1	1	1	1	-	-	-	-	-	\$35,000
2016 Ford F250	-	-	-	-	-	1	1	1	1	1	\$40,000
2006 Ford F350	1	1	1	1	1	1	-	-	-	-	\$46,900
2017 Ford F250 with water tank	-	-	-	-	-	-	1	1	1	1	\$45,000
2008 Ford F350	1	1	1	1	1	1	1	1	1	1	\$35,000
John Deere 1600T Mower	-	-	-	-	-	-	-	1	1	2	\$70,000
<b>Provided by Client</b>											
Ford F250	-	-	-	-	-	-	1	1	1	1	\$40,000
Ford F250 4X2	-	-	-	-	-	-	-	-	-	-	\$45,000
Dodge Ram Rpr Van 1500	-	-	-	-	-	-	-	1	1	1	\$40,000
2007 Olympia	1	1	1	1	1	1	1	1	1	1	\$100,000
Ar11501	-	1	1	1	1	1	1	1	1	1	\$90,000
2007 Olympia	1	1	1	1	1	1	1	1	1	1	\$100,000
New Holland Tractor/Loader	-	-	-	-	-	-	1	1	1	1	\$140,000
John Deere Tractor Utility	1	1	1	1	1	1	1	1	1	1	\$75,000
New Holland Tractor/Loader	1	1	1	1	1	1	1	-	-	-	\$150,000
Pk467	-	-	-	1	1	1	1	1	1	1	\$25,000
Tractor	-	-	-	-	-	-	-	1	1	1	\$65,000
Ball Diamond Kubota L6060 Tractor	-	-	-	-	-	-	-	-	1	1	\$55,000
Trackless Boom Flail Mower	-	-	-	-	-	-	-	1	1	1	\$40,000
Pk11515	-	1	1	1	1	1	1	1	1	1	\$35,000
<b>Total</b>	<b>47</b>	<b>50</b>	<b>52</b>	<b>54</b>	<b>54</b>	<b>54</b>	<b>56</b>	<b>59</b>	<b>61</b>	<b>62</b>	

Population	36,764	37,146	37,258	37,432	37,638	37,855	38,130	38,564	39,174	39,749
Per Capita Standard	0.0013	0.0013	0.0014	0.0014	0.0014	0.0014	0.0015	0.0015	0.0016	0.0016

10 Year Average	2010-2019
Quantity Standard	0.0014
Quality Standard	\$36,114
Service Standard	\$51

D.C. Amount (before deductions)	10 Year
Forecast Population	5,014
\$ per Capita	\$51
Eligible Amount	\$253,508



Service: Library Facilities  
 Unit Measure: ft<sup>2</sup> of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
St. Thomas Public Library - 153 Curtis St.	24,997	24,997	24,997	24,997	24,997	24,997	24,997	24,997	24,997	24,997	\$352	\$429
<b>Total</b>	<b>24,997</b>	<b>24,997</b>	<b>24,997</b>	<b>24,997</b>	<b>24,997</b>	<b>24,997</b>	<b>24,997</b>	<b>24,997</b>	<b>24,997</b>	<b>24,997</b>		

Population	36,764	37,146	37,258	37,432	37,638	37,855	38,130	38,564	39,174	39,749
Per Capita Standard	0.6799	0.6729	0.6709	0.6678	0.6641	0.6603	0.6556	0.6482	0.6381	0.6289

10 Year Average	2010-2019
Quantity Standard	0.6587
Quality Standard	\$429
Service Standard	\$283

D.C. Amount (before deductions)	10 Year
Forecast Population	5,014
\$ per Capita	\$283
Eligible Amount	\$1,416,856



Service: Library Collection Materials  
 Unit Measure: No. of library collection items

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Volumes of Books	131,551	101,090	119,025	94,752	90,147	87,938	86,745	101,823	93,230	93,230	\$30
Periodical Titles	195	195	197	192	192	174	124	102	101	101	\$56
Combination AV:music CDs/Video/DVD	7,639	8,564	10,310	12,145	14,230	14,230	11,712	9,486	11,454	11,454	\$47
Indiv.Electronic periodical titles	18,460	21,459	45,223	46,090	46,090	51,940	3,646	3,744	2,833	2,833	\$117
Electronic database subscriptions	27	13	13	18	33	20	17	17	17	17	\$645
E-Books - Copies	3,875	44,892	47,579	57,419	57,419	74,372	108,054	127,641	148,088	148,088	\$12
<b>Total</b>	<b>161,747</b>	<b>176,213</b>	<b>222,347</b>	<b>210,616</b>	<b>208,111</b>	<b>228,674</b>	<b>210,298</b>	<b>242,813</b>	<b>255,723</b>	<b>255,723</b>	

Population	36,764	37,146	37,258	37,432	37,638	37,855	38,130	38,564	39,174	39,749
Per Capita Standard	4.3996	4.7438	5.9678	5.6266	5.5293	6.0408	5.5153	6.2964	6.5279	6.4334

10 Year Average	2010-2019
Quantity Standard	5.7081
Quality Standard	\$34
Service Standard	\$195

D.C. Amount (before deductions)	10 Year
Forecast Population	5,014
\$ per Capita	\$195
Eligible Amount	\$975,474





Service: Animal Protection Services Facilities  
 Unit Measure: ft<sup>2</sup> of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Animal Protection Services Facility (St. Thomas Share)	1,272	1,272	1,272	1,272	1,272	1,272	1,272	1,272	1,272	1,272	\$500	\$594
<b>Total</b>	<b>1,272</b>	<b>1,272</b>	<b>1,272</b>	<b>1,272</b>	<b>1,272</b>	<b>1,272</b>	<b>1,272</b>	<b>1,272</b>	<b>1,272</b>	<b>1,272</b>		

Population	36,764	37,146	37,258	37,432	37,638	37,855	38,130	38,564	39,174	39,749
Per Capita Standard	0.0346	0.0342	0.0341	0.0340	0.0338	0.0336	0.0334	0.0330	0.0325	0.0320

10 Year Average	2010-2019
Quantity Standard	0.0335
Quality Standard	\$594
Service Standard	\$20

D.C. Amount (before deductions)	10 Year
Forecast Population	5,014
\$ per Capita	\$20
Eligible Amount	\$99,829



Service: Ambulance Facilities  
 Unit Measure: ft<sup>2</sup> of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Rodney Emergency Facility	2,542	2,542	2,542	2,542	2,542	2,542	2,542	2,542	2,542	2,542	\$277	\$323
Dutton Emergency Facility	1,370	1,370	1,370	1,370	3,383	3,383	3,383	3,383	3,383	3,383	\$277	\$323
Shaw Valley Emergency Facility	2,960	2,960	2,960	2,960	2,960	2,960	2,960	2,960	2,960	2,960	\$277	\$323
Edward Emergency Facility	8,770	8,770	8,770	8,770	8,770	8,770	8,770	8,770	8,770	8,770	\$277	\$323
Aylmer Base - St. Thomas Emergency Facility	3,331	3,331	3,331	3,331	3,331	3,331	3,331	3,331	3,331	3,331	\$277	\$323
Vienna	-	-	-	-	433	433	433	-	-	-	\$277	\$323
<b>Total</b>	<b>18,973</b>	<b>18,973</b>	<b>18,973</b>	<b>18,973</b>	<b>21,419</b>	<b>21,419</b>	<b>21,419</b>	<b>20,986</b>	<b>20,986</b>	<b>20,986</b>		
<b>City of St. Thomas Share</b>	<b>8,215</b>	<b>8,215</b>	<b>8,215</b>	<b>8,215</b>	<b>9,274</b>	<b>9,274</b>	<b>9,360</b>	<b>9,171</b>	<b>9,171</b>	<b>9,171</b>		
Population	36,764	37,146	37,258	37,432	37,638	37,855	38,130	38,564	39,174	39,749		
Per Capita Standard	0.2235	0.2212	0.2205	0.2195	0.2464	0.2450	0.2455	0.2378	0.2341	0.2307		

10 Year Average	2010-2019
Quantity Standard	0.2324
Quality Standard	\$323
Service Standard	\$75

D.C. Amount (before deductions)	10 Year
Forecast Population	5,014
\$ per Capita	\$75
Eligible Amount	\$376,401



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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Ambulances	11	11	11	11	13	12	12	12	12	12	\$207,000
Emergency Response Vehicles	2	2	2	2	2	2	2	2	2	2	\$82,000
<b>Equipment</b>											
Defibrillator	11	11	11	11	13	13	13	13	13	13	\$33,000
<b>Total</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>24</b>	<b>28</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>	<b>27</b>	
<b>City of St. Thomas Share</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>	
Population	36,764	37,146	37,258	37,432	37,638	37,855	38,130	38,564	39,174	39,749	
Per Capita Standard	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	0.0003	

10 Year Average	2010-2019
Quantity Standard	0.0003
Quality Standard	\$21,600
Service Standard	\$6

D.C. Amount (before deductions)	10 Year
Forecast Population	5,014
\$ per Capita	\$6
Eligible Amount	\$32,491



Service: Waste Diversion - Vehicles & Equipment  
 Unit Measure: No. of vehicles and equipment

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
<b>Contracted Vehicles</b>											
Curbside Blue Box and Source Separated Organics	4	4	4	4	4	4	4	4	4	4	\$264,000
<i>Percentage attributable to Eligible Portion</i>	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
<b>City Vehicles</b>											
Pick-up Truck	1	1	1	1	1	1	1	1	1	1	\$45,000
<i>Percentage attributable to Eligible Portion</i>	37%	48%	46%	45%	49%	50%	50%	44%	51%	51%	
<b>Total Eligible Portion of Vehicles</b>	<b>4.4</b>	<b>4.5</b>	<b>4.5</b>	<b>4.4</b>	<b>4.5</b>	<b>4.5</b>	<b>4.5</b>	<b>4.4</b>	<b>4.5</b>	<b>4.5</b>	

Population	36,764	37,146	37,258	37,432	37,638	37,855	38,130	38,564	39,174	39,749
Per Capita Standard (per 1,000)	0.1197	0.1211	0.1208	0.1175	0.1196	0.1189	0.1180	0.1141	0.1149	0.1132

10 Year Average	2010-2019
Quantity Standard (per 1,000)	0.1178
Quality Standard	\$240,917
Service Standard	\$28

D.C. Amount (before deductions)	10 Year
Forecast Population	5,014
\$ per Capita	\$28
Eligible Amount	\$142,297



Service: Waste Diversion - Facilities - Recycling/Reuse  
 Unit Measure: ft<sup>2</sup> of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Community Recycling Centre (330 South Edgeware Rd)	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	\$100	\$153
<b>Total</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>		
Percentage attributable to Eligible Portion	37%	48%	46%	45%	49%	50%	50%	44%	51%	51%		
<b>Total Eligible Portion of Facilities</b>	<b>7,321</b>	<b>9,642</b>	<b>9,168</b>	<b>8,950</b>	<b>9,736</b>	<b>10,074</b>	<b>9,985</b>	<b>8,808</b>	<b>10,228</b>	<b>10,266</b>		

Population	36,764	37,146	37,258	37,432	37,638	37,855	38,130	38,564	39,174	39,749
Per Capita Standard	0.1991	0.2596	0.2461	0.2391	0.2587	0.2661	0.2619	0.2284	0.2611	0.2583

10 Year Average	2010-2019
Quantity Standard	0.2478
Quality Standard	\$153
Service Standard	\$38

D.C. Amount (before deductions)	10 Year
Forecast Population	5,014
\$ per Capita	\$38
Eligible Amount	\$190,131



# Appendix C

## Cash Flow Calculation



**City of St. Thomas**  
**2020 Development Charges Study**  
**Cash Flow Calculation - South Block Sub Area 1 - Administration**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$1.74	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per Capita per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	42	(255)	(255)	7	2	12	(200)	(4)	(205)
2021	(205)	-	-	7	2	13	(192)	(11)	(203)
2022	(203)	-	-	7	2	13	(190)	(11)	(201)
2023	(201)	-	-	7	2	13	(188)	(11)	(198)
2024	(198)	-	-	7	2	14	(185)	(11)	(195)
2025	(195)	-	-	7	2	14	(181)	(10)	(191)
2026	(191)	-	-	7	2	15	(177)	(10)	(187)
2027	(187)	-	-	7	2	15	(172)	(10)	(182)
2028	(182)	-	-	7	2	16	(166)	(10)	(176)
2029	(176)	-	-	7	2	16	(160)	(9)	(169)
2030	(169)	-	-	7	2	16	(152)	(9)	(161)
2031	(161)	-	-	7	2	17	(144)	(8)	(153)
2032	(153)	-	-	7	2	17	(135)	(8)	(143)
2033	(143)	-	-	7	3	18	(125)	(7)	(133)
2034	(133)	-	-	7	3	19	(114)	(7)	(121)
2035	(121)	-	-	7	3	19	(102)	(6)	(108)
2036	(108)	-	-	7	3	20	(88)	(5)	(94)
2037	(94)	-	-	7	3	20	(74)	(5)	(78)
2038	(78)	-	-	7	3	21	(57)	(4)	(61)
2039	(61)	-	-	7	3	21	(40)	(3)	(42)
2040	(42)	-	-	7	3	22	(20)	(2)	(22)
2041	(22)	-	-	7	3	23	1	(1)	-
<b>Total</b>		<b>(255)</b>	<b>(255)</b>	<b>155</b>		<b>374</b>		<b>(161)</b>	

Note: Numbers may not add due to rounding  
 Opening Reserve Fund Balance includes \$41.98 from Sub Area 1 Roads



City of St. Thomas  
2020 Development Charges Study  
Cash Flow Calculation - South Block Sub Area 1 - Roads

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$0.00	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per Capita per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	105,872	-	-	7	-	-	105,872	3,706	109,577
2021	109,577	-	-	7	-	-	109,577	3,835	113,412
2022	113,412	-	-	7	-	-	113,412	3,969	117,382
2023	117,382	-	-	7	-	-	117,382	4,108	121,490
2024	121,490	-	-	7	-	-	121,490	4,252	125,742
2025	125,742	-	-	7	-	-	125,742	4,401	130,143
2026	130,143	-	-	7	-	-	130,143	4,555	134,698
2027	134,698	-	-	7	-	-	134,698	4,714	139,413
2028	139,413	(111,946)	(141,810)	7	-	-	(2,398)	2,398	0
2029	0	-	-	7	-	-	0	0	0
2030	0	-	-	7	-	-	0	0	0
2031	0	-	-	7	-	-	0	0	0
2032	0	-	-	7	-	-	0	0	0
2033	0	-	-	7	-	-	0	0	0
2034	0	-	-	7	-	-	0	0	-
2035	-	-	-	7	-	-	-	-	-
2036	-	-	-	7	-	-	-	-	-
2037	-	-	-	7	-	-	-	-	-
2038	-	-	-	7	-	-	-	-	-
2039	-	-	-	7	-	-	-	-	-
2040	-	-	-	7	-	-	-	-	-
2041	-	-	-	7	-	-	-	-	-
<b>Total</b>		<b>(111,946)</b>	<b>(141,810)</b>	<b>155</b>		<b>-</b>		<b>35,939</b>	

Note: Numbers may not add due to rounding





**City of St. Thomas  
2020 Development Charges Study  
Cash Flow Calculation - South Block Sub Area 1 - Wastewater**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$503.01	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per Capita per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	73,391	-	-	7	503	3,544	76,935	2,631	79,566
2021	79,566	-	-	7	518	3,650	83,216	2,849	86,065
2022	86,065	-	-	7	534	3,760	89,824	3,078	92,902
2023	92,902	-	-	7	550	3,873	96,775	3,319	100,094
2024	100,094	-	-	7	566	3,989	104,083	3,573	107,656
2025	107,656	-	-	7	583	4,108	111,764	3,840	115,604
2026	115,604	(125,000)	(149,257)	7	601	4,232	(29,421)	1,508	(27,913)
2027	(27,913)	-	-	7	619	4,359	(23,554)	(1,415)	(24,969)
2028	(24,969)	-	-	7	637	4,489	(20,480)	(1,250)	(21,730)
2029	(21,730)	-	-	7	656	4,624	(17,106)	(1,068)	(18,174)
2030	(18,174)	-	-	7	676	4,763	(13,411)	(869)	(14,280)
2031	(14,280)	-	-	7	696	4,906	(9,374)	(650)	(10,025)
2032	(10,025)	-	-	7	717	5,053	(4,972)	(412)	(5,384)
2033	(5,384)	-	-	7	739	5,204	(180)	(153)	(333)
2034	(333)	-	-	7	761	5,360	5,027	82	5,110
2035	5,110	-	-	7	784	5,521	10,631	275	10,907
2036	10,907	-	-	7	807	5,687	16,594	481	17,075
2037	17,075	-	-	7	831	5,858	22,933	700	23,633
2038	23,633	-	-	7	856	6,033	29,666	933	30,599
2039	30,599	-	-	7	882	6,214	36,813	1,180	37,993
2040	37,993	-	-	7	908	6,401	44,394	1,442	45,835
2041	45,835	-	-	7	936	6,593	52,428	1,720	54,147
<b>Total</b>		<b>(125,000)</b>	<b>(149,257)</b>	<b>155</b>		<b>108,219</b>		<b>21,793</b>	

Note: Numbers may not add due to rounding  
Opening Reserve Fund Balance includes \$20601.01 from Sub Area 1 Roads



**City of St. Thomas  
2020 Development Charges Study  
Cash Flow Calculation - South Block Sub Area 1 - Water**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$315.62	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per Capita per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	108	(35,901)	(35,901)	7	316	2,224	(33,569)	(920)	(34,490)
2021	(34,490)	-	-	7	325	2,290	(32,199)	(1,834)	(34,033)
2022	(34,033)	-	-	7	335	2,359	(31,674)	(1,807)	(33,481)
2023	(33,481)	-	-	7	345	2,430	(31,051)	(1,775)	(32,826)
2024	(32,826)	-	-	7	355	2,503	(30,323)	(1,737)	(32,060)
2025	(32,060)	-	-	7	366	2,578	(29,482)	(1,692)	(31,174)
2026	(31,174)	-	-	7	377	2,655	(28,519)	(1,642)	(30,160)
2027	(30,160)	-	-	7	388	2,735	(27,426)	(1,584)	(29,009)
2028	(29,009)	(3,250)	(4,116)	7	400	2,817	(30,309)	(1,631)	(31,940)
2029	(31,940)	-	-	7	412	2,901	(29,039)	(1,677)	(30,716)
2030	(30,716)	-	-	7	424	2,988	(27,727)	(1,607)	(29,334)
2031	(29,334)	-	-	7	437	3,078	(26,256)	(1,529)	(27,785)
2032	(27,785)	-	-	7	450	3,170	(24,614)	(1,441)	(26,055)
2033	(26,055)	-	-	7	463	3,266	(22,790)	(1,343)	(24,133)
2034	(24,133)	-	-	7	477	3,364	(20,770)	(1,235)	(22,004)
2035	(22,004)	-	-	7	492	3,464	(18,540)	(1,115)	(19,655)
2036	(19,655)	-	-	7	506	3,568	(16,087)	(983)	(17,070)
2037	(17,070)	-	-	7	522	3,675	(13,395)	(838)	(14,232)
2038	(14,232)	-	-	7	537	3,786	(10,446)	(679)	(11,125)
2039	(11,125)	-	-	7	553	3,899	(7,226)	(505)	(7,730)
2040	(7,730)	-	-	7	570	4,016	(3,714)	(315)	(4,028)
2041	(4,028)	-	-	7	587	4,137	109	(108)	1
<b>Total</b>		<b>(39,151)</b>	<b>(40,018)</b>	<b>155</b>		<b>67,904</b>		<b>(27,994)</b>	

Note: Numbers may not add due to rounding  
Opening Reserve Fund Balance includes \$6452.35 from Sub Area 1 Roads



**City of St. Thomas  
2020 Development Charges Study  
Cash Flow Calculation - South Block Sub Area 2 - Administration**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$1.69	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per Capita per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	1,024	(5,455)	(5,455)	151	2	255	(4,177)	(87)	(4,264)
2021	(4,264)	-	-	151	2	262	(4,001)	(227)	(4,229)
2022	(4,229)	-	-	151	2	270	(3,959)	(225)	(4,184)
2023	(4,184)	-	-	151	2	278	(3,906)	(222)	(4,128)
2024	(4,128)	-	-	151	2	286	(3,842)	(219)	(4,061)
2025	(4,061)	-	-	151	2	295	(3,766)	(215)	(3,981)
2026	(3,981)	-	-	151	2	304	(3,677)	(211)	(3,888)
2027	(3,888)	-	-	151	2	313	(3,575)	(205)	(3,780)
2028	(3,780)	-	-	151	2	322	(3,458)	(199)	(3,657)
2029	(3,657)	-	-	151	2	332	(3,324)	(192)	(3,516)
2030	(3,516)	-	-	151	2	342	(3,174)	(184)	(3,358)
2031	(3,358)	-	-	151	2	352	(3,006)	(175)	(3,181)
2032	(3,181)	-	-	151	2	363	(2,818)	(165)	(2,983)
2033	(2,983)	-	-	151	2	374	(2,609)	(154)	(2,763)
2034	(2,763)	-	-	151	3	385	(2,378)	(141)	(2,520)
2035	(2,520)	-	-	151	3	397	(2,123)	(128)	(2,251)
2036	(2,251)	-	-	151	3	408	(1,843)	(113)	(1,955)
2037	(1,955)	-	-	151	3	421	(1,534)	(96)	(1,630)
2038	(1,630)	-	-	151	3	433	(1,197)	(78)	(1,274)
2039	(1,274)	-	-	151	3	446	(828)	(58)	(885)
2040	(885)	-	-	151	3	460	(425)	(36)	(461)
2041	(461)	-	-	151	3	473	12	(12)	-
<b>Total</b>		<b>(5,455)</b>	<b>(5,455)</b>	<b>3,320</b>		<b>7,772</b>		<b>(3,342)</b>	

Note: Numbers may not add due to rounding



**City of St. Thomas  
2020 Development Charges Study  
Cash Flow Calculation - South Block Sub Area 2 - Roads**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$24.80	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per Capita per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	-	(64,760)	(64,760)	151	25	3,743	(61,017)	(1,678)	(62,695)
2021	(62,695)	-	-	151	26	3,855	(58,840)	(3,342)	(62,182)
2022	(62,182)	-	-	151	26	3,971	(58,211)	(3,311)	(61,522)
2023	(61,522)	-	-	151	27	4,090	(57,431)	(3,271)	(60,703)
2024	(60,703)	-	-	151	28	4,213	(56,490)	(3,223)	(59,713)
2025	(59,713)	-	-	151	29	4,339	(55,373)	(3,165)	(58,538)
2026	(58,538)	-	-	151	30	4,469	(54,069)	(3,097)	(57,166)
2027	(57,166)	-	-	151	31	4,603	(52,562)	(3,018)	(55,580)
2028	(55,580)	-	-	151	31	4,742	(50,838)	(2,926)	(53,764)
2029	(53,764)	-	-	151	32	4,884	(48,881)	(2,823)	(51,703)
2030	(51,703)	-	-	151	33	5,030	(46,673)	(2,705)	(49,378)
2031	(49,378)	-	-	151	34	5,181	(44,197)	(2,573)	(46,770)
2032	(46,770)	-	-	151	35	5,337	(41,434)	(2,426)	(43,859)
2033	(43,859)	-	-	151	36	5,497	(38,362)	(2,261)	(40,624)
2034	(40,624)	-	-	151	38	5,662	(34,962)	(2,079)	(37,040)
2035	(37,040)	-	-	151	39	5,832	(31,208)	(1,877)	(33,085)
2036	(33,085)	-	-	151	40	6,007	(27,078)	(1,654)	(28,733)
2037	(28,733)	-	-	151	41	6,187	(22,546)	(1,410)	(23,956)
2038	(23,956)	-	-	151	42	6,372	(17,584)	(1,142)	(18,726)
2039	(18,726)	-	-	151	43	6,563	(12,163)	(849)	(13,012)
2040	(13,012)	-	-	151	45	6,760	(6,252)	(530)	(6,781)
2041	(6,781)	-	-	151	46	6,963	182	(181)	1
<b>Total</b>		<b>(64,760)</b>	<b>(64,760)</b>	<b>3,320</b>		<b>114,301</b>		<b>(49,542)</b>	

Note: Numbers may not add due to rounding



**City of St. Thomas**  
**2020 Development Charges Study**  
**Cash Flow Calculation - South Block Sub Area 2 - Wastewater**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$345.67	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per Capita per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	-	(469,052)	(469,052)	151	346	52,165	(416,887)	(11,464)	(428,351)
2021	(428,351)	-	-	151	356	53,730	(374,621)	(22,082)	(396,703)
2022	(396,703)	(454,773)	(482,468)	151	367	55,342	(823,829)	(33,565)	(857,393)
2023	(857,393)	-	-	151	378	57,003	(800,391)	(45,589)	(845,980)
2024	(845,980)	-	-	151	389	58,713	(787,267)	(44,914)	(832,182)
2025	(832,182)	-	-	151	401	60,474	(771,708)	(44,107)	(815,815)
2026	(815,815)	-	-	151	413	62,288	(753,526)	(43,157)	(796,683)
2027	(796,683)	-	-	151	425	64,157	(732,526)	(42,053)	(774,580)
2028	(774,580)	-	-	151	438	66,082	(708,498)	(40,785)	(749,283)
2029	(749,283)	-	-	151	451	68,064	(681,219)	(39,339)	(720,558)
2030	(720,558)	-	-	151	465	70,106	(650,452)	(37,703)	(688,154)
2031	(688,154)	-	-	151	478	72,209	(615,945)	(35,863)	(651,808)
2032	(651,808)	-	-	151	493	74,375	(577,433)	(33,804)	(611,237)
2033	(611,237)	-	-	151	508	76,607	(534,630)	(31,511)	(566,141)
2034	(566,141)	-	-	151	523	78,905	(487,237)	(28,968)	(516,205)
2035	(516,205)	-	-	151	539	81,272	(434,933)	(26,156)	(461,089)
2036	(461,089)	-	-	151	555	83,710	(377,379)	(23,058)	(400,437)
2037	(400,437)	-	-	151	571	86,221	(314,216)	(19,653)	(333,868)
2038	(333,868)	-	-	151	588	88,808	(245,060)	(15,921)	(260,980)
2039	(260,980)	-	-	151	606	91,472	(169,508)	(11,838)	(181,346)
2040	(181,346)	-	-	151	624	94,217	(87,129)	(7,383)	(94,513)
2041	(94,513)	-	-	151	643	97,043	2,530	(2,530)	-
<b>Total</b>		<b>(923,825)</b>	<b>(951,521)</b>	<b>3,320</b>		<b>1,592,963</b>		<b>(641,442)</b>	

Note: Numbers may not add due to rounding



**City of St. Thomas  
2020 Development Charges Study  
Cash Flow Calculation - South Block Sub Area 2 - Water**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$268.38	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per Capita per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	122,430	(768,980)	(768,980)	151	268	40,501	(606,048)	(13,300)	(619,348)
2021	(619,348)	-	-	151	276	41,716	(577,631)	(32,917)	(610,548)
2022	(610,548)	-	-	151	285	42,968	(567,580)	(32,399)	(599,979)
2023	(599,979)	-	-	151	293	44,257	(555,722)	(31,782)	(587,504)
2024	(587,504)	-	-	151	302	45,585	(541,919)	(31,059)	(572,978)
2025	(572,978)	-	-	151	311	46,952	(526,026)	(30,223)	(556,249)
2026	(556,249)	-	-	151	320	48,361	(507,888)	(29,264)	(537,152)
2027	(537,152)	-	-	151	330	49,812	(487,340)	(28,174)	(515,513)
2028	(515,513)	(69,604)	(88,172)	151	340	51,306	(552,379)	(29,367)	(581,746)
2029	(581,746)	-	-	151	350	52,845	(528,901)	(30,543)	(559,444)
2030	(559,444)	-	-	151	361	54,430	(505,013)	(29,273)	(534,286)
2031	(534,286)	-	-	151	372	56,063	(478,223)	(27,844)	(506,067)
2032	(506,067)	-	-	151	383	57,745	(448,321)	(26,246)	(474,567)
2033	(474,567)	-	-	151	394	59,478	(415,089)	(24,466)	(439,555)
2034	(439,555)	-	-	151	406	61,262	(378,293)	(22,491)	(400,784)
2035	(400,784)	-	-	151	418	63,100	(337,684)	(20,308)	(357,992)
2036	(357,992)	-	-	151	431	64,993	(292,999)	(17,902)	(310,901)
2037	(310,901)	-	-	151	444	66,943	(243,958)	(15,259)	(259,217)
2038	(259,217)	-	-	151	457	68,951	(190,266)	(12,361)	(202,627)
2039	(202,627)	-	-	151	471	71,019	(131,608)	(9,191)	(140,799)
2040	(140,799)	-	-	151	485	73,150	(67,649)	(5,732)	(73,381)
2041	(73,381)	-	-	151	499	75,345	1,964	(1,964)	-
<b>Total</b>		<b>(838,583)</b>	<b>(857,151)</b>	<b>3,320</b>		<b>1,236,782</b>		<b>(502,061)</b>	

Note: Numbers may not add due to rounding



**City of St. Thomas  
2020 Development Charges Study  
Cash Flow Calculation - South Block Sub Area 3 - Administration**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$1.66	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per Capita per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	294	(1,454)	(1,454)	40	2	67	(1,094)	(22)	(1,116)
2021	(1,116)	-	-	40	2	69	(1,047)	(59)	(1,106)
2022	(1,106)	-	-	40	2	71	(1,036)	(59)	(1,095)
2023	(1,095)	-	-	40	2	73	(1,022)	(58)	(1,080)
2024	(1,080)	-	-	40	2	75	(1,005)	(57)	(1,063)
2025	(1,063)	-	-	40	2	77	(985)	(56)	(1,042)
2026	(1,042)	-	-	40	2	80	(962)	(55)	(1,017)
2027	(1,017)	-	-	40	2	82	(935)	(54)	(989)
2028	(989)	-	-	40	2	84	(905)	(52)	(957)
2029	(957)	-	-	40	2	87	(870)	(50)	(920)
2030	(920)	-	-	40	2	90	(831)	(48)	(879)
2031	(879)	-	-	40	2	92	(786)	(46)	(832)
2032	(832)	-	-	40	2	95	(737)	(43)	(780)
2033	(780)	-	-	40	2	98	(683)	(40)	(723)
2034	(723)	-	-	40	3	101	(622)	(37)	(659)
2035	(659)	-	-	40	3	104	(555)	(33)	(589)
2036	(589)	-	-	40	3	107	(482)	(29)	(512)
2037	(512)	-	-	40	3	110	(402)	(25)	(427)
2038	(427)	-	-	40	3	113	(314)	(20)	(334)
2039	(334)	-	-	40	3	117	(217)	(15)	(232)
2040	(232)	-	-	40	3	120	(112)	(9)	(121)
2041	(121)	-	-	40	3	124	3	(3)	-
<b>Total</b>		<b>(1,454)</b>	<b>(1,454)</b>	<b>885</b>		<b>2,034</b>		<b>(874)</b>	

Note: Numbers may not add due to rounding



**City of St. Thomas**  
**2020 Development Charges Study**  
**Cash Flow Calculation - South Block Sub Area 3 - Wastewater**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$307.09	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per Capita per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	26,153	(125,034)	(125,034)	40	307	12,353	(86,527)	(1,660)	(88,187)
2021	(88,187)	-	-	40	316	12,724	(75,463)	(4,500)	(79,964)
2022	(79,964)	(121,227)	(128,610)	40	326	13,106	(195,468)	(7,574)	(203,042)
2023	(203,042)	-	-	40	336	13,499	(189,543)	(10,796)	(200,339)
2024	(200,339)	-	-	40	346	13,904	(186,435)	(10,636)	(197,071)
2025	(197,071)	-	-	40	356	14,321	(182,750)	(10,445)	(193,195)
2026	(193,195)	-	-	40	367	14,751	(178,445)	(10,220)	(188,665)
2027	(188,665)	-	-	40	378	15,193	(173,472)	(9,959)	(183,430)
2028	(183,430)	-	-	40	389	15,649	(167,781)	(9,658)	(177,440)
2029	(177,440)	-	-	40	401	16,118	(161,321)	(9,316)	(170,637)
2030	(170,637)	-	-	40	413	16,602	(154,035)	(8,928)	(162,964)
2031	(162,964)	-	-	40	425	17,100	(145,863)	(8,493)	(154,356)
2032	(154,356)	-	-	40	438	17,613	(136,743)	(8,005)	(144,748)
2033	(144,748)	-	-	40	451	18,142	(126,607)	(7,462)	(134,069)
2034	(134,069)	-	-	40	465	18,686	(115,383)	(6,860)	(122,243)
2035	(122,243)	-	-	40	478	19,246	(102,997)	(6,194)	(109,191)
2036	(109,191)	-	-	40	493	19,824	(89,367)	(5,460)	(94,828)
2037	(94,828)	-	-	40	508	20,418	(74,410)	(4,654)	(79,064)
2038	(79,064)	-	-	40	523	21,031	(58,033)	(3,770)	(61,803)
2039	(61,803)	-	-	40	538	21,662	(40,141)	(2,803)	(42,945)
2040	(42,945)	-	-	40	555	22,312	(20,633)	(1,748)	(22,382)
2041	(22,382)	-	-	40	571	22,981	599	(599)	-
<b>Total</b>		<b>(246,261)</b>	<b>(253,643)</b>	<b>885</b>		<b>377,236</b>		<b>(149,744)</b>	

Note: Numbers may not add due to rounding





**City of St. Thomas  
2020 Development Charges Study  
Cash Flow Calculation - South Block Sub Area 3 - Water**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$301.89	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per Capita per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	9,921	(204,984)	(204,984)	40	302	12,144	(182,919)	(4,757)	(187,676)
2021	(187,676)	-	-	40	311	12,509	(175,167)	(9,978)	(185,146)
2022	(185,146)	-	-	40	320	12,884	(172,262)	(9,829)	(182,090)
2023	(182,090)	-	-	40	330	13,270	(168,820)	(9,650)	(178,470)
2024	(178,470)	-	-	40	340	13,669	(164,801)	(9,440)	(174,241)
2025	(174,241)	-	-	40	350	14,079	(160,163)	(9,196)	(169,359)
2026	(169,359)	-	-	40	360	14,501	(154,858)	(8,916)	(163,774)
2027	(163,774)	-	-	40	371	14,936	(148,838)	(8,597)	(157,434)
2028	(157,434)	(18,554)	(23,504)	40	382	15,384	(165,554)	(8,882)	(174,436)
2029	(174,436)	-	-	40	394	15,846	(158,590)	(9,158)	(167,749)
2030	(167,749)	-	-	40	406	16,321	(151,428)	(8,777)	(160,205)
2031	(160,205)	-	-	40	418	16,811	(143,394)	(8,349)	(151,743)
2032	(151,743)	-	-	40	430	17,315	(134,428)	(7,870)	(142,298)
2033	(142,298)	-	-	40	443	17,834	(124,464)	(7,336)	(131,800)
2034	(131,800)	-	-	40	457	18,369	(113,430)	(6,744)	(120,174)
2035	(120,174)	-	-	40	470	18,921	(101,253)	(6,089)	(107,343)
2036	(107,343)	-	-	40	484	19,488	(87,855)	(5,368)	(93,223)
2037	(93,223)	-	-	40	499	20,073	(73,150)	(4,575)	(77,725)
2038	(77,725)	-	-	40	514	20,675	(57,050)	(3,706)	(60,756)
2039	(60,756)	-	-	40	529	21,295	(39,461)	(2,756)	(42,217)
2040	(42,217)	-	-	40	545	21,934	(20,283)	(1,719)	(22,002)
2041	(22,002)	-	-	40	562	22,592	590	(589)	1
<b>Total</b>		<b>(223,538)</b>	<b>(228,488)</b>	<b>885</b>		<b>370,850</b>		<b>(152,282)</b>	

Note: Numbers may not add due to rounding



**City of St. Thomas**  
**2020 Development Charges Study**  
**Cash Flow Calculation - South Block Sub Area 4 - Water**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$68.94	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per Capita per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	38,508	(66,476)	(66,476)	23	68.94	1,564	(26,404)	212	(26,192)
2021	(26,192)	-	-	23	71.01	1,611	(24,581)	(1,396)	(25,978)
2022	(25,978)	-	-	23	73.14	1,659	(24,319)	(1,383)	(25,702)
2023	(25,702)	-	-	23	75.34	1,709	(23,993)	(1,367)	(25,360)
2024	(25,360)	-	-	23	77.60	1,760	(23,600)	(1,346)	(24,946)
2025	(24,946)	-	-	23	79.92	1,813	(23,133)	(1,322)	(24,455)
2026	(24,455)	-	-	23	82.32	1,867	(22,588)	(1,294)	(23,882)
2027	(23,882)	-	-	23	84.79	1,923	(21,959)	(1,261)	(23,219)
2028	(23,219)	-	-	23	87.34	1,981	(21,238)	(1,223)	(22,461)
2029	(22,461)	-	-	23	89.96	2,040	(20,420)	(1,179)	(21,600)
2030	(21,600)	-	-	23	92.65	2,102	(19,498)	(1,130)	-20,628
2031	(20,628)	-	-	23	95.43	2,165	(18,464)	(1,075)	-19,539
2032	(19,539)	-	-	23	98.30	2,230	(17,309)	(1,013)	-18,322
2033	(18,322)	-	-	23	101.25	2,296	(16,026)	(945)	-16,971
2034	(16,971)	-	-	23	104.28	2,365	(14,605)	(868)	(15,474)
2035	(15,474)	-	-	23	107.41	2,436	(13,038)	(784)	(13,822)
2036	(13,822)	-	-	23	110.63	2,509	(11,313)	(691)	(12,004)
2037	(12,004)	-	-	23	113.95	2,585	(9,419)	(589)	(10,008)
2038	(10,008)	-	-	23	117.37	2,662	(7,346)	(477)	(7,823)
2039	(7,823)	-	-	23	120.89	2,742	(5,081)	(355)	(5,436)
2040	(5,436)	-	-	23	124.52	2,824	(2,612)	(221)	(2,833)
2041	(2,833)	-	-	23	128.26	2,909	76	(76)	-
<b>Total</b>		<b>(66,476)</b>	<b>(66,476)</b>	<b>499</b>		<b>47,752</b>		<b>(19,784)</b>	

Note: Numbers may not add due to rounding



**City of St. Thomas**  
**2020 Development Charges Study**  
**Cash Flow Calculation - Urban Expansion Area 3 - Administration**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$1.66	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per Capita per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	782	(3,952)	(3,952)	109	2	182	(2,988)	(61)	(3,049)
2021	(3,049)	-	-	109	2	187	(2,861)	(163)	(3,024)
2022	(3,024)	-	-	109	2	193	(2,831)	(161)	(2,992)
2023	(2,992)	-	-	109	2	199	(2,793)	(159)	(2,952)
2024	(2,952)	-	-	109	2	205	(2,747)	(157)	(2,904)
2025	(2,904)	-	-	109	2	211	(2,693)	(154)	(2,847)
2026	(2,847)	-	-	109	2	217	(2,629)	(151)	(2,780)
2027	(2,780)	-	-	109	2	224	(2,556)	(147)	(2,703)
2028	(2,703)	-	-	109	2	231	(2,472)	(142)	(2,614)
2029	(2,614)	-	-	109	2	237	(2,377)	(137)	(2,514)
2030	(2,514)	-	-	109	2	245	(2,270)	(132)	(2,401)
2031	(2,401)	-	-	109	2	252	(2,149)	(125)	(2,274)
2032	(2,274)	-	-	109	2	259	(2,015)	(118)	(2,133)
2033	(2,133)	-	-	109	2	267	(1,866)	(110)	(1,976)
2034	(1,976)	-	-	109	3	275	(1,700)	(101)	(1,801)
2035	(1,801)	-	-	109	3	284	(1,517)	(91)	(1,609)
2036	(1,609)	-	-	109	3	292	(1,317)	(80)	(1,397)
2037	(1,397)	-	-	109	3	301	(1,096)	(69)	(1,165)
2038	(1,165)	-	-	109	3	310	(855)	(56)	(911)
2039	(911)	-	-	109	3	319	(592)	(41)	(633)
2040	(633)	-	-	109	3	329	(304)	(26)	(330)
2041	(330)	-	-	109	3	339	9	(9)	-
<b>Total</b>		<b>(3,952)</b>	<b>(3,952)</b>	<b>2,405</b>		<b>5,558</b>		<b>(2,388)</b>	

Note: Numbers may not add due to rounding



**City of St. Thomas**  
**2020 Development Charges Study**  
**Cash Flow Calculation - Urban Expansion Area 3 - Wastewater**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$138.56	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per Capita per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	19,359	-	-	109	139	15,147	34,506	943	35,449
2021	35,449	-	-	109	143	15,601	51,050	1,514	52,564
2022	52,564	(98,524)	(104,524)	109	147	16,069	(35,891)	292	(35,599)
2023	(35,599)	-	-	109	151	16,551	(19,048)	(1,503)	(20,550)
2024	(20,550)	(69,725)	(78,476)	109	156	17,048	(81,978)	(2,820)	(84,798)
2025	(84,798)	(138,910)	(161,035)	109	161	17,559	(228,273)	(8,609)	(236,883)
2026	(236,883)	-	-	109	165	18,086	(218,797)	(12,531)	(231,328)
2027	(231,328)	-	-	109	170	18,629	(212,699)	(12,211)	(224,910)
2028	(224,910)	-	-	109	176	19,188	(205,722)	(11,842)	(217,564)
2029	(217,564)	-	-	109	181	19,763	(197,801)	(11,423)	(209,224)
2030	(209,224)	-	-	109	186	20,356	(188,867)	(10,948)	(199,815)
2031	(199,815)	-	-	109	192	20,967	(178,848)	(10,413)	(189,261)
2032	(189,261)	-	-	109	198	21,596	(167,665)	(9,815)	(177,481)
2033	(177,481)	-	-	109	203	22,244	(155,237)	(9,150)	(164,387)
2034	(164,387)	-	-	109	210	22,911	(141,476)	(8,411)	(149,887)
2035	(149,887)	-	-	109	216	23,598	(126,289)	(7,595)	(133,883)
2036	(133,883)	-	-	109	222	24,306	(109,577)	(6,695)	(116,272)
2037	(116,272)	-	-	109	229	25,036	(91,236)	(5,706)	(96,943)
2038	(96,943)	-	-	109	236	25,787	(71,156)	(4,623)	(75,779)
2039	(75,779)	-	-	109	243	26,560	(49,219)	(3,437)	(52,656)
2040	(52,656)	-	-	109	250	27,357	(25,299)	(2,144)	(27,443)
2041	(27,443)	-	-	109	258	28,178	735	(734)	-
<b>Total</b>		<b>(307,159)</b>	<b>(344,035)</b>	<b>2,405</b>		<b>462,538</b>		<b>(137,862)</b>	

Note: Numbers may not add due to rounding



**City of St. Thomas**  
**2020 Development Charges Study**  
**Cash Flow Calculation - Urban Expansion Area 3 - Water**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$276.03	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per Capita per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	74,599	(557,047)	(557,047)	109	276	30,175	(452,273)	(10,386)	(462,659)
2021	(462,659)	-	-	109	284	31,080	(431,578)	(24,592)	(456,170)
2022	(456,170)	-	-	109	293	32,013	(424,157)	(24,209)	(448,366)
2023	(448,366)	-	-	109	302	32,973	(415,393)	(23,753)	(439,146)
2024	(439,146)	-	-	109	311	33,962	(405,184)	(23,219)	(428,403)
2025	(428,403)	-	-	109	320	34,981	(393,421)	(22,600)	(416,021)
2026	(416,021)	-	-	109	330	36,031	(379,991)	(21,890)	(401,881)
2027	(401,881)	-	-	109	339	37,112	(364,769)	(21,083)	(385,852)
2028	(385,852)	(50,421)	(63,871)	109	350	38,225	(411,498)	(21,927)	(433,425)
2029	(433,425)	-	-	109	360	39,372	(394,054)	(22,756)	(416,809)
2030	(416,809)	-	-	109	371	40,553	(376,256)	(21,809)	(398,066)
2031	(398,066)	-	-	109	382	41,770	(356,296)	(20,745)	(377,041)
2032	(377,041)	-	-	109	394	43,023	(334,018)	(19,554)	(353,572)
2033	(353,572)	-	-	109	405	44,313	(309,259)	(18,228)	(327,487)
2034	(327,487)	-	-	109	418	45,643	(281,844)	(16,757)	(298,601)
2035	(298,601)	-	-	109	430	47,012	(251,589)	(15,130)	(266,719)
2036	(266,719)	-	-	109	443	48,422	(218,297)	(13,338)	(231,635)
2037	(231,635)	-	-	109	456	49,875	(181,760)	(11,368)	(193,128)
2038	(193,128)	-	-	109	470	51,371	(141,757)	(9,209)	(150,966)
2039	(150,966)	-	-	109	484	52,912	(98,054)	(6,848)	(104,902)
2040	(104,902)	-	-	109	499	54,500	(50,402)	(4,271)	(54,673)
2041	(54,673)	-	-	109	513	56,135	1,462	(1,463)	(1)
<b>Total</b>		<b>(607,468)</b>	<b>(620,918)</b>	<b>2,405</b>		<b>921,454</b>		<b>(375,136)</b>	

Note: Numbers may not add due to rounding



**City of St. Thomas**  
**2020 Development Charges Study**  
**Cash Flow Calculation - Urban Expansion Area 4A - Administration**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$1.19	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per Capita per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	1,493	(3,554)	(3,554)	98	1	117	(1,944)	(12)	(1,957)
2021	(1,957)	-	-	98	1	120	(1,837)	(104)	(1,941)
2022	(1,941)	-	-	98	1	124	(1,817)	(103)	(1,920)
2023	(1,920)	-	-	98	1	128	(1,793)	(102)	(1,895)
2024	(1,895)	-	-	98	1	131	(1,763)	(101)	(1,864)
2025	(1,864)	-	-	98	1	135	(1,728)	(99)	(1,827)
2026	(1,827)	-	-	98	1	139	(1,688)	(97)	(1,784)
2027	(1,784)	-	-	98	1	144	(1,641)	(94)	(1,735)
2028	(1,735)	-	-	98	2	148	(1,587)	(91)	(1,678)
2029	(1,678)	-	-	98	2	152	(1,526)	(88)	(1,614)
2030	(1,614)	-	-	98	2	157	(1,457)	(84)	(1,541)
2031	(1,541)	-	-	98	2	162	(1,380)	(80)	(1,460)
2032	(1,460)	-	-	98	2	167	(1,293)	(76)	(1,369)
2033	(1,369)	-	-	98	2	172	(1,198)	(71)	(1,268)
2034	(1,268)	-	-	98	2	177	(1,091)	(65)	(1,156)
2035	(1,156)	-	-	98	2	182	(974)	(59)	(1,033)
2036	(1,033)	-	-	98	2	187	(846)	(52)	(897)
2037	(897)	-	-	98	2	193	(704)	(44)	(748)
2038	(748)	-	-	98	2	199	(549)	(36)	(585)
2039	(585)	-	-	98	2	205	(380)	(27)	(407)
2040	(407)	-	-	98	2	211	(196)	(17)	(213)
2041	(213)	-	-	98	2	217	4	(6)	(1)
<b>Total</b>		<b>(3,554)</b>	<b>(3,554)</b>	<b>2,163</b>		<b>3,567</b>		<b>(1,507)</b>	

Note: Numbers may not add due to rounding



**City of St. Thomas  
2020 Development Charges Study  
Cash Flow Calculation - Urban Expansion Area 4A - Water**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$278.37	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per Capita per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	343,861	(789,145)	(789,145)	98	278	27,369	(417,915)	(2,036)	(419,952)
2021	(419,952)	-	-	98	287	28,190	(391,762)	(22,322)	(414,084)
2022	(414,084)	-	-	98	295	29,035	(385,049)	(21,976)	(407,025)
2023	(407,025)	-	-	98	304	29,906	(377,118)	(21,564)	(398,682)
2024	(398,682)	-	-	98	313	30,804	(367,879)	(21,080)	(388,959)
2025	(388,959)	-	-	98	323	31,728	(357,232)	(20,520)	(377,752)
2026	(377,752)	-	-	98	332	32,680	(345,072)	(19,878)	(364,950)
2027	(364,950)	-	-	98	342	33,660	(331,290)	(19,147)	(350,437)
2028	(350,437)	(45,347)	(57,444)	98	353	34,670	(373,211)	(19,900)	(393,111)
2029	(393,111)	-	-	98	363	35,710	(357,402)	(20,639)	(378,041)
2030	(378,041)	-	-	98	374	36,781	(341,260)	(19,781)	(361,040)
2031	(361,040)	-	-	98	385	37,885	(323,156)	(18,815)	(341,971)
2032	(341,971)	-	-	98	397	39,021	(302,950)	(17,735)	(320,685)
2033	(320,685)	-	-	98	409	40,192	(280,494)	(16,532)	(297,026)
2034	(297,026)	-	-	98	421	41,397	(255,629)	(15,198)	(270,827)
2035	(270,827)	-	-	98	434	42,639	(228,188)	(13,723)	(241,910)
2036	(241,910)	-	-	98	447	43,919	(197,991)	(12,097)	(210,089)
2037	(210,089)	-	-	98	460	45,236	(164,853)	(10,311)	(175,164)
2038	(175,164)	-	-	98	474	46,593	(128,571)	(8,353)	(136,923)
2039	(136,923)	-	-	98	488	47,991	(88,932)	(6,211)	(95,143)
2040	(95,143)	-	-	98	503	49,431	(45,712)	(3,874)	(49,586)
2041	(49,586)	-	-	98	518	50,914	1,328	(1,327)	1
<b>Total</b>		<b>(834,492)</b>	<b>(846,589)</b>	<b>2,163</b>		<b>835,749</b>		<b>(333,020)</b>	

Note: Numbers may not add due to rounding



City of St. Thomas  
2020 Development Charges Study  
Cash Flow Calculation - Urban Expansion Area 4B - Administration

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$0.00	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per Capita per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	310	(315)	(315)	9	-	-	(5)	5	0
2021	0	-	-	9	-	-	0	0	0
2022	0	-	-	9	-	-	0	0	0
2023	0	-	-	9	-	-	0	0	0
2024	0	-	-	9	-	-	0	0	0
2025	0	-	-	9	-	-	0	0	0
2026	0	-	-	9	-	-	0	0	0
2027	0	-	-	9	-	-	0	0	0
2028	0	-	-	9	-	-	0	0	0
2029	0	-	-	9	-	-	0	0	0
2030	0	-	-	9	-	-	0	0	0
2031	0	-	-	9	-	-	0	0	0
2032	0	-	-	9	-	-	0	0	0
2033	0	-	-	9	-	-	0	0	0
2034	0	-	-	9	-	-	0	0	-
2035	-	-	-	9	-	-	-	-	-
2036	-	-	-	9	-	-	-	-	-
2037	-	-	-	9	-	-	-	-	-
2038	-	-	-	9	-	-	-	-	-
2039	-	-	-	9	-	-	-	-	-
2040	-	-	-	9	-	-	-	-	-
2041	-	-	-	9	-	-	-	-	-
<b>Total</b>		<b>(315)</b>	<b>(315)</b>	<b>192</b>		<b>-</b>		<b>5</b>	

Note: Numbers may not add due to rounding





City of St. Thomas  
2020 Development Charges Study  
Cash Flow Calculation - Urban Expansion Area 4B - Wastewater

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$0.00	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per Capita per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	23,667	-	-	9	-	-	23,667	828	24,495
2021	24,495	-	-	9	-	-	24,495	857	25,352
2022	25,352	(7,866)	(8,345)	9	-	-	17,008	741	17,749
2023	17,749	-	-	9	-	-	17,749	621	18,370
2024	18,370	(5,566)	(6,265)	9	-	-	12,105	533	12,638
2025	12,638	(11,090)	(12,856)	9	-	-	(218)	217	(0)
2026	(0)	-	-	9	-	-	(0)	(0)	(0)
2027	(0)	-	-	9	-	-	(0)	(0)	(0)
2028	(0)	-	-	9	-	-	(0)	(0)	(0)
2029	(0)	-	-	9	-	-	(0)	(0)	(0)
2030	(0)	-	-	9	-	-	(0)	(0)	(0)
2031	(0)	-	-	9	-	-	(0)	(0)	(0)
2032	(0)	-	-	9	-	-	(0)	(0)	(0)
2033	(0)	-	-	9	-	-	(0)	(0)	(0)
2034	(0)	-	-	9	-	-	(0)	(0)	-
2035	-	-	-	9	-	-	-	-	-
2036	-	-	-	9	-	-	-	-	-
2037	-	-	-	9	-	-	-	-	-
2038	-	-	-	9	-	-	-	-	-
2039	-	-	-	9	-	-	-	-	-
2040	-	-	-	9	-	-	-	-	-
2041	-	-	-	9	-	-	-	-	-
<b>Total</b>		<b>(24,522)</b>	<b>(27,466)</b>	<b>192</b>		<b>-</b>		<b>3,799</b>	

Note: Numbers may not add due to rounding



City of St. Thomas  
2020 Development Charges Study  
Cash Flow Calculation - Urban Expansion Area 4B - Water

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$0.00	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per Capita per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	72,672	(70,049)	(70,049)	9	-	-	2,623	1,318	3,940
2021	3,940	-	-	9	-	-	3,940	138	4,078
2022	4,078	-	-	9	-	-	4,078	143	4,221
2023	4,221	-	-	9	-	-	4,221	148	4,369
2024	4,369	-	-	9	-	-	4,369	153	4,522
2025	4,522	-	-	9	-	-	4,522	158	4,680
2026	4,680	-	-	9	-	-	4,680	164	4,844
2027	4,844	-	-	9	-	-	4,844	170	5,013
2028	5,013	(4,025)	(5,099)	9	-	-	(86)	86	0
2029	0	-	-	9	-	-	0	0	0
2030	0	-	-	9	-	-	0	0	0
2031	0	-	-	9	-	-	0	0	0
2032	0	-	-	9	-	-	0	0	0
2033	0	-	-	9	-	-	0	0	0
2034	0	-	-	9	-	-	0	0	-
2035	-	-	-	9	-	-	-	-	-
2036	-	-	-	9	-	-	-	-	-
2037	-	-	-	9	-	-	-	-	-
2038	-	-	-	9	-	-	-	-	-
2039	-	-	-	9	-	-	-	-	-
2040	-	-	-	9	-	-	-	-	-
2041	-	-	-	9	-	-	-	-	-
<b>Total</b>		<b>(74,074)</b>	<b>(75,148)</b>	<b>192</b>		-		<b>2,477</b>	

Note: Numbers may not add due to rounding



**City of St. Thomas**  
**2020 Development Charges Study**  
**Cash Flow Calculation - Dalewood Lands - Industrial**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Sq. m. of Gross Floor Area	\$46,938	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		per sq.m. per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings /(Cost)	
2020	-	-	-	5,359	46.94	251,533	251,533	4,402	255,935
2021	255,935	-	-	5,359	48.35	259,079	515,013	13,492	528,505
2022	528,505	-	-	5,359	49.80	266,851	795,356	23,168	818,524
2023	818,524	-	-	5,359	51.29	274,857	1,093,380	33,458	1,126,839
2024	1,126,839	(2,589,879)	(2,914,932)	5,359	52.83	283,102	(1,504,990)	(10,399)	(1,515,390)
2025	(1,515,390)	-	-	5,359	54.41	291,595	(1,223,794)	(75,328)	(1,299,122)
2026	(1,299,122)	-	-	5,359	56.05	300,343	(998,778)	(63,192)	(1,061,971)
2027	(1,061,971)	-	-	5,359	57.73	309,354	(752,617)	(49,901)	(802,518)
2028	(802,518)	-	-	5,359	59.46	318,634	(483,884)	(35,376)	(519,260)
2029	(519,260)	-	-	5,359	61.24	328,193	(191,067)	(19,534)	(210,601)
2030	(210,601)	-	-	5,359	63.08	338,039	127,438	(2,287)	125,152
2031	125,152	-	-	5,359	64.97	348,180	473,332	10,473	483,805
2032	483,805	-	-	5,359	66.92	358,626	842,431	23,209	865,640
2033	865,640	-	-	5,359	68.93	369,384	1,235,024	36,762	1,271,786
2034	(802,518)	-	-	5,359	71.00	380,466	(422,052)	(33,676)	(455,728)
2035	(519,260)	-	-	5,359	73.13	391,880	(127,380)	(17,783)	(145,163)
2036	(210,601)	-	-	5,359	75.32	403,636	193,036	(483)	192,553
2037	125,152	-	-	5,359	77.58	415,745	540,897	11,656	552,553
2038	483,805	-	-	5,359	79.91	428,218	912,023	24,427	936,450
2039	865,640	-	-	5,359	82.31	441,064	1,306,704	38,016	1,344,720
2040	1,271,786	-	-	5,359	84.78	454,296	1,726,082	52,463	1,778,545
2041	(455,728)	-	-	5,359	87.32	467,925	12,197	(12,197)	-
<b>Total</b>		<b>-2,589,879</b>	<b>-2,914,932</b>	<b>117,894</b>		<b>7,681,002</b>		<b>-48,630</b>	

Note: Numbers may not add due to rounding



**City of St. Thomas**  
**2020 Development Charges Study**  
**Cash Flow Calculation - Dalewood Lands - Non-Industrial**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Sq. m. of Gross Floor Area	\$46,478	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		per sq.m. per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings /(Cost)	
2020	343,638	(96,424)	(96,424)	481	46.48	22,375	269,589	10,731	280,321
2021	280,321	-	-	481	47.87	23,046	303,367	10,215	313,581
2022	313,581	-	-	481	49.31	23,738	337,319	11,391	348,710
2023	348,710	-	-	481	50.79	24,450	373,160	12,633	385,792
2024	385,792	(488,751)	(550,094)	481	52.31	25,183	(139,118)	4,317	(134,801)
2025	(134,801)	-	-	481	53.88	25,939	(108,862)	(6,701)	(115,563)
2026	(115,563)	-	-	481	55.50	26,717	(88,846)	(5,621)	(94,467)
2027	(94,467)	-	-	481	57.16	27,518	(66,949)	(4,439)	(71,388)
2028	(71,388)	-	-	481	58.88	28,344	(43,044)	(3,147)	(46,191)
2029	(46,191)	-	-	481	60.64	29,194	(16,996)	(1,738)	(18,734)
2030	(18,734)	-	-	481	62.46	30,070	11,336	(203)	11,133
2031	11,133	-	-	481	64.34	30,972	42,105	932	43,037
2032	43,037	-	-	481	66.27	31,901	74,938	2,065	77,003
2033	77,003	-	-	481	68.26	32,858	109,861	3,270	113,131
2034	(71,388)	-	-	481	70.30	33,844	(37,544)	(2,996)	(40,539)
2035	(46,191)	-	-	481	72.41	34,860	(11,331)	(1,582)	(12,913)
2036	(18,734)	-	-	481	74.58	35,905	17,171	(43)	17,128
2037	11,133	-	-	481	76.82	36,983	48,115	1,037	49,152
2038	43,037	-	-	481	79.13	38,092	81,129	2,173	83,302
2039	77,003	-	-	481	81.50	39,235	116,237	3,382	119,619
2040	113,131	-	-	481	83.95	40,412	153,543	4,667	158,210
2041	(40,539)	-	-	481	86.46	41,624	1,085	(1,085)	-
<b>Total</b>		<b>-585,175</b>	<b>-646,518</b>	<b>10,591</b>		<b>683,262</b>		<b>39,256</b>	

Note: Numbers may not add due to rounding



**City of St. Thomas  
2020 Development Charges Study  
Cash Flow Calculation - Northwest Area Area 1 - Residential**

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$3,164.01	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per Capita per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	-	(470,574)	(470,574)	149	3,164	470,574	(0)	(0)	(0)
2021	(0)	(470,574)	(484,692)	149	3,259	484,692	(0)	(0)	(0)
2022	(0)	(470,574)	(499,232)	149	3,357	499,232	(0)	(0)	(0)
2023	(0)	(470,574)	(514,209)	149	3,457	514,209	(0)	(0)	(0)
2024	(0)	(470,574)	(529,636)	149	3,561	529,636	(0)	(0)	(0)
2025	(0)	(470,574)	(545,525)	149	3,668	545,525	(0)	(0)	(0)
2026	(0)	(470,574)	(561,890)	149	3,778	561,890	(0)	(0)	(0)
2027	(0)	(470,574)	(578,747)	149	3,891	578,747	(0)	(0)	(0)
2028	(0)	(470,574)	(596,110)	149	4,008	596,110	(0)	(0)	(0)
2029	(0)	(470,574)	(613,993)	149	4,128	613,993	(0)	(0)	(0)
2030	(0)	(470,574)	(632,413)	149	4,252	632,413	(0)	(0)	(0)
2031	(0)	(470,574)	(651,385)	149	4,380	651,385	(0)	(0)	(0)
2032	(0)	(470,574)	(670,927)	149	4,511	670,927	(0)	(0)	(0)
2033	(0)	(470,574)	(691,054)	149	4,646	691,054	(0)	(0)	(0)
2034	(0)	(470,574)	(711,786)	149	4,786	711,786	(0)	(0)	-
2035	-	(470,574)	(733,140)	149	4,929	733,140	(0)	(0)	-
2036	-	(470,574)	(755,134)	149	5,077	755,134	(0)	(0)	-
2037	-	(470,574)	(777,788)	149	5,230	777,788	(0)	(0)	-
2038	-	(470,574)	(801,121)	149	5,387	801,121	(0)	(0)	-
2039	-	(470,574)	(825,155)	149	5,548	825,155	(0)	(0)	-
2040	-	(470,574)	(849,910)	149	5,715	849,910	(0)	(0)	-
2041	-	(470,574)	(875,407)	149	5,886	875,407	(0)	(0)	-
<b>Total</b>		<b>(10,352,636)</b>	<b>(14,369,826)</b>	<b>3,272</b>		<b>14,369,826</b>		<b>(0)</b>	

Note: Numbers may not add due to rounding



# 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 saving 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 City's approved 2018 Financial Information Return (F.I.R.).

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 City 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. No additional operating impact is anticipated for costs associated with Administration Studies and as such, the Administration Studies Services has not been included in Table D-1.



Table D-1  
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
Fire Services	2,816	1,212,361	1,215,177
Police Services	7,774	1,754,934	1,762,708
Roads and Related	1,485,657	465,454	1,951,111
Transit Services	50,340	221,425	271,765
Municipal Parking Services	-	-	-
Airport Services	16,318	3,422	19,740
Parks and Recreation Services	240,985	333,212	574,197
Library Services	166,946	351,011	517,956
Animal Protection Services	2,726	63,603	66,329
Ambulance Services	31,178	14,189	45,367
Waste Diversion Services	4,602	191,688	196,290
City-Wide Wastewater Services	462,936	1,937,149	2,400,085
City-Wide Water Services	102,793	4,670,790	4,773,582
<b>Total Municipal Wide Services</b>	<b>2,575,070</b>	<b>11,219,237</b>	<b>13,794,307</b>





# Appendix E

## Local Service Policy



# Appendix E: 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 following local service guidelines are proposed to delineate the jurisdiction for capital cost recovery (i.e. local service or development charges).

## 1. Arterial and Collector Roads

- 1.1. Collector Roads Internal to Development - Direct developer responsibility under s. 59 of the D.C.A. (as a local service) - may also include connections to external roads
- 1.2. Collector Roads External to Development - include within the municipal D.C. calculation to the extent permitted under s. 5(1) of the D.C.A. (dependent upon local circumstances)
- 1.3. Arterial Roads Internal to Development - Direct developer responsibility under s.59 of the D.C.A. (as a local service) up to the cost of a collector road - cost difference between a Collector Road and an Arterial Road, to be included within the D.C.A.
- 1.4. Arterial Roads External to Development - include within the municipal D.C. calculation to the extent permitted under s. 5(1) of the D.C.A.

## 2. Traffic Signals and Intersection Improvements

- 2.1. New Arterial Roads and Arterial Road Improvements - Include as part of road costing noted item 1
- 2.2. Local Streets/Private Entrances/Entrances to Specific Developments - Direct developer responsibility (as a local service)
- 2.3. Intersections with County Roads - City is responsible for the cost of the intersection improvement and will be included in the D.C. at the same percentage as the road which intersects the County road



2.4. Intersection Improvements/Signalization on Other Roads Due to Development - Include in the D.C. calculation based on the service standards, as required under s. 5(1) of the D.C.A.

3. Streetlights

3.1. Streetlights on Municipal Roads - Linked to collector and arterial road sources in 1

3.2. Streetlights Internal to Subdivision - direct developer costs (as a local service)

4. Sidewalks

4.1. Sidewalks on City Roads - Linked to Collector road finding source

4.2. Sidewalks on County Roads - Include in D.C.

4.3. Other Sidewalks External to the Development (which are local service within the area to which the plan relates) - Direct developer responsibility as a local service (under s. 59 of the Act).

4.4. Sidewalks Internal to the Development - Direct developer responsibility

5. Bike Lanes/Bike Paths

5.1. Bikelanes within Arterial and Collector Road Allowances - Linked to collector and arterial road sources in 1

5.2. Bikelanes Outside Road Allowances - Include in municipal D.C.s consistent with the service standard provisions of the D.C.A., s. 5(1)

6. Noise Abatement Measures

6.1. Internal to Development - Direct developer responsibility through local service provisions (s. 59 of the D.C.A. )

7. Traffic Control Systems

7.1. Include in D.C. calculation.



## 8. Land Acquisition for Road Allowances

8.1. Land Acquisition for Arterial Roads - Dedication under the Planning Act subdivision provisions (s. 51) through development (up to 26 metres right-of-way); in areas with limited or no development, include in municipal D.C. (to the extent eligible)

8.2. Land Acquisition for Collector Roads - Dedication under the Planning Act subdivision provisions (s. 51) through development (up to 23 metres right-of-way); in areas with limited or no development, include in municipal D.C. (to the extent eligible)

8.3. Land Acquisition for Grade Separations (beyond normal dedication requirements): Include in the DC to the extent eligible

## 9. Storm Water Management

9.1. Localized Quality and Quantity Works - Direct developer responsibility through local service provisions (s. 59 of the D.C.A.). Consideration may be given to broader area servicing and would be subject to area-specific D.C.

## 10. Water

10.1. Water supply, treatment and related facilities - include in the City-Wide D.C. calculation for urban serviced area.

10.2. Watermains external to development - include in Area Specific D.C. calculations.

10.3. Marginal costs of waterworks within development, above 300 mm nominal diameter include in Area Specific D.C. calculations.

10.4. Connections to trunk mains and pumping stations to service a specific development exclusively - direct developer responsibility through local service provisions (s.59 of D.C.A.). Pumping stations external to development that benefits multiple developments will be included in Area Specific D.C. calculations.

## 11. Wastewater



- 11.1. Sewage discharge, treatment and related facilities - include in the City-Wide D.C. calculation for the urban serviced area.
- 11.2. Sanitary sewers external to development - include in Area Specific D.C. calculations.
- 11.3. Marginal costs of sanitary sewer works within development, which benefits upstream developers, above 250mm nominal diameter - include in Area Specific D.C. calculations.
- 11.4. Connections to trunk mains and pumping stations to service specific development exclusively - direct developer responsibility though local service provisions (s.59 of D.C.A.). Pumping stations external to development that benefits multiple developments will be included in Area Specific D.C. calculations.

# Appendix F

## Proposed City-Wide D.C. By-law

# THE CORPORATION OF THE CITY OF ST. THOMAS

## BY-LAW NUMBER XX-2015

### **A by-law to establish development charges for the Corporation of the City of St. Thomas**

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

AND WHEREAS the Council of The Corporation of the City of St. Thomas ("City of St. Thomas") gave Notice in accordance with Section 12 of the *Development Charges Act, 1997*, of its intention to pass a by-law under Section 2 of the said Act;

AND WHEREAS the Council of the City of St. Thomas has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on \_\_\_\_\_, 2020;

AND WHEREAS by resolution adopted by the Council of the City of St. Thomas on June 15, 2020, determined that no additional public meeting was required under Section 12 of the Act;

AND WHEREAS the Council of the City of St. Thomas had before it a report entitled *Development Charges Background Study* dated April 15, 2020, wherein It is indicated that the development of any land within the City of St. Thomas will increase the need for services as defined herein;

AND WHEREAS the Council of the City of St. Thomas on June 15, 2020, approved the applicable *Development Charges Background Study*, in which certain recommendations were made relating to the establishment of a development charge policy for the City of St. Thomas pursuant to the *Development Charges Act, 1997*;

AND WHEREAS by resolution adopted by Council of the City of St. Thomas on June 15, 2020, Council has indicated Its intent that the future excess capacity identified in the *Development Charges Background Study*, dated April 15, 2020, shall be paid for by development charges or other similar charges.

**NOW THEREFORE THE COUNCIL OF THE CITY OF ST.THOMAS ENACTS AS FOLLOWS: DEFINITIONS**

**1. In this by-law,**

- (1) "Accessory Use" means that the use, building or structure or part thereof is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure;
- (2) "Act" means the Development Charges Act, 1997, c. 27;
- (3) "Administration Service" means any and all studies carried out by the municipality which are with respect to eligible services for which a development charge by-law may be imposed under the Development Charges Act, 1997.
- (4) "Agricultural use" means a bona fide farming operation;
- (5) "Apartment dwelling" means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor. Despite the foregoing, an apartment includes stacked townhouse dwellings;
- (6) "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;
- (7) "Board of education" means a board defined in s.s. 1(1) of the Education Act, R.S.O. 1990, c.E.2;
- (8) "Building Code Act" means the Building Code Act, R.S.O. 1992, c.23;
- (9) "Capital cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of, and as authorized by, the municipality or local board,
  - (a) to acquire land or an interest in land, including a leasehold interest;
  - (b) to improve land;
  - (c) to acquire, lease, construct or improve buildings or structures
  - (d) to acquire, lease, construct or improve facilities including,
    - i. rolling stock with an estimated useful life of seven years or more,



- ii. furniture and equipment, other than computer equipment, and
  - iii. material acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 1990, c.P.44, and
- (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);
  - (f) to complete the development charge background study under Section 10 of the Act;
  - (g) interest on money borrowed to pay for costs in (a) to (d); required for provision of services designated in this by-law within or outside the municipality;
- (10) "Council" means the Council of The Corporation of the City of St. Thomas;
  - (11) "Commercial" means a building used for any use other than for residential, institutional or industrial uses, and includes self-storage facilities;
  - (12) "Development" means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 6 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;
  - (13) "Development charge" means a charge imposed pursuant to this By-law;
  - (14) "Dwelling unit" means a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which culinary and sanitary facilities may be provided for the exclusive use of such person or persons, including time share units;
  - (15) "Farm building" means that part of a bona fide farm operation encompassing barns, silos, and other ancillary development to an agricultural use, but excluding a residential use;
  - (16) "Gross floor area" means the total floor area measured from the exterior face of outside walls, or between the outside of exterior walls and the centre line of party

walls dividing the building from another building, including basements, mezzanines, and upper floors;

- (17) "Industrial Use" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, excluding self-storage facilities and including office uses and the sale of commodities to the general public where such uses are accessory to an industrial use;
- (18) "Institutional" means land, buildings, structures or any part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain. For the purposes of s.s.7(2) herein, 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 of the following post-secondary institutions for the objects of the institution:
    - i. a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
    - ii. a college or university federated or affiliated with a university described in subclause (i), or
    - iii. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;
  - (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
  - (e) as a hospice to provide end of life care;
- (19) "Local board" means a public utility commission, 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;

- (20) "Local services" means those services or facilities which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the Planning Act, or as a condition of approval under s.53 of the Planning Act;
- (21) "Multiple dwelling" means all dwellings other than single detached dwellings, semi-detached dwellings, apartment dwellings and residential care dwellings;
- (22) "Municipality" means The Corporation of the City of St. Thomas;
- (23) "Non-residential uses" means a building or structure used for other than a residential use;
- (24) "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;
- (25) "Planning Act" means the Planning Act, 1990, R.S.O. 1990, c.P.13 as amended;
- (26) "Regulation" means any regulation made pursuant to the Act;
- (27) "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;
- (28) "Residential care dwelling" means a building used for a rest home, nursing home, group home, residential care facility, and other similar residential occupancies;
- (29) "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, a residential care dwelling, and the residential portion of a mixed-use building or structure;
- (30) "Semi-detached dwelling" means a building that is divided vertically into two dwelling units each of which has an independent entrance or an entrance through a common vestibule and which building has no access directly between the two units;
- (31) "Services" means services set out in Schedule "A" to this By-law;

- (32) "Single detached dwelling" means a completely detached building containing only one dwelling unit; and
- (33) "Stacked townhouse dwelling" means two townhouse dwellings, one on top of each other;

## **2. Calculation of Development Charges**

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

## **Phasing of Development Charges**

- 3. No phasing of the development charges imposed pursuant to this by-law are proposed.

## **4. Applicable Lands**

- (1) Subject to Section 5, 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 hospital under the Public Hospitals Act;
- (d) a college or university;
- (e) a cemetery or place of worship;
- (f) an industrial use; and
- (g) The creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1.	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new detached dwelling must only contain two dwelling units.</p> <p>The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
2.	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.</p> <p>The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
3.	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	<p>The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.</p> <p>The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.</p>

## 5. Rules with Respect to Exemptions for Intensification of Existing Housing

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

## **6. Development Charges Imposed**

- (1) Subject to subsection (2), development charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be developed for residential and non-residential uses, where, the development requires,
  - (a) the passing of a zoning by-law or an amendment thereto under Section 34 of the Planning Act;
  - (b) the approval of a minor variance under Section 45 of the Planning Act;

- (c) a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
  - (d) the approval of a plan of subdivision under Section 51 of the Planning Act;
  - (e) a consent under Section 53 of the Planning Act;
  - (f) the approval of a description under Section 9 of the Condominium Act, R.S.O. 1998, S.O.1998, c.19; 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**

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

### **8. Multiple Charges**

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

## 9. Services in Lieu

- (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 the services in addition to, or of a greater size of 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

10. In the case of the demolition or conversion 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 (or structures capable of occupancy) within the five years prior to the issuance of the building permit, and the building permit has been issued for the development or redevelopment within five years from the date the demolition or change of use permit has been issued; and
- (2) if a development or redevelopment involves the demolition of and replacement of a building or structure or conversion of a building or structure, a credit shall be allowed equivalent to:
  - (a) in the case of residential redevelopment, the number of dwelling units demolished or converted multiplied by the applicable residential development charge in place at the time the development charge is payable,



- (b) in the case of non-residential, the amount of gross floor area demolished or converted multiplied by applicable development charge in place at the time the development charge is payable.
- (3) A credit can, in no case, exceed the amount of the development charge that would otherwise be payable, and
- (4) (2) No credit is available for the redevelopment of an industrial use.

## **11. Timing and Calculation of Payment**

- (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 Subsections 11.(1) and 11.(2), Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (4) Notwithstanding Subsection 11.(1) and 11.(2), Development Charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter;
- (5) Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Subsections 11.(1), 11.(2), 11.(3), and 11.(4) shall be calculated on the rates set out in Schedule "A" on the date of the planning application, including interest. Where both planning applications apply Development Charges under Subsections 11.(1), 11.(2), 11.(3), and 11.(4) shall be calculated on the rates,

including interest, set out in Schedule “B” on the date of the later planning application, including interest.

- (6) Interest for the purposes of Subsections 11.(3), 11.(4), and 11.(5), interest shall be determined as the prime lending rate.

## **12. Reserve Funds**

- (1) Monies received from payment of development charges under this by-law shall be maintained in separate reserve funds as per the listing of services in Schedule “A”.
- (2) Where more than one capital project underlying the service category referred to in subsection (1) has been sufficiently completed, whether at the same time or at a later date, reimbursement to the involved parties will be provided on the proportionate basis of the costs of the works completed. In order for capital projects to be deemed sufficiently complete, the works will be subject to review and approval of the Director, Environmental Services & City Engineer.
- (3) Monies received for the payment of development charges shall be used only in accordance with the provisions of Section 35 of the Act.
- (4) 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.
- (5) Where any unpaid development charges are collected as taxes under subsection (4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection (1).
- (6) The Treasurer of the Municipality shall, in each year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O.Reg. 82198.

## **13. By-Law Amendment or Appeal**

- (1) Where this by-law or any development charge prescribed hereunder is amended or repealed either by order of the Ontario Municipal Board or by resolution of the Municipal Council, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.

- (2) Refunds that are required to be paid under subsection (1) shall be paid with interest to be calculated as follows:
  - (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
  - (b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.
- (3) Refunds that are required to be paid under subsection (1) shall include the interest owed under this section.

### **By-Law Indexing**

14. The development charges set out in Schedule "B" to this by-law shall be adjusted annually on April 1st, without amendment to this by-law, in accordance with the most recent twelve month change in the Statistics Canada Non-Residential Building Construction Price Index for Toronto”

### **Severability**

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

### **Headings for Reference Only**

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

### **By-Law Registration**

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

### **By-Law Administration**

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

### **Schedules to the By-Law**

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

Schedule "A" – Designated Municipal Services

Schedule "B" – Schedule of Development Charges

**Existing By-law Repeal**

20. By-law 81-2015 is repealed effective on July 1, 2020.

**Date By-law Effective**

21. This By-law shall come into force and effect on July 1, 2020.

**Date By-Law Expires**

22. This by-law will expire five years after the effective date of this by-law, unless it is repealed by Council at an earlier date.

**Short Title**

23. This by-law may be cited as the "City of St. Thomas Development Charge By-law, 2020."

Passed by the Council this 15th day of June, 2020.

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Mayor

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City Clerk

SCHEDULE "A"  
TO BY-LAW 81-2015  
DESIGNATED CITY-WIDE SERVICES UNDER THIS BY-LAW

- Roads and Related Services
- Fire Services;
- Police Services;
- Transit Services;
- Municipal Parking Services;
- Airport Services;
- Parks and Recreation Services;
- Library Services;
- Administration Studies;
- Animal Protection Services;
- Ambulance Services;
- Waste Diversion Services;
- City-Wide Water;
- City-Wide Wastewater;

**SCHEDULE "B°  
TO BY-LAW XX-2020  
SCHEDULE OF CITY-WIDE DEVELOPMENT CHARGES**

Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Residential Care (per bed)	Industrial (per sq.m. of Gross Floor Area)	Non-Industrial (per sq.m. of Gross Floor Area)
<b>Municipal Wide Services:</b>							
Roads and Related	7,674	4,810	3,081	6,157	3,113	34.61	68.33
Fire Services	133	83	53	107	54	0.61	1.21
Police Services	370	232	149	297	150	1.70	3.36
Transit Services	135	85	54	108	55	0.62	1.23
Municipal Parking Services	22	14	9	18	9	0.10	0.20
Airport Services	109	68	44	87	44	0.50	0.99
Parks and Recreation Services	2,086	1,308	838	1,674	846	-	-
Library Services	780	489	313	626	316	-	-
Administration Studies	59	37	24	47	24	0.27	0.54
Animal Protection Services	39	24	16	31	16	-	-
Ambulance Services	115	72	46	92	47	0.53	1.04
Waste Diversion Services	32	20	13	26	13	-	-
<b>Total Municipal Wide Services</b>	<b>11,554</b>	<b>7,242</b>	<b>4,640</b>	<b>9,270</b>	<b>4,687</b>	<b>38.94</b>	<b>76.90</b>
<b>Urban Services</b>							
City-Wide Wastewater Services	435	273	175	349	176	1.82	3.59
City-Wide Water Services	11	7	4	9	4	0.05	0.09
<b>Total Urban Services</b>	<b>446</b>	<b>280</b>	<b>179</b>	<b>358</b>	<b>180</b>	<b>1.87</b>	<b>3.68</b>
<b>GRAND TOTAL RURAL AREA</b>	<b>11,554</b>	<b>7,242</b>	<b>4,640</b>	<b>9,270</b>	<b>4,687</b>	<b>38.94</b>	<b>76.90</b>
<b>GRAND TOTAL URBAN AREA</b>	<b>12,000</b>	<b>7,522</b>	<b>4,819</b>	<b>9,628</b>	<b>4,867</b>	<b>40.81</b>	<b>80.58</b>



# Appendix G

## Proposed South Block D.C. By-law

# THE CORPORATION OF THE CITY OF ST. THOMAS

## BY-LAW NUMBER XX-2020

### **A by-law to establish development charges for the Corporation of the City of St. Thomas – South Block Area**

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

AND WHEREAS the Council of The Corporation of the City of St. Thomas ("City of St. Thomas") gave Notice in accordance with Section 12 of the *Development Charges Act, 1997*, of its intention to pass a by-law under Section 2 of the said Act;

AND WHEREAS the Council of the City of St. Thomas has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on \_\_\_\_\_, 2020;

AND WHEREAS by resolution adopted by the Council of the City of St. Thomas on June 15, 2020, determined that no additional public meeting was required under Section 12 of the Act;

AND WHEREAS the Council of the City of St. Thomas had before it a report entitled *Development Charges Background Study* dated April 15, 2020, wherein It is indicated that the development of any land within the City of St. Thomas will increase the need for services as defined herein;

AND WHEREAS the Council of the City of St. Thomas on June 15, 2020, approved the applicable *Development Charges Background Study*, in which certain recommendations were made relating to the establishment of a development charge policy for the City of St. Thomas pursuant to the *Development Charges Act, 1997*;

AND WHEREAS by resolution adopted by Council of the City of St. Thomas on June 15, 2020, Council has indicated Its intent that the future excess capacity identified in the *Development Charges Background Study*, dated April 15, 2020, shall be paid for by development charges or other similar charges.



**NOW THEREFORE THE COUNCIL OF THE CITY OF ST. THOMAS ENACTS AS FOLLOWS: DEFINITIONS**

**1. In this by-law,**

- (1) "Accessory Use" means that the use, building or structure or part thereof is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure;
- (2) "Act" means the Development Charges Act, 1997, c. 27;
- (3) "Administration Service" means any and all studies carried out by the municipality which are with respect to eligible services for which a development charge by-law may be imposed under the Development Charges Act, 1997.
- (4) "Agricultural use" means a bona fide farming operation;
- (5) "Apartment dwelling" means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor. Despite the foregoing, an apartment includes stacked townhouse dwellings;
- (6) "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;
- (7) "Board of education" means a board defined in s.s. 1(1) of the Education Act, R.S.O. 1990, c.E.2;
- (8) "Building Code Act" means the Building Code Act, R.S.O. 1992, c.23;
- (9) "Capital cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of, and as authorized by, the municipality or local board,
  - (a) to acquire land or an interest in land, including a leasehold interest;
  - (b) to improve land;
  - (c) to acquire, lease, construct or improve buildings or structures
  - (d) to acquire, lease, construct or improve facilities including,
    - i. rolling stock with an estimated useful life of seven years or more,

- ii. furniture and equipment, other than computer equipment, and
  - iii. material acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 1990, c.P.44, and
- (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);
  - (f) to complete the development charge background study under Section 10 of the Act;
  - (g) interest on money borrowed to pay for costs in (a) to (d); required for provision of services designated in this by-law within or outside the municipality;
- (10) "Council" means the Council of The Corporation of the City of St. Thomas;
  - (11) "Commercial" means a building used for any use other than for residential, institutional or industrial uses, and includes self-storage facilities;
  - (12) "Development" means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 6 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;
  - (13) "Development charge" means a charge imposed pursuant to this By-law;
  - (14) "Dwelling unit" means a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which culinary and sanitary facilities may be provided for the exclusive use of such person or persons, including time share units;
  - (15) "Farm building" means that part of a bona fide farm operation encompassing barns, silos, and other ancillary development to an agricultural use, but excluding a residential use;
  - (16) "Gross floor area" means the total floor area measured from the exterior face of outside walls, or between the outside of exterior walls and the centre line of party

walls dividing the building from another building, including basements, mezzanines, and upper floors;

- (17) "Industrial Use" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, excluding self-storage facilities and including office uses and the sale of commodities to the general public where such uses are accessory to an industrial use;
- (18) "Institutional" means land, buildings, structures or any part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain. For the purposes of s.s.7(2) herein, 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 of the following post-secondary institutions for the objects of the institution:
    - i. a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
    - ii. a college or university federated or affiliated with a university described in subclause (i), or
    - iii. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;
  - (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
  - (e) as a hospice to provide end of life care;
- (19) "Local board" means a public utility commission, 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;

- (20) "Local services" means those services or facilities which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the Planning Act, or as a condition of approval under s.53 of the Planning Act;
- (21) "Multiple dwelling" means all dwellings other than single detached dwellings, semi-detached dwellings, apartment dwellings and residential care dwellings;
- (22) "Municipality" means The Corporation of the City of St. Thomas;
- (23) "Non-residential uses" means a building or structure used for other than a residential use;
- (24) "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;
- (25) "Planning Act" means the Planning Act, 1990, R.S.O. 1990, c.P.13 as amended;
- (26) "Regulation" means any regulation made pursuant to the Act;
- (27) "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;
- (28) "Residential care dwelling" means a building used for a rest home, nursing home, group home, residential care facility, and other similar residential occupancies;
- (29) "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, a residential care dwelling, and the residential portion of a mixed-use building or structure;
- (30) "Semi-detached dwelling" means a building that is divided vertically into two dwelling units each of which has an independent entrance or an entrance through a common vestibule and which building has no access directly between the two units;
- (31) "Services" means services set out in Schedule "A" to this By-law;

- (32) "Single detached dwelling" means a completely detached building containing only one dwelling unit; and
- (33) "Stacked townhouse dwelling" means two townhouse dwellings, one on top of each other;

## **2. Calculation of Development Charges**

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

## **Phasing of Development Charges**

- 3. No phasing of the development charges imposed pursuant to this by-law are proposed.

## **4. Applicable Lands**

- (1) Subject to Section 5, 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 hospital under the Public Hospitals Act;
- (d) a college or university;
- (e) a cemetery or place of worship;
- (f) an industrial use; and
- (g) The creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1.	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new detached dwelling must only contain two dwelling units.</p> <p>The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
2.	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.</p> <p>The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
3.	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	<p>The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.</p> <p>The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.</p>

## 5. Rules with Respect to Exemptions for Intensification of Existing Housing

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

## **6. Development Charges Imposed**

- (1) Subject to subsection (2), development charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be developed for residential and non-residential uses, where, the development requires,
  - (a) the passing of a zoning by-law or an amendment thereto under Section 34 of the Planning Act;
  - (b) the approval of a minor variance under Section 45 of the Planning Act;

- (c) a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
  - (d) the approval of a plan of subdivision under Section 51 of the Planning Act;
  - (e) a consent under Section 53 of the Planning Act;
  - (f) the approval of a description under Section 9 of the Condominium Act, R.S.O. 1998, S.O.1998, c.19; 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**

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

### **8. Multiple Charges**

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



## 9. Services in Lieu

- (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 the services in addition to, or of a greater size of 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

10. In the case of the demolition or conversion 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 (or structures capable of occupancy) within the five years prior to the issuance of the building permit, and the building permit has been issued for the development or redevelopment within five years from the date the demolition or change of use permit has been issued; and
- (2) if a development or redevelopment involves the demolition of and replacement of a building or structure or conversion of a building or structure, a credit shall be allowed equivalent to:
  - (a) in the case of residential redevelopment, the number of dwelling units demolished or converted multiplied by the applicable residential development charge in place at the time the development charge is payable,

- (b) in the case of non-residential, the amount of gross floor area demolished or converted multiplied by applicable development charge in place at the time the development charge is payable.
- (3) A credit can, in no case, exceed the amount of the development charge that would otherwise be payable, and
- (4) (2) No credit is available for the redevelopment of an industrial use.

## **11. Timing and Calculation of Payment**

- (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 Subsections 11.(1), the development charges shall be payable with respect to an approval of a plan of subdivision upon registration of the plan of subdivision.
- (4) Notwithstanding Subsections 11.(1), 11.(2) and 11.(3), Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (5) Notwithstanding Subsection 11.(1), 11.(2) and 11.(3), Development Charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter;
- (6) Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Subsections 11.(1), 11.(2), 11.(3), 11.(4), and 11.(5) shall be calculated on the rates set out in Schedule "A" on the date of the planning

application, including interest. Where both planning applications apply Development Charges under Subsections 11.(1), 11.(2), 11.(3), 11.(4), and 11.(5) shall be calculated on the rates, including interest, set out in Schedule “B” on the date of the later planning application, including interest.

- (7) Interest for the purposes of Subsections 11.(3), 11.(4), and 11.(5), interest shall be determined as the prime lending rate.

## **12. Reserve Funds**

- (1) Monies received from payment of development charges under this by-law shall be maintained in separate reserve funds as per the listing of services in Schedule “A”.
- (2) Where more than one capital project underlying the service category referred to in subsection (1) has been sufficiently completed, whether at the same time or at a later date, reimbursement to the involved parties will be provided on the proportionate basis of the costs of the works completed. In order for capital projects to be deemed sufficiently complete, the works will be subject to review and approval of the Director, Environmental Services & City Engineer.
- (3) Monies received for the payment of development charges shall be used only in accordance with the provisions of Section 35 of the Act.
- (4) 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.
- (5) Where any unpaid development charges are collected as taxes under subsection (4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection (1).
- (6) The Treasurer of the Municipality shall, in each year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O.Reg. 82198.
- (7) The Wastewater Services (UEA 4B Only) Reserve Fund has been established to replace a section of wastewater sewer at the intersection of Fairview Avenue and Axford Parkway which may not be required. If the replacement of the sewer is not required, subject to the review and approval of the Director, Environmental Services, & City Engineer, then the monies collected to date in the fund shall be refunded to

the contributing developer(s) with interest in accordance with Section 13(2) of the By-Law

### **13. By-Law Amendment or Appeal**

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

### **By-Law Indexing**

14. The development charges set out in Schedule "B" to this by-law shall be adjusted annually on April 1st, without amendment to this by-law, in accordance with the most recent twelve month change in the Statistics Canada Non-Residential Building Construction Price Index for Toronto"

### **Severability**

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

### **Headings for Reference Only**

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

## **By-Law Registration**

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

## **By-Law Administration**

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

## **Schedules to the By-Law**

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

Schedule "A" – Designated Municipal Services

Schedule "B" – Schedule of Area-Specific Development Charges

Schedule "C" Map of South Block

## **Existing By-law Repeal**

20. By-law 81-2015 is repealed effective on July 1, 2020.

## **Date By-law Effective**

21. This By-law shall come into force and effect on July 1, 2020.

## **Date By-Law Expires**

22. This by-law will expire five years after the effective date of this by-law, unless it is repealed by Council at an earlier date.

## **Short Title**

23. This by-law may be cited as the "City of St. Thomas Development Charge By-law – South Block Area, 2020."

Passed by the Council this 15th day of June, 2020.

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Mayor

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City Clerk

SCHEDULE "A"  
TO BY-LAW XX-2020  
DESIGNATED SERVICES UNDER THIS BY-LAW

- South Block - Sub Area 1
  - Administration
  - Wastewater
  - Water
- South Block - Sub Area 2
  - Administration
  - Roads
  - Wastewater
  - Water
- South Block - Sub Area 3
  - Administration
  - Wastewater
  - Water
- South Block - Sub Area 4
  - Water
- South Block - Urban Expansion Area 3
  - Administration
  - Wastewater
  - Water
- South Block - Urban Expansion Area 4A
  - Administration
  - Wastewater
  - Water
- South Block - Urban Expansion Area 4B
  - Administration
  - Wastewater
  - Water

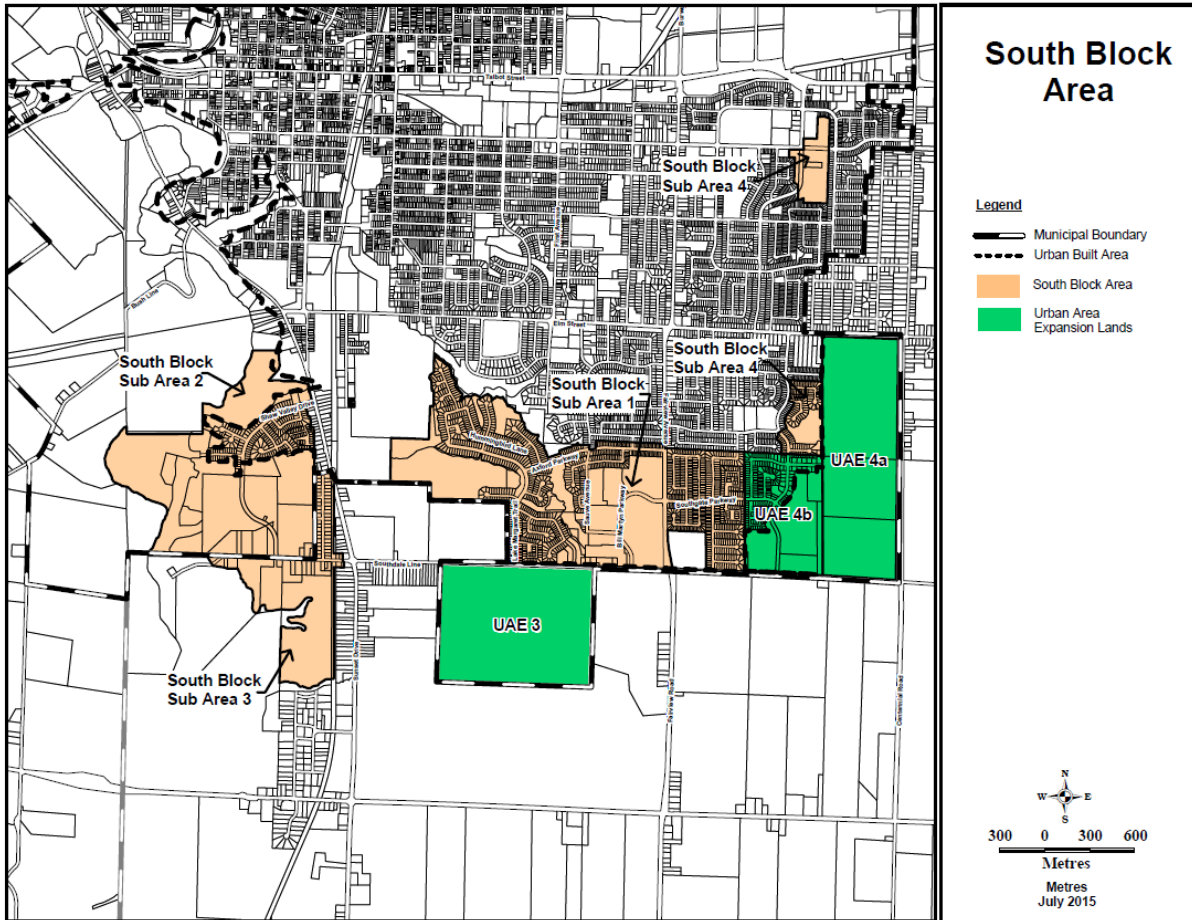


**SCHEDULE "B"**  
**TO BY-LAW XX-2020**  
**SCHEDULE OF DEVELOPMENT CHARGES FOR THE SOUTH BLOCK AREA**

Service	RESIDENTIAL				
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Residential Care (per bed)
<b>South Block - Sub Area 1</b>					
Administration	5	3	2	4	2
Roads	-	-	-	-	-
Wastewater	1,364	855	548	1,095	553
Water	856	537	344	687	347
<b>Total - South Block - Sub Area 1</b>	<b>2,225</b>	<b>1,395</b>	<b>894</b>	<b>1,786</b>	<b>902</b>
<b>South Block - Sub Area 2</b>					
Administration	5	3	2	4	2
Roads	67	42	27	54	27
Wastewater	937	588	376	752	380
Water	728	456	292	584	295
<b>Total - South Block - Sub Area 2</b>	<b>1,737</b>	<b>1,089</b>	<b>697</b>	<b>1,394</b>	<b>704</b>
<b>South Block - Sub Area 3</b>					
Administration	4	3	2	4	2
Wastewater	833	522	334	668	338
Water	819	513	329	657	332
<b>Total - South Block - Sub Area 3</b>	<b>1,656</b>	<b>1,038</b>	<b>665</b>	<b>1,329</b>	<b>672</b>
<b>South Block - Sub Area 4</b>					
Wastewater	-	-	-	-	-
Water	187	117	75	150	76
<b>Total - South Block - Sub Area 4</b>	<b>187</b>	<b>117</b>	<b>75</b>	<b>150</b>	<b>76</b>
<b>South Block - Urban Expansion Area 3</b>					
Administration	5	3	2	4	2
Wastewater	376	236	151	302	152
Water	749	469	301	601	304
<b>Total - South Block - Urban Expansion Area 3</b>	<b>1,129</b>	<b>708</b>	<b>454</b>	<b>907</b>	<b>458</b>
<b>South Block - Urban Expansion Area 4A</b>					
Administration	3	2	1	3	1
Wastewater	1,019	639	409	818	413
Water	755	473	303	606	306
<b>Total - South Block - Urban Expansion Area 4A</b>	<b>1,777</b>	<b>1,114</b>	<b>713</b>	<b>1,427</b>	<b>720</b>
<b>South Block - Urban Expansion Area 4B</b>					
Administration	-	-	-	-	-
Wastewater	-	-	-	-	-
Water	-	-	-	-	-
<b>Total - South Block - Urban Expansion Area 4B</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>



SCHEDULE "C"  
TO BY-LAW XX-2020  
MAP OF SOUTH BLOCK AREA







# Appendix H

## Proposed Lands of Dalewood D.C. By-law

# THE CORPORATION OF THE CITY OF ST. THOMAS

## BY-LAW NUMBER XX-2015

### **A by-law to establish development charges for the Corporation of the City of St. Thomas – Dalewood**

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

AND WHEREAS the Council of The Corporation of the City of St. Thomas ("City of St. Thomas") gave Notice in accordance with Section 12 of the *Development Charges Act, 1997*, of its intention to pass a by-law under Section 2 of the said Act;

AND WHEREAS the Council of the City of St. Thomas has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on \_\_\_\_\_, 2020;

AND WHEREAS by resolution adopted by the Council of the City of St. Thomas on June 15, 2020, determined that no additional public meeting was required under Section 12 of the Act;

AND WHEREAS the Council of the City of St. Thomas had before it a report entitled *Development Charges Background Study* dated April 15, 2020, wherein It is indicated that the development of any land within the City of St. Thomas will increase the need for services as defined herein;

AND WHEREAS the Council of the City of St. Thomas on June 15, 2020, approved the applicable *Development Charges Background Study*, in which certain recommendations were made relating to the establishment of a development charge policy for the City of St. Thomas pursuant to the *Development Charges Act, 1997*;

AND WHEREAS by resolution adopted by Council of the City of St. Thomas on June 15, 2020, Council has indicated Its intent that the future excess capacity identified in the *Development Charges Background Study*, dated April 15, 2020, shall be paid for by development charges or other similar charges.

**NOW THEREFORE THE COUNCIL OF THE CITY OF ST. THOMAS ENACTS AS FOLLOWS: DEFINITIONS**

**1. In this by-law,**

- (1) "Accessory Use" means that the use, building or structure or part thereof is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure;
- (2) "Act" means the Development Charges Act, 1997, c. 27;
- (3) "Administration Service" means any and all studies carried out by the municipality which are with respect to eligible services for which a development charge by-law may be imposed under the Development Charges Act, 1997.
- (4) "Agricultural use" means a bona fide farming operation;
- (5) "Apartment dwelling" means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor. Despite the foregoing, an apartment includes stacked townhouse dwellings;
- (6) "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;
- (7) "Board of education" means a board defined in s.s. 1(1) of the Education Act, R.S.O. 1990, c.E.2;
- (8) "Building Code Act" means the Building Code Act, R.S.O. 1992, c.23;
- (9) "Capital cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of, and as authorized by, the municipality or local board,
  - (a) to acquire land or an interest in land, including a leasehold interest;
  - (b) to improve land;
  - (c) to acquire, lease, construct or improve buildings or structures
  - (d) to acquire, lease, construct or improve facilities including,
    - i. rolling stock with an estimated useful life of seven years or more,

- ii. furniture and equipment, other than computer equipment, and
  - iii. material acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 1990, c.P.44, and
- (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);
  - (f) to complete the development charge background study under Section 10 of the Act;
  - (g) interest on money borrowed to pay for costs in (a) to (d); required for provision of services designated in this by-law within or outside the municipality;
- (10) "Council" means the Council of The Corporation of the City of St. Thomas;
  - (11) "Commercial" means a building used for any use other than for residential, institutional or industrial uses, and includes self-storage facilities;
  - (12) "Development" means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 6 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;
  - (13) "Development charge" means a charge imposed pursuant to this By-law;
  - (14) "Dwelling unit" means a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which culinary and sanitary facilities may be provided for the exclusive use of such person or persons, including time share units;
  - (15) "Farm building" means that part of a bona fide farm operation encompassing barns, silos, and other ancillary development to an agricultural use, but excluding a residential use;
  - (16) "Gross floor area" means the total floor area measured from the exterior face of outside walls, or between the outside of exterior walls and the centre line of party

walls dividing the building from another building, including basements, mezzanines, and upper floors;

- (17) "Industrial Use" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, excluding self-storage facilities and including office uses and the sale of commodities to the general public where such uses are accessory to an industrial use;
- (18) "Institutional" means land, buildings, structures or any part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain. For the purposes of s.s.7(2) herein, 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 of the following post-secondary institutions for the objects of the institution:
    - i. a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
    - ii. a college or university federated or affiliated with a university described in subclause (i), or
    - iii. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;
  - (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
  - (e) as a hospice to provide end of life care;
- (19) "Local board" means a public utility commission, 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;

- (20) "Local services" means those services or facilities which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the Planning Act, or as a condition of approval under s.53 of the Planning Act;
- (21) "Multiple dwelling" means all dwellings other than single detached dwellings, semi-detached dwellings, apartment dwellings and residential care dwellings;
- (22) "Municipality" means The Corporation of the City of St. Thomas;
- (23) "Non-residential uses" means a building or structure used for other than a residential use;
- (24) "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;
- (25) "Planning Act" means the Planning Act, 1990, R.S.O. 1990, c.P.13 as amended;
- (26) "Regulation" means any regulation made pursuant to the Act;
- (27) "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;
- (28) "Residential care dwelling" means a building used for a rest home, nursing home, group home, residential care facility, and other similar residential occupancies;
- (29) "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, a residential care dwelling, and the residential portion of a mixed-use building or structure;
- (30) "Semi-detached dwelling" means a building that is divided vertically into two dwelling units each of which has an independent entrance or an entrance through a common vestibule and which building has no access directly between the two units;
- (31) "Services" means services set out in Schedule "A" to this By-law;

- (32) "Single detached dwelling" means a completely detached building containing only one dwelling unit; and
- (33) "Stacked townhouse dwelling" means two townhouse dwellings, one on top of each other;

## **2. Calculation of Development Charges**

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

## **Phasing of Development Charges**

- 3. No phasing of the development charges imposed pursuant to this by-law are proposed.

## **4. Applicable Lands**

- (1) Subject to Section 5, 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; and
- (c) an industrial use

## **5. Rules with Respect to Exemptions for Intensification of Existing Housing**

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

## **6. Development Charges Imposed**

- (1) Subject to subsection (2), development charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be



developed for residential and non-residential uses, where, the development requires,

- (a) the passing of a zoning by-law or an amendment thereto under Section 34 of the Planning Act;
  - (b) the approval of a minor variance under Section 45 of the Planning Act;
  - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
  - (d) the approval of a plan of subdivision under Section 51 of the Planning Act;
  - (e) a consent under Section 53 of the Planning Act;
  - (f) the approval of a description under Section 9 of the Condominium Act, R.S.O. 1998, S.O.1998, c.19; 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**

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

### **8. Multiple Charges**

- (1) Where two or more of the actions described in subsection 6(1) are required before land to which a development charge applies can be developed, only one

development charge shall be calculated and collected in accordance with the provisions of this by-law.

- (2) Notwithstanding subsection (1), if two or more of the actions described in subsection 6(1) occur at different times, and if the subsequent action has the effect of Increasing the need for municipal services as set out in Schedule "A", an additional development charge on the additional residential units and additional gross floor area shall be calculated and collected In accordance with the provisions of this by-law.

## **9. Services in Lieu**

- (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 the services in addition to, or of a greater size of 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**

10. In the case of the demolition or conversion 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 (or structures capable of occupancy) within the five years prior to the issuance of the building permit, and the building permit has been issued for the

development or redevelopment within five years from the date the demolition or change of use permit has been issued; and

- (2) if a development or redevelopment involves the demolition of and replacement of a building or structure or conversion of a building or structure, a credit shall be allowed equivalent to:
  - (a) in the case of residential redevelopment, the number of dwelling units demolished or converted multiplied by the applicable residential development charge in place at the time the development charge is payable,
  - (b) in the case of non-residential, the amount of gross floor area demolished or converted multiplied by applicable development charge in place at the time the development charge is payable.
- (3) A credit can, in no case, exceed the amount of the development charge that would otherwise be payable, and
- (4) (2) No credit is available for the redevelopment of an industrial use.

## **11. Timing and Calculation of Payment**

- (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 Subsections 11.(1), the development charges shall be payable with respect to an approval of a plan of subdivision upon registration of the plan of subdivision.
- (4) Notwithstanding Subsections 11.(1), 11.(2) and 11.(3), Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.

- (5) Notwithstanding Subsection 11.(1), 11.(2) and 11.(3), Development Charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter;
- (6) Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Subsections 11.(1), 11.(2), 11.(3), 11.(4), and 11.(5) shall be calculated on the rates set out in Schedule "A" on the date of the planning application, including interest. Where both planning applications apply Development Charges under Subsections 11.(1), 11.(2), 11.(3), 11.(4), and 11.(5) shall be calculated on the rates, including interest, set out in Schedule "B" on the date of the later planning application, including interest.
- (7) Interest for the purposes of Subsections 11.(3), 11.(4), and 11.(5), interest shall be determined as the prime lending rate.

## **12. Reserve Funds**

- (1) Monies received from payment of development charges under this by-law shall be maintained in separate reserve funds as per the listing of services in Schedule "A".
- (2) Where more than one capital project underlying the service category referred to in subsection (1) has been sufficiently completed, whether at the same time or at a later date, reimbursement to the involved parties will be provided on the proportionate basis of the costs of the works completed. In order for capital projects to be deemed sufficiently complete, the works will be subject to review and approval of the Director, Environmental Services & City Engineer.
- (3) Monies received for the payment of development charges shall be used only in accordance with the provisions of Section 35 of the Act.
- (4) 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.

- (5) Where any unpaid development charges are collected as taxes under subsection (4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection (1).
- (6) The Treasurer of the Municipality shall, in each year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O.Reg. 82198.
- (7) The Wastewater Services (UEA 4B Only) Reserve Fund has been established to replace a section of wastewater sewer at the intersection of Fairview Avenue and Axford Parkway which may not be required. If the replacement of the sewer is not required, subject to the review and approval of the Director, Environmental Services, & City Engineer, then the monies collected to date in the fund shall be refunded to the contributing developer(s) with interest in accordance with Section 13(2) of the By-Law

### **13. By-Law Amendment or Appeal**

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

### **By-Law Indexing**

14. The development charges set out in Schedule "B" to this by-law shall be adjusted annually on April 1st, without amendment to this by-law, in accordance with the most recent twelve month change in the Statistics Canada Non-Residential Building Construction Price Index for Toronto"

## **Severability**

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

## **Headings for Reference Only**

16. 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.

## **By-Law Registration**

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

## **By-Law Administration**

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

## **Schedules to the By-Law**

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

Schedule "A" – Designated Municipal Services

Schedule "B" – Schedule of Area-Specific Development Charges

Schedule "C" Map of Lands of Dalewood

## **Existing By-law Repeal**

20. By-law 81-2015 is repealed effective on July 1, 2020.

## **Date By-law Effective**

21. This By-law shall come into force and effect on July 1, 2020.

## **Date By-Law Expires**

22. This by-law will expire five years after the effective date of this by-law, unless it is repealed by Council at an earlier date.

**Short Title**

23. This by-law may be cited as the "City of St. Thomas Development Charge By-law – Lands of Dalewood, 2020."

Passed by the Council this 15th day of June, 2020.

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Mayor

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City Clerk

SCHEDULE "A"  
TO BY-LAW XX-2020  
DESIGNATED SERVICES UNDER THIS BY-LAW

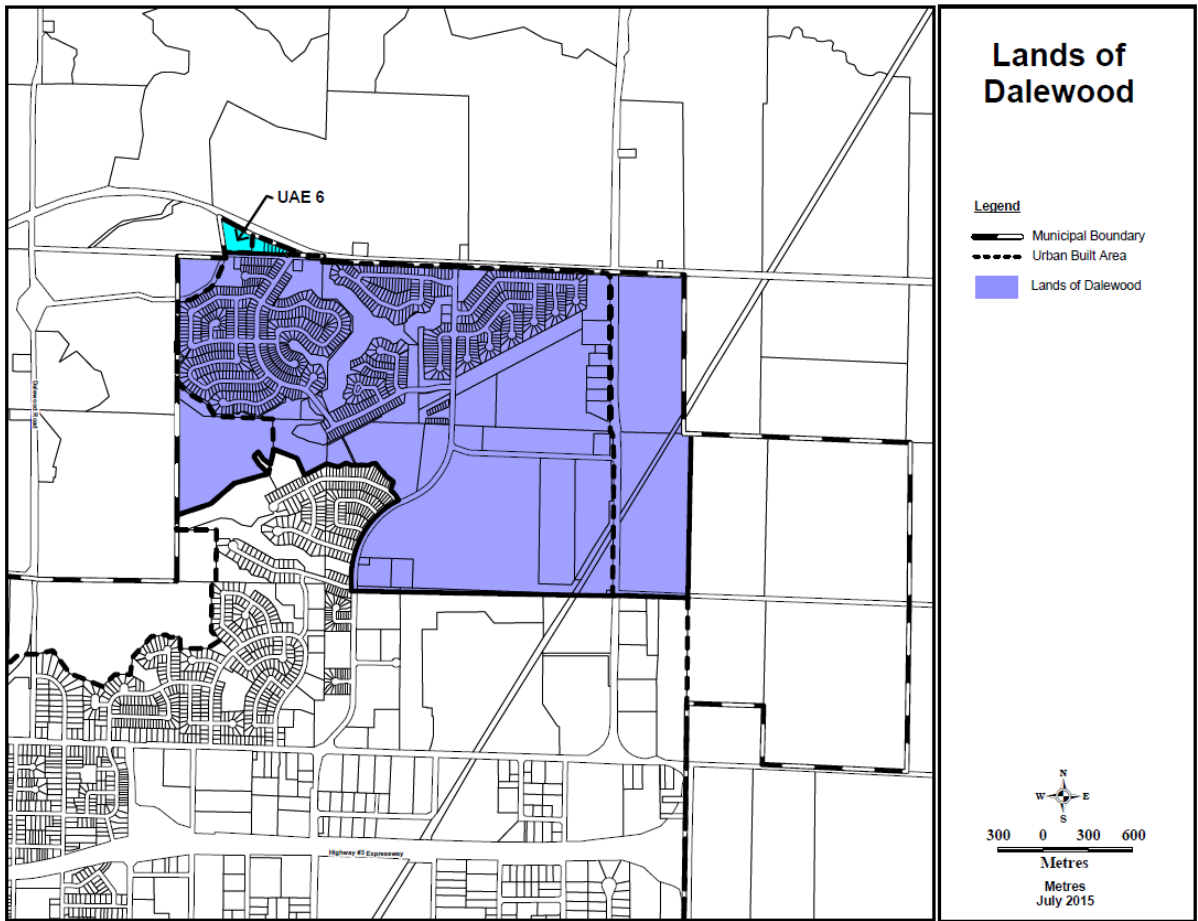
- Administration
- Wastewater



**SCHEDULE "B"**  
**TO BY-LAW XX-2020**  
**SCHEDULE OF DEVELOPMENT CHARGES FOR THE LANDS OF DALEWOOD**

Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Residential Care (per bed)	Industrial (per sq.ft. of Gross Floor Area)	Non-Industrial (per sq.ft. of Gross Floor Area)
<b>Dalewood Lands</b>							
Administration	-	-	-	-	-		7.66
Wastewater	-	-	-	-	-	46.94	38.82
<b>Total - Dalewood Lands</b>	-	-	-	-	-	<b>46.94</b>	<b>46.48</b>

SCHEDULE "C"  
TO BY-LAW XX-2020  
MAP OF LANDS OF DALEWOOD





# Appendix I

## Proposed Northwest Area 1 D.C. By-law

# THE CORPORATION OF THE CITY OF ST. THOMAS

## BY-LAW NUMBER XX-2020

### **A by-law to establish development charges for the Corporation of the City of St. Thomas – Northwest Area 1**

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

AND WHEREAS the Council of The Corporation of the City of St. Thomas ("City of St. Thomas") gave Notice in accordance with Section 12 of the *Development Charges Act, 1997*, of its intention to pass a by-law under Section 2 of the said Act;

AND WHEREAS the Council of the City of St. Thomas has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on \_\_\_\_\_, 2020;

AND WHEREAS by resolution adopted by the Council of the City of St. Thomas on June 15, 2020, determined that no additional public meeting was required under Section 12 of the Act;

AND WHEREAS the Council of the City of St. Thomas had before it a report entitled *Development Charges Background Study* dated April 15, 2020, wherein It is indicated that the development of any land within the City of St. Thomas will increase the need for services as defined herein;

AND WHEREAS the Council of the City of St. Thomas on June 15, 2020, approved the applicable *Development Charges Background Study*, in which certain recommendations were made relating to the establishment of a development charge policy for the City of St. Thomas pursuant to the *Development Charges Act, 1997*;

AND WHEREAS by resolution adopted by Council of the City of St. Thomas on June 15, 2020, Council has indicated Its intent that the future excess capacity identified in the *Development Charges Background Study*, dated April 15, 2020, shall be paid for by development charges or other similar charges.

**NOW THEREFORE THE COUNCIL OF THE CITY OF ST. THOMAS ENACTS AS FOLLOWS: DEFINITIONS**

**1. In this by-law,**

- (1) "Accessory Use" means that the use, building or structure or part thereof is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure;
- (2) "Act" means the Development Charges Act, 1997, c. 27;
- (3) "Administration Service" means any and all studies carried out by the municipality which are with respect to eligible services for which a development charge by-law may be imposed under the Development Charges Act, 1997.
- (4) "Agricultural use" means a bona fide farming operation;
- (5) "Apartment dwelling" means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor. Despite the foregoing, an apartment includes stacked townhouse dwellings;
- (6) "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;
- (7) "Board of education" means a board defined in s.s. 1(1) of the Education Act, R.S.O. 1990, c.E.2;
- (8) "Building Code Act" means the Building Code Act, R.S.O. 1992, c.23;
- (9) "Capital cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of, and as authorized by, the municipality or local board,
  - (a) to acquire land or an interest in land, including a leasehold interest;
  - (b) to improve land;
  - (c) to acquire, lease, construct or improve buildings or structures
  - (d) to acquire, lease, construct or improve facilities including,
    - i. rolling stock with an estimated useful life of seven years or more,

- ii. furniture and equipment, other than computer equipment, and
  - iii. material acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 1990, c.P.44, and
- (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);
  - (f) to complete the development charge background study under Section 10 of the Act;
  - (g) interest on money borrowed to pay for costs in (a) to (d); required for provision of services designated in this by-law within or outside the municipality;
- (10) "Council" means the Council of The Corporation of the City of St. Thomas;
  - (11) "Commercial" means a building used for any use other than for residential, institutional or industrial uses, and includes self-storage facilities;
  - (12) "Development" means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 6 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;
  - (13) "Development charge" means a charge imposed pursuant to this By-law;
  - (14) "Dwelling unit" means a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which culinary and sanitary facilities may be provided for the exclusive use of such person or persons, including time share units;
  - (15) "Farm building" means that part of a bona fide farm operation encompassing barns, silos, and other ancillary development to an agricultural use, but excluding a residential use;
  - (16) "Gross floor area" means the total floor area measured from the exterior face of outside walls, or between the outside of exterior walls and the centre line of party

walls dividing the building from another building, including basements, mezzanines, and upper floors;

- (17) "Industrial Use" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, excluding self-storage facilities and including office uses and the sale of commodities to the general public where such uses are accessory to an industrial use;
- (18) "Institutional" means land, buildings, structures or any part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain. For the purposes of s.s.7(2) herein, 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 of the following post-secondary institutions for the objects of the institution:
    - i. a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
    - ii. a college or university federated or affiliated with a university described in subclause (i), or
    - iii. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;
  - (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
  - (e) as a hospice to provide end of life care;
- (19) "Local board" means a public utility commission, 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;

- (20) "Local services" means those services or facilities which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the Planning Act, or as a condition of approval under s.53 of the Planning Act;
- (21) "Multiple dwelling" means all dwellings other than single detached dwellings, semi-detached dwellings, apartment dwellings and residential care dwellings;
- (22) "Municipality" means The Corporation of the City of St. Thomas;
- (23) "Non-residential uses" means a building or structure used for other than a residential use;
- (24) "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;
- (25) "Planning Act" means the Planning Act, 1990, R.S.O. 1990, c.P.13 as amended;
- (26) "Regulation" means any regulation made pursuant to the Act;
- (27) "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;
- (28) "Residential care dwelling" means a building used for a rest home, nursing home, group home, residential care facility, and other similar residential occupancies;
- (29) "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, a residential care dwelling, and the residential portion of a mixed-use building or structure;
- (30) "Semi-detached dwelling" means a building that is divided vertically into two dwelling units each of which has an independent entrance or an entrance through a common vestibule and which building has no access directly between the two units;
- (31) "Services" means services set out in Schedule "A" to this By-law;



- (32) "Single detached dwelling" means a completely detached building containing only one dwelling unit; and
- (33) "Stacked townhouse dwelling" means two townhouse dwellings, one on top of each other;

## **2. Calculation of Development Charges**

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

## **Phasing of Development Charges**

- 3. No phasing of the development charges imposed pursuant to this by-law are proposed.

## **4. Applicable Lands**

- (1) Subject to Section 5, 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 hospital under the Public Hospitals Act;
- (d) a college or university;
- (e) a cemetery or place of worship;
- (f) an industrial use; and
- (g) The creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1.	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new detached dwelling must only contain two dwelling units.</p> <p>The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
2.	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.</p> <p>The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
3.	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	<p>The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.</p> <p>The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.</p>

## 5. Rules with Respect to Exemptions for Intensification of Existing Housing

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

## **6. Development Charges Imposed**

- (1) Subject to subsection (2), development charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be developed for residential and non-residential uses, where, the development requires,
  - (a) the passing of a zoning by-law or an amendment thereto under Section 34 of the Planning Act;
  - (b) the approval of a minor variance under Section 45 of the Planning Act;

- (c) a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
  - (d) the approval of a plan of subdivision under Section 51 of the Planning Act;
  - (e) a consent under Section 53 of the Planning Act;
  - (f) the approval of a description under Section 9 of the Condominium Act, R.S.O. 1998, S.O.1998, c.19; 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**

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

### **8. Multiple Charges**

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

## 9. Services in Lieu

- (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 the services in addition to, or of a greater size of 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

10. In the case of the demolition or conversion 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 (or structures capable of occupancy) within the five years prior to the issuance of the building permit, and the building permit has been issued for the development or redevelopment within five years from the date the demolition or change of use permit has been issued; and
- (2) if a development or redevelopment involves the demolition of and replacement of a building or structure or conversion of a building or structure, a credit shall be allowed equivalent to:
  - (a) in the case of residential redevelopment, the number of dwelling units demolished or converted multiplied by the applicable residential development charge in place at the time the development charge is payable,

- (b) in the case of non-residential, the amount of gross floor area demolished or converted multiplied by applicable development charge in place at the time the development charge is payable.
- (3) A credit can, in no case, exceed the amount of the development charge that would otherwise be payable, and
- (4) (2) No credit is available for the redevelopment of an industrial use.

## **11. Timing and Calculation of Payment**

- (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 Subsections 11.(1), the development charges shall be payable with respect to an approval of a plan of subdivision upon registration of the plan of subdivision.
- (4) Notwithstanding Subsections 11.(1), 11.(2) and 11.(3), Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (5) Notwithstanding Subsection 11.(1), 11.(2) and 11.(3), Development Charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter;
- (6) Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Subsections 11.(1), 11.(2), 11.(3), 11.(4), and 11.(5) shall be calculated on the rates set out in Schedule "A" on the date of the planning

application, including interest. Where both planning applications apply Development Charges under Subsections 11.(1), 11.(2), 11.(3), 11.(4), and 11.(5) shall be calculated on the rates, including interest, set out in Schedule “B” on the date of the later planning application, including interest.

- (7) Interest for the purposes of Subsections 11.(3), 11.(4), and 11.(5), interest shall be determined as the prime lending rate.

## **12. Reserve Funds**

- (1) Monies received from payment of development charges under this by-law shall be maintained in separate reserve funds as per the listing of services in Schedule “A”.
- (2) Where more than one capital project underlying the service category referred to in subsection (1) has been sufficiently completed, whether at the same time or at a later date, reimbursement to the involved parties will be provided on the proportionate basis of the costs of the works completed. In order for capital projects to be deemed sufficiently complete, the works will be subject to review and approval of the Director, Environmental Services & City Engineer.
- (3) Monies received for the payment of development charges shall be used only in accordance with the provisions of Section 35 of the Act.
- (4) 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.
- (5) Where any unpaid development charges are collected as taxes under subsection (4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection (1).
- (6) The Treasurer of the Municipality shall, in each year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O.Reg. 82198.
- (7) The Wastewater Services (UEA 4B Only) Reserve Fund has been established to replace a section of wastewater sewer at the intersection of Fairview Avenue and Axford Parkway which may not be required. If the replacement of the sewer is not required, subject to the review and approval of the Director, Environmental Services, & City Engineer, then the monies collected to date in the fund shall be refunded to

the contributing developer(s) with interest in accordance with Section 13(2) of the By-Law

### **13. By-Law Amendment or Appeal**

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

### **By-Law Indexing**

14. The development charges set out in Schedule "B" to this by-law shall be adjusted annually on April 1st, without amendment to this by-law, in accordance with the most recent twelve month change in the Statistics Canada Non-Residential Building Construction Price Index for Toronto"

### **Severability**

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

### **Headings for Reference Only**

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



## **By-Law Registration**

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

## **By-Law Administration**

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

## **Schedules to the By-Law**

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

Schedule "A" – Designated Municipal Services

Schedule "B" – Schedule of Area-Specific Development Charges

Schedule "C" Map of Northwest Areas 1

## **Existing By-law Repeal**

20. By-law 81-2015 is repealed effective on July 1, 2020.

## **Date By-law Effective**

21. This By-law shall come into force and effect on July 1, 2020.

## **Date By-Law Expires**

22. This by-law will expire five years after the effective date of this by-law, unless it is repealed by Council at an earlier date.

## **Short Title**

23. This by-law may be cited as the "City of St. Thomas Development Charge By-law – Northwest Area 1, 2020."

Passed by the Council this 15th day of June, 2020.

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Mayor

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City Clerk

SCHEDULE "A"  
TO BY-LAW XX-2020  
DESIGNATED SERVICES UNDER THIS BY-LAW

- Roads
- Wastewater
- Water



**SCHEDULE "B"**  
**TO BY-LAW XX-2020**  
**SCHEDULE OF DEVELOPMENT CHARGES FOR THE NORTHWEST AREA 1**

Service	RESIDENTIAL				
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Residential Care (per bed)
<b>Northwest Area 1</b>					
Roads	1,587	995	637	1,273	644
Wastewater	3,637	2,280	1,460	2,918	1,475
Water	3,357	2,104	1,348	2,693	1,362
<b>Total - Northwest Area 1</b>	<b>8,581</b>	<b>5,379</b>	<b>3,445</b>	<b>6,884</b>	<b>3,481</b>



SCHEDULE "C"  
TO BY-LAW XX-2020  
MAP OF NORTHWEST AREA 1

