



Watson  
& Associates  
ECONOMISTS LTD.

# Addendum to 2020 Development Charges Background Study

City of St. Thomas

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For Public Circulation and Comment

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# 1. Summary of Revisions to the April 15, 2020 Development Charges Background Study, as amended on September 15, 2020 and October 13, 2020

## 1.1 Background

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Commensurate with the provisions of the Development Charges Act (D.C.A.), 1997, the City of St. Thomas (City) has undertaken a Development Charges Background Study (D.C.B.S.) and distributed the study and draft by-laws to the public. The following provides a summary of the key dates in the Development Charges (D.C.s) by-law process:

- April 15, 2020 – Release of the D.C.B.S.
- September 15, 2020 – Release Addendum #1 to the D.C.B.S.
- October 13, 2020, Release of Addendum #2 to the D.C.B.S.
- October 19 – Public Meeting of Council
- November 2, 2020 – Approval of D.C. Background Study and Passage of D.C. By-laws

The purpose of the addendum to the April 15, 2020 D.C.B.S., as amended is to:

- Provide for updated growth-related needs and revised capital cost estimates;
- Update the by-law policies for the calculation and collection of D.C.s; and
- Correct a titling error in Schedule “B” of By-law 140-2020 for the Lands of Dalewood.

## 2. Discussion

### 2.1 Updated D.C. Eligible Costs

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#### 2.1.1 Fire Services

At the time the 2020 D.C. Background Study was prepared, the City had undertaken a Fire Location study to assess future service levels and infrastructure requirements in the

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City. However, the City had not yet determined future service levels to inform the required infrastructure needs. As such, it was identified that additional facility and related needs would be considered for inclusion in the D.C. Background Study and by-law once that determination was made. The City has subsequently determined that a third fire station will be required to meet the needs of new development over the buildout period.

The increase in need for service has been updated to include \$2.9 million for a new fire station and \$233,000 for incremental firefighter equipment costs. As these needs will benefit new development over the full buildout of the City, approximately 56% (\$1.8 million) has been deducted as benefit to growth beyond 2029, resulting in an additional \$1.4 million being included in the calculation of the charge.

Based on the updated capital cost estimates for the new fire station (i.e. \$652/sq.ft.), the historical level of service calculation for fire stations has also been updated. The updated replacement cost for fire stations adds \$985,000 to the maximum D.C. eligible amount that can be included in the calculation of the charge.

### **2.1.2 Wastewater Services (City-Wide)**

The City-wide Wastewater Service needs have been updated to include additional costs for Odour Control Storage and Initiatives and to update the estimated D.C. reserve fund balance.

Odour Control Storage and Initiatives costs of \$3.4 million are required in relation to the Water Pollution Control Plant to ensure the sufficient capacity is available to provide service for new and existing development. As such, consistent with the treatment of Water Pollution Control Plant Upgrade costs, \$1.3 million has been deducted as a benefit to existing development, \$887,000 as a post period benefit, and \$259,000 as a benefit to the suburban area. After witnessing these deductions, an additional \$1.0 million has been included in the calculation of the charge.

Following the completion of the City's 2015 D.C. Background Study the City undertook a Biosolids process replacement and upgrade. The scope of the project that was identified in the 2015 D.C. Background Study changed from digesters to a lystek system at a lower cost while providing for greater production capacity and after production storage. Through consultation with staff, the development industry, and Council, it was



determined that 48.5% of the costs should be funded through D.C.s. The estimate D.C. reserve fund balance for Wastewater Services has been reduced by \$2.2 million to reflect the revised D.C. funding for the biosolids project.

### **2.1.3 Growth-Related Studies**

Additional costs \$14,600 have been included in the class of service for Growth-Related Studies to reflect the costs of this addendum to the D.C. by-law.

## **2.2 D.C. By-law Policies**

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### **2.2.1 D.C. Calculation and Collection**

Under Section 26.1 of the D.C.A., 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. The City-wide D.C. by-law is being amended to provide additional clarity as to definitions of rental housing, institutional development, and non-profit housing, as defined in O.Reg. 82/98.

Mandatory installment payments under section 26.1 of the D.C.A. and payments determined at the time of Site Plan or Zoning By-law Amendment application (Section 26.2 of the D.C.A.) are subject to annual interest charges calculated based on the City's short-term borrowing rate (i.e. prime rate). The amending City-wide by-law will identify that the interest rate shall not be less than 0%. Furthermore, the amending by-law will also identify that the total charge calculated at the time of building permit issuance or subdivision registration (including interest) for development proceeding through Site Plan or Zoning By-law Amendment applications, shall not be greater than the charge that would otherwise be payable.

### **2.2.2 Statutory Exemptions**

The D.C.A. provides for statutory exemptions to the payment of D.C.s, including:

- 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 section 2 of O.Reg. 82/98).



- The creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the prescribed restrictions based on prescribed limits set out in s.2 of O.Reg. 82/98

To provide additional clarity in interpreting the application of the exemptions under S.2(3)(b) of the D.C.A., it is proposed that an “existing dwelling unit” is defined as:

- A dwelling unit, that existed on a parcel of land as of November 2, 2020 and which was not exempt from the payment of development charges pursuant to Section 2(3)(b) of the Act; or
- The first dwelling unit, constructed on a vacant parcel of land after November 2, 2020, and for which development charges were paid.

Bill 213, An Act to Reduce Burdens on People and Businesses by Enacting, Amending and Repealing Various Acts and Revoking a Regulation received Royal Assent on December 8, 2020. This Bill amended the *Ministry of Training, Colleges and Universities Act* to provide an exemption from the payment of D.C.s for universities. Specifically, the Act states:

Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the Development Charges Act, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

The City’s D.C. By-law will be updated through this process to include this statutory exemption which came into force on December 8, 2020.

### **2.2.3 Lands of Dalewood Schedule of Charges**

The non-residential area-specific D.C. for the lands of Dalewood has been calculated on a per sq.m. basis in Appendix C of the D.C.B.S. However, the charge has been titled on a per sq.ft. basis in By-law 140-2020. The correct schedule of charges is shown in Table 2-1 Below:



Table 2-1  
Schedule of Charges  
Revised 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.m. of Gross Floor Area) | Non-Industrial (per sq.m. 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>                                   |

### 3. Impacts on the Calculated D.C.s

The refinements presented in Chapter 2 have impacts on the calculated charges in the April 15, 2020 D.C.B.S., as amended. Table 3-1 presents the updated calculated D.C.s for the City-wide by-law. No changes have been made to the area-specific D.C.s for the South Block, Northwest Area 1, and Lands of Dalewood by-laws and as such, those charges have not been included in the impacts presented herein.

The amended charges herein (including charges for Airport Services, and Municipal Parking imposed under by-law 166-2020) are compared to the April 15, 2020 D.C.B.S., as amended charges in Table 3-2 to 3-4. For comparison purposes the charges have been inflated to 2021\$ values as per the indexing provisions in the D.C. by-laws. The charge for a single detached residential unit would increase by \$896 (+7%) for the City-wide D.C. Non-residential charges would increase by \$3.95 per sq.m. (+9%) for industrial development and by \$7.76 per sq.m. (+9%) for non-industrial development.





**Table 3-1**  
**City of St. Thomas**  
**Calculated Schedule of City-Wide Development Charges (Addendum)**

| Service/Class                                | 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/Classes:</b>      |                                   |                           |                                     |                 |                            |  |  |
| Roads and Related                            | 7,674                             | 4,810                     | 3,081                               | 6,157           | 3,113                      | 34.61                                      | 68.33  |
| Fire Services                                | 555                               | 348                       | 223                                 | 445             | 225                        | 2.55                                       | 5.04   |
| Police Services                              | 370                               | 232                       | 149                                 | 297             | 150                        | 1.70                                       | 3.36   |
| Transit Services                             | 135                               | 85                        | 54                                  | 108             | 55                         | 0.62                                       | 1.23   |
| Parks and Recreation Services                | 2,330                             | 1,461                     | 936                                 | 1,869           | 945                        | -  | -  |
| Library Services                             | 883                               | 554                       | 355                                 | 708             | 358                        | -  | -  |
| Growth-Related Studies                       | 93                                | 58                        | 37                                  | 75              | 38                         | 0.43                                       | 0.85   |
| Ambulance Services                           | 130                               | 81                        | 52                                  | 104             | 53                         | 0.60                                       | 1.18   |
| Waste Diversion Services                     | 36                                | 23                        | 14                                  | 29              | 15                         | -  | -  |
| <b>Total Municipal Wide Services/Classes</b> | <b>12,206</b>                     | <b>7,652</b>              | <b>4,901</b>                        | <b>9,792</b>    | <b>4,952</b>               | <b>40.51</b>                               | <b>79.99</b>                                   |
| <b>Urban Services</b>                        |                                   |                           |                                     |                 |                            |  |  |
| City-Wide Wastewater Services                | 909                               | 570                       | 365                                 | 729             | 369                        | 3.81                                       | 7.51   |
| City-Wide Water Services                     | 11                                | 7                         | 4                                   | 9               | 4                          | 0.05                                       | 0.09   |
| <b>Total Urban Services</b>                  | <b>920</b>                        | <b>577</b>                | <b>369</b>                          | <b>738</b>      | <b>373</b>                 | <b>3.86</b>                                | <b>7.60</b>                                    |
| <b>GRAND TOTAL RURAL AREA</b>                | <b>12,206</b>                     | <b>7,652</b>              | <b>4,901</b>                        | <b>9,792</b>    | <b>4,952</b>               | <b>40.51</b>                               | <b>79.99</b>                                   |
| <b>GRAND TOTAL URBAN AREA</b>                | <b>13,126</b>                     | <b>8,229</b>              | <b>5,270</b>                        | <b>10,530</b>   | <b>5,325</b>               | <b>44.37</b>                               | <b>87.59</b>                                   |





Table 3-2  
City of St. Thomas  
City-Wide Development Charges for a Single Detached Residential Dwelling Unit  
Comparison of April 15, 2020 D.C.B.S., as amended vs. Addendum  
(Indexed)

| Service/Class                                | Current       | Amended       |
|--|---------------|---------------|
| <b>Municipal Wide Services/Classes:</b>      |               |               |
| Roads and Related                            | 7,862         | 7,862         |
| Fire Services                                | 152           | 569           |
| Police Services                              | 380           | 379           |
| Transit Services                             | 138           | 138           |
| Municipal Parking                            | 59            | 59            |
| Airport Services                             | 14            | 14            |
| Parks and Recreation Services                | 2,387         | 2,387         |
| Library Services                             | 905           | 905           |
| Growth-Related Studies                       | 90            | 95            |
| Ambulance Services                           | 133           | 133           |
| Waste Diversion Services                     | 37            | 37            |
| <b>Total Municipal Wide Services/Classes</b> | <b>12,157</b> | <b>12,578</b> |
| <b>Area Specific Services:</b>               |               |               |
| City-Wide Wastewater Services                | 456           | 931           |
| City-Wide Water Services                     | 11            | 11            |
| <b>Total Area Specific Services</b>          | <b>467</b>    | <b>943</b>    |
| <b>Grand Total - Urban Area</b>              | <b>12,624</b> | <b>13,521</b> |



Table 3-3  
 City of St. Thomas  
 City-Wide Development Charges per sq.m. of Industrial GFA  
 Comparison of April 15, 2020 D.C.B.S., as amended vs. Addendum  
 (Indexed)

| Service/Class                                | Industrial (per sq.m.) |              |
|--|------------------------|--------------|
|  | Current                | Amended      |
| <b>Municipal Wide Services/Classes:</b>      |                        |              |
| Roads and Related                            | 35.46                  | 35.46        |
| Fire Services                                | 0.70                   | 2.61         |
| Police Services                              | 1.74                   | 1.74         |
| Transit Services                             | 0.64                   | 0.64         |
| Municipal Parking                            | 0.24                   | 0.24         |
| Airport Services                             | 0.06                   | 0.06         |
| Parks and Recreation Services                | -                      | -            |
| Library Services                             | -                      | -            |
| Growth-Related Studies                       | 0.40                   | 0.44         |
| Ambulance Services                           | 0.61                   | 0.61         |
| Waste Diversion Services                     | -                      | -            |
| <b>Total Municipal Wide Services/Classes</b> | <b>39.85</b>           | <b>41.81</b> |
| <b>Area Specific Services:</b>               |                        |              |
| City-Wide Wastewater Services                | 1.91                   | 3.90         |
| City-Wide Water Services                     | 0.05                   | 0.05         |
| <b>Total Area Specific Services</b>          | <b>1.96</b>            | <b>3.95</b>  |
| <b>Grand Total - Urban Area</b>              | <b>41.81</b>           | <b>45.76</b> |



Table 3-4  
 City of St. Thomas  
 City-Wide Development Charges per sq.m. of Non-Industrial GFA  
 Comparison of April 15, 2020 D.C.B.S., as amended vs. Addendum  
 (Indexed)

| Service/Class                                | Non-Industrial (per sq.m.) |              |
|--|----------------------------|--------------|
|  | Current                    | Amended      |
| <b>Municipal Wide Services/Classes:</b>      |                            |              |
| Roads and Related                            | 70.00                      | 70.00        |
| Fire Services                                | 1.37                       | 5.16         |
| Police Services                              | 3.44                       | 3.44         |
| Transit Services                             | 1.26                       | 1.26         |
| Municipal Parking                            | 0.36                       | 0.36         |
| Airport Services                             | 0.09                       | 0.09         |
| Parks and Recreation Services                | -                          | -            |
| Library Services                             | -                          | -            |
| Growth-Related Studies                       | 0.83                       | 0.87         |
| Ambulance Services                           | 1.21                       | 1.21         |
| Waste Diversion Services                     | -                          | -            |
| <b>Total Municipal Wide Services/Classes</b> | <b>78.57</b>               | <b>82.40</b> |
| <b>Area Specific Services:</b>               |                            |              |
| City-Wide Wastewater Services                | 3.77                       | 7.69         |
| City-Wide Water Services                     | 0.09                       | 0.09         |
| <b>Total Area Specific Services</b>          | <b>3.86</b>                | <b>7.79</b>  |
| <b>Grand Total - Urban Area</b>              | <b>82.43</b>               | <b>90.19</b> |



## 4. Changes to the D.C.B.S.

Based on the foregoing, the following revisions are made to the pages within the April 15, 2020 D.C.B.S., as amended. Accordingly, the revised pages are appended to this report:

- Page 4-10 – Re-issued to reflect the revised D.C. reserve fund balance for Wastewater Services;
- Pages 5-1, 5-8, 5-9, 5-10, 5-17, and 5-22 to 5-24 – Updated reflect the updated D.C. eligible costs identified in Section 2.1;
- Chapter 6 – Reissued to reflect the update D.C. calculation;
- Pages 7-4 to 7-10 – Revised for changes in D.C. calculation and collection policies, statutory exemptions, and page numbering;
- Pages 8-3 and 8-4 – Update for revised asset management plan assessment in Table 8-1;
- Page B-1 – Re-issued to reflect changes in the Fire Services replacement costs;
- Page D-3 – Revised for updates to Tabel D-1.

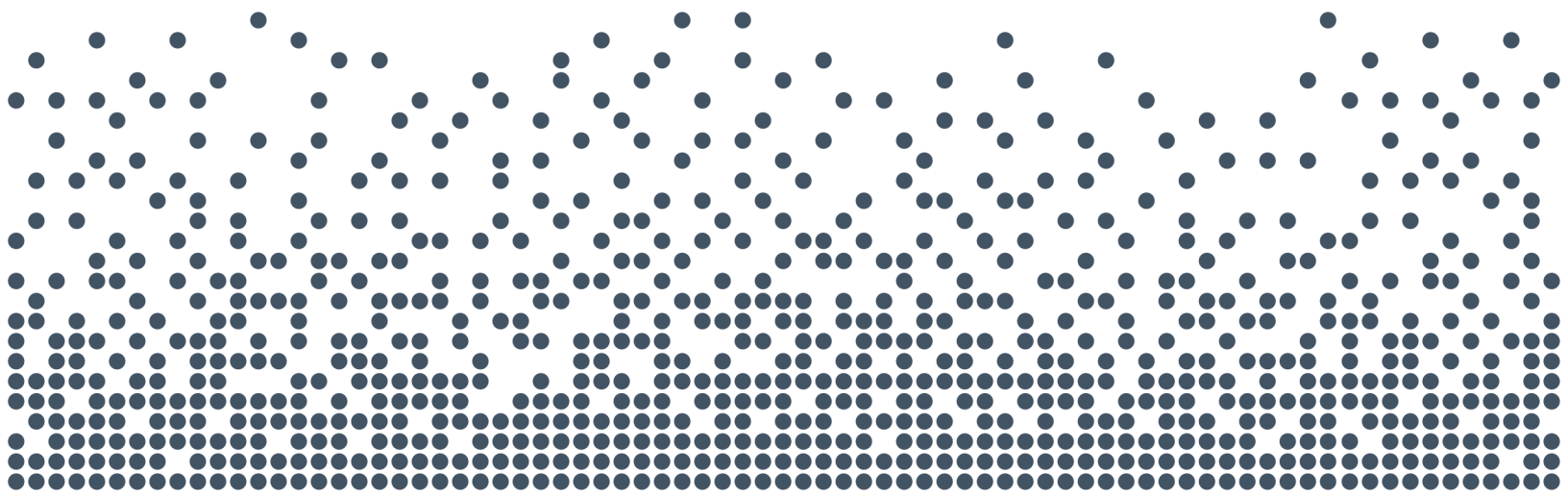


## 5. Process for Adoption of the D.C. By-law

The revisions provided herein form the basis for the D.C. by-law amendments and will be incorporated into the D.C.B.S. This addendum report (i.e. background study) will be provided on the City's website at least 60 days prior to Council's passage of the amending by-laws. The report and proposed amending by-laws will be presented to Council, and the general public, at a public meeting of Council, prior to Council's consideration and adoption of the proposed D.C. by-laws. The draft amending City-wide D.C. By-law is contained in Appendix B and the draft amending D.C. By-law for the Lands of Dalewood is contained in Appendix C.

If Council is satisfied with the above noted changes to the D.C.B.S. and D.C. by-laws, then prior to passage of the amending by-law Council must:

- Approve the D.C.B.S., as amended;
- Determine that no further public meetings are required on the matter; and
- Adopt the D.C. by-law amendments.



# Appendix



# Appendix A

## Amended Pages





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)        |
| Waste Diversion Services      |                    |
| Parks and Recreation Services | \$413,830          |
| Library Services              | \$349,755          |
| Administration Studies        | \$54,798           |
| Ambulance Services            | \$72,151           |
| City-Wide Wastewater Services | \$3,962,157        |
| <u>South Block</u>            |                    |
| SA1                           | \$185,865          |
| SA2                           | \$123,454          |
| SA3                           | \$36,368           |
| SA4                           | \$38,508           |
| UAE3                          | \$94,740           |
| UAE4A                         | \$639,641          |
| UAE4B                         | \$353,437          |
| Lands of Dalewood             | \$343,638          |
| <b>Total</b>                  | <b>\$8,162,405</b> |

Note: Amounts in brackets are deficit balances.

## 4.10 Deductions

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

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development;



## 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 \$379. 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 \$160. 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 \$2.7 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



### **5.1.9 Administration Studies**

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

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

- City-Wide Wastewater Services – 13.8%
- City-Wide Water Services - 0.2%
- Roads and Related – 61.7%
- Fire Services – 4.0%
- Police Services - 2.6%
- Transit Services - 1.1%
- Parks and Recreation Services – 11.3%
- Library Services - 4.3%
- Ambulance Services – 0.9%
- Waste Diversion Services – 0.2%

The following provides a list of the studies included in the calculations:

- Official Plan Review
- Development Charges Study
- Zoning By-law Review
- Development Charges Study
- Edgware Line Employment Lands Study
- Positioned for Growth - Planning Studies
- D.C. Amendment

The cost of these studies over the forecast period total \$485,300. A deduction of \$54,900 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. A deduction of \$22,100 has been made to recognize the portion of planning studies related to D.C.-ineligible services, as mentioned above. 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 the existing administration studies D.C. reserve fund balance. This results in a net capital cost of \$317,500 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<br><br>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<br>68% | Non-Residential Share<br>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                        |
| 4       | New Fire Station   | 2020-2030     | 2,928,000                            | 1,649,725           | 1,278,275        | -                               |   | 1,278,275                       | 869,227                  | 409,048                      |
| 5       | Additional Fire Fighters (10)  | 2020-2030     | 233,000                              | 131,279             | 101,721          | -                               |   | 101,721                         | 69,170                   | 32,551                       |
|         |  |               | -                                    | -                   | -                | -                               |   | -                               | -                        | -                            |
|         | <b>Studies</b>   |               | -                                    | -                   | -                | -                               |   | -                               | -                        | -                            |
| 6       | Positioned for Growth - Fire Location Study                                      | 2020          | 69,000                               | -                   | 69,000           | 17,250                          |   | 51,750                          | 35,190                   | 16,560                       |
|         |  |               | -                                    | -                   | -                | -                               |   | -                               | -                        | -                            |
|         | Reserve Fund Adjustment  |               |                                      |                     |                  |                                 |   | (115,857)                       | (78,783)                 | (37,074)                     |
|         | <b>Total</b>   |               | <b>3,883,052</b>                     | <b>1,781,004</b>    | <b>2,102,048</b> | <b>103,250</b>                  | <b>-</b>  | <b>1,882,942</b>                | <b>1,280,400</b>         | <b>602,541</b>               |



## Infrastructure Costs Covered in the D.C. Calculation – Growth-Related Studies

| Prj.No | Increased Service Needs Attributable to Anticipated Development | Services to Which Project Relates | Timing (year) | Gross Capital Cost Estimate (2020\$) | Post Period Benefit | Other Deductions | Net Capital Cost | Less:                           |   | Potential D.C. Recoverable Cost |                   |                       |
|--------|---|-----------------------------------|---------------|--------------------------------------|---------------------|------------------|------------------|---------------------------------|---|---------------------------------|-------------------|-----------------------|
|        |   |                                   |               |                                      |                     |                  |                  | Benefit to Existing Development | Grants, Subsidies and Other Contributions Attributable to New Development | Total                           | Residential Share | Non-Residential Share |
|        | 2020-2029   |                                   |               |                                      |                     |                  |                  |                                 |   |                                 | 68%               | 32%                   |
| 1      | Official Plan Review  | 1                                 | 2020          | 35,200                               | -                   | 1,760            | 33,440           | 17,600                          |   | 15,840                          | 10,771            | 5,069                 |
| 2      | Development Charges Study                                       | 1                                 | 2020          | 90,000                               | -                   |                  | 90,000           | -                               |   | 90,000                          | 61,200            | 28,800                |
| 3      | Zoning By-law Review  | 1                                 | 2020          | 23,500                               | -                   | 1,175            | 22,325           | 11,750                          |   | 10,575                          | 7,191             | 3,384                 |
| 4      | Development Charges Study                                       | 1                                 | 2025          | 70,000                               | -                   |                  | 70,000           | -                               |   | 70,000                          | 47,600            | 22,400                |
| 5      | Edgeware Line Employment Lands Study                            | 1                                 | 2020          | 150,000                              | -                   | 11,500           | 138,500          | -                               | 35,000  | 103,500                         | 70,380            | 33,120                |
| 6      | Positioned for Growth - Planning Studies                        | 1                                 | 2020          | 102,000                              | -                   | 7,650            | 94,350           | 25,500                          |   | 68,850                          | 46,818            | 22,032                |
| 7      | D.C. Amendment  | 1                                 | 2021          | 14,600                               | -                   |                  | 14,600           | -                               |   | 14,600                          | 9,928             | 4,672                 |
|        | Reserve Fund Adjustment   |                                   |               |                                      |                     |                  |                  |                                 |   | (55,905)                        | (38,015)          | (17,890)              |
|        | <b>Total</b>  |                                   |               | <b>485,300</b>                       | <b>-</b>            | <b>22,085</b>    | <b>463,215</b>   | <b>54,850</b>                   | <b>35,000</b>   | <b>317,460</b>                  | <b>215,873</b>    | <b>101,587</b>        |

Reserve fund adjustment includes \$1,107 from Urban Expansion Area 4B Administration Reserve Fund

1. Growth related costs of studies have been apportioned to the following services:

|                               |       |
|-------------------------------|-------|
| City-Wide Wastewater Services | 13.8% |
| City-Wide Water Services      | 0.2%  |
| Roads and Related             | 61.7% |
| Fire Services                 | 4.0%  |
| Police Services               | 2.6%  |
| Transit Services              | 1.0%  |
| Parks and Recreation Services | 11.3% |
| Library Services              | 4.3%  |
| Ambulance Services            | 0.9%  |
| Waste Diversion Services      | 0.2%  |



## 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 related Odour Control Storage and Initiatives as well as 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 and Odour Control Storage and Initiatives have been apportioned to the benefit to existing, suburban share, and benefit beyond the planning period based on the 2010 Wastewater 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 \$22.3 million, 13% have been attributed to the benefit of the suburban area (i.e. \$2.8 million deducted as contributions from others), and 40% attributed to the benefit to development beyond the planning period (i.e. \$8.9 million).

The following deductions have applied to the gross capital costs of \$36.6 million to arrive at the \$6.3 million in net D.C. eligible capital costs included in the calculation of the charge:

- Benefit to existing development: \$14.3 million;





- Post period benefit: \$8.9 million;
- Grants, subsidies and other contributions attributable to new development: \$2.8 million; and
- D.C. reserve fund balance: \$4.2 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<br>73% | Non-Residential Share<br>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                       |
| 4      | Odour Control Storage and Initiatives (New Aerated Storage Tank) | 2026          | 3,416,000                            | 866,817             | 2,549,183         | 1,339,751                       | 258,894   | 950,537                         | 693,892                  | 256,645                      |
|        |  |               | -                                    |                     | -                 |                                 |   | -                               |                          |                              |
|        | Reserve Fund Adjustment  |               |                                      |                     |                   |                                 |   | (4,217,839)                     | (3,079,022)              | (1,138,816)                  |
|        | <b>Total</b>   |               | <b>36,557,500</b>                    | <b>8,933,066</b>    | <b>27,624,434</b> | <b>14,280,928</b>               | <b>2,830,899</b>  | <b>6,294,768</b>                | <b>4,595,181</b>         | <b>1,699,587</b>             |

Reserve fund adjustment includes \$49,684 from Urban Expansion Area 4B Wastewater Reserve Fund and \$205,997 from Urban Expansion Area 4B Water Reserve Fund



## 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/classes 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.m. of G.F.A. basis for industrial, and non-industrial (commercial and institutional) development.

The D.C.-eligible costs for each service/class 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.m. 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                   | \$ 4,595,181              | \$ 1,094,041       | 605,546          | \$ 909                    | \$ 3.81              | \$ 7.51                  |
| 2. City-Wide Water Services                        | 54,750                    | 13,035             | 7,215            | 11                        | 0.05                 | 0.09                     |
| <b>TOTAL</b>                                       | <b>\$4,649,931</b>        | <b>\$1,107,076</b> | <b>\$612,761</b> | <b>\$920</b>              | <b>3.86</b>          | <b>7.60</b>              |
| D.C.-Eligible Capital Cost                         | \$4,649,931               | \$1,107,076        | \$612,761        |                           |                      |                          |
| Buildout Gross Population/GFA Growth (sq.m.)       | 13,705                    | 286,597            | 80,584           |                           |                      |                          |
| <b>Cost Per Capita/Non-Residential GFA (sq.m.)</b> | <b>\$339.29</b>           | <b>\$3.86</b>      | <b>\$7.60</b>    |                           |                      |                          |
| <b>By Residential Unit Type</b>                    | <b>P.P.U.</b>             |                    |                  |                           |                      |                          |
| Single and Semi-Detached Dwelling                  | 2.712                     | \$920              |                  |                           |                      |                          |
| Apartments - 2 Bedrooms +                          | 1.700                     | \$577              |                  |                           |                      |                          |
| Apartments - Bachelor and 1 Bedroom                | 1.089                     | \$369              |                  |                           |                      |                          |
| Other Multiples                                    | 2.176                     | \$738              |                  |                           |                      |                          |
| Residential Care                                   | 1.100                     | \$373              |                  |                           |                      |                          |

**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/CLASS                                      | 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                                   | \$ 1,280,400              | \$ 377,370       | 225,171          | \$ 555                    | \$ 2.55              | \$ 5.04                  |
| 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. Parks and Recreation Services                   | 5,371,182                 | -                | -                | 2,330                     | -                    | -                        |
| 8. Library Services                                | 2,036,019                 | -                | -                | 883                       | -                    | -                        |
| 9. Growth-Related Studies                          |                           |                  |                  |                           |                      |                          |
| 9.1. City-Wide Wastewater Services                 | 28,805                    | 8,490            | 5,066            | 12                        | 0.06                 | 0.11                     |
| 9.2. City-Wide Water Services                      | 343                       | 101              | 60               | -                         | -                    | -                        |
| 9.3. Roads and Related                             | 133,968                   | 39,484           | 23,560           | 58                        | 0.27                 | 0.53                     |
| 9.4. Fire Services                                 | 8,617                     | 2,540            | 1,515            | 4                         | 0.02                 | 0.03                     |
| 9.4. Police Services                               | 5,748                     | 1,694            | 1,011            | 2                         | 0.01                 | 0.02                     |
| 9.6. Transit Services                              | 2,097                     | 618              | 369              | 1                         | -                    | 0.01                     |
| 9.7. Parks and Recreation Services                 | 24,579                    | 7,244            | 4,322            | 11                        | 0.05                 | 0.10                     |
| 9.8. Library Services                              | 9,317                     | 2,746            | 1,638            | 4                         | 0.02                 | 0.04                     |
| 9.9. Ambulance Services                            | 2,021                     | 596              | 355              | 1                         | -                    | 0.01                     |
| 9.10. Waste Diversion Services                     | 378                       | 111              | 66               | -                         | -                    | -                        |
| <b>Total</b>                                       | <b>215,873</b>            | <b>63,624</b>    | <b>37,963</b>    | <b>93</b>                 | <b>0.43</b>          | <b>0.85</b>              |
| 10. Ambulance Services                             | 300,333                   | 88,517           | 52,817           | 130                       | 0.60                 | 1.18                     |
| 11. Waste Diversion Services                       | 82,550                    | -                | -                | 36                        | -                    | -                        |
| <b>TOTAL</b>                                       | <b>\$10,452,125</b>       | <b>\$873,096</b> | <b>\$520,963</b> | <b>\$4,532</b>            | <b>\$5.90</b>        | <b>\$11.66</b>           |
| D.C.-Eligible Capital Cost                         | \$10,452,125              | \$873,096        | \$520,963        |                           |                      |                          |
| 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>\$1,671.80</b>         | <b>\$5.90</b>    | <b>\$11.65</b>   |                           |                      |                          |
| <b>By Residential Unit Type</b>                    | <b>P.P.U.</b>             |                  |                  |                           |                      |                          |
| Single and Semi-Detached Dwelling                  | 2.712                     | \$4,534          |                  |                           |                      |                          |
| Apartments - 2 Bedrooms +                          | 1.700                     | \$2,842          |                  |                           |                      |                          |
| Apartments - Bachelor and 1 Bedroom                | 1.089                     | \$1,821          |                  |                           |                      |                          |
| Other Multiples                                    | 2.176                     | \$3,638          |                  |                           |                      |                          |
| Residential Care                                   | 1.100                     | \$1,839          |                  |                           |                      |                          |



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

| Service/Class                                | 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/Classes:</b>      |                                   |                           |                                     |                 |                            |  |  |
| Roads and Related                            | 7,674                             | 4,810                     | 3,081                               | 6,157           | 3,113                      | 34.61                                      | 68.33  |
| Fire Services                                | 555                               | 348                       | 223                                 | 445             | 225                        | 2.55                                       | 5.04   |
| Police Services                              | 370                               | 232                       | 149                                 | 297             | 150                        | 1.70                                       | 3.36   |
| Transit Services                             | 135                               | 85                        | 54                                  | 108             | 55                         | 0.62                                       | 1.23   |
| Parks and Recreation Services                | 2,330                             | 1,461                     | 936                                 | 1,869           | 945                        | -  | -  |
| Library Services                             | 883                               | 554                       | 355                                 | 708             | 358                        | -  | -  |
| Growth-Related Studies                       | 93                                | 58                        | 37                                  | 75              | 38                         | 0.43                                       | 0.85   |
| Ambulance Services                           | 130                               | 81                        | 52                                  | 104             | 53                         | 0.60                                       | 1.18   |
| Waste Diversion Services                     | 36                                | 23                        | 14                                  | 29              | 15                         | -  | -  |
| <b>Total Municipal Wide Services/Classes</b> | <b>12,206</b>                     | <b>7,652</b>              | <b>4,901</b>                        | <b>9,792</b>    | <b>4,952</b>               | <b>40.51</b>                               | <b>79.99</b>                                   |
| <b>Urban Services</b>                        |                                   |                           |                                     |                 |                            |  |  |
| City-Wide Wastewater Services                | 909                               | 570                       | 365                                 | 729             | 369                        | 3.81                                       | 7.51   |
| City-Wide Water Services                     | 11                                | 7                         | 4                                   | 9               | 4                          | 0.05                                       | 0.09   |
| <b>Total Urban Services</b>                  | <b>920</b>                        | <b>577</b>                | <b>369</b>                          | <b>738</b>      | <b>373</b>                 | <b>3.86</b>                                | <b>7.60</b>                                    |
| <b>GRAND TOTAL RURAL AREA</b>                | <b>12,206</b>                     | <b>7,652</b>              | <b>4,901</b>                        | <b>9,792</b>    | <b>4,952</b>               | <b>40.51</b>                               | <b>79.99</b>                                   |
| <b>GRAND TOTAL URBAN AREA</b>                | <b>13,126</b>                     | <b>8,229</b>              | <b>5,270</b>                        | <b>10,530</b>   | <b>5,325</b>               | <b>44.37</b>                               | <b>87.59</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/class 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.m 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   | 942                               | 591                       | 378                                 | 756             | 382                        |   |   |
| Water  | 709                               | 444                       | 285                                 | 569             | 287                        |   |   |
| <b>Total - South Block - Sub Area 1</b>              | <b>1,655</b>                      | <b>1,038</b>              | <b>665</b>                          | <b>1,329</b>    | <b>671</b>                 |   |   |
| <b>South Block - Sub Area 2</b>                      |                                   |                           |                                     |                 |                            |   |   |
| Administration                                       | 5                                 | 3                         | 2                                   | 4               | 2                          |   |   |
| Roads  | 83                                | 52                        | 33                                  | 66              | 34                         |   |   |
| Wastewater   | 1,289                             | 808                       | 518                                 | 1,034           | 523                        |   |   |
| Water  | 728                               | 456                       | 292                                 | 584             | 295                        |   |   |
| <b>Total - South Block - Sub Area 2</b>              | <b>2,104</b>                      | <b>1,319</b>              | <b>845</b>                          | <b>1,688</b>    | <b>854</b>                 |   |   |
| <b>South Block - Sub Area 3</b>                      |                                   |                           |                                     |                 |                            |   |   |
| Administration                                       | 4                                 | 3                         | 2                                   | 4               | 2                          |   |   |
| Wastewater   | 1,184                             | 742                       | 476                                 | 950             | 480                        |   |   |
| Water  | 819                               | 513                       | 329                                 | 657             | 332                        |   |   |
| <b>Total - South Block - Sub Area 3</b>              | <b>2,007</b>                      | <b>1,258</b>              | <b>807</b>                          | <b>1,611</b>    | <b>814</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.m. of Gross Floor Area) | Non-Industrial (per sq.m. of Gross Floor Area) |
| <b>Dalewood Lands</b>         |                                   |                           |                                     |                 |                            |  |  |
| Administration                | -                                 | -                         | -                                   | -               | -                          |  | 7.66   |
| Wastewater                    | -                                 | -                         | -                                   | -               | -                          | 46.94                                      | 38.82  |
| <b>Total - Dalewood Lands</b> | <b>-</b>                          | <b>-</b>                  | <b>-</b>                            | <b>-</b>        | <b>-</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                       |                           |                                     |                 | 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>Northwest Area 1</b>         |                                   |                           |                                     |                 |                            |  |  |
| Roads                           | 1,587                             | 995                       | 637                                 | 1,273           | 644                        |  |  |
| Wastewater                      | 3,637                             | 2,280                     | 1,461                               | 2,918           | 1,475                      |  |  |
| Water                           | 3,356                             | 2,104                     | 1,348                               | 2,693           | 1,361                      |  |  |
| Administration                  | 234                               | 147                       | 94                                  | 188             | 95                         |  |  |
| <b>Total - Northwest Area 1</b> | <b>8,815</b>                      | <b>5,526</b>              | <b>3,540</b>                        | <b>7,072</b>    | <b>3,575</b>               |  |  |



- 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 section 2 of O. Reg. 82/98);
- The creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the prescribed restrictions based on prescribed limits set out in s.2 of O.Reg. 82/98; and
- Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the Development Charges Act, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

#### 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

#### South Block Area By-law

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

#### 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

#### 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, and 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). Notwithstanding the foregoing, the total charge calculated at the time of building permit issuance or subdivision registration (including interest) for development proceeding through Site Plan or Zoning By-law Amendment applications, shall not be greater than the charge that would otherwise be payable.

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 38 separate reserve funds, including:

- Roads and Related Services
- Fire Services;
- Police Services;
- Transit Services;
- Parks and Recreation Services;
- Library Services;
- Ambulance Services;
- Waste Diversion Services;
- Airport Services imposed under By-law 81-2015, as amended;
- Municipal Parking imposed under By-law 81-2015, as amended;
- City-Wide Water;
- City-Wide Wastewater;
- A class for growth studies
- 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
  - Administration

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

The proposed by-laws under D.C.A., 1997 will come into force on the date of by-law passage.

#### **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:**

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

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

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

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





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 \$18.1 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\$)

|  | Buildout<br>(Total)  |
|--|----------------------|
| <b>Expenditures (Annualized)</b>                                       |                      |
| Annual Debt Payment on Non-Growth Related Capital <sup>1</sup>         | 3,157,778            |
| Annual Debt Payment on Post Period Capital <sup>2</sup>                | 989,628              |
| <b>Lifecycle:</b>  |                      |
| Annual Lifecycle - Town Wide Services                                  | 2,261,369            |
| Annual Lifecycle - Area Specific Services <sup>3</sup>                 | 442,190              |
| <b>Sub-Total - Annual Lifecycle</b>                                    | <b>\$2,703,559</b>   |
|  |                      |
| <b>Incremental Operating Costs (for D.C. Services)</b>                 | <b>\$11,229,305</b>  |
|  |                      |
| <b>Total Expenditures</b>  | <b>\$18,080,271</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

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

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

<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”



# Appendix B

## Draft D.C. By-law Amendment (City-Wide D.C. By-law)

# THE CORPORATION OF THE CITY OF ST. THOMAS

## BY-LAW NUMBER XX-2021

### **Being a by-law regarding development charges to amend By-law 138-2020 for the Corporation of the City of St. Thomas**

WHEREAS subsection 2(1) Section 19 of the Development Charges Act, 1997, S.O. 1997, c27 ("the Act") provides for amendments to be made to development charges by-laws;

AND WHEREAS the Council of the Corporation of the City of St. Thomas ("City of St. Thomas") has determined that certain amendments should be made to the City-wide Development Charge By-law for the City of St. Thomas, being By-law 138-2020;

AND WHEREAS, in accordance with the Act, a development charges background study has been completed in respect of the proposed amendment;

AND WHEREAS the City of St. Thomas has given notice and held a public meeting in accordance with the Act; and

AND WHEREAS the Council, at its meeting of October 12, 2021, approved a report dated August 10, 2021 entitled "Addendum to 2020 Development Charges Background Study, City of St. Thomas".

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

#### **1. By-law 138-2020 is hereby amended as follows:**

(1) Subsection (34) is added to Section 1. as follows:

(34) "Non-profit housing" is defined as:

- (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.

- (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*. O. Reg. 454/19, s. 3 (1).
- (2) Paragraph (h) is added to Subsection 4.(2) as follows:
- (h) Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the Development Charges Act, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.
- (3) Subsection (4) is added to Section 5. as follows:
- (4) For the purposes of this Section, an existing dwelling unit is defined as:
- (a) A dwelling unit that existed on a parcel of land as of November 2, 2020 and which was not exempt from the payment of development charges pursuant to Section 2(3)(b) of the Act; or
  - (b) The first dwelling unit, constructed on a vacant parcel of land after November 2, 2020, and for which development charges were paid.
- (4) Subsection 11.(3) is deleted and replaced with the following:
- (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. For clarity in interpreting this subsection, rental housing is defined in subsection 1.(27) and institutional developments are defined in subsection 1.(18).
- (5) Subsection 11.(4) is deleted and replaced with the following:
- (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 For clarity in interpreting this subsection, non-profit housing is defined in subsection 1.(34).

(6) Subsection 11.(5) is deleted and replaced with the following:

(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. Notwithstanding the foregoing, the total charge payable, including interest, calculated under this subsection, shall not be greater than the charge that would be payable at building permit issuance if this subsection did not apply.

(7) Subsection 11.(6) is deleted and replaced with the following:

(6) Interest for the purposes of Subsections 11.(3), 11.(4), and 11.(5), interest shall be determined as the prime lending rate. Notwithstanding the foregoing the interest rate shall not be less than 0%.

(8) Schedule “B” is deleted and the attached Schedule “B” substitutes therefore;

**2. This by-law shall come into force on the date of by-law passage**

Passed by the Council this 12<sup>th</sup> day of October, 2021.

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Mayor

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City Clerk

**SCHEDULE "B"**  
**TO BY-LAW XX-2021**  
**SCHEDULE OF CITY-WIDE DEVELOPMENT CHARGES**

| Service/Class                                | 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/Classes:</b>      |                                   |                           |                                     |                 |                            |  |  |
| Roads and Related                            | 7,674                             | 4,810                     | 3,081                               | 6,157           | 3,113                      | 34.61                                      | 68.33  |
| Fire Services                                | 555                               | 348                       | 223                                 | 445             | 225                        | 2.55                                       | 5.04   |
| Police Services                              | 370                               | 232                       | 149                                 | 297             | 150                        | 1.70                                       | 3.36   |
| Transit Services                             | 135                               | 85                        | 54                                  | 108             | 55                         | 0.62                                       | 1.23   |
| Parks and Recreation Services                | 2,330                             | 1,461                     | 936                                 | 1,869           | 945                        | -  | -  |
| Library Services                             | 883                               | 554                       | 355                                 | 708             | 358                        | -  | -  |
| Growth-Related Studies                       | 93                                | 58                        | 37                                  | 75              | 38                         | 0.43                                       | 0.85   |
| Ambulance Services                           | 130                               | 81                        | 52                                  | 104             | 53                         | 0.60                                       | 1.18   |
| Waste Diversion Services                     | 36                                | 23                        | 14                                  | 29              | 15                         | -  | -  |
| <b>Total Municipal Wide Services/Classes</b> | <b>12,206</b>                     | <b>7,652</b>              | <b>4,901</b>                        | <b>9,792</b>    | <b>4,952</b>               | <b>40.51</b>                               | <b>79.99</b>                                   |
| <b>Urban Services</b>                        |                                   |                           |                                     |                 |                            |  |  |
| City-Wide Wastewater Services                | 909                               | 570                       | 365                                 | 729             | 369                        | 3.81                                       | 7.51   |
| City-Wide Water Services                     | 11                                | 7                         | 4                                   | 9               | 4                          | 0.05                                       | 0.09   |
| <b>Total Urban Services</b>                  | <b>920</b>                        | <b>577</b>                | <b>369</b>                          | <b>738</b>      | <b>373</b>                 | <b>3.86</b>                                | <b>7.60</b>                                    |
| <b>GRAND TOTAL RURAL AREA</b>                | <b>12,206</b>                     | <b>7,652</b>              | <b>4,901</b>                        | <b>9,792</b>    | <b>4,952</b>               | <b>40.51</b>                               | <b>79.99</b>                                   |
| <b>GRAND TOTAL URBAN AREA</b>                | <b>13,126</b>                     | <b>8,229</b>              | <b>5,270</b>                        | <b>10,530</b>   | <b>5,325</b>               | <b>44.37</b>                               | <b>87.59</b>                                   |



# Appendix C

## Draft D.C. By-law Amendment (Lands of Dalewood D.C. By-law)



**THE CORPORATION OF THE CITY OF ST. THOMAS**

**BY-LAW NUMBER XX-2021**

**Being a by-law regarding development charges to amend By-law 140-2020 for the Corporation of the City of St. Thomas – Lands of Dalewood**

WHEREAS subsection 2(1) Section 19 of the Development Charges Act, 1997, S.O. 1997, c27 (“the Act”) provides for amendments to be made to development charges by-laws;

AND WHEREAS the Council of the Corporation of the City of St. Thomas (“City of St. Thomas”) has determined that certain amendments should be made to the Area-Specific Development Charge By-law for the Lands of Dalewood within the City of St. Thomas, being By-law 140-2020;

AND WHEREAS, in accordance with the Act, a development charges background study has been completed in respect of the proposed amendment;

AND WHEREAS the City of St. Thomas has given notice and held a public meeting in accordance with the Act; and

AND WHEREAS the Council, at its meeting of October 12, 2021, approved a report dated August 10, 2021 entitled “Addendum to 2020 Development Charges Background Study, City of St. Thomas”.

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

**1. By-law 140-2020 is hereby amended as follows:**

- (1) Schedule “B” is deleted and the attached Schedule “B” substitutes therefore;
- (2) This by-law shall come into force on the date of by-law passage

Passed by the Council this 12<sup>th</sup> day of October, 2021.

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Mayor

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City Clerk

**SCHEDULE "B"**  
**TO BY-LAW XX-2021**  
**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.m. of Gross Floor Area) | Non-Industrial (per sq.m. 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>                                   |