



 **Watson
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Addendum to 2020 Development Charges Background Study

City of St. Thomas

For Public Circulation and Comment

September 15, 2020

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1. Summary of Revisions to the April 15, 2020 Development Charges Background Study

1.1 Background

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 has 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 to the D.C.B.S.
- Date to be confirmed – Public Meeting of Council
- Date to be confirmed – Anticipated passage of D.C. By-laws

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

- Legislative changes;
- Recovery of costs for additional growth related studies;
- Updated D.C. eligible costs within the South Block area; and
- Miscellaneous revisions and housekeeping matters

The refinements are detailed in the subsequent sections of this report and will form part of the D.C.B.S. for Council's consideration and approval prior to adoption of the D.C. by-law.



2. Discussion

2.1 Legislative Changes

The Province released the COVID-19 Economic Recovery Act and the Coronavirus (COVID-19) Support and Protection Act, 2020 in response to the global pandemic.

The COVID-19 Economic Recovery Act amends various statutes including the D.C.A. The Act has received Royal Assent and the proposed changes are summarized in Section 1.3.2 of the amended D.C. Study. However, the legislative changes are not in effect until proclaimed by the Lieutenant Governor.

The (COVID-19) Support and Protection Act, 2020 came into force on April 14, 2020. This Act causes the City's current 2015 D.C. by-laws to continue to be in effect for six months after the provincial emergency declaration period comes to an end. On July 24, 2020, the *Reopening Ontario (A Flexible Response to COVID-19) Act 2020*, known as Bill 195, came into effect, bringing an end to the COVID-19 declared provincial state of emergency. Accordingly, the City's 2015 D.C. by-laws are continued in force until January 24, 2021.

2.2 Updated D.C. Eligible Costs Within the South Block Area

Subsequent to the issuance of the April 15, 2020 D.C.B.S, required revisions to the D.C.B.S. and draft D.C. by-laws have been identified related to the estimated D.C. recoverable costs for the South Block Area.

These updates to D.C. eligible costs pertain to the following projects:

- Project #3 – R1 – Glenwood Street (Reconstruction to Urban Standard);
- Project #5 – S2 – Proposed Shaw Valley P.S. Forcemain; and
- Project #13 – Replace 300 mm sewer from MH 02159 and MF 02158 to MH 02517 with 375 mm.

The City entered into agreement 38-2007 with the Municipality of Central Elgin and Shawside Development Limited under Section 110 of the Municipal Act for the front-ending of South Block projects # 3 and 5. The outstanding costs for these projects have



been updated based on further review of the agreement and consultation with stakeholders. Table 2-1 summarized the D.C. eligible costs included in the April 15, 2020 D.C.B.S. and the addendum herein.

Table 2-1
D.C. Eligible Costs for South Block Projects #3 and 5
Comparison of April 15, 2020 D.C.B.S. to Addendum

South Block Area	April 15, 2020 D.C.B.S.	Addendum
R1 - Glenwood Street (Reconstruction to Urban Standard)	64,760	79,556
S2 - Proposed Shaw Valley P.S. Forcemain	594,086	1,022,541
Total	658,846	1,102,096

In total, the D.C. eligible costs have increased by \$443,000 to \$1.1 million compared to the April 15, 2020 D.C.B.S.

South Block project #13 was removed from the D.C.B.S. as it was determined by the City that they project was no longer required. The removal of this project decreases the D.C. recoverable costs by \$87,500. In accordance with D.C. By-law 82-2015 for the South Block Area, the removal of this project requires the City to refund D.C.s collected towards this need. As such, the Wastewater reserve funds for UEA 4B have been reduced by \$70,241.

2.3 Additional Growth-Related Studies

The City has been undertaking the Positioned for Growth Study to assess the needs of the City as it grows over the period to 2041. The Positioned for Growth Study has included the following study components:

- Parks and Recreation Master Plan;
- Fire Station Location Study;
- Engineering Studies; and
- Planning Studies.

Table 2-2 summarizes, by study component, the capital costs, D.C. eligible costs, and applicable D.C. service area. In total, the capital costs for the Positioned for Growth Study totals \$330,000 of which \$255,000 is D.C. eligible across the various services.



Table 2-2
Positioned for Growth Study Costs and Applicable Services

Study Component	Gross Capital Cost	D.C. Eligible Cost	Service Area
Fire Location Study	69,000	51,750	Fire Services
Parks and Recreation Master Plan	77,000	51,975	Parks and Recreation Services
Positioned for Growth - Planning Studies	102,000	68,850	Administration Studies
Engineering Studies	82,000	82,000	Northwest Area 1
Total	330,000	254,575	

In addition to the Positioned for Growth Study, the City has also identified the need for a Subwatershed Study in the Northwest Area 1 for \$200,000 which would be entirely of a benefit to growth.

2.4 Miscellaneous Revisions and Housekeeping Matters

Miscellaneous revisions and housekeeping matters have been made within the study to reflect:

- Revisions to the historical service standard calculation for Fire services with regard to the replacement costs of the Aerial 75' Ladder/Pumper;
- Updates to the cash flow calculation of the South Block Sub Area 1 - Wastewater D.C. and the South Block Sub Area 1 – Water D.C. to reflect the application of the correct reserve fund balances and calculation; and
- Housekeeping matters including formatting, page numbering in Appendix B and formatting updates.



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. Tables 3-1 to 3-3 present the updated calculated D.C.s for the City-wide, South Block, and Northwest Area 1 areas respectively. No changes have been made to the area-specific D.C.s for the Lands of Dalewood and as such, those charges have not been included in the impacts presented herein.

The amended charges are compared to the April 15, 2020 D.C.B.S. charges in Table 3-4 to 3-6. The charge for a single detached residential unit would increase by \$68 (+0.6%) for the City-wide D.C. The residential charges within the South Block area would decrease by \$570 (-25.6%) for Sub Area 1 based on the corrections to the cash flow calculation. The charges for Sub Area 2 would increase by \$367 per unit (+21.1%) and the charges for Sub Area 3 would increase by \$ 351 per unit (+21.2%). The remainder of the South Block area D.C.s would remain unchanged based on the changes identified herein. The D.C.s for a single detached residential unit in the Northwest Area 1 would increase by 2.7% based on the inclusion of \$234 per unit for growth-related studies identified in Section 2.2.



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

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)
Municipal Wide Services:							
Roads and Related	7,674	4,810	3,081	6,157	3,113	34.61	68.33
Fire Services	148	93	59	119	60	0.68	1.35
Police Services	370	232	149	297	150	1.70	3.36
Transit Services	135	85	54	108	55	0.62	1.23
Municipal Parking Services	22	14	9	18	9	0.10	0.20
Airport Services	109	68	44	87	44	0.50	0.99
Parks and Recreation Services	2,109	1,322	847	1,692	855	-	-
Library Services	780	489	313	626	316	-	-
Administration Studies	79	50	32	63	32	0.36	0.72
Animal Protection Services	39	24	16	31	16	-	-
Ambulance Services	115	72	46	92	47	0.53	1.04
Waste Diversion Services	32	20	13	26	13	-	-
Total Municipal Wide Services	11,612	7,279	4,663	9,316	4,710	39.10	77.22
Urban Services							
City-Wide Wastewater Services	445	279	179	357	180	1.86	3.68
City-Wide Water Services	11	7	4	9	4	0.05	0.09
Total Urban Services	456	286	183	366	184	1.91	3.77
GRAND TOTAL RURAL AREA	11,612	7,279	4,663	9,316	4,710	39.10	77.22
GRAND TOTAL URBAN AREA	12,068	7,565	4,846	9,682	4,894	41.01	80.99



Table 3-2
City of St. Thomas
Calculated Schedule of South Block Development Charges (Addendum)

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)
South Block - Sub Area 1							
Administration	5	3	2	4	2		
Roads	-	-	-	-	-		
Wastewater	942	591	378	756	382		
Water	709	444	285	569	287		
Total - South Block - Sub Area 1	1,655	1,038	665	1,329	671		
South Block - Sub Area 2							
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		
Total - South Block - Sub Area 2	2,104	1,319	845	1,688	854		
South Block - Sub Area 3							
Administration	4	3	2	4	2		
Wastewater	1,184	742	476	950	480		
Water	819	513	329	657	332		
Total - South Block - Sub Area 3	2,007	1,258	807	1,611	814		
South Block - Sub Area 4							
Wastewater	-	-	-	-	-		
Water	187	117	75	150	76		
Total - South Block - Sub Area 4	187	117	75	150	76		
South Block - Urban Expansion Area 3							
Administration	5	3	2	4	2		
Wastewater	376	236	151	302	152		
Water	749	469	301	601	304		
Total - South Block - Urban Expansion Area 3	1,129	708	454	907	458		
South Block - Urban Expansion Area 4A							
Administration	3	2	1	3	1		
Wastewater	1,019	639	409	818	413		
Water	755	473	303	606	306		
Total - South Block - Urban Expansion Area 4A	1,777	1,114	713	1,427	720		
South Block - Urban Expansion Area 4B							
Administration	-	-	-	-	-		
Wastewater	-	-	-	-	-		
Water	-	-	-	-	-		
Total - South Block - Urban Expansion Area 4B	-	-	-	-	-		

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

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)
Northwest Area 1							
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		
Total - Northwest Area 1	8,815	5,526	3,540	7,072	3,575		



Table 3-4
 City of St. Thomas
 City-Wide Development Charges for a Single Detached Residential Dwelling Unit
 Comparison of April 15, 2020 D.C.B.S. vs. Addendum

Residential (Single Detached) Comparison			
Service	April 15, 2020 D.C.B.S.	Addendum	\$ Change
Municipal Wide Services:			
Roads and Related	7,674	7,674	-
Fire Services	133	148	15
Police Services	370	370	-
Transit Services	135	135	-
Municipal Parking Services	22	22	-
Airport Services	109	109	-
Parks and Recreation Services	2,086	2,109	23
Library Services	780	780	-
Administration Studies	59	79	20
Animal Protection Services	39	39	-
Ambulance Services	115	115	-
Waste Diversion Services	32	32	-
Total Municipal Wide Services	11,554	11,612	58
Area Specific Services:			
City-Wide Wastewater Services	435	445	10
City-Wide Water Services	11	11	-
Total Area Specific Services	446	456	10
Grand Total - Urban Area	12,000	12,068	68



Table 3-5
City of St. Thomas
South Block Development Charges for a Single Detached Residential Dwelling Unit
Comparison of April 15, 2020 D.C.B.S. vs. Addendum

Residential (Single Detached) Comparison			
Service	April 15, 2020 D.C.B.S.	Addendum	\$ Change
South Block - Sub Area 1			
Administration	5	5	(0)
Wastewater	1,364	942	(422)
Water	856	709	(147)
Total - South Block - Sub Area 1	2,225	1,655	(570)
South Block - Sub Area 2			
Administration	5	5	-
Roads	67	83	15
Wastewater	937	1,289	351
Water	728	728	-
Total - South Block - Sub Area 2	1,737	2,104	367
South Block - Sub Area 3			
Administration	4	4	-
Wastewater	833	1,184	351
Water	819	819	-
Total - South Block - Sub Area 3	1,656	2,007	351
South Block - Sub Area 4			
Wastewater	-	-	-
Water	187	187	-
Total - South Block - Sub Area 4	187	187	-
South Block - Urban Expansion Area 3			
Administration	5	5	-
Wastewater	376	376	-
Water	749	749	-
Total - South Block - Urban Exp	1,129	1,129	-
South Block - Urban Expansion Area 4A			
Administration	3	3	-
Wastewater	1,019	1,019	-
Water	755	755	-
Total - South Block - Urban Exp	1,777	1,777	-
South Block - Urban Expansion Area 4B			
Administration	-	-	-
Wastewater	-	-	-
Water	-	-	-
Total - South Block - Urban Exp	-	-	-



Table 3-6
Northwest Area 1 Development Charges for a Single Detached Residential Dwelling
Unit
Comparison of April 15, 2020 D.C.B.S. vs. Addendum

Residential (Single Detached) Comparison			
Service	April 15, 2020 D.C.B.S.	Addendum	\$ Change
Northwest Area 1			
Roads	1,587	1,587	-
Wastewater	3,637	3,637	-
Water	3,357	3,356	-
Administration	-	234	234
Total - Northwest Area 1	8,581	8,815	234



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. Accordingly, the revised pages are appended to this report:

- Page 1-3 – Revised to reflect this addendum;
- Pages 1-4 to 1-7 – New section 1.3.2 and 1.4 added to reflect recent changes to the D.C.A.;
- Page 4-9 – Reissued to reflect changes in Table 4-2 (D.C. Reserve Fund Balances);
- Page 5-1 – Updated to reflect changes in the Fire Services historical level of service;
- Pages 5-2 and 5-10 – Updated to reflect changes in the Fire Services capital needs described in Section 2.3;
- Pages 5-6 and 5-15 – Updated to reflect changes in the Parks and Recreation Services capital needs described in Section 2.3;
- Pages 5-9 and 5-20 – Updated to reflect changes in the Administration Studies Services capital needs described in Section 2.3;
- Pages 5-26 and 5-27 – Updated to reflect changes in UEA 4B reserve funds allocated to City-wide Wastewater Services;
- Pages 5-30 and 5-31 – Updated to reflect changes in the capital needs for the South Block area identified in Section 2.2;
- Pages 5-35 to 5-38 – Updated to reflect the additional growth-related studies for the Northwest Area 1 identified in Section 2.3;
- Pages 6-3 to 6-7 – Reissued to reflect changes in the calculated charges described in Chapter 3;
- Page 7-9 – Reissued to reflect this addendum;
- Page 8-4 – Updated to reflect changes to Table 8-1 resulting from this addendum;
- Appendix B – Reissued to reflect changes to the historical level of service calculation for Fire Services and updated page numbering;
- Pages C-4, C-5, C-7, C-8, C-11, C-24, and C-24 – Revised cash flow calculations reflective of the changes identified in Sections 2.2 to 2.4 herein.
- Page D-3 – Updated to reflect the changes identified herein; and



- Appendices F to I – Draft by-laws re-issued to reflect the changes identified herein, the timing of this addendum, and other housekeeping matters.

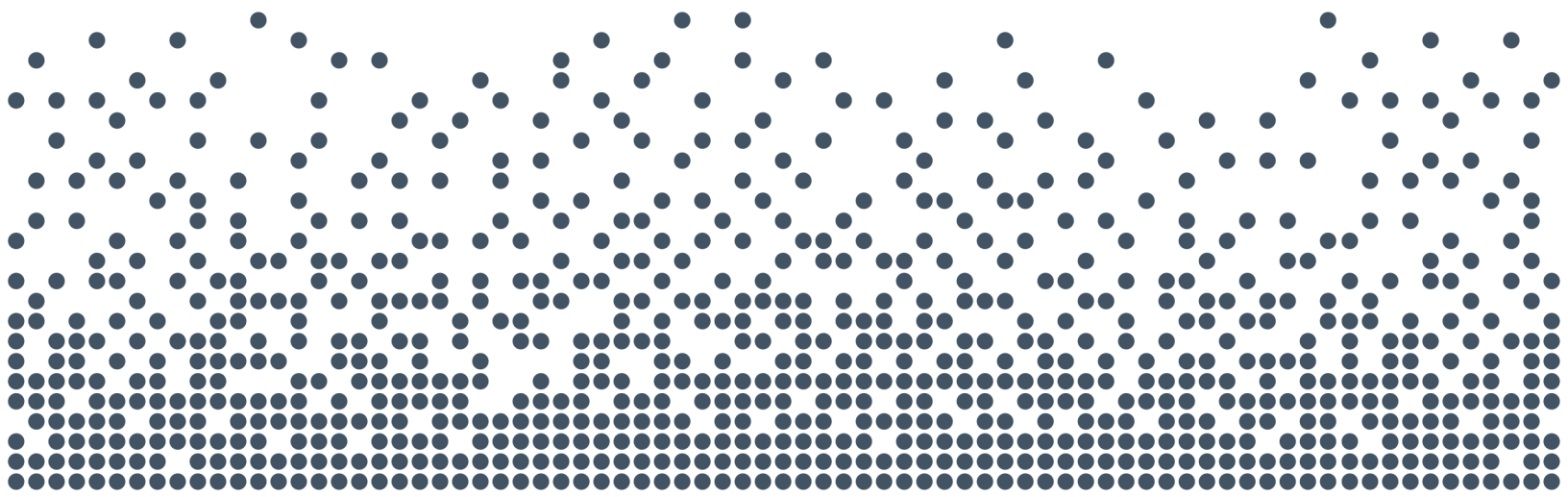


5. Process for Adoption of the D.C. By-law

The revisions provided herein form the basis for the D.C. by-law and will be incorporated into the D.C.B.S. to be provided to Council prior to Council's consideration and adoption of the proposed D.C. by-law.

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

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



Appendix



Appendix A

Amended Pages



4. D.C. Background Study and proposed D.C. by-law available to public	April 15, 2020
5. Presentation of draft findings to development industry stakeholders	April 27, 2020
6. Addendum to the D.C. background study	September 15, 2020
7. Statutory notice of Public Meeting advertisement placed in newspaper(s)	20 days prior to public meeting
8. Public Meeting of Council	To be determined
9. Council considers adoption of D.C. background study and passage of by-law	To be determined
10. Newspaper notice given of by-law passage	By 20 days after passage
11. Last day for by-law appeal	40 days after passage
12. City makes available D.C. pamphlet	by 60 days after in force date



1.3 Changes to the Development Charges Act, 1997 (D.C.A.): More Homes, More Choice Act (Bill 108) the Plan to Build Ontario Together Act (Bill 138), and the COVID-19 Economic Recovery Act (Bill 197)

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

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

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

- Effective January 1, 2020, rental housing and institutional developments shall pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments shall pay D.C.s in 21 equal annual payments. Interest may be charged on the instalments, and any unpaid amounts may be added to the property tax roll and collected in the same manner as taxes.
- Effective January 1, 2020 the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for application made after January 1, 2020), shall be determined based on the D.C. by-law in effect on the day of Site Plan or Zoning By-law Amendment application.
- On February 28, 2020, the Province released updated draft regulations related to the D.C.A. and the *Planning Act*. A summary of these changes to take effect upon proclamation by the Lieutenant Governor is provided below:

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



initial list of eligible services under Bill 108 was limited to “hard services”, with the “soft services” being removed from the D.C.A. These services would be considered as part of a new *community benefits charge* (discussed below) imposed under the *Planning Act*. As noted in Section 1.3.2 this list of services has been amended through Bill 197.

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

Remaining Services to be Included in a New Community Benefits Charge (C.B.C.) Under the Planning Act – It is proposed that a municipality may, by by-law, impose a C.B.C. against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. The C.B.C. would include formerly eligible D.C. services that were excluded from the list of eligible services, in addition to parkland dedication and bonus zoning contributions.

1.3.2 Bill 197: COVID-19 Economic Recovery Act

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197 which provided amendments to a number of Acts, including the D.C.A. and *Planning Act*. This Bill also revised some of the proposed changes identified in Bill 108. Bill 197 was tabled on July 8, 2020 and received Royal Assent on July 21, 2020, however, the changes with respect to D.C.A and C.B.C. do not come into effect until proclamation, which is yet to be determined. The following provides a summary of the proposed changes:

D.C. Related Changes

List of D.C. Eligible Services

- As noted above, under Bill 108 some services were to be included under the D.C.A. and some would be included under the C.B.C. authority. However, Bill 197 revised this proposed change and has included all services (with some exceptions) under the D.C.A. These services are as follows:
 - Water supply services, including distribution and treatment services.
 - Wastewater services, including sewers and treatment services.
 - Storm water drainage and control services.
 - Services related to a highway.



- Electrical power services.
- Toronto-York subway extension, as defined in subsection 5.1 (1).
- Transit services other than the Toronto-York subway extension.
- Waste diversion services.
- Policing services.
- Fire protection services.
- Ambulance services.
- Library Services.
- Long-term care services.
- Parks and recreation services (but not the acquisition of land for parks).
- Public health services.
- Childcare and early years services.
- Housing services.
- Provincial Offences Act Services.
- Services related to emergency preparedness.
- Services related to airports, but only in the Regional Municipality of Waterloo.
- Additional services as prescribed

Classes of D.C. Services

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

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

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



- A class of service set out in the D.C. by-law is deemed to be a single service with respect to reserve funds, use of monies, and credits.

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

Note: an initial consideration of “class” appears to mean any group of services.

C.B.C. Related Changes

C.B.C. Eligibility

The C.B.C. will be limited to lower-tier and single tier municipalities, whereas upper-tier municipalities will not be allowed to impose this charge.

1.4 Coronavirus (COVID-19) Support and Protection Act, 2020

The City’s current D.C. by-laws (81-2015, 82-2015 and 83-2015) would have expired on June 30, 2020. The *Coronavirus (COVID-19) Support and Protection Act, 2020* came into force on April 14, 2020. This Act causes the City’s current 2015 D.C. by-laws to continue to be in effect for six months after the provincial emergency declaration period comes to an end. On July 24, 2020, the *Reopening Ontario (A Flexible Response to COVID-19) Act 2020*, known as Bill 195, came into effect, bringing an end to the COVID-19 declared provincial state of emergency. Accordingly, the City’s 2015 By-laws are continued in force until January 24, 2021.



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

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

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

Service	Totals
Roads and Related	\$1,371,204
Transit Services	\$136,144
Municipal Parking Services	\$17,334
Airport Services	\$47,452
Fire Services	\$115,857
Police Services	(\$193,929)
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	\$6,226,924
<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
Total	\$10,427,172

Note: Amounts in brackets are deficit balances.



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

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

5.1.1 Fire Services

The City currently has 22 fire stations supplying 18,610 sq.ft. of building space, providing a per capita average level of service of \$183. The fire department also has a current inventory of vehicles and equipment totalling 387 equipment items and 12 vehicles. The average capital investment per capita over the past 10-year period for equipment and vehicles is \$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 \$1.7 million.

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



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

The gross capital costs for the capital program discussed above total \$722,000. A deduction of \$103,000 has been applied to reflect the benefit to existing constituents arising from the upgrades to the 911 system and studies. Incorporating an uncommitted reserve fund balance of \$115,900, a total of \$502,900 in net growth-related capital costs have been included in the fire services D.C. calculation.

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

5.1.2 Police Services

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

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

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



5.1.6 Parks and Recreation Services

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

The 10-year capital needs for parks and recreation services to accommodate the increase in needs of growth total \$6.2 million. These capital needs, which are based on the City's 2015 D.C. Background Study and 2019/20 Parks and Recreation Master Plan, include indoor recreation facilities, park development, park amenities, and related studies. To reflect the benefit of these services to existing developments, \$160,500 has been deducted from the gross capital costs. Furthermore, \$255,000 has been deducted reflective of anticipated grants and donations towards the funding of these projects. Deducting \$498,900 for the statutory 10% deduction and \$413,800 for the existing parks and recreation D.C. reserve funds collected towards these needs, a total of \$4.9 million has been included in the calculation of the charge.

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

5.1.7 Library Services

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

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



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

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

5.1.11 Administration Studies

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

The cost of these studies over the forecast period total \$450,700. 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. The statutory 10% deduction for soft services totals \$36,100. Moreover, a further \$55,900 (inclusive of \$1,107 from the Urban Expansion Area 4B administration services D.C. reserve fund deemed surplus to future funding requirements) has been deducted for existing administration studies D.C. reserve fund balance. This results in a net capital cost of \$268,900 being included in the calculation of the D.C.

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



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

Prj .No	Increased Service Needs Attributable to Anticipated Development 2020-2029	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 68%	Non-Residential Share 32%
1	Dennis Redman Station #2 (Unfunded)	2020-2025	540,352	-	540,352	-		540,352	367,440	172,913
2	911 System Upgrade	2020-2030	100,000	-	100,000	86,000		14,000	9,520	4,480
3	Provision for 4 Additional Firefighters	2020-2030	12,700	-	12,700	-		12,700	8,636	4,064
			-	-	-	-		-	-	-
	Studies		-	-	-	-		-	-	-
4	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)
	Total		722,052	-	722,052	103,250	-	502,946	342,003	160,943



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

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
		2020-2029								100%	0%	
Parks and Recreation												
1	Joe Thorton Community Centre (Unfunded)	2020-2029	784,614	-	784,614	-		784,614		784,614	784,614	-
2	Memorial Arena - Rubberised Fitness Track	2020	125,000	-	125,000	111,253		13,747	1,375	12,372	12,372	-
Outdoor Recreation: Park Development												
3	Parish Farm Park Development	2020	500,000	-	500,000	-		500,000	50,000	450,000	450,000	-
4	Orchard Community Park Development	2020	600,000	-	600,000	-		600,000	60,000	540,000	540,000	-
5	Shaw Valley Park Development	2020	600,000	-	600,000	-		600,000	60,000	540,000	540,000	-
6	Community Gardens - Additional Development	2024	35,000	-	35,000	-		35,000	3,500	31,500	31,500	-
7	Multi-Use Trail Development Beyond 5-Year Plan	2024-2028	1,000,000	-	1,000,000	-		1,000,000	100,000	900,000	900,000	-
8	Urban Expansion Area 1 - New Neighborhood Park	2020-2029	500,000	-	500,000	-		500,000	50,000	450,000	450,000	-
Outdoor Recreation: Park Amenities												
9	Lake Margaret Fitness Trail Equipment Partnership	2021	200,000	-	200,000	-	200,000	-	-	-	-	-
10	New - Vehicle and Equipment (Parks)	2020-2029	200,000	-	200,000	-		200,000	20,000	180,000	180,000	-
11	Outdoor Ball Hockey Rink	2021	220,000	-	220,000	-	55,000	165,000	16,500	148,500	148,500	-
12	BMX Park	2022	125,000	-	125,000	-		125,000	12,500	112,500	112,500	-
13	Massey Park - Playground Development	2022	125,000	-	125,000	-		125,000	12,500	112,500	112,500	-
14	Pickleball Courts (4)	2020-2026	600,000	-	600,000	-		600,000	60,000	540,000	540,000	-
15	Urban Expansion Area 1 - Outdoor Basketball/Multi-Use Court	2020-2026	27,700	-	27,700	-		27,700	2,770	24,930	24,930	-
16	Skateboard Park Development - Phase II	2020-2029	350,000	-	350,000	-		350,000	35,000	315,000	315,000	-
Studies												
17	Positioned for Growth - Parks and Recreation Master Plan	2020	77,000	-	77,000	19,250		57,750	5,775	51,975	51,975	-
18	Multi-Use Recreation Facility Feasibility Study	2020-2022	50,000	-	50,000	12,500		37,500	3,750	33,750	33,750	-
19	Parks and Recreation Master Plan Update	2024	70,000	-	70,000	17,500		52,500	5,250	47,250	47,250	-
Reserve Fund Adjustment								(413,830)		(413,830)	(413,830)	-
Total			6,189,314	-	6,189,314	160,503	255,000	5,359,980	498,920	4,861,061	4,861,061	-



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

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Net Capital Cost	Less:		Subtotal	Less:	Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share 68%	Non-Residential Share 32%
	2020-2029											
1	Official Plan Review	2020	35,200	-	35,200	17,600		17,600	1,760	15,840	10,771	5,069
2	Development Charges Study	2020	70,000	-	70,000	-		70,000	7,000	63,000	42,840	20,160
3	Zoning By-law Review	2020	23,500	-	23,500	11,750		11,750	1,175	10,575	7,191	3,384
4	Development Charges Study	2025	70,000	-	70,000	-		70,000	7,000	63,000	42,840	20,160
5	Edgeware Line Employment Lands Study	2020	150,000	-	150,000	-	35,000	115,000	11,500	103,500	70,380	33,120
6	Positioned for Growth - Planning Studies	2020	102,000	-	102,000	25,500		76,500	7,650	68,850	46,818	22,032
	Reserve Fund Adjustment							(55,905)		(55,905)	(38,015)	(17,890)
	Total		450,700	-	450,700	54,850	35,000	304,945	36,085	268,860	182,825	86,035



- Grants, subsidies and other contributions attributable to new development: \$2.6 million; and
- D.C. reserve fund balance: \$6.5 million.

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

5.3.2 Water Services

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

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



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

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 73%	Non-Residential Share 27%
	2020-Buildout									
	Waterwater Treatment									
1	WPCP Plant Expansion Design	2025	953,600	-	953,600	374,001	124,071	455,529	332,536	122,993
2	Water Pollution Control Plant Upgrade	2027	31,787,900	8,066,249	23,721,651	12,467,176	2,409,163	8,845,312	6,457,078	2,388,234
3	Pollution Prevention and Control Plan (PPCP)	2020	400,000	-	400,000	100,000	38,772	261,228	190,697	70,532
			-		-			-		
	Reserve Fund Adjustment							(6,482,606)	(4,732,302)	(1,750,304)
	Total		33,141,500	8,066,249	25,075,251	12,941,177	2,572,005	3,079,463	2,248,008	831,455



These sub-areas include:

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

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

In total, across the seven sub-areas, \$7.0 million in gross capital costs have been estimated for inclusion in the D.C. calculations. After deducting \$1.1 million for the benefit to existing development and \$1.5 million for existing D.C. reserve funds already collected towards these needs, a total of \$4.4 million in net capital costs have been included in the calculation of the South Block area-specific D.C.s. These costs have been allocated 100% to future residential development in the area, as the forecast does not anticipate non-residential development within the South Block Area.



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

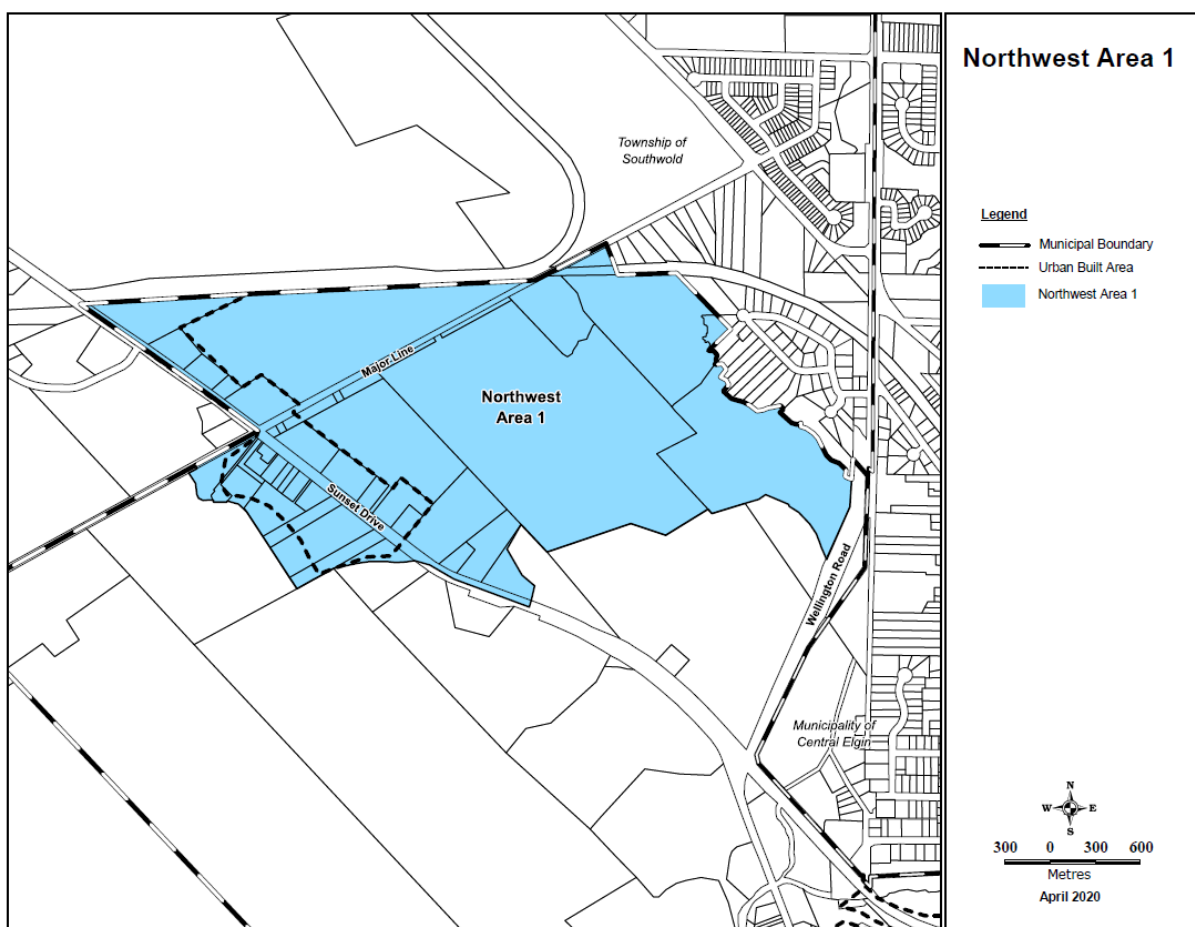
Prj.No	Increased Service Needs Attributable to Anticipated Development 2020-2041	Benefiting Area	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 100%	Non-Residential Share 0%	
South Block Administration												
1	Unfunded Developer Study Costs	SA1-3, UEA3&4	2020	14,986	-	14,986	-	-	14,986	14,986	-	
South Block Roads												
2	R6- Bill Martyn Pkwy - Sauve to Southdale Rd.	SA1	2028	274,200	-	274,200	162,254	-	111,946	111,946	-	
3	R1 - Glenwood Street (Reconstruction to Urban Standard)	SA2	2020	79,556	-	79,556	-	-	79,556	79,556	-	
South Block Wastewater - Sewers												
4	S1 - Trunk Sewer - Bill Martyn Pkwy from Sauve Ave to Southdale (300dia)	SA1	2026	125,000	-	125,000	-	-	125,000	125,000	-	
5	S2 - Proposed Shaw Valley P.S. Forcemain	SA2&3	2020	1,022,541	-	1,022,541	-	-	1,022,541	1,022,541	-	
6	S4- Trunk Sewer from Shaw Valley P.S. to Southdale	SA2&3	2022	600,000	-	600,000	24,000	-	576,000	576,000	-	
7	Replace 1050mm sewer from MH 00664 to MH 00665 with 1350 mm sewer	UEA3&4	2022	189,474	-	189,474	66,316	-	123,158	123,158	-	
8	Replace 1050mm sewer from MH 00665 to MH 00666 with 1350 mm sewer	UEA3&4	2022	110,526	-	110,526	38,685	-	71,841	71,841	-	
9	Replace 975x675mm sewer with 975mm sewer from MH 008860 to MH 00859	UEA3&4	2024	192,686	-	192,686	104,051	-	88,635	88,635	-	
10	Replace 975x675 sewer with 975mm sewer from MH 00859 to MH 00857	UEA3&4	2024	107,314	-	107,314	57,949	-	49,364	49,364	-	
11	Upgrades to Axford SPS	UEA3&4B	2025	300,000	-	300,000	150,000	-	150,000	150,000	-	
12	Elm Street SPS and Forcemain (approx 1200m) Axford Land	UEA4A	2020	800,000	-	800,000	-	-	800,000	800,000	-	
South Block Water												
13	W1 - 400 dia New Dev. Main East of Fairview from Elm to Raven (oversizing) - Unfunded	SA1-3, UEA3&4	2020	33,792	-	33,792	-	-	33,792	33,792	-	
14	W3, 5, 6 - 400 dia Southdale from Sunset Drive to Penhale Ave. - Unfunded	SA1-3, UEA3&4	2020	589,400	-	589,400	-	-	589,400	589,400	-	
15	W2 - 300 dia Bill Martyn from Sauve to Southdale	SA1-3, UEA3&4	2028	191,200	-	191,200	-	-	191,200	191,200	-	
16	W7 - 300 dia Southdale from Sunset Drive West to shaw Valley Drive	SA1-3, UEA3&4	2020	275,000	-	275,000	-	-	275,000	275,000	-	
17	Area 3 - Watermain oversizing	External	2020	16,864	-	16,864	-	-	16,864	16,864	-	
18	Area 4 - Watermain Installation (400 mm - Elm St.)	UEA4&SA4	2020	864,099	-	864,099	483,896	-	380,203	380,203	-	
19	Area 4 - Watermain installation (400mm dia., 470 m - East of Penhale Ave. to Peach Tree)	SA1-3, UEA3&4	2020	601,847	-	601,847	-	-	601,847	601,847	-	
	Area 4 - Watermain oversizing	SA1-3, UEA3&4	2020	-	-	-	-	-	-	-	-	
20	Albert Robert Booster Station Upgrades (provision)	SA1-3, UEA3&4	2020	612,339	-	612,339	-	-	612,339	612,339	-	
South Block Reserve Funds												
	SA1								(185,865)	(185,865)	-	
	SA2								(123,454)	(123,454)	-	
	SA3								(36,368)	(36,368)	-	
	SA4								(38,508)	(38,508)	-	
	UAE3								(94,740)	(94,740)	-	
	UAE4A								(639,641)	(639,641)	-	
	UAE4B								(353,437)	(353,437)	-	
	Total			7,000,823	-	7,000,823	1,087,151	-	4,441,659	4,441,659	-	



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

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

Figure 5-3
Northwest Area 1 Lands



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



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

5.6.1 Roads Services

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

5.6.2 Water Services

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

5.6.3 Wastewater Services

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



5.6.4 Administration Studies

The increase in need for administration studies services to facilitate new development within the Northwest Area 1 Lands have been identified with regard for the Positioned for Growth engineering studies and a future Subwatershed Study. The capital costs total \$282,000 and have been allocated 100% to new residential development.



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

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2020-2041								100%	0%
	Roads									
1	Sunset Drive and Major Line	2020-2039		-	-	-		-	-	-
	Single-Lane Roundabout		515,000	-	515,000	25,750		489,250	489,250	-
2	Major Line (Sunset Drive to CN Railway)	2020-2039								
	2-Lane Collector Road Upgrade with Bike Lanes		1,500,000	-	1,500,000	75,000		1,425,000	1,425,000	-
	Water									
3	Watermain Extension	2020-2039	3,600,000	-	3,600,000	-		3,600,000	3,600,000	-
4	Connections to Existing Watermain and PRV(s)	2020-2039	250,000	-	250,000	-		250,000	250,000	-
5	Rail and Water Course Crossings (2)	2020-2039	200,000	-	200,000	-		200,000	200,000	-
	Wastewater									
6	Gravity Sewer (section 1)	2020-2039	520,000	-	520,000	-		520,000	520,000	-
7	Forcemain (section 2)	2020-2039	600,000	-	600,000	-		600,000	600,000	-
8	Gravity Sewer (section 3)	2020-2039	650,000	433,206	216,794	-		216,794	216,794	-
9	Forcemain (section 4)	2020-2039	1,000,000	136,384	863,616	80,000		783,616	783,616	-
10	New Pumping Station at Dodd's Creek	2020-2039	750,000	-	750,000	-		750,000	750,000	-
11	Upgrade of Sunset SPS	2020-2039	1,400,000	438,167	961,833	445,926		515,907	515,907	-
12	Additional Storage at Sunset SPS	2020-2039	1,000,000	459,259	540,741	-		540,741	540,741	-
13	Watercourse Crossings (4)	2020-2039	1,000,000	238,672	761,328	300,000		461,328	461,328	-
	Studies									
14	Subwatershed Study	2020-2039	200,000	-	200,000	-		200,000	200,000	-
15	Positioned for Growth - Engineering Studies	2020	82,000	-	82,000	-		82,000	82,000	-
	Total		13,267,000	1,705,688	11,561,312	926,676	-	10,634,636	10,634,636	-



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

SERVICE	2020\$ D.C.-Eligible Cost			2020\$ D.C.-Eligible Cost		
	Residential	Industrial	Non-Industrial	S.D.U.	Industrial per sq.m.	Non-Industrial per sq.m.
	\$	\$		\$	\$	\$
4. Fire Services	342,003	100,798	60,145	148	0.68	1.35
5. Police Services	854,086	251,723	150,200	370	1.70	3.36
6. Transit Services	311,682	91,861	54,812	135	0.62	1.23
7. Municipal Parking Services	49,758	14,665	8,750	22	0.10	0.20
8. Airport Services	252,190	74,327	44,350	109	0.50	0.99
9. Parks and Recreation Services	4,861,061	-	-	2,109	-	-
10. Library Services	1,797,441	-	-	780	-	-
11. Administration Studies	182,825	53,884	32,152	79	0.36	0.72
12. Animal Protection Services	89,846	-	-	39	-	-
13. Ambulance Services	265,394	78,219	46,672	115	0.53	1.04
14. Waste Diversion Services	74,295	-	-	32	-	-
TOTAL	\$9,080,580	\$665,478	\$397,081	\$3,938	\$4.49	\$8.89
D.C.-Eligible Capital Cost	\$9,080,580	\$665,478	\$397,081			
10-Year Gross Population/GFA Growth (sq.m.)	6,252	147,976	44,724			
Cost Per Capita/Non-Residential GFA (sq.m.)	\$1,452.43	\$4.50	\$8.88			
By Residential Unit Type	P.P.U.					
Single and Semi-Detached Dwelling	2.712	\$3,939				
Apartments - 2 Bedrooms +	1.700	\$2,469				
Apartments - Bachelor and 1 Bedroom	1.089	\$1,582				
Other Multiples	2.176	\$3,160				
Residential Care	1.100	\$1,598				



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

Service	RESIDENTIAL				NON-RESIDENTIAL		
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Residential Care (per bed)	Industrial (per sq.m. of Gross Floor Area)	Non-Industrial (per sq.m. of Gross Floor Area)
Municipal Wide Services:							
Roads and Related	7,674	4,810	3,081	6,157	3,113	34.61	68.33
Fire Services	148	93	59	119	60	0.68	1.35
Police Services	370	232	149	297	150	1.70	3.36
Transit Services	135	85	54	108	55	0.62	1.23
Municipal Parking Services	22	14	9	18	9	0.10	0.20
Airport Services	109	68	44	87	44	0.50	0.99
Parks and Recreation Services	2,109	1,322	847	1,692	855	-	-
Library Services	780	489	313	626	316	-	-
Administration Studies	79	50	32	63	32	0.36	0.72
Animal Protection Services	39	24	16	31	16	-	-
Ambulance Services	115	72	46	92	47	0.53	1.04
Waste Diversion Services	32	20	13	26	13	-	-
Total Municipal Wide Services	11,612	7,279	4,663	9,316	4,710	39.10	77.22
Urban Services							
City-Wide Wastewater Services	445	279	179	357	180	1.86	3.68
City-Wide Water Services	11	7	4	9	4	0.05	0.09
Total Urban Services	456	286	183	366	184	1.91	3.77
GRAND TOTAL RURAL AREA	11,612	7,279	4,663	9,316	4,710	39.10	77.22
GRAND TOTAL URBAN AREA	12,068	7,565	4,846	9,682	4,894	41.01	80.99

6.2 Area-Specific D.C. Calculation

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

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



dwelling units). The non-residential development charge has been calculated on a per sq.ft of G.F.A. basis for industrial, and non-industrial (commercial and institutional) development (is 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)
South Block - Sub Area 1							
Administration	5	3	2	4	2		
Roads	-	-	-	-	-		
Wastewater	942	591	378	756	382		
Water	709	444	285	569	287		
Total - South Block - Sub Area 1	1,655	1,038	665	1,329	671		
South Block - Sub Area 2							
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		
Total - South Block - Sub Area 2	2,104	1,319	845	1,688	854		
South Block - Sub Area 3							
Administration	4	3	2	4	2		
Wastewater	1,184	742	476	950	480		
Water	819	513	329	657	332		
Total - South Block - Sub Area 3	2,007	1,258	807	1,611	814		
South Block - Sub Area 4							
Wastewater	-	-	-	-	-		
Water	187	117	75	150	76		
Total - South Block - Sub Area 4	187	117	75	150	76		
South Block - Urban Expansion Area 3							
Administration	5	3	2	4	2		
Wastewater	376	236	151	302	152		
Water	749	469	301	601	304		
Total - South Block - Urban Expansion Area 3	1,129	708	454	907	458		
South Block - Urban Expansion Area 4A							
Administration	3	2	1	3	1		
Wastewater	1,019	639	409	818	413		
Water	755	473	303	606	306		
Total - South Block - Urban Expansion Area 4A	1,777	1,114	713	1,427	720		
South Block - Urban Expansion Area 4B							
Administration	-	-	-	-	-		
Wastewater	-	-	-	-	-		
Water	-	-	-	-	-		
Total - South Block - Urban Expansion Area 4B	-	-	-	-	-		



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

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

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.ft. of Gross Floor Area)	Non-Industrial (per sq.ft. of Gross Floor Area)
Northwest Area 1							
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		
Total - Northwest Area 1	8,815	5,526	3,540	7,072	3,575		



- 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

It is recommended that Council:

“Approve the capital project listing set out in Chapter 5 of the 2020 D.C. Background Study, dated April 15, 2020, 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”



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

	Buildout (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	3,096,906
Annual Debt Payment on Post Period Capital ²	794,797
Lifecycle:	
Annual Lifecycle - Town Wide Services	2,139,270
Annual Lifecycle - Area Specific Services ³	442,190
Sub-Total - Annual Lifecycle	\$2,581,460
Incremental Operating Costs (for D.C. Services)	\$11,219,449
Total Expenditures	\$17,692,612
Revenue (Annualized)	
Total Existing Revenue ⁴	\$185,811,836
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$17,476,342
Total Revenues	\$203,288,178

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

² Interim Debt Financing for Post Period Benefit

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

⁴ 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

Level of Service



Service: Fire Facilities
 Unit Measure: ft² of building area

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

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

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

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



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

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

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

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

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



Service: Fire Vehicles
 Unit Measure: No. of vehicles

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Jeep Patriot	1	1	1	1	1	1	1	1	1	1	\$35,000
Superior Pumper Rescue	1	1	1	1	1	1	1	1	1	1	\$700,000
Dodge Super Cab	1	1	1	1	1	1	1	1	1	1	\$75,000
Pumper	1	1	1	1	1	1	1	1	1	1	\$700,000
Aerial 100 foot Ladder.Pumper	1	1	1	1	1	1	1	1	1	1	\$1,500,000
2018 Ford Explorer	1	1	1	1	1	1	1	1	1	1	\$40,000
Aerial 75' Ladder/Pumper	1	1	1	1	1	1	1	1	1	1	\$1,125,700
Boat and Trailer	1	1	1	1	1	1	1	1	1	1	\$42,200
Fire Safety House Trailer	1	1	1	1	1	1	1	1	1	1	\$58,600
Pontiac Montana	1	1	1	1	1	1	1	1	1	1	\$30,000
FRHT FM2						1	1	1	1	1	\$450,000
Rosenbauer 40M										1	\$800,000
Total	10	10	10	10	10	11	11	11	11	12	

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

10 Year Average	2010-2019
Quantity Standard	0.0003
Quality Standard	\$378,267
Service Standard	\$113

D.C. Amount (before deductions)	10 Year
Forecast Population	5,014
\$ per Capita	\$113
Eligible Amount	\$568,989



Service: Police Facilities
 Unit Measure: ft² of building area

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

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

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

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



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

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

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

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

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



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

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

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

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

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



Service: Roads
 Unit Measure: km of roadways

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

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

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

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



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

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

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

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

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



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

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

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

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

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



Service: Sidewalks
 Unit Measure: km of roadways

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

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

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

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



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

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

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

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

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



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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Item)
Roads and Transportation Services											
Road Operations											
Heavy Duty Vehicles - 5 Ton Dump / Plow	6	6	6	6	6	6	6	7	7	7	\$235,000
Medium Duty Vehicles - 1 Ton and similar chassis	5	5	5	5	5	6	6	6	7	7	\$75,000
Light Duty Vehicles	2	2	2	2	2	2	2	2	2	2	\$55,000
Grader	1	1	1	1	1	1	1	1	1	1	\$225,000
Bobcat s570 Skid Steer Loader and attachments	1	1	1	1	1	1	1	1	1	1	\$80,000
Backhoe	1	1	1	1	1	1	1	1	1	1	\$140,000
Evacuator	1	1	1	1	1	1	1	1	1	1	\$80,000
Chipper	1	1	1	1	1	1	1	1	1	1	\$35,000
Sweeper	1	1	1	1	1	1	1	1	1	1	\$300,000
Asphalt Roller	1	1	1	1	1	1	1	1	1	1	\$40,000
Sidewalk Tractor	3	3	3	3	3	5	5	5	5	5	\$150,000
sidewalk tractor Cold Planer (attachment)	1	1	1	1	1	1	1	1	1	1	\$30,000
Sidewalk Planer	1	1	1	1	1	1	1	1	1	1	\$30,000
Trailers											
Trailer	1	1	1	1	1	1	1	1	1	1	\$17,600
Rc Mt1										1	\$17,600
Paint Machine	1	1	1	1	1	1	1	1	1	1	\$11,700
Anti-Icing Unit			1	1	1	1	1	1	1	1	\$25,000
Fleet Services											
Service Vehicle	1	1	1	1	1	1	1	1	1	1	\$75,000
15,000 Lb Hoist	1	1	1	1	1	1	1	1	1	1	\$28,000
60,000 Lb Hoist	1	1	1	1	1	1	1	1	1	1	\$150,000
Transportation											
Light Duty Vehicles	1	1	1	1	1	1	1	1	1	1	\$50,000
Enforcement											
Light Duty Vehicles	2	2	2	2	3	3	3	3	3	3	\$50,000
Public Works Shared Assets											
Loader	1	1	1	1	1	1	1	1	1	1	\$200,000
Forklift	1	1	1	1	1	1	1	1	1	1	\$100,000
Hydraulic Breaker	1	1	1	1	1	1	1	1	1	1	\$21,100
Hoe Pack	1	1	1	1	1	1	1	1	1	1	\$11,700
Atlas Copcp Compressor	1	1	1	1	1	1	1	1	1	1	\$30,000
Total	38	38	39	39	40	43	43	44	45	46	

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

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

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



Service: Parking Spaces
 Unit Measure: No. of spaces

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

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

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

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



Service: Airport Facilities
 Unit Measure: ft² of building area

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

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

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

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



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

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

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

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

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



Service: Parkland Development
 Unit Measure: Acres of Parkland

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Acre)
Regional Parks											
D.J. Tarry Complex	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	\$25,800
Community Parks											
Athletic Park	34.99	34.99	34.99	34.99	34.99	34.99	34.99	34.99	34.99	34.99	\$25,800
L&PS Rail Trail						3.39	3.39	3.39	3.39	3.39	\$25,800
Lions Club Leash-Free Dog Park		4.40	4.40	4.40	4.40	4.40	4.40	4.40	4.40	4.40	\$25,800
V.A. Barrie Park	27.90	27.90	27.90	27.90	27.90	27.90	27.90	27.90	27.90	27.90	\$25,800
Waterworks Park	89.99	89.99	89.99	89.99	89.99	89.99	89.99	89.99	89.99	89.99	\$25,800
Veteran's Memorial Park							0.27	0.27	0.27	0.27	\$25,800
Cowan Park	64.00	64.00	64.00	64.00	64.00	64.00	64.00	64.00	64.00	64.00	\$25,800
Pinafore Park	97.00	97.00	97.00	97.00	97.00	97.00	97.00	97.00	97.00	97.00	\$25,800
Neighbourhood Parks											
Applewood Park	3.31	3.31	3.31	3.31	3.31	3.31	3.31	3.31	3.31	3.31	\$25,800
Burwell Park	7.29	7.29	7.29	7.29	7.29	7.29	7.29	7.29	7.29	7.29	\$25,800
Centennial Sports Complex	6.20	6.20	6.20	6.20	6.20	6.20	6.20	6.20	6.20	6.20	\$25,800
Greenway Park	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	2.30	\$25,800
Jonas Street Park	4.08	4.08	4.08	4.08	4.08	4.08	4.08	4.08	4.08	4.08	\$25,800
Kin Park	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	7.00	\$25,800
Lions Park	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	\$25,800
Massey Park	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	\$25,800
NYC Ball Diamond	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	\$25,800
Optimist Park	6.70	6.70	6.70	6.70	6.70	6.70	6.70	6.70	6.70	6.70	\$25,800
Orchard Park Trail	-	-	-	-	5.00	5.00	5.00	5.00	5.00	5.00	\$25,800
Sub-Neighbourhood Park											
F.E. Bennet Park	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	\$25,800
Joanne Brooks Memorial Park	4.08	4.08	4.08	4.08	4.08	4.08	4.08	4.08	4.08	4.08	\$25,800
Peter Laing Park	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$25,800
Sakura Park	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$25,800
Donker Park	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	\$25,800
Gorman Rupp	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	\$25,800
Homedale Park	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$25,800
Jim Waite Park	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	1.70	\$25,800
Rosethorn Park	3.30	3.30	3.30	3.30	3.30	3.30	3.30	3.30	3.30	3.30	\$25,800
Woodhaven Park	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	\$25,800
Oldewood Park	2.99	2.99	2.99	2.99	2.99	2.99	2.99	2.99	2.99	2.99	\$25,800



Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Acre)
Parkettes											
Canron Parkette	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$25,800
Cenotaph	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$25,800
Currah Parkette	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$25,800
Green's Parkette	0.10	0.10	0.10	0.10	0.10	0.10	-	-	-	-	\$25,800
Hepburn Park	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	\$25,800
Jumbo Monument	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	\$25,800
West End Parkette	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$25,800
T.H Currah Parkette							0.05	0.05	0.05	0.05	\$25,800
City Hall							0.12	0.12	0.12	0.12	\$25,800
Tourism Building							0.05	0.05	0.05	0.05	\$25,800
Wellington Street School	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$25,800
Total	399.52	403.92	403.92	403.92	408.92	412.31	412.70	412.70	412.70	397.70	

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

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

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



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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Playgrounds											
Cowan Park	1	1	1	1	1	1	1	1	1	1	\$200,000
Pinafore Park	1	1	1	1	1	1	1	1	1	1	\$400,000
Athletic Park	1	1	1	1	1	1	1	1	1	1	\$125,000
D.J. Tarry Complex	1	1	1	1	1	1	1	1	1	1	\$100,000
Waterworks Park	1	1	1	1	1	1	1	1	1	1	\$350,000
Applewood Park	1	1	1	1	1	1	1	1	1	1	\$125,000
Burwell Park	1	1	1	1	1	1	1	1	1	1	\$200,000
Donker Park	1	1	1	1	1	1	1	1	1	1	\$100,000
Gorman-Rupp Ball Diamond	1	1	1	1	1	1	1	1	1	1	\$100,000
Greenway Park				1	1	1	1	1	1	1	\$125,000
Homedale Park	1	1	1	1	1	1	1	1	1	1	\$125,000
Jonas Street Park	1	1	1	1	1	1	1	1	1	1	\$125,000
Kin Park	1	1	1	1	1	1	1	1	1	1	\$200,000
Lions Park	1	1	1	1	1	1	1	1	1	1	\$150,000
Oldewood Park	1	1	1	1	1	1	1	1	1	1	\$100,000
Optimist Park	1	1	1	1	1	1	1	1	1	1	\$200,000
Rosethorn Park	1	1	1	1	1	1	1	1	1	1	\$200,000
Woodhaven Park	1	1	1	1	1	1	1	1	1	1	\$100,000
Peter Laing Park	1	1	1	1	1	1	1	1	1	1	\$100,000
Wellington Street School	-	-	-	1	1	1	1	1	1	1	\$100,000
Centennial Sports Complex									1	1	
Aquatic Facilities											
Joanne Brooks Memorial Park - Jaycee Pool	1	1	1	1	1	1	1	1	1	1	\$1,670,900
Pinafore Rotary Splash Pad	1	1	1	1	1	1	1	1	1	1	\$322,600
Waterworks Ascent Splash Pad	1	1	1	1	1	1	1	1	1	1	\$322,600
Tennis Courts											
Pinafore Park (lit)	8	8	8	8	8	8	8	8	8	8	\$100,000
Rosethorn Park (unlit)	1	1	1	1	1	1	1	1	1	1	\$83,900
Pickleball Courts											
Pinafore Park								8	8	8	\$150,000
Baseball Diamonds											
<i>Lit Diamonds</i>											
Pinafore Park Emslie Field	1	1	1	1	1	1	1	1	1	1	\$293,500
D.J. Tarry Complex	5	5	5	5	5	5	5	5	5	5	\$293,500
Gorman-Rupp Ball Diamond	1	1	1	1	1	1	1	1	1	1	\$293,500
NYC Ball Diamond	1	1	1	1	1	1	1	1	1	1	\$293,500
Cardinal Field								1	1	1	\$1,000,000



Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Unit Diamonds											
Centennial Sports Complex	6	6	6	6	6	8	8	8	8	8	\$23,500
Optimist Park	1	1	1	1	1	1	1	1	1	1	\$23,500
Kin Park	1	1	1	1	1	1	1	1	1	1	\$23,500
Lions Park	2	2	2	2	2	2	2	2	2	2	\$23,500
Burwell Road Park	1	1	1	1	1	1	1	1	1	1	\$23,500
Full Soccer Fields											
Cowan Park	3	3	3	3	3	3	3	3	3	3	\$45,200
Athletic Park	2	2	2	2	2	2	2	2	2	2	\$45,200
D.J. Tarry Complex Southdale & Bill Martyn Pkwy	1	1	1	1	1	1	1	1	1	1	\$45,200
Applewood Park	-	-	-	-	-	1	1	1	1	1	\$45,200
Optimist Park	1	1	1	1	1	1	1	1	1	1	\$45,200
Intermediate Soccer Fields											
Cowan Park	1	1	1	1	1	1	1	1	1	1	\$22,600
Athletic Park	4	4	4	4	4	4	4	4	4	4	\$22,600
Mini Soccer Fields (5v5 & 3v3)											
Athletic Park	1	1	1	1	1	1	1	1	1	1	\$11,300
Unlit Basketball Court											
Cowan Park	1	1	1	1	1	1	1	1	1	1	\$82,700
Burwell Park (3 on 3)	1	1	1	1	1	1	1	1	1	1	\$27,700
Lions Park (3 on 3)	1	1	1	1	1	1	1	1	1	1	\$27,700
Optimist Park	2	2	2	2	2	2	2	2	2	2	\$83,900
Rosethorn Park (3 on 3)	1	1	1	1	1	1	1	1	1	1	\$27,700
Horton Farmers Market										3	\$27,700
Disk Golf Course											
V.A. Barrie Park	1	1	1	1	1	1	1	1	1	1	\$45,200
Waterworks Park	1	1	1	1	1	1	1	1	1	1	\$45,200
Action Sports Parks											
St. Thomas Skateboard Park	1	1	1	1	-	-	1	1	1	1	\$630,000
Park Buildings											
Bandshells	1	1	1	1	1	1	1	1	1	1	\$977,800
Change room/Washroom/Storage Building	9	9	9	9	9	9	9	9	9	9	\$96,800
Concession Building	4	4	4	4	4	4	4	4	4	4	\$251,600
Parks Maintenance Facilities	5	5	5	5	5	5	5	5	5	5	\$274,300
Bird Wildlife Sanctuary	1	1	1	1	1	1	1	1	1	1	\$40,000
Pinafore Park Comfort Station								1	1	1	\$750,000
Outdoor Fitness Equipment											
Optimist Park						1	1	1	1	1	\$100,000



Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Picnic Shelter/Pavillion											
Cowan Park	1	1	1	1	1	1	1	1	1	1	\$156,000
Douglas J. Tarry Sports Complex	1	1	1	1	1	1	1	1	1	1	\$159,000
Pinafore Park	5	5	5	5	5	5	5	6	6	6	\$300,000
Waterworks Park	2	2	2	2	2	2	2	2	2	2	\$150,000
Total	100	100	100	102	101	105	106	117	118	120	

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

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

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



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

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

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

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

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



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

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

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

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

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



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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Ice Resurfacers	3	3	3	3	3	3	3	3	3	3	\$105,600
Kubota 60" Mower	5	5	5	6	7	7	7	7	8	8	\$65,000
Canada Trailer	-	1	1	1	1	1	1	1	1	1	\$11,700
Intruder Trailer	1	1	1	1	1	1	1	1	1	1	\$11,700
Canada Trailer	-	-	1	1	1	1	1	1	1	1	\$11,700
John Deere Gator (Utility Vehicle)	1	1	1	1	1	1	1	1	1	1	\$17,600
Kubota RTV	5	5	5	5	5	5	5	5	5	5	\$17,600
Grasshopper 60" Mower	1	1	1	1	-						\$19,400
Bobcat riding Mower 60"	1	1	1	-	-						\$19,400
Club Car Golf Carts	9	9	9	9	9	9	9	9	9	9	\$17,600
2000 New Holland Loader	1	1	1	1	1	1	1	1	1	1	\$117,300
2002 New Holland Tractor	1	1	1	1	1	1	1	1	1	1	\$46,900
2006 New Holland Tractor	1	1	1	1	1	1	1	1	1	1	\$41,100
2006 New Holland Tractor	1	1	1	1	1	1	1	1	1	1	\$41,100
2011 New Holland Tractor	-	-	1	1	1	1	1	1	1	1	\$41,100
2007 Case Tractor	1	1	1	1	1	1	1	1	1	1	\$100,000
2009 JCB Loader	1	1	1	1	1	1	1	1	1	1	\$70,000
Minor Equip. (e.g. trimmers, push mowers, etc.)	1	1	1	1	1	1	1	1	1	1	\$58,700
1998 Ford 150 Supercab	1	1	1	1	1	1	1				\$41,100
2017 RAM 1500 Crew Cab 4x4								1	1	1	\$40,000
1998 Ford 150 Supercab	1	1	1	1	1	1					\$40,000
2015 Ford F250 4x4							1	1	1	1	\$40,000
2010 Ford F350	1	1	1	1	1	1	1	1	1	1	\$45,000
2000 Ford F150 Cab and a Half	1	1	1	1	1						\$35,000
2016 Ford F250						1	1	1	1	1	\$35,000
Dodge RAM2500	-	-	-	1	1	1	1	1	1	1	\$45,000
2002 Ford F250	1	1	1	1	-						\$45,000
2014 Ford F250	-	-	-	-	1	1	1	1	1	1	\$45,000
2002 Ford F250	1	1	1	1	-						\$45,000
2014 Ford F250	-	-	-	-	1	1	1	1	1	1	\$45,000
2003 Ford F250	1	1	1	1	-						\$45,000
2014 Ford F350	-	-	-	-	1	1	1	1	1	1	\$33,200
2004 Ford F250	1	1	1	1	1	-					\$35,000
2016 Ford F250						1	1	1	1	1	\$40,000
2006 Ford F350	1	1	1	1	1	1	-				\$46,900
2017 Ford F250 with water tank							1	1	1	1	\$45,000
2008 Ford F350	1	1	1	1	1	1	1	1	1	1	\$35,000
John Deere 1600T Mower								1	1	2	\$70,000



Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Ford F250	-	-	-	-	-	-	1	1	1	1	\$40,000
Ford F250 4X2	-	-	-	-	-	-	-	-	-	-	\$45,000
Dodge Ram Rpr Van 1500	-	-	-	-	-	-	-	1	1	1	\$40,000
2007 Olympia	1	1	1	1	1	1	1	1	1	1	\$100,000
Ar11501	-	1	1	1	1	1	1	1	1	1	\$90,000
2007 Olympia	1	1	1	1	1	1	1	1	1	1	\$100,000
New Holland Tractor/Loader	-	-	-	-	-	-	1	1	1	1	\$140,000
John Deere Tractor Utility	1	1	1	1	1	1	1	1	1	1	\$75,000
New Holland Tractor/Loader	1	1	1	1	1	1	1	-	-	-	\$150,000
Pk467	-	-	-	1	1	1	1	1	1	1	\$25,000
Tractor	-	-	-	-	-	-	-	1	1	1	\$65,000
Ball Diamond Kubota L6060 Tractor	-	-	-	-	-	-	-	-	1	1	\$55,000
Trackless Boom Flail Mower	-	-	-	-	-	-	-	1	1	1	\$40,000
Pk11515	-	1	1	1	1	1	1	1	1	1	\$35,000
Total	47	50	52	54	54	54	56	59	61	62	

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

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

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



Service: Library Facilities
 Unit Measure: ft² of building area

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

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

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

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



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

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

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

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

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



Service: Animal Protection Services Facilities
 Unit Measure: ft² of building area

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

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

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

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



Service: Ambulance Facilities
 Unit Measure: ft² of building area

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

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

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



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

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

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

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



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

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

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

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

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



Service: Waste Diversion - Facilities - Recycling/Reuse
 Unit Measure: ft² of building area

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

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

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

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



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

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$347.36	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per Capita per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	73,391	-	-	7	347	2,447	75,838	2,612	78,450
2021	78,450	-	-	7	358	2,521	80,971	2,790	83,760
2022	83,760	-	-	7	369	2,596	86,357	2,977	89,334
2023	89,334	-	-	7	380	2,674	92,008	3,173	95,181
2024	95,181	-	-	7	391	2,754	97,936	3,380	101,316
2025	101,316	-	-	7	403	2,837	104,153	3,596	107,748
2026	107,748	(125,000)	(149,257)	7	415	2,922	(38,586)	1,210	(37,376)
2027	(37,376)	-	-	7	427	3,010	(34,366)	(1,973)	(36,339)
2028	(36,339)	-	-	7	440	3,100	(33,239)	(1,913)	(35,152)
2029	(35,152)	-	-	7	453	3,193	(31,959)	(1,846)	(33,804)
2030	(33,804)	-	-	7	467	3,289	(30,515)	(1,769)	(32,284)
2031	(32,284)	-	-	7	481	3,388	(28,897)	(1,682)	(30,579)
2032	(30,579)	-	-	7	495	3,489	(27,090)	(1,586)	(28,676)
2033	(28,676)	-	-	7	510	3,594	(25,082)	(1,478)	(26,560)
2034	(26,560)	-	-	7	525	3,702	(22,858)	(1,359)	(24,217)
2035	(24,217)	-	-	7	541	3,813	(20,404)	(1,227)	(21,631)
2036	(21,631)	-	-	7	557	3,927	(17,704)	(1,082)	(18,786)
2037	(18,786)	-	-	7	574	4,045	(14,741)	(922)	(15,663)
2038	(15,663)	-	-	7	591	4,166	(11,497)	(747)	(12,244)
2039	(12,244)	-	-	7	609	4,291	(7,953)	(555)	(8,508)
2040	(8,508)	-	-	7	627	4,420	(4,088)	(346)	(4,434)
2041	(4,434)	-	-	7	646	4,553	119	(119)	-
Total		(125,000)	(149,257)	155		74,733		1,133	

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



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

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$261.27	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per Capita per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	6,560	(35,901)	(35,901)	7	261	1,841	(27,500)	(576)	(28,076)
2021	(28,076)	-	-	7	269	1,896	(26,180)	(1,492)	(27,672)
2022	(27,672)	-	-	7	277	1,953	(25,719)	(1,468)	(27,187)
2023	(27,187)	-	-	7	285	2,011	(25,176)	(1,440)	(26,616)
2024	(26,616)	-	-	7	294	2,072	(24,544)	(1,407)	(25,951)
2025	(25,951)	-	-	7	303	2,134	(23,817)	(1,369)	(25,185)
2026	(25,185)	-	-	7	312	2,198	(22,987)	(1,325)	(24,312)
2027	(24,312)	-	-	7	321	2,264	(22,048)	(1,275)	(23,323)
2028	(23,323)	(3,250)	(4,116)	7	331	2,332	(25,108)	(1,332)	(26,440)
2029	(26,440)	-	-	7	341	2,402	(24,038)	(1,388)	(25,426)
2030	(25,426)	-	-	7	351	2,474	(22,952)	(1,330)	(24,282)
2031	(24,282)	-	-	7	362	2,548	(21,734)	(1,265)	(23,000)
2032	(23,000)	-	-	7	373	2,625	(20,375)	(1,193)	(21,568)
2033	(21,568)	-	-	7	384	2,703	(18,865)	(1,112)	(19,977)
2034	(19,977)	-	-	7	395	2,784	(17,192)	(1,022)	(18,215)
2035	(18,215)	-	-	7	407	2,868	(15,347)	(923)	(16,270)
2036	(16,270)	-	-	7	419	2,954	(13,316)	(814)	(14,130)
2037	(14,130)	-	-	7	432	3,043	(11,087)	(693)	(11,781)
2038	(11,781)	-	-	7	445	3,134	(8,647)	(562)	(9,209)
2039	(9,209)	-	-	7	458	3,228	(5,981)	(418)	(6,399)
2040	(6,399)	-	-	7	472	3,325	(3,074)	(261)	(3,335)
2041	(3,335)	-	-	7	486	3,424	89	(89)	-
Total		(39,151)	(40,018)	155		56,212		(22,753)	

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



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

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$30.47	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per Capita per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	-	(79,556)	(79,556)	151	30	4,598	(74,957)	(2,061)	(77,019)
2021	(77,019)	-	-	151	31	4,736	(72,282)	(4,106)	(76,388)
2022	(76,388)	-	-	151	32	4,878	(71,510)	(4,067)	(75,577)
2023	(75,577)	-	-	151	33	5,025	(70,553)	(4,019)	(74,571)
2024	(74,571)	-	-	151	34	5,175	(69,396)	(3,959)	(73,355)
2025	(73,355)	-	-	151	35	5,331	(68,024)	(3,888)	(71,912)
2026	(71,912)	-	-	151	36	5,491	(66,422)	(3,804)	(70,226)
2027	(70,226)	-	-	151	37	5,655	(64,570)	(3,707)	(68,277)
2028	(68,277)	-	-	151	39	5,825	(62,452)	(3,595)	(66,047)
2029	(66,047)	-	-	151	40	6,000	(60,048)	(3,468)	(63,515)
2030	(63,515)	-	-	151	41	6,180	(57,336)	(3,323)	(60,659)
2031	(60,659)	-	-	151	42	6,365	(54,294)	(3,161)	(57,455)
2032	(57,455)	-	-	151	43	6,556	(50,899)	(2,980)	(53,879)
2033	(53,879)	-	-	151	45	6,753	(47,126)	(2,778)	(49,904)
2034	(49,904)	-	-	151	46	6,955	(42,949)	(2,553)	(45,502)
2035	(45,502)	-	-	151	47	7,164	(38,338)	(2,306)	(40,644)
2036	(40,644)	-	-	151	49	7,379	(33,265)	(2,033)	(35,298)
2037	(35,298)	-	-	151	50	7,600	(27,698)	(1,732)	(29,430)
2038	(29,430)	-	-	151	52	7,828	(21,602)	(1,403)	(23,005)
2039	(23,005)	-	-	151	53	8,063	(14,942)	(1,044)	(15,985)
2040	(15,985)	-	-	151	55	8,305	(7,680)	(651)	(8,331)
2041	(8,331)	-	-	151	57	8,554	223	(223)	-
Total		(79,556)	(79,556)	3,320		140,416		(60,860)	

Note: Numbers may not add due to rounding



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

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$436.66	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per Capita per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	26,153	(215,208)	(215,208)	40	437	17,565	(171,489)	(3,997)	(175,486)
2021	(175,486)	-	-	40	450	18,092	(157,394)	(9,154)	(166,548)
2022	(166,548)	(121,227)	(128,610)	40	463	18,635	(276,522)	(12,184)	(288,707)
2023	(288,707)	-	-	40	477	19,194	(269,512)	(15,351)	(284,863)
2024	(284,863)	-	-	40	491	19,770	(265,093)	(15,124)	(280,217)
2025	(280,217)	-	-	40	506	20,363	(259,854)	(14,852)	(274,706)
2026	(274,706)	-	-	40	521	20,974	(253,732)	(14,532)	(268,264)
2027	(268,264)	-	-	40	537	21,603	(246,661)	(14,160)	(260,821)
2028	(260,821)	-	-	40	553	22,251	(238,570)	(13,733)	(252,303)
2029	(252,303)	-	-	40	570	22,919	(229,384)	(13,246)	(242,630)
2030	(242,630)	-	-	40	587	23,607	(219,024)	(12,695)	(231,719)
2031	(231,719)	-	-	40	604	24,315	(207,405)	(12,076)	(219,480)
2032	(219,480)	-	-	40	623	25,044	(194,436)	(11,383)	(205,819)
2033	(205,819)	-	-	40	641	25,795	(180,023)	(10,611)	(190,634)
2034	(190,634)	-	-	40	660	26,569	(164,065)	(9,754)	(173,819)
2035	(173,819)	-	-	40	680	27,366	(146,453)	(8,807)	(155,260)
2036	(155,260)	-	-	40	701	28,187	(127,073)	(7,764)	(134,837)
2037	(134,837)	-	-	40	722	29,033	(105,804)	(6,618)	(112,422)
2038	(112,422)	-	-	40	743	29,904	(82,518)	(5,361)	(87,879)
2039	(87,879)	-	-	40	766	30,801	(57,078)	(3,986)	(61,064)
2040	(61,064)	-	-	40	789	31,725	(29,339)	(2,486)	(31,825)
2041	(31,825)	-	-	40	812	32,677	852	(852)	-
Total		(336,435)	(343,817)	885		536,393		(218,727)	

Note: Numbers may not add due to rounding



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

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$436.66	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per Capita per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	26,153	(215,208)	(215,208)	40	437	17,565	(171,489)	(3,997)	(175,486)
2021	(175,486)	-	-	40	450	18,092	(157,394)	(9,154)	(166,548)
2022	(166,548)	(121,227)	(128,610)	40	463	18,635	(276,522)	(12,184)	(288,707)
2023	(288,707)	-	-	40	477	19,194	(269,512)	(15,351)	(284,863)
2024	(284,863)	-	-	40	491	19,770	(265,093)	(15,124)	(280,217)
2025	(280,217)	-	-	40	506	20,363	(259,854)	(14,852)	(274,706)
2026	(274,706)	-	-	40	521	20,974	(253,732)	(14,532)	(268,264)
2027	(268,264)	-	-	40	537	21,603	(246,661)	(14,160)	(260,821)
2028	(260,821)	-	-	40	553	22,251	(238,570)	(13,733)	(252,303)
2029	(252,303)	-	-	40	570	22,919	(229,384)	(13,246)	(242,630)
2030	(242,630)	-	-	40	587	23,607	(219,024)	(12,695)	(231,719)
2031	(231,719)	-	-	40	604	24,315	(207,405)	(12,076)	(219,480)
2032	(219,480)	-	-	40	623	25,044	(194,436)	(11,383)	(205,819)
2033	(205,819)	-	-	40	641	25,795	(180,023)	(10,611)	(190,634)
2034	(190,634)	-	-	40	660	26,569	(164,065)	(9,754)	(173,819)
2035	(173,819)	-	-	40	680	27,366	(146,453)	(8,807)	(155,260)
2036	(155,260)	-	-	40	701	28,187	(127,073)	(7,764)	(134,837)
2037	(134,837)	-	-	40	722	29,033	(105,804)	(6,618)	(112,422)
2038	(112,422)	-	-	40	743	29,904	(82,518)	(5,361)	(87,879)
2039	(87,879)	-	-	40	766	30,801	(57,078)	(3,986)	(61,064)
2040	(61,064)	-	-	40	789	31,725	(29,339)	(2,486)	(31,825)
2041	(31,825)	-	-	40	812	32,677	852	(852)	-
Total		(336,435)	(343,817)	885		536,393		(218,727)	

Note: Numbers may not add due to rounding



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

Year	D.C. Reserve Fund Opening Balance	Development Related Expenditures	Development Related Expenditures	Population Growth	\$3,250.19	Anticipated Revenues	Annual Surplus/ (Deficit)	3.5% / 5.5%	D.C. Reserve Fund Closing Balance after Interest
		Nominal Project Cost	Project Cost Inflated at 3%		Per Capita per Year Inflated at (3%) Starting in 2021			D.C. Reserve Fund Interest Earnings/ (Cost)	
2020	-	(483,393)	(483,393)	149	3,250	483,393	(0)	(0)	(0)
2021	(0)	(483,393)	(497,894)	149	3,348	497,894	(0)	(0)	(0)
2022	(0)	(483,393)	(512,831)	149	3,448	512,831	(0)	(0)	(0)
2023	(0)	(483,393)	(528,216)	149	3,552	528,216	(0)	(0)	(0)
2024	(0)	(483,393)	(544,063)	149	3,658	544,063	(0)	(0)	(0)
2025	(0)	(483,393)	(560,384)	149	3,768	560,384	(0)	(0)	(0)
2026	(0)	(483,393)	(577,196)	149	3,881	577,196	(0)	(0)	(0)
2027	(0)	(483,393)	(594,512)	149	3,997	594,512	(0)	(0)	(0)
2028	(0)	(483,393)	(612,347)	149	4,117	612,347	(0)	(0)	(0)
2029	(0)	(483,393)	(630,718)	149	4,241	630,718	(0)	(0)	(0)
2030	(0)	(483,393)	(649,639)	149	4,368	649,639	(0)	(0)	(0)
2031	(0)	(483,393)	(669,128)	149	4,499	669,128	(0)	(0)	(0)
2032	(0)	(483,393)	(689,202)	149	4,634	689,202	(0)	(0)	(0)
2033	(0)	(483,393)	(709,878)	149	4,773	709,878	(0)	(0)	(0)
2034	(0)	(483,393)	(731,175)	149	4,916	731,175	(0)	(0)	-
2035	-	(483,393)	(753,110)	149	5,064	753,110	(0)	(0)	-
2036	-	(483,393)	(775,703)	149	5,216	775,703	(0)	(0)	-
2037	-	(483,393)	(798,974)	149	5,372	798,974	(0)	(0)	-
2038	-	(483,393)	(822,943)	149	5,533	822,943	(0)	(0)	-
2039	-	(483,393)	(847,632)	149	5,699	847,632	(0)	(0)	-
2040	-	(483,393)	(873,061)	149	5,870	873,061	(0)	(0)	-
2041	-	(483,393)	(899,253)	149	6,046	899,252	(0)	(0)	-
Total		(10,634,636)	(14,761,252)	3,272		14,761,251		(0)	

Note: Numbers may not add due to rounding



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

SERVICE	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
Fire Services	2,816	1,212,361	1,215,177
Police Services	7,774	1,754,934	1,762,708
Roads and Related	1,486,327	465,666	1,951,993
Transit Services	50,340	221,425	271,765
Municipal Parking Services	-	-	-
Airport Services	16,318	3,422	19,740
Parks and Recreation Services	240,985	333,212	574,197
Library Services	166,946	351,011	517,956
Animal Protection Services	2,726	63,603	66,329
Ambulance Services	31,178	14,189	45,367
Waste Diversion Services	4,602	191,688	196,290
City-Wide Wastewater Services	468,656	1,937,149	2,405,805
City-Wide Water Services	102,793	4,670,790	4,773,582
Total Municipal Wide Services	2,581,460	11,219,449	13,800,909



Appendix E

Local Service Policy



Appendix E: Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions. The following local service guidelines are proposed to delineate the jurisdiction for capital cost recovery (i.e. local service or development charges).

1. Arterial and Collector Roads

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

2. Traffic Signals and Intersection Improvements

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



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

3. Streetlights

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

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

4. Sidewalks

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

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

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

4.4. Sidewalks Internal to the Development - Direct developer responsibility

5. Bike Lanes/Bike Paths

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

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

6. Noise Abatement Measures

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

7. Traffic Control Systems

7.1. Include in D.C. calculation.



8. Land Acquisition for Road Allowances

- 8.1. Land Acquisition for Arterial Roads - Dedication under the Planning Act subdivision provisions (s. 51) through development (up to 26 metres right-of-way); in areas with limited or no development, include in municipal D.C. (to the extent eligible)
- 8.2. Land Acquisition for Collector Roads - Dedication under the Planning Act subdivision provisions (s. 51) through development (up to 23 metres right-of-way); in areas with limited or no development, include in municipal D.C. (to the extent eligible)
- 8.3. Land Acquisition for Grade Separations (beyond normal dedication requirements): Include in the DC to the extent eligible

9. Storm Water Management

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

10. Water

- 10.1. Water supply, treatment and related facilities - include in the City-Wide D.C. calculation for urban serviced area.
- 10.2. Watermains external to development - include in Area Specific D.C. calculations.
- 10.3. Marginal costs of waterworks within development, above 300 mm nominal diameter include in Area Specific D.C. calculations.
- 10.4. Connections to trunk mains and pumping stations to service a specific development exclusively - direct developer responsibility though local service provisions (s.59 of D.C.A.). Pumping stations external to development that benefits multiple developments will be included in Area Specific D.C. calculations.

11. Wastewater



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

Appendix F

Proposed City-Wide D.C. By-law

THE CORPORATION OF THE CITY OF ST. THOMAS

BY-LAW NUMBER XX-2020

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

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

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

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

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

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

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

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

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

1. In this by-law,

- (1) "Accessory Use" means that the use, building or structure or part thereof is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure;
- (2) "Act" means the Development Charges Act, 1997, c. 27;
- (3) "Administration Service" means any and all studies carried out by the municipality which are with respect to eligible services for which a development charge by-law may be imposed under the Development Charges Act, 1997.
- (4) "Agricultural use" means a bona fide farming operation;
- (5) "Apartment dwelling" means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor. Despite the foregoing, an apartment includes stacked townhouse dwellings;
- (6) "Bedroom" means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- (7) "Board of education" means a board defined in s.s. 1(1) of the Education Act, R.S.O. 1990, c.E.2;
- (8) "Building Code Act" means the Building Code Act, R.S.O. 1992, c.23;
- (9) "Capital cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of, and as authorized by, the municipality or local board,
 - (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;
 - (c) to acquire, lease, construct or improve buildings or structures
 - (d) to acquire, lease, construct or improve facilities including,
 - i. rolling stock with an estimated useful life of seven years or more,

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

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

- (17) "Industrial Use" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, excluding self-storage facilities and including office uses and the sale of commodities to the general public where such uses are accessory to an industrial use;
- (18) "Institutional" means land, buildings, structures or any part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain. For the purposes of s.s.7(2) herein, means development of a building or structure intended for use,
 - (a) as a long-term care home within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;
 - (b) as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
 - (c) by any of the following post-secondary institutions for the objects of the institution:
 - i. a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
 - ii. a college or university federated or affiliated with a university described in subclause (i), or
 - iii. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;
 - (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - (e) as a hospice to provide end of life care;
- (19) "Local board" means a public utility commission, public library board, local board of health, or any other board, commission, committee or body or local authority established or exercising any power or authority under any general or special Act

with respect to any of the affairs or purposes of the municipality or any part or parts thereof;

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

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

2. Calculation of Development Charges

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

Phasing of Development Charges

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

4. Applicable Lands

- (1) Subject to Section 5, this by-law applies to all lands in the municipality, whether or not the land or use is exempt from taxation under Section 3 of the Assessment Act, R.S.O.1990, c.A.31.
- (2) This by-law shall not apply to land that is owned by and used for the purposes of:

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

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

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

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

6. Development Charges Imposed

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

- (c) a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
 - (d) the approval of a plan of subdivision under Section 51 of the Planning Act;
 - (e) a consent under Section 53 of the Planning Act;
 - (f) the approval of a description under Section 9 of the Condominium Act, R.S.O. 1998, S.O.1998, c.19; or
 - (g) the issuing of a permit under the Building Code Act, in relation to a building or structure.
- (2) Subsection (1) shall not apply in respect to
- (a) local services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under Section 51 of the Planning Act;
 - (b) local services installed or paid for by the owner as a condition of approval under Section 53 of the Planning Act.

Local Service Installation

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

8. Multiple Charges

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

9. Services in Lieu

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

Rules with Respect to Redevelopment

10. In the case of the demolition or conversion of all or part of a residential or non-residential building or structure:

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

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

11. Timing and Calculation of Payment

- (1) Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted under the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies.
- (2) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- (3) Notwithstanding Subsections 11.(1) and 11.(2), Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (4) Notwithstanding Subsection 11.(1) and 11.(2), Development Charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter;
- (5) Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Subsections 11.(1), 11.(2), 11.(3), and 11.(4) shall be calculated on the rates set out in Schedule "A" on the date of the planning application, including interest. Where both planning applications apply Development Charges under Subsections 11.(1), 11.(2), 11.(3), and 11.(4) shall be calculated on the rates,

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

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

12. Reserve Funds

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

13. By-Law Amendment or Appeal

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

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

By-Law Indexing

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

Severability

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

Headings for Reference Only

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

By-Law Registration

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

By-Law Administration

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

Schedules to the By-Law

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

Schedule "A" – Designated Municipal Services

Schedule "B" – Schedule of Development Charges

Existing By-law Repeal

20. By-law 81-2015 is repealed effective on _____, 202_.

Date By-law Effective

21. This By-law shall come into force and effect on _____, 202_.

Date By-Law Expires

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

Short Title

23. This by-law may be cited as the "City of St. Thomas Development Charge By-law, 202_."

Passed by the Council this ___th day of _____, 202_.

Mayor

City Clerk

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

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

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

Service	RESIDENTIAL					NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Residential Care (per bed)	Industrial (per sq.m. of Gross Floor Area)	Non-Industrial (per sq.m. of Gross Floor Area)
Municipal Wide Services:							
Roads and Related	7,674	4,810	3,081	6,157	3,113	34.61	68.33
Fire Services	148	93	59	119	60	0.68	1.35
Police Services	370	232	149	297	150	1.70	3.36
Transit Services	135	85	54	108	55	0.62	1.23
Municipal Parking Services	22	14	9	18	9	0.10	0.20
Airport Services	109	68	44	87	44	0.50	0.99
Parks and Recreation Services	2,109	1,322	847	1,692	855	-	-
Library Services	780	489	313	626	316	-	-
Administration Studies	79	50	32	63	32	0.36	0.72
Animal Protection Services	39	24	16	31	16	-	-
Ambulance Services	115	72	46	92	47	0.53	1.04
Waste Diversion Services	32	20	13	26	13	-	-
Total Municipal Wide Services	11,612	7,279	4,663	9,316	4,710	39.10	77.22
Urban Services							
City-Wide Wastewater Services	445	279	179	357	180	1.86	3.68
City-Wide Water Services	11	7	4	9	4	0.05	0.09
Total Urban Services	456	286	183	366	184	1.91	3.77
GRAND TOTAL RURAL AREA	11,612	7,279	4,663	9,316	4,710	39.10	77.22
GRAND TOTAL URBAN AREA	12,068	7,565	4,846	9,682	4,894	41.01	80.99



Appendix G

Proposed South Block D.C. By-law

THE CORPORATION OF THE CITY OF ST. THOMAS

BY-LAW NUMBER XX-2020

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

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

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

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

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

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

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

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

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

1. In this by-law,

- (1) "Accessory Use" means that the use, building or structure or part thereof is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure;
- (2) "Act" means the Development Charges Act, 1997, c. 27;
- (3) "Administration Service" means any and all studies carried out by the municipality which are with respect to eligible services for which a development charge by-law may be imposed under the Development Charges Act, 1997.
- (4) "Agricultural use" means a bona fide farming operation;
- (5) "Apartment dwelling" means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor. Despite the foregoing, an apartment includes stacked townhouse dwellings;
- (6) "Bedroom" means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- (7) "Board of education" means a board defined in s.s. 1(1) of the Education Act, R.S.O. 1990, c.E.2;
- (8) "Building Code Act" means the Building Code Act, R.S.O. 1992, c.23;
- (9) "Capital cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of, and as authorized by, the municipality or local board,
 - (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;
 - (c) to acquire, lease, construct or improve buildings or structures
 - (d) to acquire, lease, construct or improve facilities including,
 - i. rolling stock with an estimated useful life of seven years or more,

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

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

- (17) "Industrial Use" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, excluding self-storage facilities and including office uses and the sale of commodities to the general public where such uses are accessory to an industrial use;
- (18) "Institutional" means land, buildings, structures or any part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain. For the purposes of s.s.7(2) herein, means development of a building or structure intended for use,
- (a) as a long-term care home within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;
 - (b) as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
 - (c) by any of the following post-secondary institutions for the objects of the institution:
 - i. a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
 - ii. a college or university federated or affiliated with a university described in subclause (i), or
 - iii. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;
 - (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - (e) as a hospice to provide end of life care;
- (19) "Local board" means a public utility commission, public library board, local board of health, or any other board, commission, committee or body or local authority established or exercising any power or authority under any general or special Act

with respect to any of the affairs or purposes of the municipality or any part or parts thereof;

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

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

2. Calculation of Development Charges

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

Phasing of Development Charges

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

4. Applicable Lands

- (1) Subject to Section 5, this by-law applies to all lands in the municipality, whether or not the land or use is exempt from taxation under Section 3 of the Assessment Act, R.S.O.1990, c.A.31.
- (2) This by-law shall not apply to land that is owned by and used for the purposes of:

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

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

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

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

6. Development Charges Imposed

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

- (c) a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
 - (d) the approval of a plan of subdivision under Section 51 of the Planning Act;
 - (e) a consent under Section 53 of the Planning Act;
 - (f) the approval of a description under Section 9 of the Condominium Act, R.S.O. 1998, S.O.1998, c.19; or
 - (g) the issuing of a permit under the Building Code Act, in relation to a building or structure.
- (2) Subsection (1) shall not apply in respect to
- (a) local services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under Section 51 of the Planning Act;
 - (b) local services installed or paid for by the owner as a condition of approval under Section 53 of the Planning Act.

Local Service Installation

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

8. Multiple Charges

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

9. Services in Lieu

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

Rules with Respect to Redevelopment

10. In the case of the demolition or conversion of all or part of a residential or non-residential building or structure:

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

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

11. Timing and Calculation of Payment

- (1) Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted under the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies.
- (2) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- (3) Notwithstanding Subsections 11.(1), the development charges shall be payable with respect to an approval of a plan of subdivision upon registration of the plan of subdivision.
- (4) Notwithstanding Subsections 11.(1), 11.(2) and 11.(3), Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (5) Notwithstanding Subsection 11.(1), 11.(2) and 11.(3), Development Charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter;
- (6) Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Subsections 11.(1), 11.(2), 11.(3), 11.(4), and 11.(5) shall be calculated on the rates set out in Schedule "A" on the date of the planning

application, including interest. Where both planning applications apply Development Charges under Subsections 11.(1), 11.(2), 11.(3), 11.(4), and 11.(5) shall be calculated on the rates, including interest, set out in Schedule “B” on the date of the later planning application, including interest.

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

12. Reserve Funds

- (1) Monies received from payment of development charges under this by-law shall be maintained in separate reserve funds as per the listing of services in Schedule “A”.
- (2) Where more than one capital project underlying the service category referred to in subsection (1) has been sufficiently completed, whether at the same time or at a later date, reimbursement to the involved parties will be provided on the proportionate basis of the costs of the works completed. In order for capital projects to be deemed sufficiently complete, the works will be subject to review and approval of the Director, Environmental Services & City Engineer.
- (3) Monies received for the payment of development charges shall be used only in accordance with the provisions of Section 35 of the Act.
- (4) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- (5) Where any unpaid development charges are collected as taxes under subsection (4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection (1).
- (6) The Treasurer of the Municipality shall, in each year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O.Reg. 82198.
- (7) The Wastewater Services (UEA 4B Only) Reserve Fund has been established to replace a section of wastewater sewer at the intersection of Fairview Avenue and Axford Parkway which may not be required. If the replacement of the sewer is not required, subject to the review and approval of the Director, Environmental Services, & City Engineer, then the monies collected to date in the fund shall be refunded to

the contributing developer(s) with interest in accordance with Section 13(2) of the By-Law

13. By-Law Amendment or Appeal

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

By-Law Indexing

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

Severability

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

Headings for Reference Only

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

By-Law Registration

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

By-Law Administration

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

Schedules to the By-Law

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

Schedule "A" – Designated Municipal Services

Schedule "B" – Schedule of Area-Specific Development Charges

Schedule "C" Map of South Block

Existing By-law Repeal

20. By-law 82-2015 is repealed effective on _____, 202_.

Date By-law Effective

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

Date By-Law Expires

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

Short Title

23. This by-law may be cited as the "City of St. Thomas Development Charge By-law – South Block Area, 202_."

Passed by the Council this ___th day of _____, 202_.

Mayor

City Clerk

SCHEDULE "A"
TO BY-LAW XX-2020
DESIGNATED SERVICES UNDER THIS BY-LAW

- South Block - Sub Area 1
 - Administration
 - Wastewater
 - Water
- South Block - Sub Area 2
 - Administration
 - Roads
 - Wastewater
 - Water
- South Block - Sub Area 3
 - Administration
 - Wastewater
 - Water
- South Block - Sub Area 4
 - Water
- South Block - Urban Expansion Area 3
 - Administration
 - Wastewater
 - Water
- South Block - Urban Expansion Area 4A
 - Administration
 - Wastewater
 - Water
- South Block - Urban Expansion Area 4B
 - Administration
 - Wastewater
 - Water

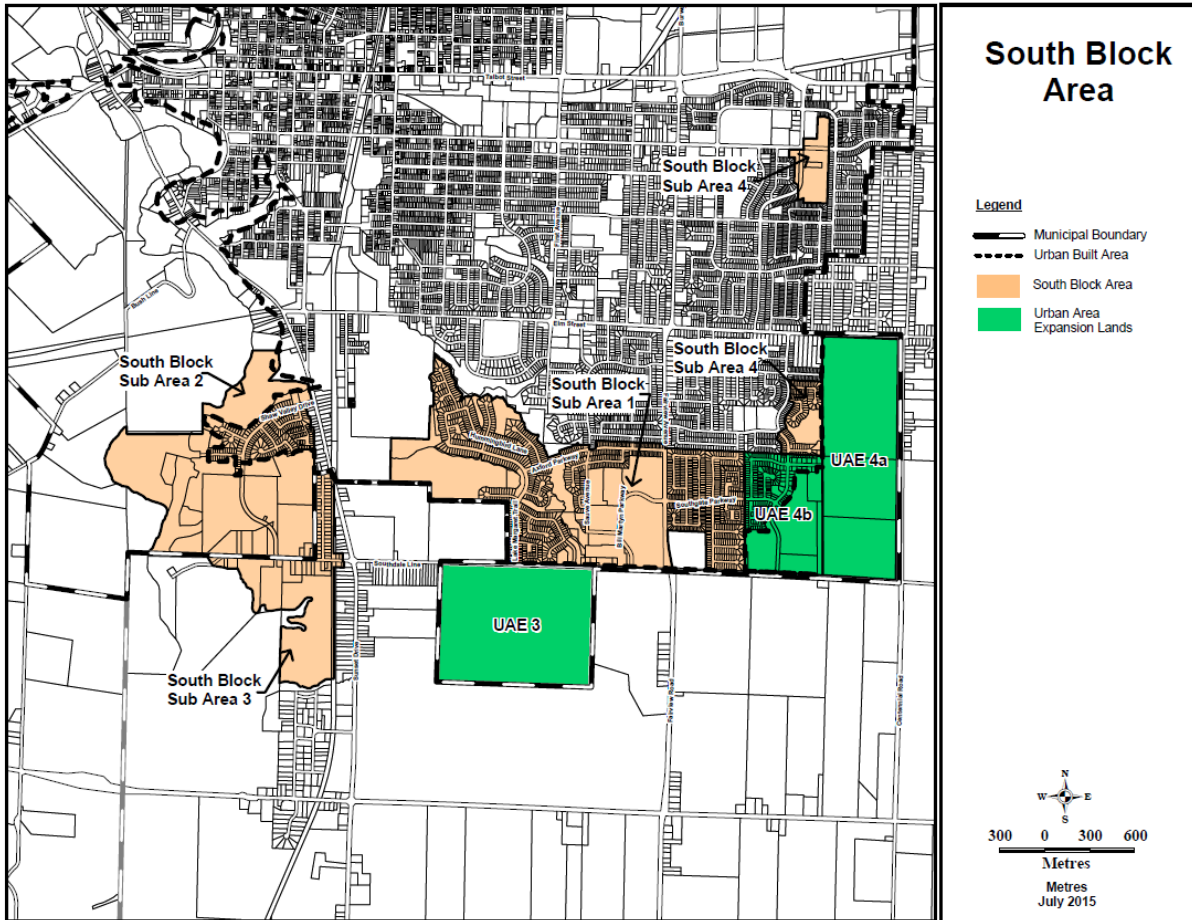


SCHEDULE "B"
TO BY-LAW XX-2020
SCHEDULE OF DEVELOPMENT CHARGES FOR THE SOUTH BLOCK AREA

Service	RESIDENTIAL				
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Residential Care (per bed)
South Block - Sub Area 1					
Administration	5	3	2	4	2
Roads	-	-	-	-	-
Wastewater	942	591	378	756	382
Water	709	444	285	569	287
Total - South Block - Sub Area 1	1,655	1,038	665	1,329	671
South Block - Sub Area 2					
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
Total - South Block - Sub Area 2	2,104	1,319	845	1,688	854
South Block - Sub Area 3					
Administration	4	3	2	4	2
Wastewater	1,184	742	476	950	480
Water	819	513	329	657	332
Total - South Block - Sub Area 3	2,007	1,258	807	1,611	814
South Block - Sub Area 4					
Wastewater	-	-	-	-	-
Water	187	117	75	150	76
Total - South Block - Sub Area 4	187	117	75	150	76
South Block - Urban Expansion Area 3					
Administration	5	3	2	4	2
Wastewater	376	236	151	302	152
Water	749	469	301	601	304
Total - South Block - Urban Expansion Area 3	1,129	708	454	907	458
South Block - Urban Expansion Area 4A					
Administration	3	2	1	3	1
Wastewater	1,019	639	409	818	413
Water	755	473	303	606	306
Total - South Block - Urban Expansion Area 4A	1,777	1,114	713	1,427	720
South Block - Urban Expansion Area 4B					
Administration	-	-	-	-	-
Wastewater	-	-	-	-	-
Water	-	-	-	-	-
Total - South Block - Urban Expansion Area 4B	-	-	-	-	-



SCHEDULE "C"
TO BY-LAW XX-2020
MAP OF SOUTH BLOCK AREA





Appendix H

Proposed Lands of Dalewood D.C. By-law

THE CORPORATION OF THE CITY OF ST. THOMAS

BY-LAW NUMBER XX-2020

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

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

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

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

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

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

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

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

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

1. In this by-law,

- (1) "Accessory Use" means that the use, building or structure or part thereof is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure;
- (2) "Act" means the Development Charges Act, 1997, c. 27;
- (3) "Administration Service" means any and all studies carried out by the municipality which are with respect to eligible services for which a development charge by-law may be imposed under the Development Charges Act, 1997.
- (4) "Agricultural use" means a bona fide farming operation;
- (5) "Apartment dwelling" means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor. Despite the foregoing, an apartment includes stacked townhouse dwellings;
- (6) "Bedroom" means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- (7) "Board of education" means a board defined in s.s. 1(1) of the Education Act, R.S.O. 1990, c.E.2;
- (8) "Building Code Act" means the Building Code Act, R.S.O. 1992, c.23;
- (9) "Capital cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of, and as authorized by, the municipality or local board,
 - (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;
 - (c) to acquire, lease, construct or improve buildings or structures
 - (d) to acquire, lease, construct or improve facilities including,
 - i. rolling stock with an estimated useful life of seven years or more,

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

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

- (17) "Industrial Use" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, excluding self-storage facilities and including office uses and the sale of commodities to the general public where such uses are accessory to an industrial use;
- (18) "Institutional" means land, buildings, structures or any part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain. For the purposes of s.s.7(2) herein, means development of a building or structure intended for use,
- (a) as a long-term care home within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;
 - (b) as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
 - (c) by any of the following post-secondary institutions for the objects of the institution:
 - i. a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
 - ii. a college or university federated or affiliated with a university described in subclause (i), or
 - iii. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;
 - (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - (e) as a hospice to provide end of life care;
- (19) "Local board" means a public utility commission, public library board, local board of health, or any other board, commission, committee or body or local authority established or exercising any power or authority under any general or special Act

with respect to any of the affairs or purposes of the municipality or any part or parts thereof;

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

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

2. Calculation of Development Charges

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

Phasing of Development Charges

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

4. Applicable Lands

- (1) Subject to Section 5, this by-law applies to all lands in the municipality, whether or not the land or use is exempt from taxation under Section 3 of the Assessment Act, R.S.O.1990, c.A.31.
- (2) This by-law shall not apply to land that is owned by and used for the purposes of:

- (a) a board of education;
- (b) any municipality or local board thereof; and
- (c) an industrial use

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

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

6. Development Charges Imposed

- (1) Subject to subsection (2), development charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be

developed for residential and non-residential uses, where, the development requires,

- (a) the passing of a zoning by-law or an amendment thereto under Section 34 of the Planning Act;
 - (b) the approval of a minor variance under Section 45 of the Planning Act;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
 - (d) the approval of a plan of subdivision under Section 51 of the Planning Act;
 - (e) a consent under Section 53 of the Planning Act;
 - (f) the approval of a description under Section 9 of the Condominium Act, R.S.O. 1998, S.O.1998, c.19; or
 - (g) the issuing of a permit under the Building Code Act, in relation to a building or structure.
- (2) Subsection (1) shall not apply in respect to
- (a) local services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under Section 51 of the Planning Act;
 - (b) local services installed or paid for by the owner as a condition of approval under Section 53 of the Planning Act.

Local Service Installation

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

8. Multiple Charges

- (1) Where two or more of the actions described in subsection 6(1) are required before land to which a development charge applies can be developed, only one

development charge shall be calculated and collected in accordance with the provisions of this by-law.

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

9. Services in Lieu

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

Rules with Respect to Redevelopment

10. In the case of the demolition or conversion of all or part of a residential or non-residential building or structure:

- (1) a credit shall be allowed, provided that the land was improved by occupied structures (or structures capable of occupancy) within the five years prior to the issuance of the building permit, and the building permit has been issued for the

development or redevelopment within five years from the date the demolition or change of use permit has been issued; and

- (2) if a development or redevelopment involves the demolition of and replacement of a building or structure or conversion of a building or structure, a credit shall be allowed equivalent to:
 - (a) in the case of residential redevelopment, the number of dwelling units demolished or converted multiplied by the applicable residential development charge in place at the time the development charge is payable,
 - (b) in the case of non-residential, the amount of gross floor area demolished or converted multiplied by applicable development charge in place at the time the development charge is payable.
- (3) A credit can, in no case, exceed the amount of the development charge that would otherwise be payable, and
- (4) (2) No credit is available for the redevelopment of an industrial use.

11. Timing and Calculation of Payment

- (1) Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted under the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies.
- (2) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- (3) Notwithstanding Subsections 11.(1), the development charges shall be payable with respect to an approval of a plan of subdivision upon registration of the plan of subdivision.
- (4) Notwithstanding Subsections 11.(1), 11.(2) and 11.(3), Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.

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

12. Reserve Funds

- (1) Monies received from payment of development charges under this by-law shall be maintained in separate reserve funds as per the listing of services in Schedule "A".
- (2) Where more than one capital project underlying the service category referred to in subsection (1) has been sufficiently completed, whether at the same time or at a later date, reimbursement to the involved parties will be provided on the proportionate basis of the costs of the works completed. In order for capital projects to be deemed sufficiently complete, the works will be subject to review and approval of the Director, Environmental Services & City Engineer.
- (3) Monies received for the payment of development charges shall be used only in accordance with the provisions of Section 35 of the Act.
- (4) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.

- (5) Where any unpaid development charges are collected as taxes under subsection (4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection (1).
- (6) The Treasurer of the Municipality shall, in each year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O.Reg. 82198.
- (7) The Wastewater Services (UEA 4B Only) Reserve Fund has been established to replace a section of wastewater sewer at the intersection of Fairview Avenue and Axford Parkway which may not be required. If the replacement of the sewer is not required, subject to the review and approval of the Director, Environmental Services, & City Engineer, then the monies collected to date in the fund shall be refunded to the contributing developer(s) with interest in accordance with Section 13(2) of the By-Law

13. By-Law Amendment or Appeal

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

By-Law Indexing

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

Severability

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

Headings for Reference Only

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

By-Law Registration

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

By-Law Administration

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

Schedules to the By-Law

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

Schedule "A" – Designated Municipal Services

Schedule "B" – Schedule of Area-Specific Development Charges

Schedule "C" Map of Lands of Dalewood

Existing By-law Repeal

20. By-law 83-2015 is repealed effective on _____, 202__.

Date By-law Effective

21. This By-law shall come into force and effect on _____, 202__.

Date By-Law Expires

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

Short Title

23. This by-law may be cited as the "City of St. Thomas Development Charge By-law – Lands of Dalewood, 202_."

Passed by the Council this ___th day of _____, 202_.

Mayor

City Clerk

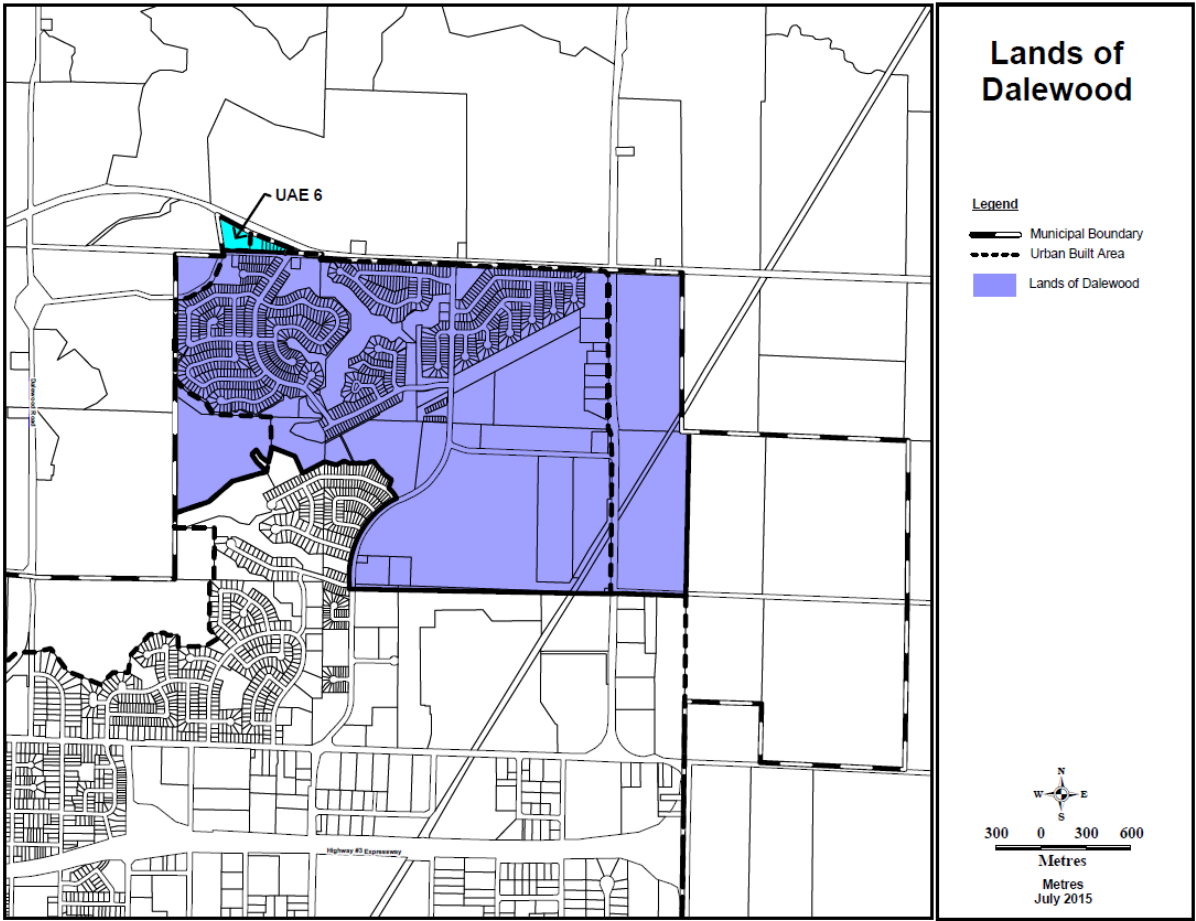
SCHEDULE "A"
TO BY-LAW XX-2020
DESIGNATED SERVICES UNDER THIS BY-LAW

- Administration
- Wastewater

SCHEDULE "B"
TO BY-LAW XX-2020
SCHEDULE OF DEVELOPMENT CHARGES FOR THE LANDS OF DALEWOOD

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

SCHEDULE "C"
TO BY-LAW XX-2020
MAP OF LANDS OF DALEWOOD





Appendix I

Proposed Northwest Area 1 D.C. By-law

THE CORPORATION OF THE CITY OF ST. THOMAS

BY-LAW NUMBER XX-2020

A by-law to establish development charges for the Corporation of the City of St. Thomas – Northwest Area 1

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

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

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

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

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

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

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

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

1. In this by-law,

- (1) "Accessory Use" means that the use, building or structure or part thereof is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a principal use, building or structure;
- (2) "Act" means the Development Charges Act, 1997, c. 27;
- (3) "Administration Service" means any and all studies carried out by the municipality which are with respect to eligible services for which a development charge by-law may be imposed under the Development Charges Act, 1997.
- (4) "Agricultural use" means a bona fide farming operation;
- (5) "Apartment dwelling" means any dwelling unit within a building containing more than four dwelling units where the units are connected by an interior corridor. Despite the foregoing, an apartment includes stacked townhouse dwellings;
- (6) "Bedroom" means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;
- (7) "Board of education" means a board defined in s.s. 1(1) of the Education Act, R.S.O. 1990, c.E.2;
- (8) "Building Code Act" means the Building Code Act, R.S.O. 1992, c.23;
- (9) "Capital cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of, and as authorized by, the municipality or local board,
 - (a) to acquire land or an interest in land, including a leasehold interest;
 - (b) to improve land;
 - (c) to acquire, lease, construct or improve buildings or structures
 - (d) to acquire, lease, construct or improve facilities including,
 - i. rolling stock with an estimated useful life of seven years or more,

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

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

- (17) "Industrial Use" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, excluding self-storage facilities and including office uses and the sale of commodities to the general public where such uses are accessory to an industrial use;
- (18) "Institutional" means land, buildings, structures or any part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain. For the purposes of s.s.7(2) herein, means development of a building or structure intended for use,
- (a) as a long-term care home within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;
 - (b) as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
 - (c) by any of the following post-secondary institutions for the objects of the institution:
 - i. a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
 - ii. a college or university federated or affiliated with a university described in subclause (i), or
 - iii. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;
 - (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - (e) as a hospice to provide end of life care;
- (19) "Local board" means a public utility commission, public library board, local board of health, or any other board, commission, committee or body or local authority established or exercising any power or authority under any general or special Act

with respect to any of the affairs or purposes of the municipality or any part or parts thereof;

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

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

2. Calculation of Development Charges

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

Phasing of Development Charges

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

4. Applicable Lands

- (1) Subject to Section 5, this by-law applies to all lands in the municipality, whether or not the land or use is exempt from taxation under Section 3 of the Assessment Act, R.S.O.1990, c.A.31.
- (2) This by-law shall not apply to land that is owned by and used for the purposes of:

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

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

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

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

6. Development Charges Imposed

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

- (c) a conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
 - (d) the approval of a plan of subdivision under Section 51 of the Planning Act;
 - (e) a consent under Section 53 of the Planning Act;
 - (f) the approval of a description under Section 9 of the Condominium Act, R.S.O. 1998, S.O.1998, c.19; or
 - (g) the issuing of a permit under the Building Code Act, in relation to a building or structure.
- (2) Subsection (1) shall not apply in respect to
- (a) local services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under Section 51 of the Planning Act;
 - (b) local services installed or paid for by the owner as a condition of approval under Section 53 of the Planning Act.

Local Service Installation

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

8. Multiple Charges

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

9. Services in Lieu

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

Rules with Respect to Redevelopment

10. In the case of the demolition or conversion of all or part of a residential or non-residential building or structure:

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

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

11. Timing and Calculation of Payment

- (1) Development charges shall be calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted under the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies.
- (2) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.
- (3) Notwithstanding Subsections 11.(1), the development charges shall be payable with respect to an approval of a plan of subdivision upon registration of the plan of subdivision.
- (4) Notwithstanding Subsections 11.(1), 11.(2) and 11.(3), Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (5) Notwithstanding Subsection 11.(1), 11.(2) and 11.(3), Development Charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter;
- (6) Where the development of land results from the approval of a Site Plan or Zoning By-law Amendment received on or after January 1, 2020, and the approval of the application occurred within 2 years of building permit issuance, the Development Charges under Subsections 11.(1), 11.(2), 11.(3), 11.(4), and 11.(5) shall be calculated on the rates set out in Schedule "A" on the date of the planning

application, including interest. Where both planning applications apply Development Charges under Subsections 11.(1), 11.(2), 11.(3), 11.(4), and 11.(5) shall be calculated on the rates, including interest, set out in Schedule “B” on the date of the later planning application, including interest.

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

12. Reserve Funds

- (1) Monies received from payment of development charges under this by-law shall be maintained in separate reserve funds as per the listing of services in Schedule “A”.
- (2) Where more than one capital project underlying the service category referred to in subsection (1) has been sufficiently completed, whether at the same time or at a later date, reimbursement to the involved parties will be provided on the proportionate basis of the costs of the works completed. In order for capital projects to be deemed sufficiently complete, the works will be subject to review and approval of the Director, Environmental Services & City Engineer.
- (3) Monies received for the payment of development charges shall be used only in accordance with the provisions of Section 35 of the Act.
- (4) Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- (5) Where any unpaid development charges are collected as taxes under subsection (4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection (1).
- (6) The Treasurer of the Municipality shall, in each year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O.Reg. 82198.
- (7) The Wastewater Services (UEA 4B Only) Reserve Fund has been established to replace a section of wastewater sewer at the intersection of Fairview Avenue and Axford Parkway which may not be required. If the replacement of the sewer is not required, subject to the review and approval of the Director, Environmental Services, & City Engineer, then the monies collected to date in the fund shall be refunded to

the contributing developer(s) with interest in accordance with Section 13(2) of the By-Law

13. By-Law Amendment or Appeal

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

By-Law Indexing

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

Severability

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

Headings for Reference Only

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

By-Law Registration

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

By-Law Administration

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

Schedules to the By-Law

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

Schedule "A" – Designated Municipal Services

Schedule "B" – Schedule of Area-Specific Development Charges

Schedule "C" Map of Northwest Areas 1

Date By-law Effective

20. This By-law shall come into force and effect on _____, 202_.

Date By-Law Expires

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

Short Title

22. This by-law may be cited as the "City of St. Thomas Development Charge By-law – Northwest Area 1, 202_."

Passed by the Council this ___th day of _____, 202_.

Mayor

City Clerk

SCHEDULE "A"
TO BY-LAW XX-2020
DESIGNATED SERVICES UNDER THIS BY-LAW

- Roads
- Wastewater
- Water
- Administration



SCHEDULE "B"
TO BY-LAW XX-2020
SCHEDULE OF DEVELOPMENT CHARGES FOR THE NORTHWEST AREA 1

Service	RESIDENTIAL				
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Residential Care (per bed)
Northwest Area 1					
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
Total - Northwest Area 1	8,815	5,526	3,540	7,072	3,575



SCHEDULE "C"
TO BY-LAW XX-2020
MAP OF NORTHWEST AREA 1

