



The Municipality of Lambton Shores

2022 DEVELOPMENT CHARGES BACKGROUND STUDY & BY-LAW



DFA Infrastructure International Inc.

December 8, 2022



DFA Infrastructure International Inc.

33 Raymond Street St. Catharines Ontario Canada L2R 2T3

Telephone: (905) 938 -0965

Fax: (905) 937-6568

December 8, 2022

Janet Ferguson
Director of Financial Services
Municipality of Lambton Shores
9575 Port Franks Road, RR#1
Thedford. Ontario, N0M 2N0

Dear Ms Ferguson,

**Re: Lambton Shores
2022 Development Charges (DC) Background Study & By-law**

We are pleased to submit a revised 2022 DC Background Study and revised DC By-Law. This revision was needed to incorporate the impacts resulting from the amendments to the DCA as contained in the recently approved Bill 23 (More Homes Built Faster Act, 2022).

Additional revisions to the original draft background study and by-law included the removal of the discounts provided to residential and non-residential development within Arkona and Thedford areas. Also removed were the discounts provided to residential development within the core business areas of Grand Bend, Forest, Thedford and Arkona .

This report and by-law form the basis for the calculations of the charges in accordance with the requirements of the Development Charges Act 1997 (DCA) and O.Reg.82/98 as amended by Bill 23.

Please do not hesitate to call if you have any questions.

Respectfully Submitted by,

DFA Infrastructure International Inc.

Derek Ali, MBA, P.Eng.
President

Executive Summary

ES-1 Purpose

This document is the Development Charges (DC) Background Study and its main purpose is to:

- Document the DC policies and calculations of the new rates that inform the preparation of the new DC By-law;
- Present the proposed new DC By-Law to replace the existing by-law upon approval; and
- Meet the requirements of the DCA and O.Reg.82/98.

ES-2 Services Included

The services identified in Table ES1 were covered in this development charges background study and proposed new by-law based on the eligibility requirement of the *Development Charges Act 1997 (DCA)* and the existing By-law 01-2018.

Table ES-1: Eligible Services

Services Included in DC Calculations	
<ul style="list-style-type: none">• Administration<ul style="list-style-type: none">- Growth Related Studies• Indoor Recreation<ul style="list-style-type: none">- Recreation Facilities• Outdoor Recreation<ul style="list-style-type: none">- Parkland Development- Parkland Amenities- Park Trails• Fire<ul style="list-style-type: none">- Vehicles and Equipment- Facilities- Land	<ul style="list-style-type: none">• Transportation<ul style="list-style-type: none">- Roads, Sidewalks, Streetlights, Traffic Controls- Bridges and Culverts- Vehicles and Equipment- Facilities• Wastewater (Forest and Grand Bend)<ul style="list-style-type: none">- Treatment and Collection• Water<ul style="list-style-type: none">- Storage and Distribution• Storm Sewer<ul style="list-style-type: none">- Growth-Related Studies

ES-3 Population and Employment Growth

The residential, employment and dwelling unit growth for the period 2022 to 2041 are summarized in Table ES-2. These estimates were used to calculate the service level caps, allocating costs between residential and non-residential growth and calculating the rates. The residential population growth is based on the Stats Canada residential growth projections and the Municipality's records of current residential development activity. Employment population growth is based on an employment activity rate of 0.349 jobs per capita (2016 Census)

The residential population growth over the 10-year period is projected to be 2,304 to 2031 and 4,608 to 2041 and represents approximately 74% of total growth. The employment population growth to 2041 is

estimated to be 1,562 representing 26% of the total growth. Non-residential employment growth converts to approximately 116,887 m² of Gross Floor Area (GFA). It is estimated that approximately 64% of total residential and employment growth will occur in the wastewater service area of Grand Bend.

Table ES-2: Residential Population, Employment Population & Dwelling Unit Growth (2022-2041)

City Wide	10-Year Development Charges Study Period (2022-2031)	Beyond 10 Years (2032-2041)	Total to Build Out (2022-2041)	
Residential Population ¹	2,304	2,304	4,608	75%
Employment Population	781	781	1,562	25%
<i>Total Residential & Employment Growth</i>	<i>3,085</i>	<i>3,085</i>	<i>6,170</i>	<i>100%</i>
Dwelling Units	1,030	1,030	2,060	
Non-Residential Gross Floor Area (GFA) (m ²)	58,434	58,434	116,867	

1. Includes Census undercount

ES-4 Recoverable Growth Related Capital Needs

The capital cost eligible for recovery through the development charges after deductions and adjustments and their respective allocations to the residential and non-residential sectors are summarized by service in Table ES-3.

Table ES-3: Allocation of Costs to Residential & Non-Residential

Service	Net Capital Needs to be Recovered	Residential Share	Non-Residential Share	Basis for Allocation
Municipal Wide Services				
Outdoor Recreation	\$ 505,599	\$ 480,319	\$ 25,280	95% residential and 5% non-residential
Indoor Recreation	\$ 1,020,656	\$ 969,624	\$ 51,033	95% residential and 5% non-residential
Fire	\$ 488,663	\$ 363,077	\$ 125,586	% of Population and Employment Growth
Transportation	\$ 6,490,519	\$ 4,822,455	\$ 1,668,063	% of Population and Employment Growth
Storm Sewer	\$ 100,000	\$ 74,400	\$ 25,600	% of Population and Employment Growth
Total Municipal Wide Services	\$ 8,605,437	\$ 6,709,874	\$ 1,895,562	
Wastewater Services				
Wastewater (Grand Bend)	\$ 8,131,891	\$ 6,050,127	\$ 2,081,764	% of Population and Employment Growth
Total	\$ 16,737,328	\$ 12,760,001	\$ 3,977,327	

ES-4 Calculated Development Charges

The calculated residential development charges by type of dwelling unit and the non-residential development charges per square metre are presented in Table ES-4. The charges were based on occupancy rates (persons per unit - PPU) of 2.27, 1.91, 1.61 and 1.21 for single & semi-detached, multiples, apartments - 2 or more bedrooms, apartments - bachelor and 1 bedroom.

Table ES-4: Calculated Development Charges

Service	Residential Charge (By Dwelling Type)				Non-Residential Charge		
	Single Detached / Semi-Detached	Apartment Units - One Bedroom or Less	Apartment Units - Two or More Bedrooms	Other Multiples	Wind Turbine (per turbine)	Commercial/ Institutional (per metre ² of GFA)	Industrial (per metre ² of GFA)
Municipal Wide Services							
Outdoor Recreation	\$ 512.18	\$ 272.61	\$ 362.73	\$ 429.64	\$ -	\$ 0.46	\$ 0.46
Indoor Recreation	\$ 987.07	\$ 525.38	\$ 699.06	\$ 828.00	\$ -	\$ 0.88	\$ 0.88
Fire	\$ 353.19	\$ 187.99	\$ 250.13	\$ 296.27	\$ 353.19	\$ 2.08	\$ 2.08
Transportation	\$ 4,842.50	\$ 2,577.47	\$ 3,429.52	\$ 4,062.12	\$ 4,842.50	\$ 28.47	\$ 28.47
Storm Sewer	\$ 74.92	\$ 39.88	\$ 53.06	\$ 39.88	\$ 74.92	\$ 0.44	\$ 0.44
Sub-total Municipal Wide Services	\$ 6,769.85	\$ 3,603.32	\$ 4,794.50	\$ 5,655.91	\$ 5,270.60	\$ 32.32	\$ 32.32
Wastewater Services							
Wastewater (Grand Bend)	\$ 4,488.22	\$ 2,388.90	\$ 3,178.62	\$ 3,764.94	\$ -	\$ 26.25	\$ 26.25
TOTAL CHARGE PER FULLY SERVICED UNIT	\$ 11,258.08	\$ 5,992.22	\$ 7,973.12	\$ 9,420.86	\$ 5,270.60	\$ 58.57	\$ 58.57

ES-5 Comparison with Existing 2022 Charges

The current 2022 and proposed development charges are compared in Table ES-5. Table ES-5 shows increases in the proposed total municipal wide charges for all residential dwelling types and non-residential charges. Residential and non-residential charges for the Grand Bend wastewater service area will also increase over the current 2022 charges. It should be noted there are no proposed administration charges, water charges and wastewater charges in the Forest wastewater service area as the current available water DC reserves and Forest wastewater DC reserves exceed their respective projected net growth-related capital costs, therefore no development charges could be calculated for those services in this study.

Table ES-5: Proposed vs. 2022 Development Charges

Service	Residential Charge (By Dwelling Type)				Non-Residential Charge		
	Single Detached / Semi-Detached	Apartment Units - One Bedroom or Less	Apartment Units - Two or More Bedrooms	Other Multiples	Wind Turbine (per turbine)	Commercial/ Institutional (per metre ² of GFA)	Industrial (per metre ² of GFA)
CURRENT (2022) CHARGES							
Total Municipal Wide Services	\$ 6,341	\$ 3,414	\$ 4,498	\$ 5,609	\$ 3,669	\$ 13.37	\$ 13.37
Water Services	\$ 5,577	\$ 3,003	\$ 3,956	\$ 4,933	\$ -	\$ 13.87	\$ 13.87
Wastewater Services (Forest)	\$ 501	\$ 270	\$ 356	\$ 443	\$ -	\$ 1.25	\$ 1.25
Wastewater Services (Grand Bend)	\$ 2,186	\$ 1,177	\$ 1,551	\$ 1,934	\$ -	\$ 5.44	\$ 5.44
PROPOSED CHARGES							
Total Municipal Wide Services	\$ 6,770	\$ 3,603	\$ 4,795	\$ 5,656	\$ 5,271	\$ 32.32	\$ 32.32
Water Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wastewater Services (Forest)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wastewater Services (Grand Bend)	\$ 4,488	\$ 2,389	\$ 3,179	\$ 3,765	\$ -	\$ 26.25	\$ 26.25
DIFFERENCE							
Total Municipal Wide Services	\$ 429	\$ 189	\$ 296	\$ 46	\$ 1,602	\$ 18.95	\$ 18.95
Water Services	\$ (5,577)	\$ (3,003)	\$ (3,956)	\$ (4,933)	\$ -	\$ (13.87)	\$ (13.87)
Wastewater Services (Forest)	\$ (501)	\$ (270)	\$ (356)	\$ (443)	\$ -	\$ (1.25)	\$ (1.25)
Wastewater Services (Grand Bend)	\$ 2,302	\$ 1,212	\$ 1,628	\$ 1,831	\$ -	\$ 20.81	\$ 20.81

ES-6 Recommendations

The following are the recommendations are presented for consideration by the Municipality.

1. That the revised Development Charges Background Study and By-Law be posted on the Municipality's website effective immediately for public review in accordance with the requirements of the Development Charges Act, 1997 Section 10 (4).
2. That following approval of the by-law, the required notices are issued to the public and stakeholders and a pamphlet is prepared, in accordance with O.Reg.82/98 Section 10 and O.Reg. 82/98 Section 14 respectively.
3. That the growth-related capital projects forecast identified in this Development Charges Background Study be approved by Council as a statement of its intention to meet the increased need for service due to growth, as required under O.Reg.82/98 Section 3.
4. That any excess capacity created as a result of undertaking the growth-related capital projects identified in this background study would be paid for by development charges and therefore deemed to be "committed" in accordance with the requirements of O.Reg.82/98 Section (5).

Table of Contents

1	Introduction	9
1.1	Background	9
1.2	Purpose of this Document	9
2	Study Methodology	9
2.1	Steps in Calculating Development Charges	9
2.2	Data Sources	14
3	Step1: Development Charges Act 1997 (DCA) Requirements.....	15
3.1	General Requirements.....	15
3.2	Prescribed Calculation Methodology	16
4	Step 2: Policy Framework.....	17
4.1	Existing Development Charges By-Law No. 01-2018.....	17
4.2	Policy Direction	18
5	Step 3: Services Eligible for Development Charges	18
6	Step 4: Population and Employment Growth.....	19
7	Step 5: Historical Service Levels.....	22
8	Step 6: Net Growth-Related Capital Costs.....	22
8.1	Step 6.1: Growth Related Capital Needs	23
8.2	Step 6.2: Deductions.....	23
8.3	Step 6.3: Adjustments.....	24
8.4	Step 6.4: Service Level Cap	26
8.5	Council Approval of Capital Investments.....	27
9	Step 7: Calculation of Development Charges	27
9.1	Step 7.1: Allocation of Costs to Residential & Non-Residential Growth	27
9.2	Step 7.2: Unadjusted Development Charge Rates	28
9.3	Step 7.3: Cash Flow Analyses.....	28
9.4	Step 7.4: Proposed Development Charges	29
10	Step 8: Comparison of Development Charges	30
10.1	Comparison with 2022 Existing and Proposed Development Charges	30
11	Step 9: Long-Term Capital and Operating Costs Implications.....	31
11.1	Long-Term Operating Costs	31
11.2	Long-term Capital Costs.....	31
11.3	Asset Management Plan.....	32

12 Step 10: Background Study & By-Law 32

13 Step 11: Stakeholder Consultation 33

14 Step 12: By-Law Adoption & Implementation 33

15 Recommendations 34

Appendices

Appendix A-1: Policy Items Considered

Appendix A-2: Bill 23 (More Homes Built Faster Act, 2022)

Appendix B: Growth Projections

Appendix C: Historical Service Level Calculations

Appendix C1: Outdoor Recreation

Appendix C2: Indoor Recreation

Appendix C3: Fire

Appendix C4: Transportation

Appendix D: Net Growth-Related Capital Costs to be Recovered from Development Charges

Appendix D1: Administration – Growth Studies

Appendix D2: Outdoor Recreation

Appendix D3: Indoor Recreation

Appendix D4: Fire

Appendix D5: Transportation

Appendix D6: Storm Sewer

Appendix D7: Water

Appendix D8: Wastewater (Forest)

Appendix D9: Wastewater (Grand Bend)

Appendix E: Cash Flow Analyses & Adjusted Charges

Appendix E1: Outdoor Recreation

Appendix E2: Indoor Recreation

Appendix E3: Fire

Appendix E4: Transportation

Appendix E5: Storm Sewer

Appendix E6: Wastewater (Grand Bend)

Appendix F: Operating Capital & Asset Management Costs Implications

Appendix G: Development Charges By-Law

Appendix G1: Draft DC By-law

Tables

Table 2-1: Study Methodology	10
Table 2-2: Background Study Data Sources	14
Table 5-1: Eligible Services	18
Table 6-1: Residential Population & Dwelling Unit Growth (2022-2041)	20
Table 6-2: Housing Mix (2022-2041)	20
Table 6-3: Population Growth in New Dwelling Units	21
Table 6-4: Employment Growth	21
Table 7-1: Average Historical Service Levels	22
Table 8-1: Growth-Related Capital Needs (Gross)	23
Table 8-2: Net Recoverable Capital Costs after Deductions	24
Table 8-3: Summary of Adjustments	25
Table 8-4: Net Recoverable Capital Costs after Deductions & Adjustments	25
Table 8-5: Application of Service Level Caps	26
Table 9-1: Allocation of Costs to Residential & Non-Residential	27
Table 9-2: Unadjusted Residential & Non-Residential Rates	28
Table 9-3: Adjusted Residential & Non-Residential Rates (After Cash Flow Analyses)	29
Table 9-4: Occupancy by Dwelling Type	29
Table 9-5: proposed Development Charges	30
Table 10-1: Proposed vs. Existing 2022 Development Charges	30
Table 11-1: 10-Year Operating Cost Implications	31
Table 11-2: 10-Year Capital Cost Implications	32
Table 11-3: 10-Year Asset Management Cost Implications	32

1 Introduction

1.1 Background

The Municipality of Lambton Shores (Municipality) is a lower tier municipality within Lambton County with a population of approximately 12,400 residents. It provides a wide range of services to its residents and businesses for which development charges are currently collected. These services include:

- | | |
|-----------------------------------|------------------|
| ▪ Administration - Growth Studies | ▪ Transportation |
| ▪ Outdoor Recreation | ▪ Water |
| ▪ Indoor Recreation | ▪ Wastewater |

The extent to which these services are delivered, and the costs depend not only on the existing residents and businesses but also on the anticipated growth. The recovery of the capital costs of development driven service expansions is governed by the *Development Charges Act (1997)* (DCA) and *Ontario Regulation 82/98 (O.Reg. 82/98)*. The calculation and implementation of development charges (DCs) including the requirement for municipalities to prepare DC Background Studies and pass by-laws setting out the DCs to be collected from developers are prescribed by the DCA and O.Reg. 82/98. It should be noted that the amendments to the DCA resulting from the recent passing of Bill 23 (The More Homes Built Faster Act) have been considered in preparation of this study.

The Municipality's current DC By-Law No.01-2018 will expire on December 31, 2022. The expiry date however is in the process of being amended to January 15th 2023, which is the 5th anniversary of DC by-law 01-2018 coming into force. A new DC By-law needs to be passed and become effective before the end of January 15th 2023. It is expected that the new DC By-law will be passed at the January 10th Council meeting.

1.2 Purpose of this Document

This document is the DC Background Study and its main purpose is to:

- Document the Development Charge policies and calculations of the new rates that inform the preparation of the new DC By-law;
- Present the new DC By-Law; and
- Meet the requirements of the DCA and O.Reg.82/98.

2 Study Methodology

2.1 Steps in Calculating Development Charges

The methodology for this study very closely follows the methodology prescribed by the DCA particularly Section 5(1) and O.Reg. 82/98. The steps are outlined in Table 2-1.

Table 2-1: Study Methodology

DC Background Study Steps	
Step 1: Review Development Charges Act, 1997 (DCA) Requirements, including the recent amendments to the DCA resulting from the More Homes Build Faster Act, 2022 (See Section 3)	
<ul style="list-style-type: none"> The DCA, O.Reg.82/98 and the More Homes Built Faster Act were reviewed to confirm requirements and their application to the Municipality's situation 	
Step 2: Develop Policy Framework (See Section 4)	
<ul style="list-style-type: none"> The existing By-law No. 01-2018 was reviewed to identify existing policies, rules and charges set by the Municipality 	<ul style="list-style-type: none"> Input was received from senior staff on relevant policies and services to be included in the DC calculations. New services to be included in this study are Fire and Storm Sewer.
Step 3: Identify Services Eligible for DCs (See Section 5)	
<p>The services identified for preliminary consideration for inclusion in the study are listed below. These meet the eligibility requirements of O.Reg.82/98 Section 2.1:</p>	
<ul style="list-style-type: none"> Administration <ul style="list-style-type: none"> Growth Related Studies Indoor Recreation <ul style="list-style-type: none"> Recreation Facilities Outdoor Recreation <ul style="list-style-type: none"> Parkland Development Parkland Amenities Park Trails Fire <ul style="list-style-type: none"> Vehicles and Equipment Facilities Land 	<ul style="list-style-type: none"> Transportation <ul style="list-style-type: none"> Roads, Sidewalks, Streetlights, Traffic Controls Bridges and Culverts Vehicles and Equipment Facilities Wastewater <ul style="list-style-type: none"> Treatment and Collection Water <ul style="list-style-type: none"> Storage and Distribution Storm Sewer
Step 4: Determine Population & Employment Growth (See Section 6)	
<ul style="list-style-type: none"> The growth-related data and information provided by the Municipality were used as the basis for projections Residential population growth was projected for the 10-year period 2022 – 2031 inclusive and the build out period 2032 – 2041 inclusive (most recent build out period approved by Council). The projections considered the population in new units as to identify the “net” growth Household growth was determined for the 10-year period 2022 – 2031 inclusive and the build out period 2032 – 2041 inclusive The number of persons per household (PPU) was 	<ul style="list-style-type: none"> Employment population growth was determined for the 10-year period 2022 – 2031 inclusive and the build out period 2032 – 2041 inclusive Employment population growth was converted to non-residential gross floor area (GFA) The location of new growth was assumed to occur within the Forest, Grand Bend, Arkona and Thedford service areas

DC Background Study Steps

determined for each type of household using the 2021 Statistics Canada Census data and the 2018 DC Study

Step 5: Determine Historical Service Levels (See Section 7)

- The services for which historical service levels are required were identified. Historical service level calculations for water, wastewater and storm sewer were not required
- The historical population served by each service was determined
- The quantity (floor area, number of equipment, etc.) and quality (cost per square metre, per unit, etc.) of services for each year over the historical 15 years were determined
- The average service level (cost per population) for the historical 15-year period 2007 – 2021 inclusive was determined

Step 6: Determine the Net Capital Costs to be Recovered from Development Charges (See Section 8)

Step 6.1: Identify Growth Related Capital Needs (Gross)

- The forecast period used for projecting capital costs was 10 years (2022-2031) except for water and wastewater. These costs were projected over a longer term (2022 to 2041) in accordance with the DCA Section 5(1)4
- In cases where debt was incurred to pay for the projects the amount of principal and interest to be repaid within the study period for the respective service was included
- Input from staff was obtained on growth related capital projects
- The growth-related capital forecasts were developed for each service for the either period 2022-2031 or 2022-2041 showing the gross capital cost of each project

Step 6.2: Undertake Statutory & Other Deductions

- Any approved grants or third-party funding that are expected to be received to reduce the cost of each project were deducted from the gross cost
- The portion of each project that will benefit the existing population was determined and deducted from the net cost after grants and third-party funding were deducted

Step 6.3: Further Adjustments after Deductions

- The DCA Section 5(1) does not define uncommitted excess capacity but requires that it be deducted from the increased need for services to accommodate the new growth
- Any credits related to existing (if any) front-end agreements were identified and added to the capital projections in accordance with O.Reg. 82/98 Section 5
- The deduction of uncommitted excess capacity was deemed to have been done during the planning stages for services when capacity was assessed to determine the need for capacity expansions hence the new projects
- Any eligible debt or reserve deficits were identified and added to the to the capital forecasts
- The remaining amounts were adjusted by any uncommitted reserve balances because these funds are available for use to offset the growth-related capital costs. The uncommitted reserve balances for Water and Wastewater (Forest) exceeded the net

DC Background Study Steps

growth-related capital costs for those services, therefore no DC charge was required to be calculated.

Step 6.4: Apply Service Level Caps

- The historical average service level (Cost per Population) was multiplied by the projected population growth for the forecast period to obtain the maximum amount (cap) that could be recovered through the DCs
- The lower of the service level cap or the net capital cost for the forecast period was used as the amount to be recovered through DCs

Step 7: Calculate the Residential and Non-Residential Development Charges (See Section 9)

Step 7.1: Allocate the Net Capital Cost of each Service to Residential and Non-Residential

- The basis for allocating costs to the residential and non-residential sectors was identified Residential growth allocation was based on residential population as a percentage of the total residential plus employment population growth over the applicable period. The allocation to non-residential growth was the remainder
- Outdoor Recreation and Indoor Recreation were deemed 95% benefit of the residential sector, and 5% non-residential sector

Step 7.2: Calculate the Residential and Non-Residential Unadjusted Rates

- The cost allocated to the residential sector for each service was divided by the residential population growth over the applicable period to arrive at a cost per residential population (cost per capita). The result was the unadjusted residential development charge per capita
 - The cost allocated to the non-residential sector for each service was divided by the employment population growth over the applicable period to arrive at a cost per employment population
- The cost per employment population was converted to cost per square metre of Gross Floor Area (GFA) based on conversions of 65sm, 51sm, 116sm and 0sm per employee for institution employment, commercial employment, industrial employment and rural respectively. The result was the unadjusted non-residential rate per square metre

Step 7.3: Undertake Cash Flow Analyses

- A cash flow analysis was completed for each service using the projected opening reserve balance, anticipated expenditures, anticipated revenues based on the calculated development charges, interest earned on positive annual balances and interest accrued on negative annual balances over the 10-year period or 20-year period. Expenditures, revenues and rates were
- The residential and non-residential development charges (cost per population for residential and cost per square metre for non-residential) for each service were adjusted to obtain a net zero balance for each reserve at the end of the 10th or 20th year. These became

DC Background Study Steps

inflated over the period

the “adjusted” development charge rates

Step 7.4: Calculate Proposed Development Charges

- The adjusted rate per population was converted to a charge per unit for single-detached /semi-detached dwelling units, multiple dwelling units, apartments (1-bedroom) and apartments (2 or more bedrooms) using the appropriate persons per unit (PPU).
- The adjusted rate per square metre was deemed the proposed non-residential development charges rate for the by-law.

Step 8: Proposed Development Charges Comparison (See Section 10)

- The proposed development charges were compared with the existing charges

Step 9: Assess Long-term Capital & Operating and Asset Management Cost Impacts (See Section 11)

- The long-term increase to operating costs of each service resulting from growth related infrastructure was estimated. An operating cost per capita was calculated for each service from the Municipality’s most recent Financial Information Return. These rates were applied to projected residential growth in estimating operating costs.
- The long-term increases to capital costs of each service as a result of implementing the growth-related infrastructure were estimated. This was based on the portion of capital costs funded from rate payers.
- The life expectancy for each asset to be funded by the development charges was calculated based on each asset’s estimated useful life.
- The future replacement cost of each asset was determined.
- The long-term annuities were calculated for funding of the replacement of the growth-related assets.

Step 10: Prepare Draft Background Study & Draft By-Law(s) (See Section 12)

- The Background Study (this document) was prepared in accordance with the requirements of the DCA Section (10) and O.Reg.82/98 Section (8)
- The By-Law was prepared in accordance with the DCA Section (6) and based on the rules included in the existing by-law

Step 11: Undertake Stakeholder Consultation (See Section 13)

- The Draft Background Study and By-law will be made available for public/ stakeholder review at least 60 days prior to approval of the by-law.
- Public notice for a meeting will be held to obtain public/ stakeholder comments on the Draft Background Study and Draft By-law will be issued at least 20 days in advance of the meeting
- The Draft Background Study and Draft By-law will be made available to the public/ stakeholders at least 2 weeks prior to the public meeting expected to be held on December 20, 2022.

DC Background Study Steps

Step 12: Approval & Implementation of Final Background Study and Final By-Law (See Section 14)

- Comments received from the public and stakeholders will be considered, and necessary changes will be made to the Draft Background Study and Draft By-law.
- Approval by Council will be sought in time for the new by-law to become effective before the current by-law expires. It is expected that the new DC by-law will be passed January 10, 2023
- The Final Background Study and Final By-law(s) will be prepared
- Notice of approval of DC By-law will be given within 20 days of final approval by Council.
- A pamphlet will be prepared (within 60 days of approval of the by-law) containing the items noted in O.Reg.82/98 Section 14(1) and make available to the public.

2.2 Data Sources

The primary sources of data used to prepare this Background Study are listed in Table 2-2. In addition, information was also developed from discussions with and input from the Municipality's staff, as required.

Table 2-2: Background Study Data Sources

Item	Data Source
Services to be Included	<ul style="list-style-type: none"> • By-Law No. 01-2018 • Input from staff
Historical Residential Population and Future Growth	<ul style="list-style-type: none"> • Lambton Shores 2018 Development Charge Study, • Growth Information provided by the Municipality • Statistics Canada 2021 Census
Historical Employment Population and Future Growth	<ul style="list-style-type: none"> • Lambton Shores 2018 Development Charge Study, • Growth Information provided by the Municipality
Household Projections	<ul style="list-style-type: none"> • Growth Information provided by the Municipality • Statistics Canada 2021 Census for PPU • Input from staff
Historical Service Level Information	<ul style="list-style-type: none"> • Information supplied by the Municipality
Growth Related Capital Costs	<ul style="list-style-type: none"> • Lambton Shores Capital Budget and Forecast • Lambton Shores 2018 Development Charges Study, • Staff Input
Operating Costs	<ul style="list-style-type: none"> • Lambton Shores 2021 FIR
Policies & Rules	<ul style="list-style-type: none"> • By-Law No.01-2018 • Input from staff

3 Step1: Development Charges Act 1997 (DCA) Requirements

3.1 General Requirements

In Ontario the governing legislation for development charges is the Development Charges Act (1997), O.Reg. 82/98 and O.Reg.192/07. The latter regulation applies only to the Toronto-York Subway Station and is not relevant to this background study. As previously noted in this report, the DCA was recently amended with the passing of the More Homes Built Fast Act 2022. These amendments have been considered in the preparation of this study.

The DCA Section 2 (1) allows municipalities to establish by-laws to impose development charges “against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies”. In accordance with the DCA Section 2(2),

“A development charge may be imposed only for development that requires,

- (a) *the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Planning Act;*
- (b) *the approval of a minor variance under section 45 of the Planning Act;*
- (c) *a conveyance of land to which a by-law passed under subsection 50 (7) of the Planning Act applies;*
- (d) *the approval of a plan of subdivision under section 51 of the Planning Act;*
- (e) *a consent under section 53 of the Planning Act;*
- (f) *the approval of a description under section 9 of the Condominium Act, 1998; or*
- (g) *the issuing of a permit under the Building Code Act, 1992 in relation to a building or structure. “*

The DCA and O.Reg. 82/98 are very prescriptive in the services and costs that can be included in the DC calculations and how the calculations are to be undertaken. They also prescribe the stakeholder consultation and other requirements for implementation of development charges.

In general, the DCA and O.Reg.82/98 identify the following:

- The information must be presented in the background study
- The services for which DCs may be recovered
- The need to calculate the 15-year historical service levels to determine the maximum cost (cap) that may be included in the DC calculations. This does not apply to engineered services such as water, wastewater and storm sewer.

- The requirement to determine “excess capacity” within the current services and whether or not such excess capacity is committed or available to facilitate new growth.
- The period for forecasting costs. This is typically 10 years for most services but longer for others such as water and wastewater.
- The eligible and ineligible capital costs for inclusion in the DC calculations
- Required reductions to gross capital costs of DC related projects
- Creation and maintenance of dedicated reserve funds for each service
- Stakeholder consultation and notices and their timing
- The contents and effective period of the by-law (10 years)
- Protocol for appealing the proposed development charges
- Rules for collection of development charges including mandatory exemptions

Further details on the requirements of the DCA and O.Reg.82/98 are available by referencing these documents at www.ontario.ca/laws/statute/97d27 .

3.2 Prescribed Calculation Methodology

The methodology for calculating development charges is defined by the specific requirements of the DCA and O.Reg. 82/98 and is very consistent across Ontario.

The DCA Section 5(1) states that: *“The following is the method that must be used, in developing a development charge by-law, to determine the development charges that may be imposed:*

- 1. The anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.*
- 2. The increase in the need for service attributable to the anticipated development must be estimated for each service to which the development charge by-law would relate.*
- 3. The estimate under paragraph 2 may include an increase in need only if the council of the Municipality has indicated that it intends to ensure that such an increase in need will be met. The determination as to whether a council has indicated such an intention may be governed by the regulations.*
- 4. The estimate under paragraph 2 must not include an increase that would result in the level of service exceeding the average level of that service provided in the Municipality over the 15-year period immediately preceding the preparation of the background study required under section 10. How the*

level of service and average level of service is determined may be governed by the regulations. The estimate also must not include an increase in the need for service that relates to a time after the 15-year period immediately following the preparation of the background study unless the service is set out in subsection (5).

- 5. The increase in the need for service attributable to the anticipated development must be reduced by the part of that increase that can be met using the Municipality's excess capacity, other than excess capacity that the council of the Municipality has indicated an intention would be paid for by new development. How excess capacity is determined and how to determine whether a council has indicated an intention that excess capacity would be paid for by new development may be governed by the regulations.*
- 6. The increase in the need for service must be reduced by the extent to which an increase in service to meet the increased need would benefit existing development. The extent to which an increase in service would benefit existing development may be governed by the regulations.*
- 7. The capital costs necessary to provide the increased services must be estimated. The capital costs must be reduced by the reductions set out in subsection (2). What is included as a capital cost is set out in subsection (3). How the capital costs are estimated may be governed by the regulations.*
- 8. Rules must be developed to determine if a development charge is payable in any case and to determine the amount of the charge, subject to the limitations set out in subsection (6).*
- 9. The rules may provide for full or partial exemptions for types of development and for the phasing in of development charges. The rules may also provide for the indexing of development charges based on the prescribed index".*

4 Step 2: Policy Framework

4.1 Existing Development Charges By-Law No. 01-2018

The existing DC By-Law No. 01-2018 approved by the Municipality's Council came into force on January 16, 2018 and is effective until expiry on December 31, 2022. It is expected however that the current by-law will be amended to remove the termination clause to allow the by-law to expire of the 5th anniversary of its passing which is January 16th 2023. Some of the main features of the existing by-law include:

Identifying the following services for which the DCs are currently collected:

- | | |
|---|------------------|
| ▪ Administration – Growth Related Studies | ▪ Transportation |
| ▪ Indoor Recreation | ▪ Water |
| ▪ Outdoor Recreation | ▪ Wastewater |

- Establishing rules for exemptions, industrial expansions, redevelopment of existing properties.
- Establishing rules for reductions regarding residential development occurring within the Municipality's core business areas of Grand Bend, Thedford and Arkona.
- Establishing rules for reductions regarding residential and non-residential development occurring within the boundaries Thedford and Arkona.
- Setting residential DCs for the following types of dwelling units:
 - Single Detached/ Semi-Detached ;
 - Multiples Dwellings;
 - Apartment Units - 2 or more Bedrooms; and
 - Apartment Units - Bachelor and 1 Bedroom.
- Collecting non-residential DCs on the basis of GFA based on a unit cost per square metre which is consistent with industry practise.

A copy of the existing DC By-law 01-2018 is available on the Municipality's website:

<https://www.lambtonshores.ca/en/invest-and-build/resources/Documents/BYLAW-01-2018-Development-Charges.pdf>

4.2 Policy Direction

The policies used in preparing the background study and by-law were guided by the existing DC By-law 01-2018 as described in Section 4.1.

Appendix A-1 discusses the policy changes in the by-law. Also detailed in Appendix A-1 are the changes required to ensure the preparation of the background study and by-law are compliant with the amendments of the DCA resulting from the recent passing of the More Homes Built Faster Act, 2022. A memo was provided by DFA to the Municipality that lists all the impacts that Bill 23 have on the DCA. This memo is provided in Appendix A-2.

5 Step 3: Services Eligible for Development Charges

The services identified for inclusion in the study are listed in Table 5-1. These met the eligibility criteria noted in O.Reg.82/98 Section 2.1.

Table 5-1:Eligible Services

Services Included in DC Calculations	
<ul style="list-style-type: none"> • Administration <ul style="list-style-type: none"> - Growth Related Studies • Indoor Recreation 	<ul style="list-style-type: none"> • Transportation <ul style="list-style-type: none"> - Roads, Sidewalks, Streetlights, Traffic Controls

Services Included in DC Calculations			
	- Recreation Facilities		- Bridges and Culverts
• Outdoor Recreation	- Parkland Development		- Vehicles and Equipment
	- Parkland Amenities	• Water	- Facilities
	- Park Trails		- Storage and Distribution
• Fire		• Wastewater	- Treatment and Collection
	- Vehicles and Equipment	• Storm Sewer	
	- Facilities		- Growth-Related Studies
	- Land		

6 Step 4: Population and Employment Growth

The DCA Section 5(1) requires that *“the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated”*. Therefore, estimated future growth in new households over the study period and the location of such growth is required for the calculations. The net historical growth over the last 10 years is also required to determine the historical service levels. The projected net residential and employment population growth are used to determine the service level caps. Population growth in new households and employment growth are used to allocate costs between residential and non-residential growth and calculate the development charges on a per capita and per square metre basis for residential and non-residential respectively.

The following are the projected increases for the period 2022 to 2041.

- Residential Population Growth: 4608
- Employment Population: 1,562
- Growth in Dwelling Units: 2,060

Appendix B provides the residential and employment projections for:

- The 10-year historical period 2012 to 2021;
- The 10-year study period 2022 to 2031; and
- The build out period 2032 to 2041

The annual growth is assumed to be linear between the milestone years. The growth in population, employment and dwelling units are based on growth information provided by the Municipality and Statistics Canada 2021 census data. It is estimated that approximately 64% of total residential and employment growth will occur in the wastewater service area of Grand Bend which rates are calculated separately.

Table 6-1 summarizes the growth in residential population and dwelling units over the next 10 years (2022 - 2031) and to build out (2022 - 2041). The municipal wide growth in population for the 10-year period is 2,304 and 4,608 to 2041.

Table 6-1: Residential Population & Dwelling Unit Growth (2022-2041)

Total to Build Out (2022-2041)	10-Year Study Period (2022-2031)	Beyond 10 Years (2032-2041)	Total to Build Out (2022-2041)
Population ¹	2,304	2,304	4,608
Dwelling Units ²	1,030	1,030	2,060

1. Population based on an occupancy rate in new units of 2.18 PPU (Statistics Canada 2021 Census) and adjusted for census undercount

2. Projected units are based on historical increase of 515 units from 2016 to 2021 (103 per year) according to census data, assumed to continue over study period

The number of new dwelling units is projected to be 1,020 over 10 years and 2,060 to 2041. According to the housing mix identified by the Municipality based on recent development applications, single-detached/semi-detached, multiples, and apartments each account for approximately 87%, 7% and 6% of the projected growth in new units by 2041 respectively as shown in Table 6-2.

Table 6-2: Housing Mix (2022-2041)

Dwelling Type	10-Year Development Charges Study Period (2022 - 2031)	Beyond 10 Years (2032-2041)	Total to Build Out (2022-2041)	% of Total ¹
Single/Semi-Detached	891	891	1,782	86.49%
Multiples	72	72	145	7.02%
Apartments	67	67	134	6.49%
Total Increase in Dwelling Units	1,030	1,030	2,060	100%

1. Housing Mix Percentages based on 2017 to 2021 housing starts by dwelling type (CMHC) - assumed to continue over study period

The residential growth to be accommodated in these new units is projected to be 2,258 by 2031 and 4,515 to build out as shown in Table 6-3. It is noted that the population to be accommodated in new units are different from the total population growth due to changes in mortality and birth rates, migration from the Municipality and the fact that some of the population growth can be accommodated in existing units.

Table 6-3: Population Growth in New Dwelling Units

Dwelling Type	Persons Per Unit (PPU) ¹	10-Year Development Charges Study Period (2022 - 2031)		Beyond 10 Years (2032-2041)		Total to Build Out (2022-2041)	
		No. of Units	Population Growth	No. of Units	Population Growth	No. of Units	Population Growth
Single/Semi-Detached	2.27	891	2,025	891	2,025	1,782	4,050
Multiples	1.91	72	138	72	138	145	276
Apartments	1.41	67	95	67	95	134	189
Population Increase in New Units		1,030	2,258	1,030	2,258	2,060	4,515
Increase In Population in Existing Units ²			47		47		93
Total Population Increase			2,304		2,304		4,608

1. PPU from 2021 Census Table 98-10-0041-01 Structural Type of Dwelling (10) and Household Size (8) for Occupied Private Dwellings of Canada, Provinces and Territories, Census Divisions and Census Subdivision

2. Implies some of the new population will be housed in existing units

The employment growth over the same periods are shown in Table 6-4. The projected employment growth is 781 for the first 10 years and 1,562 to build out. These equate to an additional 58,434 m² of Gross Floor Area (GFA) in the first 10 years and 116,867 million m² to build out. The floor area was calculated using the employment densities used in the Municipality's 2018 DC Background Study.

Table 6-4: Employment Growth

Employment Sector	10-Year Development Charges Study Period (2022-2031)	Beyond 10 Years (2032-2041)	Total to Build Out (2022-2041)	% of Total to Build Out (2022-2041) ²
<u>Employment Population</u>				
Institutional	184	184	369	24%
Commercial - Population Related	350	350	700	45%
Industrial	247	247	493	32%
Total Employment Population Increase	781	781	1,562	100%
<u>¹ Gross Floor Area (m²)</u>				
Institutional	11,987	11,987	23,974	21%
Commercial - Population Related	17,843	17,843	35,686	31%
Industrial	28,604	28,604	57,208	49%
Total GFA Increase (m²)	58,434	58,434	116,867	100%

1. GFA Per Employee of 65 m² for Institutional; 51m² for Commercial; and 116 m² for industrial (from 2018 DC Study)

2. Employment Population growth based on an employment activity rate of 0.349 jobs per capita (2016 Census)

7 Step 5: Historical Service Levels

The DCA Section 5(1)4 limits the level of service to be provided to new customers to the same as the average level of service over the 15-year period immediately preceding the year of the new DC Background Study. This requirement ensures that improvements to existing service levels are not funded by the new development charges. Accordingly, the capital cost to be recovered through the development charges must not exceed an amount (referred to as the service level “cap”) using the 10-year historical service level as the basis. This requirement applies to all eligible service except for administration, water, wastewater and storm sewer.

The amount of the cap is calculated by first determining the average historical cost per population. The inventory of historical services (e.g. facilities gross floor areas, number of units of equipment, etc.), current replacement costs and the historical populations are used to calculate the average historical service level. These satisfy the requirements of O.Reg. Section 4(1) which state that the quantity (number of units of equipment, etc.) and quality (e.g. cost per unit) of the services must be taken into account. The cap is calculated by multiplying the average service level (cost per population) by the projected population over the next 10 years. The inventory and replacement costs were provided by the Municipality.

The detailed tables showing the historical service level calculations for each service are included in Appendices C1 to C4. Table 7-1 summarizes the historical average service level for each eligible service. The service level cap for each service was used to adjust the capital costs in calculating the net to be recovered through the development charges. This is further described in Section 8.4. Service level caps do not apply to growth studies, water, wastewater and storm sewer.

Table 7-1: Average Historical Service Levels

Service	Average Service Level Per Capita	Service Level Cap	Population Used
Municipal Wide Services			
Administration	N/A	N/A	N/A
Indoor Recreation	\$ 8,024.10	\$ 18,115,627	Residential
Outdoor Recreation	\$ 2,348.30	\$ 5,301,634	Residential
Fire	\$ 1,171.09	\$ 3,558,355	Residential and Employment
Transportation	\$ 20,554.04	\$ 62,453,619	Residential and Employment
Stormwater	N/A	N/A	N/A
Water	N/A	N/A	N/A
Wastewater	N/A	N/A	N/A

8 Step 6: Net Growth-Related Capital Costs

This Section presents the capital investments required to facilitate the projected residential and employment growth. All required deductions and allowable adjustments were made in accordance with the DCA and O.Reg.82/98 to arrive at the net capital investment required for each service. The service level caps and post period provisions if any were applied to these amounts to identify the net costs to be recovered from the development charges. The detailed calculations are presented by service in Appendices D1 to D9.

8.1 Step 6.1: Growth Related Capital Needs

Table 8-1 summarizes the gross capital needs for each service before required deductions and allowable adjustments were made. The respective periods over which these costs would be incurred for each service are also shown. The amounts shown are the costs of the projects that are required to facilitate growth as identified by staff.

All or a portion of the funding for each of these projects would be from development charges. Approximately \$36.9 million in capital investment (not including water and wastewater) is required to support municipal wide future growth over the periods indicated. Additional investments of approximately \$0.7 million in the water system and \$0.1 million in the Forest wastewater service area and \$13.9 million in Grand Bend wastewater service area would also be required in areas where these services would be offered. The total capital funding requirement is approximately \$51.6 million.

Table 8-1: Growth-Related Capital Needs (Gross)

Service	Gross Cost	Period
Municipal Wide Services		
Administration	\$ 40,000	2022 - 2031
Indoor Recreation	\$ 12,591,652	2022 - 2031
Outdoor Recreation	\$ 4,490,000	2022 - 2031
Fire	\$ 2,283,750	2022 - 2031
Transportation	\$ 17,251,250	2022 - 2031
Stormwater	\$ 200,000	2022 - 2031
Total Municipal Wide Services	\$ 36,856,652	
Water and Wastewater Services		
Water	\$ 703,487	2022 - 2041
Wastewater (Forest)	\$ 90,000	2022 - 2041
Wastewater (Grand Bend)	\$ 13,901,759	2022 - 2041
Total Water and Wastewater Services	\$ 14,695,246	
Total	\$ 51,551,898	

8.2 Step 6.2: Deductions

Table 8-2 summarizes the net capital needs for each service *after* making the required deductions. These deductions reduce the amounts recoverable from development charges and are in accordance with the requirements of the DCA and O.Reg.82/98.

The net recoverable amount after deductions is \$11.0 million municipal wide services (not including water and wastewater) and \$0.6 million for water and \$45 thousand for Forest wastewater service area and \$8.6 million for Grand Bend wastewater service area. The total recoverable amount is approximately \$20.2 million. Appendices D1 to D9 shows the detailed deductions for each service.

Table 8-2: Net Recoverable Capital Costs after Deductions

Service	Gross Cost	Grants/ Subsidies	Benefit To Existing Development	Total Development Recoverable Costs Net of Stat. Deduction
Municipal Wide Services				
Administration Growth-Related Studies	\$ 40,000	\$ -	\$ 20,000	\$ 20,000
Outdoor Recreation	\$ 4,490,000	\$ -	\$ 3,121,000	\$ 1,369,000
Indoor Recreation	\$ 12,591,652	\$ 5,000,000	\$ 6,407,354	\$ 1,184,298
Fire	\$ 2,283,750	\$ -	\$ 1,806,000	\$ 477,750
Transportation	\$ 17,251,250	\$ -	\$ 9,420,750	\$ 7,830,500
Storm Sewer	\$ 200,000	\$ -	\$ 100,000	\$ 100,000
Total Municipal Wide Services	\$ 36,856,652	\$ 5,000,000	\$ 20,875,104	\$ 10,981,548
Water and Wastewater Services				
Water	\$ 703,487	\$ -	\$ 125,000	\$ 578,487
Wastewater (Forest)	\$ 90,000	\$ -	\$ 45,000	\$ 45,000
Wastewater (Grand Bend)	\$ 13,901,759	\$ 3,500,000	\$ 1,830,000	\$ 8,571,759
Total Water and Wastewater Services	\$ 14,695,246	\$ 3,500,000	\$ 2,000,000	\$ 9,195,246
Total	\$ 51,551,898	\$ 8,500,000	\$ 22,875,104	\$ 20,176,794

8.3 Step 6.3: Adjustments

Adjustments to the projected recoverable net capital costs considered:

- Positive and negative reserve balances. Positive balances were deducted, and negative balances added to the recoverable amounts.
- Adding any credits owed to developers based on existing front-end agreements.

Table 8-3 summarizes the adjustments made. The adjustments made were to reduce the respective capital projections for each service by the amounts of existing positive reserve balances and increase for negative reserve balances. The respective positive reserve fund balances are deemed available cash that were applied to the growth-related costs to reduce the amount required from the new development charges. Negative reserve fund balances are deemed debts that are required to be recovered from new development. The total adjustments made were approximately \$3.4 million. It should be noted that both the uncommitted water reserve balance and the uncommitted wastewater reserve balance for the Forest wastewater service area exceed their respective recoverable net capital costs. As such no growth-related capital costs are available to be recovered from future growth, and therefore no development charges can be calculated for those services in this study.

Table 8-3: Summary of Adjustments

Service	Reserve Balance	Reserve Deficits	Credits	Total Adjustments
Municipal Wide Services				
Administration Growth-Related Studies	\$ 20,000	\$ -	\$ -	\$ 20,000
Outdoor Recreation	\$ 863,401	\$ -	\$ -	\$ 863,401
Indoor Recreation	\$ 163,641	\$ -	\$ -	\$ 163,641
Fire	\$ (10,913)	\$ -	\$ -	\$ (10,913)
Transportation	\$ 1,339,981	\$ -	\$ -	\$ 1,339,981
Storm Sewer	\$ -	\$ -	\$ -	\$ -
Total Municipal Wide Services	\$ 2,376,111	\$ -	\$ -	\$ 2,376,111
Water and Wastewater Services				\$ -
Water	\$ 578,487	\$ -	\$ -	\$ 578,487
Wastewater (Forest)	\$ 45,000	\$ -	\$ -	\$ 45,000
Wastewater (Grand Bend)	\$ 439,868	\$ -	\$ -	\$ 439,868
Total Water and Wastewater Services	\$ 1,063,355	\$ -	\$ -	\$ 1,063,355
Total	\$ 3,439,466	\$ -	\$ -	\$ 3,439,466

Table 8-4 summarizes the recoverable net capital for each service after making the required deductions and adjustments but before the service level caps were applied and post period capacity calculated.

Table 8-4: Net Recoverable Capital Costs after Deductions & Adjustments

Service	Total Development Recoverable Costs Net of Stat. Deduction	Reserve Adjustments	Net Capital Needs
Municipal Wide Services			
Administration Growth-Related Studies	\$ 20,000	\$ 20,000	\$ -
Outdoor Recreation	\$ 1,369,000	\$ 863,401	\$ 505,599
Indoor Recreation	\$ 1,184,298	\$ 163,641	\$ 1,020,656
Fire	\$ 477,750	\$ (10,913)	\$ 488,663
Transportation	\$ 7,830,500	\$ 1,339,981	\$ 6,490,519
Storm Sewer	\$ 100,000	\$ -	\$ 100,000
Total Municipal Wide Services	\$ 10,981,548	\$ 2,376,111	\$ 8,605,437
Water and Wastewater Services		\$ -	
Water	\$ 578,487	\$ 578,487	\$ -
Wastewater (Forest)	\$ 45,000	\$ 45,000	\$ -
Wastewater (Grand Bend)	\$ 8,571,759	\$ 439,868	\$ 8,131,891
Total Water and Wastewater Services	\$ 9,195,246	\$ 1,063,355	\$ 8,131,891
Total	\$ 20,176,794	\$ 3,439,466	\$ 16,737,328

The net recoverable amounts after deductions and adjustments is approximately \$8.6 million for municipal-wide services (not including water and wastewater) and \$8.1 million for the Grand Bend wastewater service area. There are no net recoverable amounts after deductions and adjustments for administration, water and the Forest wastewater service area.

8.4 Step 6.4: Service Level Cap

The service level cap is calculated based on the historical service levels. It limits the amount of funding recoverable from the development charges for some services regardless of the net amounts after deductions and adjustments. The lower of the recoverable amounts net of deductions and adjustments or the service level cap were used to determine the development charges. Amounts that exceed the service level cap were deemed to be post period capacity which can be carried forward to the next study for consideration at that time.

Table 8-5: Application of Service Level Caps

Service	Net Capital Needs	Service Level Cap	Post Period Capacity to be Carried Forward	Total DC Eligible Costs for Recovery
Municipal Wide Services				
Administration Growth-Related Studies	\$ -	N/A	\$ -	\$ -
Outdoor Recreation	\$ 505,599	\$ 5,301,634	\$ -	\$ 505,599
Indoor Recreation	\$ 1,020,656	\$ 18,115,627	\$ -	\$ 1,020,656
Fire	\$ 488,663	\$ 3,558,355	\$ -	\$ 488,663
Transportation	\$ 6,490,519	\$ 62,453,619	\$ -	\$ 6,490,519
Storm Sewer	\$ 100,000	N/A	\$ -	\$ 100,000
Total Municipal Wide Services	\$ 8,605,437		\$ -	\$ 8,605,437
Water and Wastewater Services				
Water	\$ -	N/A	\$ -	\$ -
Wastewater (Grand Bend)	\$ -	N/A	\$ -	\$ -
Wastewater (Grand Bend)	\$ 8,131,891	N/A	\$ -	\$ 8,131,891
Total Water and Wastewater Services	\$ 8,131,891		\$ -	\$ 8,131,891
Total	\$ 16,737,328		\$ -	\$ 16,737,328

Table 8-5 summarizes the service level caps, recoverable amounts through the development charges and any post period capacity to be carried forward to the next study. No recoverable funding was restricted by the calculated service level cap. The Total DC Eligible Cost for Recovery were the final amounts used to calculate the development charges as described in Section 9.

The net recoverable amount after deductions and adjustments, application of the service level caps and provision of post period capacity is approximately \$8.6 million (not including water and wastewater) and approximately \$8.1 million for wastewater. The detailed calculations for each service are presented in Appendices D1 to D9.

8.5 Council Approval of Capital Investments

O.Reg.82/98 Section 3 requires that municipal councils demonstrate their intention to meet the increase in need for capital expenditures related to growth. Otherwise, such capital costs cannot be included in the calculations. Therefore, it is recommended that Council approve the capital forecasts noted in Section 8.1 and provided in Appendices D1 to D9 to confirm its intention to meet the growth requirements.

9 Step 7: Calculation of Development Charges

This section presents the calculation of the residential and non-residential development charges based on the net recoverable growth-related capital costs determined in the previous sections of this report. The calculation details are shown in Appendices E1 to E6.

9.1 Step 7.1: Allocation of Costs to Residential & Non-Residential Growth

Many of the services provided by the Municipality benefit both the residential and non-residential sectors. The costs to be recovered for these services were allocated to the residential and non-residential sectors on the basis of each sector's proportionate share of total net residential and employment population growth. Some services such as Indoor Recreation and Outdoor Recreation services are mostly geared to the residential sector with 95% of eligible costs being allocated to residential growth and 5% to non-residential growth.

Table 9-1 shows the allocations for each service. The residential share of costs to be recovered (not including water and wastewater) is approximately \$6.7 million and the non-residential share of approximately \$1.9 million. The residential and non-residential shares of the wastewater costs are approximately \$6.1 million and \$2.1 million respectively.

Table 9-1: Allocation of Costs to Residential & Non-Residential

Service	Net Capital Needs to be Recovered	Residential Share	Non-Residential Share	Basis for Allocation
Municipal Wide Services				
Outdoor Recreation	\$ 505,599	\$ 480,319	\$ 25,280	95% residential and 5% non-residential
Indoor Recreation	\$ 1,020,656	\$ 969,624	\$ 51,033	95% residential and 5% non-residential
Fire	\$ 488,663	\$ 363,077	\$ 125,586	% of Population and Employment Growth
Transportation	\$ 6,490,519	\$ 4,822,455	\$ 1,668,063	% of Population and Employment Growth
Storm Sewer	\$ 100,000	\$ 74,400	\$ 25,600	% of Population and Employment Growth
Total Municipal Wide Services	\$ 8,605,437	\$ 6,709,874	\$ 1,895,562	
Wastewater Services				
Wastewater (Grand Bend)	\$ 8,131,891	\$ 6,050,127	\$ 2,081,764	% of Population and Employment Growth
Total	\$ 16,737,328	\$ 12,760,001	\$ 3,977,327	

9.2 Step 7.2: Unadjusted Development Charge Rates

Development charge rates were calculated on a per capita (population) basis for the residential sector by dividing the costs allocated to residential by the residential population growth over the 10-year period 2022 to 2031. For wastewater this period was 20 years (2022-2041). Similarly, the non-residential rates were calculated by dividing the non-residential cost allocations by the growth in gross floor area over the 10-year or 20-year period to arrive at a cost per metre. These resulted in the preliminary unadjusted residential and non-residential rates prior to undertaking the cash flow analyses. These rates were subsequently adjusted as described in Section 9.3.

Table 9-2 shows the unadjusted residential and non-residential rates by service. Assumptions used in the calculation of gross floor area related to industrial, commercial and institutional employment are consistent with the assumptions used in the Municipality's 2018 development charge study.

Table 9-2: Unadjusted Residential & Non-Residential Rates

Service	Residential			Non-Residential		
	Cost	Growth in Population	Rate (Cost/Capita)	Cost	Growth in Floor Area (Square Metre)	Rate (Cost/m ²)
Municipal Wide Services						
Outdoor Recreation	\$ 480,319	2,258	\$ 212.75	\$ 25,280	58,434	\$ 0.43
Indoor Recreation	\$ 969,624	2,258	\$ 429.48	\$ 51,033	58,434	\$ 0.87
Fire	\$ 363,077	2,258	\$ 160.82	\$ 125,586	58,434	\$ 2.15
Transportation	\$ 4,822,455	2,258	\$ 2,136.05	\$ 1,668,063	58,434	\$ 28.55
Storm Sewer	\$ 74,400	2,258	\$ 32.95	\$ 25,600	58,434	\$ 0.44
Total Municipal Wide Services	\$ 6,709,874		\$ 2,972.06	\$ 1,895,562		\$ 32.44
Wastewater Services						
Wastewater (Grand Bend)	\$ 6,050,127	2,890	\$ 2,093.62	\$ 2,081,764	74,795	\$ 27.83
Total	\$ 12,760,001		\$ 5,065.68	\$ 3,977,327		\$ 60.27

9.3 Step 7.3: Cash Flow Analyses

Cash flow analyses were undertaken over the 10-year period 2022 to 2031 for services with a 10-year study period. A 20-year cash flow period was used for the other services. These analyses considered the transfers in and out of the respective reserve fund for each service and their timing. Cash outflows were according to the projected capital expenditures. Cash inflows were calculated by multiplying the projected annual residential population growth by the adjusted rate per capita and adding the product of the non-residential growth in floor area and the adjusted rate per square metre. The rates were increased by inflation assumed at 4% per year. The objective of undertaking the cash flow analyses is to ensure that the rates are sufficient to result in a zero net cash flow at the end of either a 10-year or 20-year period. The rates were adjusted to achieve this objective. Appendices E1 to E6 provides a cash flow table for each service.

The adjusted rates are summarized in Table 9-3. The total residential rates (not including water and wastewater) were calculated to be \$2,977.95 per capita and the non-residential rate \$32.32 per m². The adjusted rates for wastewater were determined to be \$1,974.30 per capita and \$26.25 per m² for residential and non-residential respectively.

Table 9-3: Adjusted Residential & Non-Residential Rates (After Cash Flow Analyses)

Service	Residential Rate (Cost/Capita)	Non-Residential Rate (Cost/m ²)
Municipal Wide Services		
Outdoor Recreation	\$ 225.30	\$ 0.46
Indoor Recreation	\$ 434.20	\$ 0.88
Fire	\$ 155.36	\$ 2.08
Transportation	\$ 2,130.14	\$ 28.47
Storm Sewer	\$ 32.95	\$ 0.44
Total Municipal Wide Services	\$ 2,977.95	\$ 32.32
Wastewater Services		
Wastewater (Grand Bend)	\$ 1,974.30	\$ 26.25
Total	\$ 4,952.25	\$ 58.57

9.4 Step 7.4: Proposed Development Charges

The non-residential development charges are the adjusted rates per square metre calculated as described in Section 9.3. The residential development charges by type of dwelling unit were calculated using the adjusted rate per capita and the respective household size estimates (persons per unit – PPU) noted in Table 9-4 for each type of dwelling unit. The household sizes are based on the Statistics Canada 2021 Census data and the 2018 Development Charges Study charge allocation.

Table 9-4: Occupancy by Dwelling Type

Type of Dwelling Unit	Occupancy - Persons per Unit (PPU)
Single Detached & Semi- Detached	2.27
Multiples	1.91
Apartments – 2 or More Bedrooms	1.61
Apartments – Bachelor & 1 Bedroom	1.21

The proposed residential development charges by unit type are listed in Table 9-5 for each service and are based on the policies and rules noted in Section 4.2. The development charge for a single detached dwelling was calculated at \$6,769.85 (not including water and wastewater) and \$4,488.22 for the Grand Bend wastewater service area.

Table 9-5 also shows the proposed non-residential rates at \$32.32 per m² (not including water and wastewater) and \$26.25 per m² for the Grand Bend wastewater service area. All charges are subject to annual indexing in accordance with O.Reg.82/98 Section 7.

Table 9-5: proposed Development Charges

Service	Residential Charge (By Dwelling Type)				Non-Residential Charge		
	Single Detached / Semi-Detached	Apartment Units - One Bedroom or Less	Apartment Units - Two or More Bedrooms	Other Multiples	Wind Turbine (per turbine)	Commercial/ Institutional (per metre ² of GFA)	Industrial (per metre ² of GFA)
Municipal Wide Services							
Outdoor Recreation	\$ 512.18	\$ 272.61	\$ 362.73	\$ 429.64	\$ -	\$ 0.46	\$ 0.46
Indoor Recreation	\$ 987.07	\$ 525.38	\$ 699.06	\$ 828.00	\$ -	\$ 0.88	\$ 0.88
Fire	\$ 353.19	\$ 187.99	\$ 250.13	\$ 296.27	\$ 353.19	\$ 2.08	\$ 2.08
Transportation	\$ 4,842.50	\$ 2,577.47	\$ 3,429.52	\$ 4,062.12	\$ 4,842.50	\$ 28.47	\$ 28.47
Storm Sewer	\$ 74.92	\$ 39.88	\$ 53.06	\$ 39.88	\$ 74.92	\$ 0.44	\$ 0.44
Sub-total Municipal Wide Services	\$ 6,769.85	\$ 3,603.32	\$ 4,794.50	\$ 5,655.91	\$ 5,270.60	\$ 32.32	\$ 32.32
Wastewater Services							
Wastewater (Grand Bend)	\$ 4,488.22	\$ 2,388.90	\$ 3,178.62	\$ 3,764.94	\$ -	\$ 26.25	\$ 26.25
TOTAL CHARGE PER FULLY SERVICED UNIT	\$ 11,258.08	\$ 5,992.22	\$ 7,973.12	\$ 9,420.86	\$ 5,270.60	\$ 58.57	\$ 58.57

10 Step 8: Comparison of Development Charges

10.1 Comparison with 2022 Existing and Proposed Development Charges

Table 10-1 compares the proposed development charges with the existing 2022 charges. Table 10-1 shows increases in the proposed municipal wide charges for all residential dwelling types and non-residential charges. Residential and non-residential charges for the Grand Bend wastewater service area also increase over the current 2022 charges. As noted earlier there are no proposed administration charges, water charges and wastewater charges in the Forest wastewater service area as the administration reserve balance, water reserve balance and the wastewater reserve balance for the Forest wastewater service area exceed their respective recoverable net capital costs. As such no growth-related capital costs are available to be recovered from future growth, and therefore no development charges can be calculated for those services in this study.

Table 10-1: Proposed vs. Existing 2022 Development Charges

Service	Residential Charge (By Dwelling Type)				Non-Residential Charge		
	Single Detached / Semi-Detached	Apartment Units - One Bedroom or Less	Apartment Units - Two or More Bedrooms	Other Multiples	Wind Turbine (per turbine)	Commercial/ Institutional (per metre ² of GFA)	Industrial (per metre ² of GFA)
CURRENT (2022) CHARGES							
Total Municipal Wide Services	\$ 6,341	\$ 3,414	\$ 4,498	\$ 5,609	\$ 3,669	\$ 13.37	\$ 13.37
Water Services	\$ 5,577	\$ 3,003	\$ 3,956	\$ 4,933	\$ -	\$ 13.87	\$ 13.87
Wastewater Services (Forest)	\$ 501	\$ 270	\$ 356	\$ 443	\$ -	\$ 1.25	\$ 1.25
Wastewater Services (Grand Bend)	\$ 2,186	\$ 1,177	\$ 1,551	\$ 1,934	\$ -	\$ 5.44	\$ 5.44
PROPOSED CHARGES							
Total Municipal Wide Services	\$ 6,770	\$ 3,603	\$ 4,795	\$ 5,656	\$ 5,271	\$ 32.32	\$ 32.32
Water Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wastewater Services (Forest)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wastewater Services (Grand Bend)	\$ 4,488	\$ 2,389	\$ 3,179	\$ 3,765	\$ -	\$ 26.25	\$ 26.25
DIFFERENCE							
Total Municipal Wide Services	\$ 429	\$ 189	\$ 296	\$ 46	\$ 1,602	\$ 18.95	\$ 18.95
Water Services	\$ (5,577)	\$ (3,003)	\$ (3,956)	\$ (4,933)	\$ -	\$ (13.87)	\$ (13.87)
Wastewater Services (Forest)	\$ (501)	\$ (270)	\$ (356)	\$ (443)	\$ -	\$ (1.25)	\$ (1.25)
Wastewater Services (Grand Bend)	\$ 2,302	\$ 1,212	\$ 1,628	\$ 1,831	\$ -	\$ 20.81	\$ 20.81

11 Step 9: Long-Term Capital and Operating Costs Implications

This section presents the long-term cost implications of the investments to accommodate future growth. These assessments considered the implications to future operating and capital costs as well as the costs related to future asset renewal. The detailed projections are provided in Appendix F.

11.1 Long-Term Operating Costs

The long-term operating cost impacts were based on historical operating costs per capita noted in the Municipality's 2021 Financial Information Return reporting, and the projected increase in growth. Table 11-1 summarizes the estimated increase in operating costs due to new growth as it related to each service area. The total accumulative 10-year increase in operating costs is estimated to be approximately \$12.5 million, with \$9.5 million being funded from future taxpayers, and \$3.0 million being funded from future rate payers.

Table 11-1: 10-Year Operating Cost Implications

Cummulative Net Operating Impacts Service	Total
Administration Growth-Related Studies	\$ 1,220,651
Outdoor Recreation	\$ 1,979,071
Indoor Recreation	\$ 1,300,039
Fire	\$ 960,397
Transportation	\$ 3,994,930
Storm Sewer	\$ 42,893
Water	\$ 1,461,700
Wastewater	\$ 1,558,253
Total Cummulative Net Operating Impacts	\$ 12,517,935

11.2 Long-term Capital Costs

The long-term capital cost impacts were determined to be the portions of growth-related costs not funded by development charges due to deductions. These amounts include the "benefit to existing" amounts shown in Appendix D and would be funded through either taxes or the water and wastewater rates as the case may be. Table 11-2 summarizes the increase in capital costs (not funded through development charges) due to the addition of the new growth-related assets in each service area. The total 10-year accumulative increase in capital costs for the tax supported services is estimated to be approximately \$20.9 million. The increase for the rate supported services (water and wastewater) is approximately \$1.8 million.

Table 11-2: 10-Year Capital Cost Implications

Cummulative Net Capital Cost Impacts By Service	Total
Adminstration Growth-Related Studies	\$ 20,000
Outdoor Recreation	\$ 3,121,000
Indoor Recreation	\$ 6,407,354
Fire	\$ 1,806,000
Transportation	\$ 9,420,750
Storm Sewer	\$ 100,000
Wastewater Services	\$ 1,750,000
Total Capital Cost Impacts	\$ 22,625,104

11.3 Asset Management Plan

The DCA Section 10(2) requires that an asset management plan be included in the Development Charges Background Study to capture the costs required to sustain the new growth-related assets over the long-term. This plan reflects the annual investments required to renew and replace the assets as they age. The growth-related capital cost estimates were annualized over the estimated life expectancies based on the future cost in projected the year of replacement. The estimated life expectancies used for the purpose of this study were 10 years for vehicles, 20 years for equipment, and 40 years for facilities and 80 for infrastructure assets. The total 10-year asset management requirements estimated to be \$10.3 million. Approximately \$7.2 million relate to tax supported assets and \$3.0 million to rate supported assets.

Table 11-3: 10-Year Asset Management Cost Implications

Cummulative Lifecycle Impacts By Service	Total
Adminstration Growth-Related Studies	\$ -
Outdoor Recreation	\$ 696,210
Indoor Recreation	\$ 2,626,529
Fire	\$ 673,557
Transportation	\$ 3,246,173
Stormwater	\$ -
Water	\$ -
Wastewater	\$ 3,011,040
Total Lifecycle Impacts	\$ 10,253,509

12 Step 10: Background Study & By-Law

This background study report was prepared to provide the details required in accordance with the DCA Section (10) and O.Reg.82/98 Section (8), including the recent amendments resulting from the More Homes Built Faster Act 2022. A consolidated by-law is included in the draft study as Appendix G. The by-law identified all the services included, rules that apply to the development charges and schedules of applicable residential and non-residential development charges, and related smart growth exemption and area specific service areas.

13 Step 11: Stakeholder Consultation

The DCA Section 10(4) requires that the Development Charges Study and the By-Law be made available to the public for review at least 60 days in advance of the passing of the by-law. This step in the process provides the opportunity for interested parties to make representations on the Development Charges Study and proposed by-law prior to finalization and implementation.

The legislation prescribes that Council conduct a public meeting with at least 20 days' notice of the meeting. In accordance with O. Reg. 82/98, Section 9 (1) notice may be by publication in a local newspaper, which in the Clerk's opinion, has with sufficient general circulation across the Municipality or by personal service, mail or fax to every landowner.

The draft documents will be presented to Council and the public at a Public Meeting with a date to still be determined. All comments received will be considered and the study and by-law will be updated upon final approval by Council.

14 Step 12: By-Law Adoption & Implementation

The final background study and by-law(s) will be prepared following consultation with stakeholders (as described in Section 13) and will be presented to Council for approval. In accordance with the DCA Section 13, written notice of the passing of the DC by-law(s) will be given no later than 20 days after the day the by-law(s) are passed (i.e. as of the day of newspaper publication or the mailing of the notice). The O.reg.82/98 Section 10(4) lists the items that must be covered in the notice.

A pamphlet will also be prepared in accordance with O.Reg.82/98 Section 14 within 60 days of the passing of the by-law(s) and include the following:

- a description of the general purpose of the DCs;
- the "rules" for determining if a charge is payable in a particular case and for determining the amount of the charge;
- the services to which the DCs relate; and
- a general description of the general purpose of the Treasurer's statement and where it may be obtained by the public.

15 Recommendations

The following are the recommendations are presented for consideration by the Municipality.

1. That the revised Development Charges Background Study and By-Law be posted on the Municipality's website effective immediately for public review in accordance with the requirements of the Development Charges Act, 1997 Section 10 (4).
2. That following approval of the by-law, the required notices are issued to the public and stakeholders and a pamphlet is prepared, in accordance with O.Reg.82/98 Section 10 and O.Reg. 82/98 Section 14 respectively.
3. That the growth-related capital projects forecast identified in this Development Charges Background Study be approved by Council as a statement of its intention to meet the increased need for service due to growth, as required under O.Reg.82/98 Section 3.
4. That any excess capacity created as a result of undertaking the growth-related capital projects identified in this background study would be paid for by development charges and therefore deemed to be "committed" in accordance with the requirements of O.Reg.82/98 Section (5).

APPENDICES

Appendix A-1

POLICY ITEMS CONSIDERED

Appendix A - 1: POLICY ITEMS CONSIDERED

Policy changes

The revisions to the original draft background study and by-law include the removal of discounts provided to residential and non-residential development within Arkona and Thedford areas, and the removal of discounts provided to residential development within the core business areas of Grand Bend, Forest, Thedford and Arkona.

The following Sections removed from the development charges by-law are as follows:

Section 3.10 (h)

For residential development in the core business areas of Grand Bend, Forest, Thedford and Arkona, as shown in Schedules D-1, D-2, D-3 and D-4, charges at 33.4% of the amounts set out in Schedule 'B' to this by-law, will be imposed.

Section 3.10 (i)

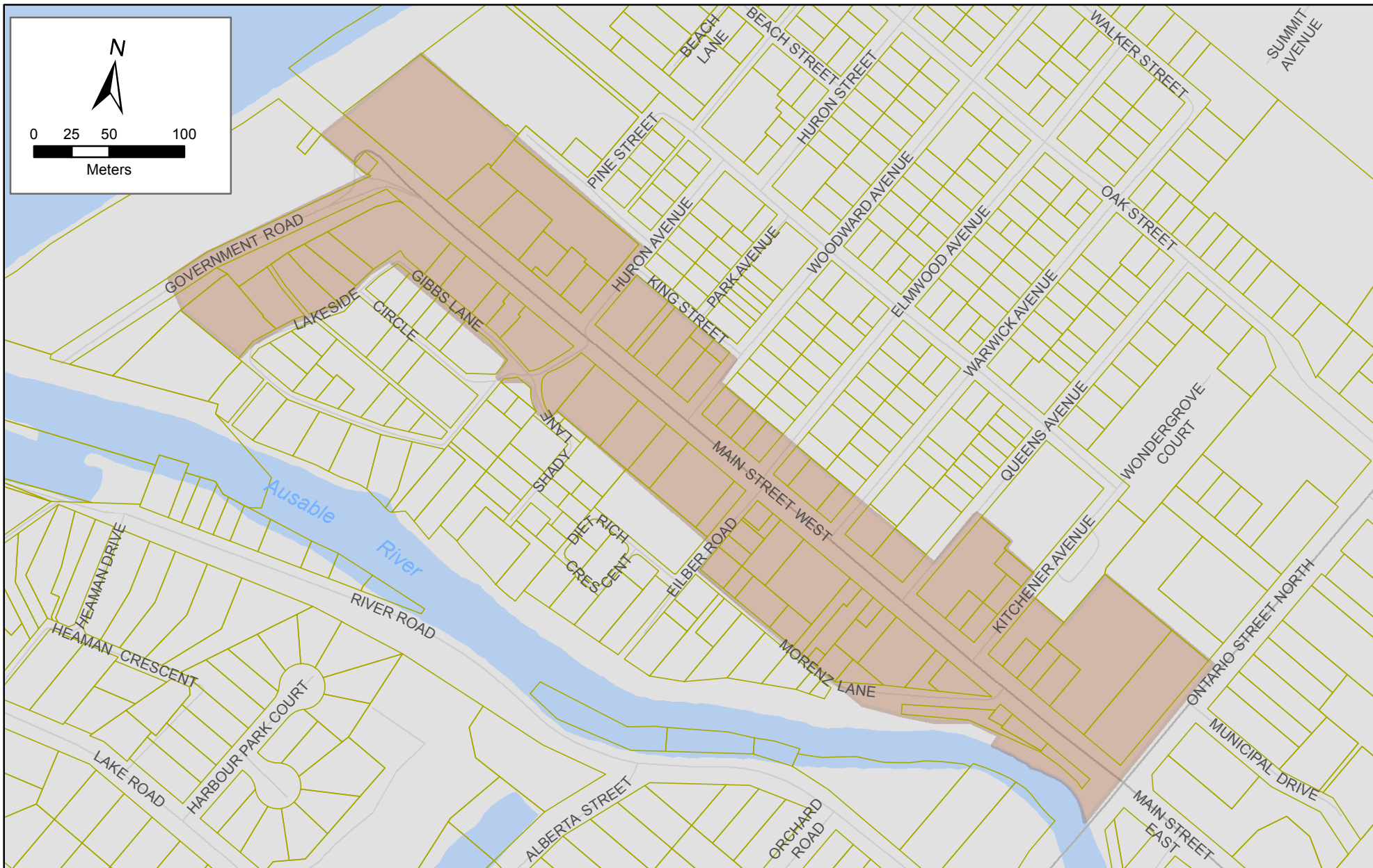
For residential and non-residential developments within the boundaries of Thedford and Arkona as shown in Schedule 'E', the charges are set at 50% of the calculated rate in the Background Study. The reduced charges applicable to Thedford and Arkona are shown in Schedule B.

Schedules D-1 to D-4 and Schedule E as provided below were also removed from the by-law.

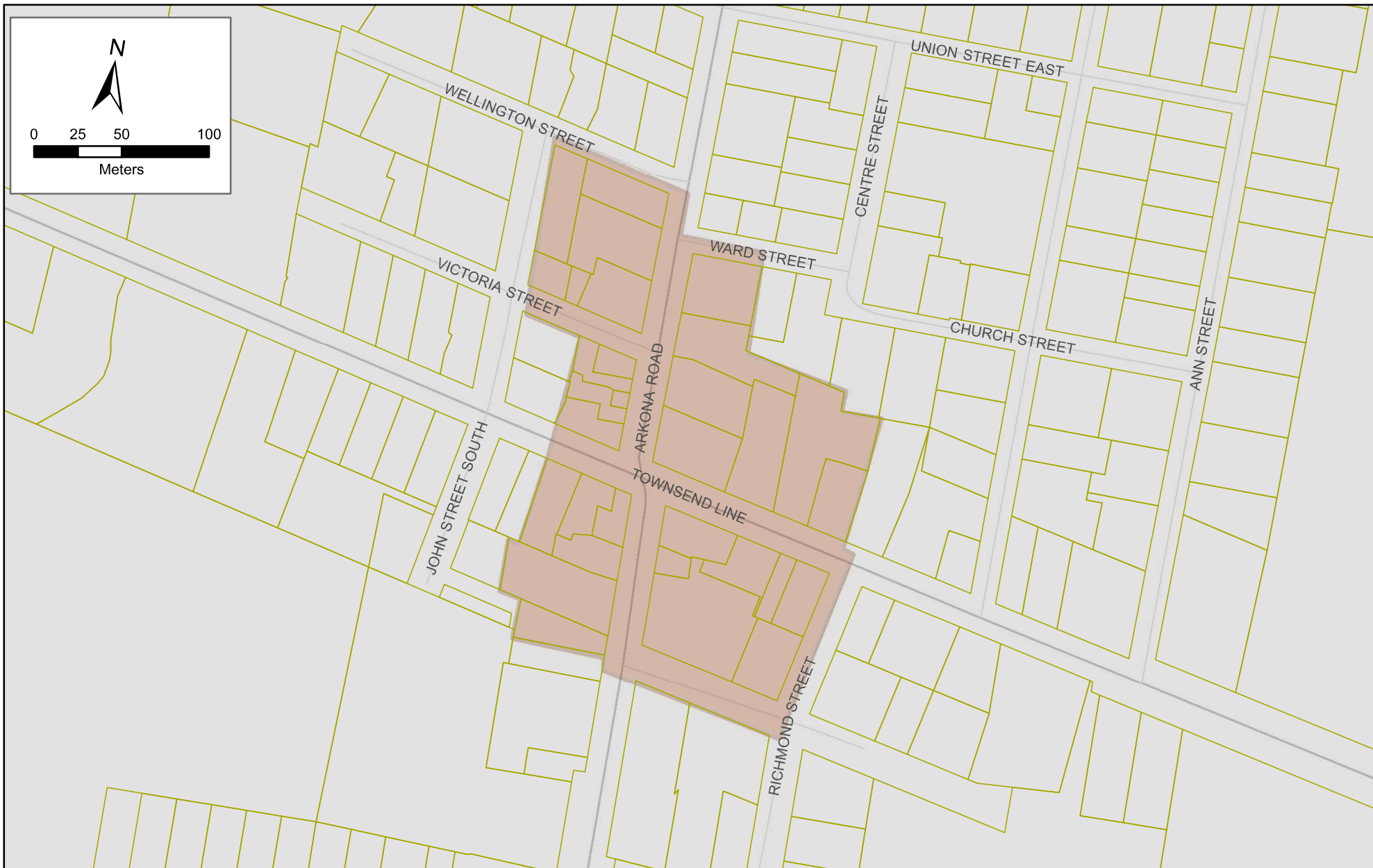
Changes Due to More Homes Build Faster Act, 2022

Other changes to the background study and by-law resulting from the amendments to the DCA under the More Homes Built Faster Act, 2022 are listed in the following table. For a full discussion of all amendments to the DCA please see Appendix A-2.

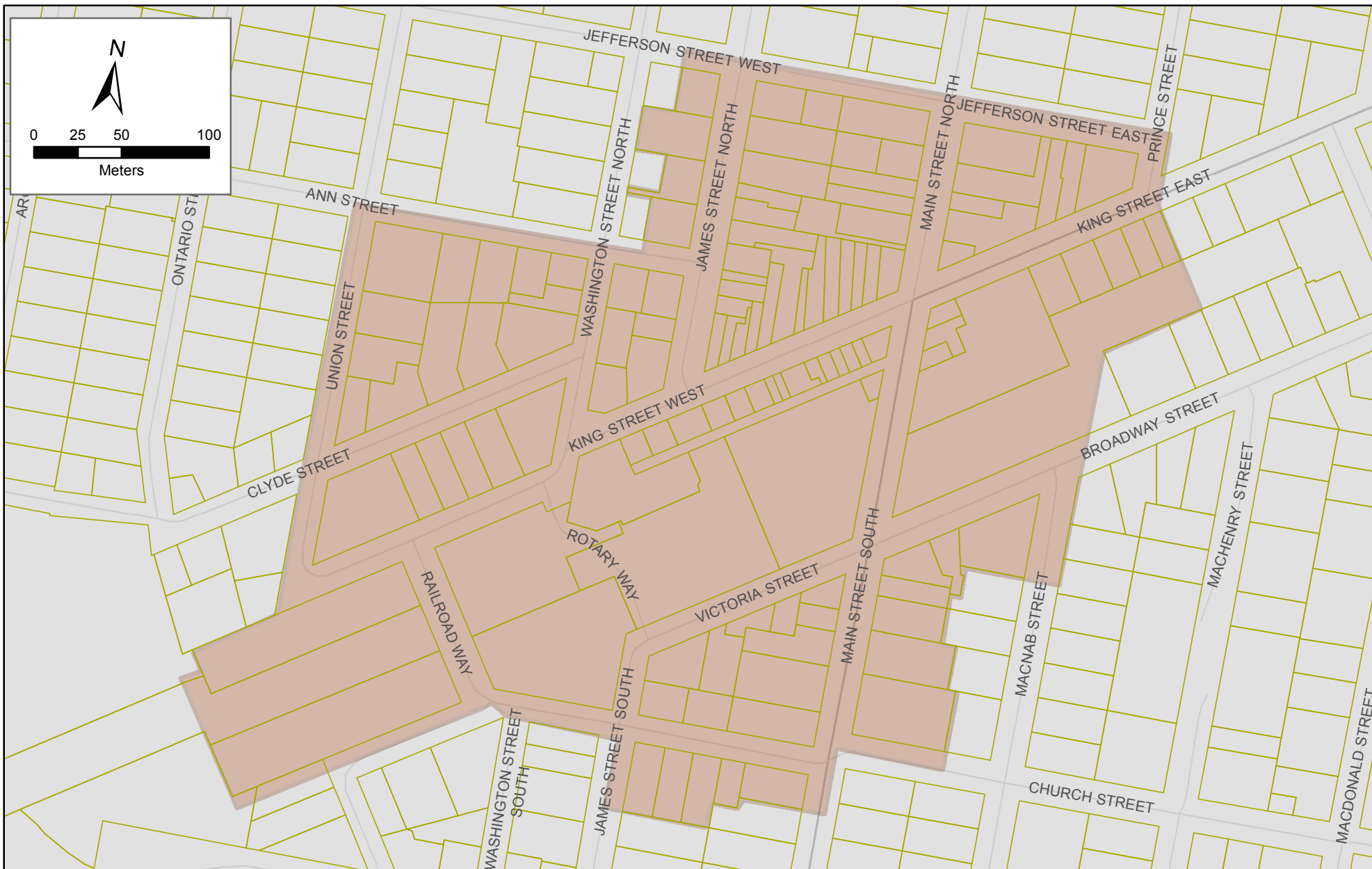
Change	Current By-law	Proposed By-Law
By-Law expiry	To expire in 5 years from the passing of by-law	To expire in 10 years from the passing of the by-law
Eligible Capital Costs	Costs related to land and land development, and the preparation of the DC Background Study included in calculation of rates	Costs related to land and land development, and the preparation of the DC Background Study excluded in calculation of rates
Service Level Calculation	A 10-year historical service level was used to determine the maximum cost (cap) that may be included in the DC calculations	A 15-year historical service level was used to determine the maximum cost (cap) that may be included in the DC calculations
Exempt Development	There are a variety of statutory and discretionary exemptions provided in the current by-law	Additional statutory exemptions are provided under the More Homes Built Faster Act. See Appendix B-2 for details. Several exemptions are yet to be proclaimed
Discount on Rental Housing Development	There are no discounts on the development of rental housing	The creation of rental housing will be eligible for discount on their charges based on the number of bedrooms contained within the rental unit
Reductions to Calculated Charges	No reductions to calculated charges	Calculated charges will be reduced as follows: Year 1 of By-law – 80% of calculated charges Year 2 of By-law – 85% of calculated charges Year 3 of By-law – 90% of calculated charges Year 4 of By-law – 95% of calculated charges



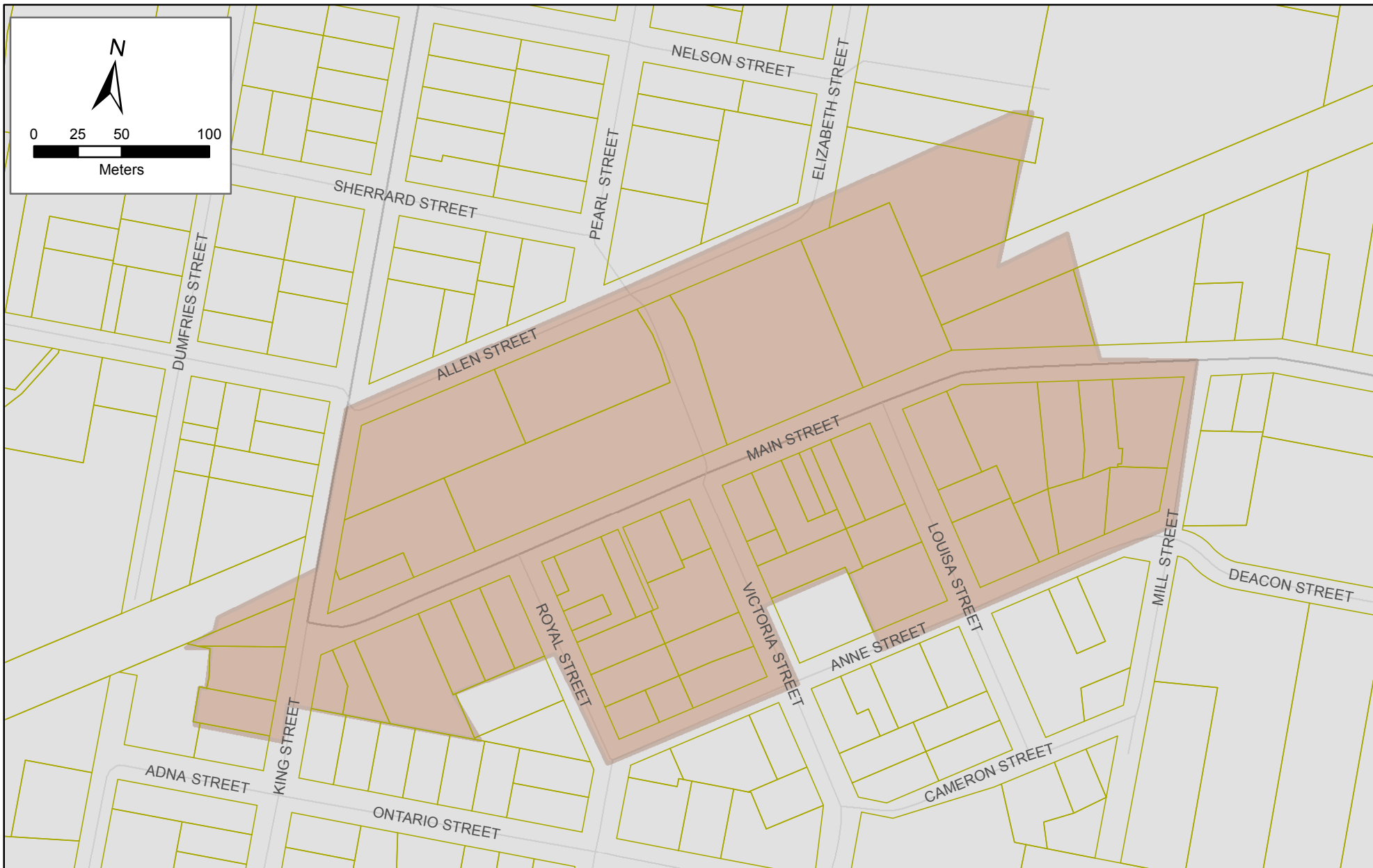
SCHEDULE D-1
GRAND BEND CORE BUSINESS AREA



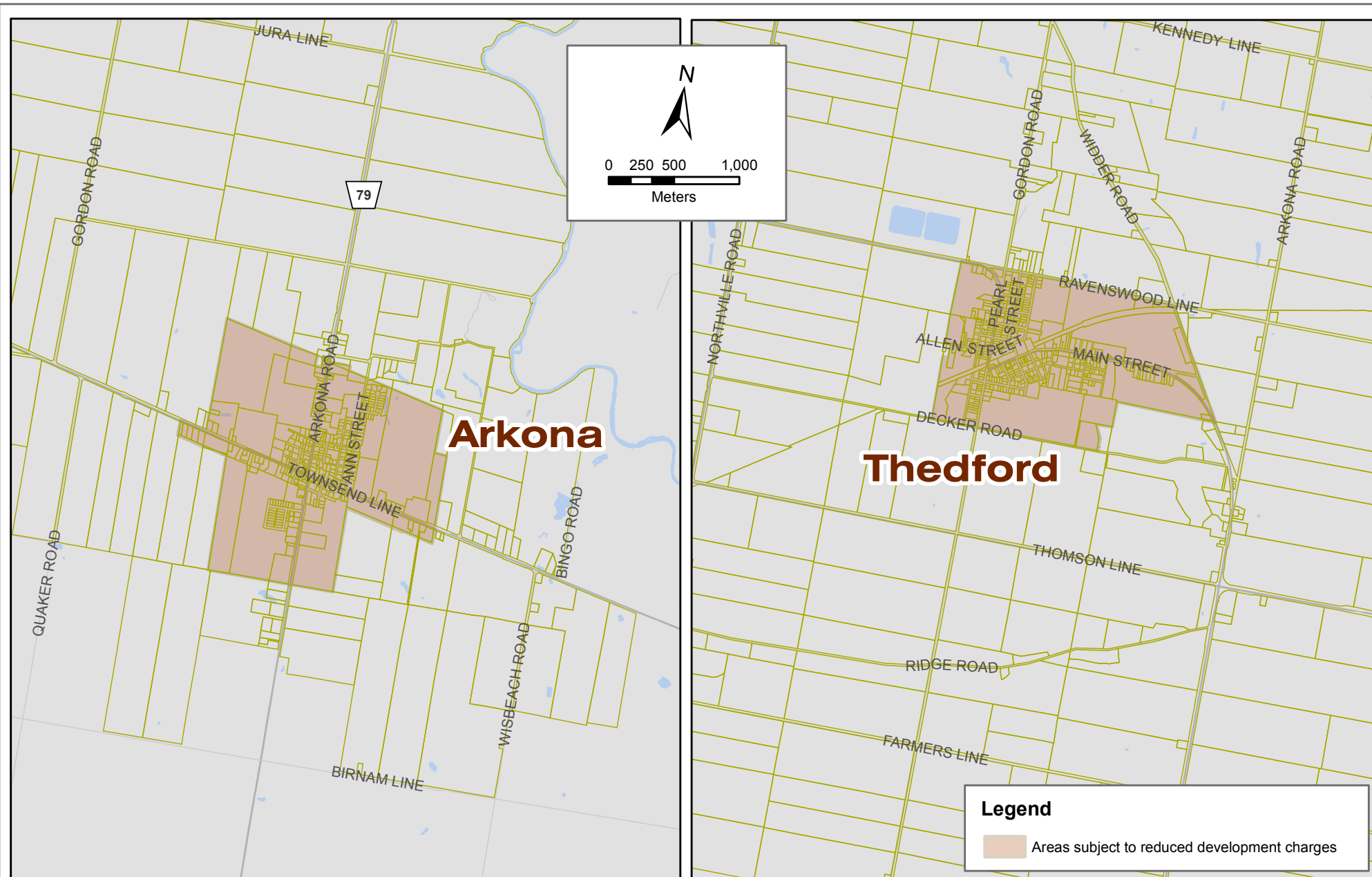
SCHEDULE D-2
ARKONA CORE BUSINESS AREA



SCHEDULE D-3
FOREST CORE BUSINESS AREA



SCHEDULE D-4
THEDFORD CORE BUSINESS AREA



SCHEDULE E

ARKONA AND THEDFORD DEVELOPMENT CHARGE AREAS

Appendix A-2

Bill 23 (More Homes Built Faster Act, 2022)



DFA Infrastructure International Inc.

664-B Vine Street St. Catharines Ontario Canada L2M 7L8

Telephone: (905) 321-9874 Email: dfa@dfainfrastructure.com

October 28, 2022

Re: Bill 23 – More Homes Built Faster Act, 2022
Preliminary Notes on Impact to Development Charges

1. Status of Bill (as of October 28, 2022)

- 2nd reading was October 27, 2022, voted deferred
- It proposes changes to several Acts including the Development Charges Act and Planning Act as follows:
 - ✓ City of Toronto Act, 2006
 - ✓ Conservation Authorities Act
 - ✓ Development Charges Act, 1997
 - ✓ Municipal Act, 2001
 - ✓ New Home Construction Licensing Act, 2017
 - ✓ Ontario Heritage Act
 - ✓ Ontario Underground Infrastructure Notification System Act, 2012
 - ✓ Planning Act
 - ✓ Ontario Land Tribunal Act, 2021
 - ✓ York Region Wastewater Act, 2021

2. Changes to Development Charges Act (Schedule 3 of Bill 23)

Item	Comments / Potential Impact
<p>1.1. <u>Subsection 2(4)</u></p> <ul style="list-style-type: none"> The following would be exempt from DCs: <ul style="list-style-type: none"> ✓ enlargement of an existing residential unit ✓ the greater of 1 additional unit in rental residential buildings or 1% of existing units in the building. Rental residential buildings are defined as rental buildings with 4 or more units for the purpose of renting ✓ 2nd and 3rd residential units in <u>existing and new</u> single-detached, semi-detached or row house and in ancillary structures such that there would be a maximum of 3 units on the property 	<ul style="list-style-type: none"> • <i>Loss of DC revenue that would currently be collected for 3rd units on existing and new properties</i> • <i>Loss of DC revenues from new single - detached dwelling may not be significant as most new single detached dwellings are not built with 2nd units. Therefore there is currently no revenue from 2nd units.</i>
<p>1.2. <u>Subsection 2(4) amended</u></p> <ul style="list-style-type: none"> Housing services removed as a service to which development charges may apply 	<ul style="list-style-type: none"> • <i>Growth related capital costs for Housing Services would no longer be recovered through DCs. Funding from taxes would be required. If an existing by-law contains DCs for Housing services, these would no longer be collectable on the date Bill 23 becomes law.</i>
<p>1.3. <u>New sections 4.1</u></p> <ul style="list-style-type: none"> The following types of development would be exempt from development charges: <ul style="list-style-type: none"> ✓ affordable residential units and attainable residential units <u>Affordable Residential Units</u> may be units for rent or for purchase: <ul style="list-style-type: none"> ✓ affordable residential units (rental) are those to be rented at a <u>maximum of 80% of the market rent for the year in which the unit is rented</u> as published by Municipal Affairs and Housing in a bulletin entitled: "Affordable Residential Units for the Purposes of the <i>Development Charges Act, 1997</i> as amended periodically. <u>The tenant must also be at arm's length from the landlord.</u> 	<ul style="list-style-type: none"> • <i>Loss of DC revenue from these types of developments units, all else being equal</i> • <i>These changes would become effective on a date to be proclaimed by the Lieutenant Governor. DCs for these types of properties may continue to be collected until that date.</i> • <i>The exemptions noted would not apply to any existing DC by-laws at the time these sections come into force. Therefore these types of units would continue to pay DCs</i>

<ul style="list-style-type: none"> ✓ affordable residential units (ownership) are those to be listed at a <u>maximum of 80% of the average purchase price in the year the unit is sold</u> as published by Municipal Affairs and Housing in a bulletin entitled: "Affordable Residential Units for the Purposes of the <i>Development Charges Act, 1997</i> as amended periodically. <u>The purchaser must also be at arm's length from the seller.</u> • affordable residential units (rental and ownership) must continue to be "affordable" for 25 years from the initial date of rent or sale in order to be exempt from DCs. Agreements between developers and municipalities would be required under the new section 4.1(9). • attainable Residential units exclude units defined as affordable rental or ownership units. They are defined as units that meet the following criteria: <ul style="list-style-type: none"> ✓ units not intended for rent ✓ units developed as part of a development to be further defined by regulation ✓ the buyer and seller must be at arm's length ✓ Other criteria to be further defined by regulation • attainable residential units must be "attainable" when the unit is first sold in order to be exempt from DCs. Agreements between developers and municipalities would be required under the new section 4.1(11). • the agreements between developers and municipalities would be required under the new sections 4.1(9) and (11): <ul style="list-style-type: none"> ✓ Municipal Affairs and Housing may establish a standard agreement that must be used ✓ Municipalities may register these agreements against land title and enforce the agreement provisions against any and all subsequent owners. 	<p><i>until a new by-law takes effect.</i></p> <ul style="list-style-type: none"> • <i>Municipalities would need to monitor the rents over a 25-year period. This would mean additional administration capacity and costs.</i> • <i>The definition of "attainable units" is not complete as it is still subject to new regulations under the More Homes Built Faster Act, 2022.</i> • <i>The MHBF Act is silent on how soon a first time buyer of an attainable unit may sell the unit at market value. There is the possibility for a person to purchase at 80% market value and resell at market value for a profit defeating the intent of affordability.</i> • <i>The MHBF Act is silent on how the market value for rentals and sale prices would be determined and applied to the geographical areas across the Province.</i>
---	---

<p>1.4. <u>New section 4.2</u></p> <ul style="list-style-type: none"> • Not-Profit Housing would be exempt from development charges • Any future DC instalments to be paid by non-profit housing would also be exempt. 	<ul style="list-style-type: none"> • <i>Not profits are already exempt by most municipalities so the revenue impact should be minimal.</i> • <i>In cases where municipalities apply the DCs to Non-Profit housing then there will be a more significant revenue loss. However, existing by-laws would continue to apply until a new by-law takes effect.</i> • <i>In cases where non-profits are paying DCs by instalment all future instalment payments would no longer be collectable, once Bill 23 becomes law.</i>
<p>1.5. <u>New section 4.3</u></p> <ul style="list-style-type: none"> • Inclusionary zoning residential units are defined as residential units that are affordable units required to be included in a development under Section 34 of the Planning Act. • These would be exempt from development charges unless a DC applies at the time Bill 23 comes into force 	<ul style="list-style-type: none"> • <i>Loss of DC revenue that would currently be collected under an existing DC By-law once the existing by-law expires</i>
<p>1.6. <u>Section 5 (1) Changes</u></p> <ul style="list-style-type: none"> • The historical service levels would be based on the past 15 years instead of 10 years as currently required • Existing by-laws would continue to apply regarding the historical service levels when Bill 23 becomes law, until a new DC by-law is approved. 	<ul style="list-style-type: none"> • <i>The historical service levels are used to set the maximum amount of capital costs that can be recovered through the DCs for a particular service. A longer historical period of 15 years would tend to lower the maximum and the amount that would be recovered through the DCs. The net result would be lower revenues.</i> • <i>There is no impact on the existing by-laws that would be in effect at the time Bill 23 becomes law. However, any subsequent by-laws would have to use the 15-year</i>

	<i>period.</i>
<p>1.7. <u>Section 5 (3) Changes regarding Land Costs</u></p> <ul style="list-style-type: none"> The costs to acquire land including leasehold interest may be excluded from the DC calculations for some services yet to be identified by new regulations 	<ul style="list-style-type: none"> <i>Land costs are currently included as a cost to be recovered through DCs the exclusion of land costs for some service would result in lower DCs and revenues</i> <i>The timing of this exclusion is uncertain as it would depend on when the regulations are made.</i>
<p>1.8. <u>Section 5 (3) Changes with respect to Studies</u></p> <ul style="list-style-type: none"> Costs for studies related to land and land improvements, and the DC Background Study costs, would be removed from the eligible capital costs that can be included in calculating the development charges Existing by-laws would continue to apply with respect to studies when Bill 23 becomes law but new by-laws would be required to exclude studies. 	<ul style="list-style-type: none"> <i>Revenues under current DC by-laws would not be affected but in future by-laws less costs would be recovered from DCs resulting in lower DC revenues</i>
<p>1.9. <u>Section 5 (6) and (7) changes with respect to By-Law Rules</u></p> <ul style="list-style-type: none"> The following limitations to the amount of DCs that can be charged apply to all by-laws passed on June 1, 2022 or after, once Bill 23 becomes law: <ul style="list-style-type: none"> ✓ In the 1st year of the by-law a maximum of 80% of the calculated charge ✓ In the 2nd year of the by-law a maximum of 85% of the calculated charge ✓ In the 3rd year of the by-law a maximum of 90% of the calculated charge ✓ In the 4th year of the by-law a maximum of 95% of the calculated charge If a DC under a by-law that took effect on June 1, 2022 is payable before Bill 23 becomes law, then the DC must be paid. 	<ul style="list-style-type: none"> <i>Revenues from DCs would be significantly reduced during the first 4 years of a DC by-law that became effective on June 1, 2022 or later.</i>
<p>1.10. <u>Subsection 9(1)</u></p> <ul style="list-style-type: none"> DC by-laws would expire in 10 years instead of the current 5 years Existing by-laws with a 5 year expiring date would maintain the expiry ate even after Bill 23 comes into force i.e. until a new by-law takes effect 	<ul style="list-style-type: none"> <i>Reduces the frequency and costs to prepare DC by-laws.</i> <i>DC revenues in the second 5-year period may be deficient relative to growth related</i>

	<p><i>costs that would be incurred.</i></p> <ul style="list-style-type: none"> • <i>Section 9(2) gives municipalities the ability to pass a new by-law anytime during the 10 year period , to more accurately reflect growth related costs</i>
<p>1.11. <u>Sections 26.1 and 26.2 changes</u></p> <ul style="list-style-type: none"> • The DCs on rental housing and institutional development shall be paid in 6 equal instalments over 5 years. • DCs imposed on rental housing is reduced based on the number of bedrooms: <ul style="list-style-type: none"> ✓ 3 or more bedrooms - 25% reduction on DCs ✓ 2 bedrooms - 20% reduction on DCs ✓ all other residential units intended for rental use - 15% reduction on DCs <p>These reductions do not apply if the building permit is issued before Bill 23 comes into force</p>	<ul style="list-style-type: none"> • <i>Loss of DC revenue from these types of developments units, all else being equal</i> • <i>Some municipalities already provide incentives/ discounts for rental housing units</i> • <i>It appears that institutional development would also be charged in instalments. Many municipalities exempt institutions so this may not have a significant impact on revenues</i> • <i>This may require additional monitoring of units and number of bedrooms actually built to reconcile with the discounts and DCs paid - added administration</i>
<p>1.12. <u>Section 26.3 (new)</u></p> <ul style="list-style-type: none"> • the maximum interest that can be charged due to the instalment payments noted in sections 26.1 and 26.2 would be a <u>base rate plus 1%</u>. The Base Rate would be determined as follows: <ul style="list-style-type: none"> ✓ The base rate would be the average of the prime rates announced by RBC, CIBC, TD and Bank of Nova Scotia for commercial loans ✓ The base rate would be determined for April 1st, 2022 and adjusted afterwards on January 1st, April 1st, July 1st and October 1st using the average prime rates announced on the previous October 15th, January 15th, April 15th and July 15th 	<ul style="list-style-type: none"> • <i>Would require additional monitoring and administration - higher costs</i> • <i>The Bill is not clear on how the adjusted interest rate each quarter would apply. It is likely that it would apply only to new agreements in that quarter. However it is unclear if the rates on existing agreements signed in a previous quarter would need to be adjusted quarterly. This would require major administration effort.</i>

<p>respectively</p> <p>These changes do not apply to DCs payable on prior to Bill 23 coming into force.</p>	
<p>1.13. <u>New Sections 35(2) and (3)</u></p> <ul style="list-style-type: none"> • Municipalities would be required to spend or allocate 60% of the reserve funds to growth projects annually for the following services: <ul style="list-style-type: none"> ✓ Water Services including supply and distribution services ✓ Wastewater services including collection and treatment services ✓ Highway related services ✓ Other services as may be prescribed by regulation 	<ul style="list-style-type: none"> • <i>Municipalities would need to advance/construct projects more quickly. Capacity to do so may be limited either internally or externally with industry service providers.</i> • <i>May require additional resources to increase capacity to advance projects more quickly</i> • <i>Municipalities could possibly commit funds to specific projects to meet this requirement even though the projects would not begin immediately.</i> • <i>Bill 23 is silent on the implications if municipalities do not meet this requirement</i>
<p>1.14. <u>Revocation</u></p> <ul style="list-style-type: none"> • Subsections 11.1 (1) and (3) of Ontario Regulation 82/98 are revoked. These are definitions for rental housing and non-profit housing that would instead be defined in the DCA once Bill 23 comes into force. 	<ul style="list-style-type: none"> • <i>No impact</i>

In summary, the changes to the DCA would result in:

- Less costs to be included in the calculation of the DCs
- More exemptions and discounts. Therefore less revenues to be collected
- More administration by municipalities and possibly higher costs
- Higher taxes and water & wastewater rates as the case may be to make up the funding shortfall from DCs

These would impact each municipality differently depending on size, development activity and ability to absorb revenue losses.

Prepared by,

DFA Infrastructure International Inc.

A handwritten signature in black ink, appearing to read 'Derek Ali', is written over a horizontal line.

Derek Ali, MBA, P.Eng.
President

Appendix B

Growth Projections

Appendix B: GROWTH PROJECTIONS

MUNICIPAL WIDE PROJECTIONS

Persons Per Unit by Dwelling Type

Type of Dwelling	Persons per Unit (PPU)
Single/Semi-Detached/ Duplex	2.27
Multiples	1.91
Apartments	1.41
All Dwelling Types (Average)	2.18

Source: Statistics Canada. Table 98-10-0041-01 Structural type of dwelling and household size: Canada, provinces and territories, census divisions and census subdivisions (2021)

Household Growth by Unit Type

Growth Item	2022-2031	% of Total ¹	2032-2041	% of Total ¹	Total	% of Total ¹
Single/Semi-Detached	891	86.49%	891	86.49%	1,782	86.49%
Multiples	72	7.02%	72	7.02%	145	7.02%
Apartments	67	6.49%	67	6.49%	134	6.49%
	-	0.00%	-	0.00%	-	0.00%
Total Households	1,030	0.00%	1,030	100.00%	2,060	100%

1. 2022-2041 Housing Mix Percentages Based on 2017 to 2021 Housing Starts by dwelling type (CMHC)

Allocation of Growth

Urban Centres	2016 Population	
Forest	2277	36%
Grand Bend	2684	42%
Thedford	749	12%
Arkona	634	10%
Subtotal	6344	100%
Other	4287	
Total	10631	

Source: County of Lambton, Population Projections
Census Years 2016 to 2036, planning and development
service Dec 2017, adopted by County of Lambton

Projected Number of Households & Annual Increase (10 Years)

	10-Year Development Charges Study Period (2022 -2031)									
Growth Item	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Municipal Wide Households	5,398	5,501	5,604	5,707	5,810	5,913	6,016	6,119	6,222	6,325
Increase	103	103	103	103	103	103	103	103	103	103
% Increase	1.9%	1.9%	1.9%	1.8%	1.8%	1.8%	1.7%	1.7%	1.7%	1.7%
Total Households	5,398	5,501	5,604	5,707	5,810	5,913	6,016	6,119	6,222	6,325
	2022 to 2031 Units Growth									1,030
	2022 to 2031 Units Growth as % of 2022 to 2041 Growth									50%

Appendix B: GROWTH PROJECTIONS

Projected Number of Households & Annual Increase (Beyond 10 Years to Build Out)

	Build Out (2032 - 2041)									
Growth Item	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Municipal Wide Households	6,428	6,531	6,634	6,737	6,840	6,943	7,046	7,149	7,252	7,355
Increase	103	103	103	103	103	103	103	103	103	103
% Increase	1.6%	1.6%	1.6%	1.6%	1.5%	1.5%	1.5%	1.5%	1.4%	
Total Households	6,428	6,531	6,634	6,737	6,840	6,943	7,046	7,149	7,252	7,355
	2032 to 2041 Units Growth									1,030
	2032 to 2041 Units Growth as % of 2022 to 2041 Growth									50%

Historical Population (Last 10 years)

	10-Year Historical									
Growth Item	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Census Population (Excluding undercount) ¹	10,651	10,646	10,641	10,636	10,631	10,880	11,129	11,378	11,627	11,876
	(5)	(5)	(5)	(5)	(5)	249	249	249	249	249
% Increase	0.0%	0.0%	0.0%	0.0%	0.0%	2.3%	2.3%	2.2%	2.2%	2.1%
Total Population (Including undercount) ²	10,959	10,953	10,946	10,940	10,933	11,189	11,445	11,701	11,957	12,213
	(7)	(7)	(7)	(7)	(7)	256	256	256	256	256
% Increase	-0.1%	-0.1%	-0.1%	-0.1%	-0.1%	2.3%	2.3%	2.2%	2.2%	2.1%
Population Growth (EXCLUDING Undercount)	2012 to 2021 Growth									1,220
Population Growth (INCLUDING Undercount)	2012 to 2021 Growth									1,247

1. Statistics Canada Census Population for 2006, 2011, 2016 & 2021. Interpolation in between years.

2. 2022 to 2041 Total Population based on an average PPU of 2.2 from 2021 Census. A 2.84% census undercount is used to obtain 2021 Census population. Interpolation in between years. Census undercounts noted in 3. below used for 2006, 2011 and 2016

3. Census Undercount (Statistics Canada Annual Demographic Estimates: in 2011)

Projected Population & Annual Growth (10 Years)

	10-Year Development Charges Study Period									
Growth Item	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Census Population (Excluding undercount) ¹	12,100	12,324	12,548	12,772	12,996	13,220	13,444	13,668	13,893	14,117
	224	224	224	224	224	224	224	224	224	224
% Increase	1.9%	1.9%	1.8%	1.8%	1.8%	1.7%	1.7%	1.7%	1.6%	1.6%
Total Population (Including undercount) ²	12,444	12,674	12,905	13,135	13,365	13,596	13,826	14,057	14,287	14,517
	230	230	230	230	230	230	230	230	230	230
% Increase	1.9%	1.9%	1.8%	1.8%	1.8%	1.7%	1.7%	1.7%	1.6%	1.6%
Population Growth (EXCLUDING Undercount)	2022 to 2031 Growth									2,241
Population Growth (INCLUDING Undercount)	2022 to 2031 Growth									2,304

Appendix B: GROWTH PROJECTIONS

Projected Population Growth & Annual Growth (Beyond 10 Years to Build Out)

Growth Item	Projections to Build Out									
	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Census Population (Excluding undercount) ¹	14,341	14,565	14,789	15,013	15,237	15,461	15,685	15,909	16,133	16,357
	224	224	224	224	224	224	224	224	224	224
% Increase	1.6%	1.6%	1.5%	1.5%	1.5%	1.5%	1.4%	1.4%	1.4%	1.4%
Total Population (Including undercount) ²	14,748	14,978	15,209	15,439	15,670	15,900	16,130	16,361	16,591	16,822
	230	230	230	230	230	230	230	230	230	230
% Increase	1.6%	1.6%	1.5%	1.5%	1.5%	1.5%	1.4%	1.4%	1.4%	1.4%
Population Growth (EXCLUDING Undercount)	2032 to 2051 Growth									2,241
Population Growth (INCLUDING Undercount)	2032 to 2041 Growth									2,304

Projected Employment Population & Floor Space Growth (Next 10 Years)

Growth Item	10-Year Development Charges Study Period									
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Employment Population ¹	4,217	4,295	4,373	4,451	4,529	4,607	4,685	4,764	4,842	4,920
Increase	78	78	78	78	78	78	78	78	78	78
% Increase	1.9%	1.9%	1.8%	1.8%	1.8%	1.7%	1.7%	1.7%	1.6%	1.6%
Total Employment Population Growth for Period	2022 to 2031 Growth									781
Annual Employment Population Growth by Sector										
Institutional	18	18	18	18	18	18	18	18	18	18
Commercial - Population Related	35	35	35	35	35	35	35	35	35	35
Industrial	25	25	25	25	25	25	25	25	25	25
Annual Employment Pop Growth	78	78	78	78	78	78	78	78	78	78
Employment Population Growth for Period	2022 to 2031 Growth									781
³ Annual Gross Floor Area (GFA) Growth by Sector (m ²)										
Institutional	1,199	1,199	1,199	1,199	1,199	1,199	1,199	1,199	1,199	1,199
Commercial - Population Related	1,784	1,784	1,784	1,784	1,784	1,784	1,784	1,784	1,784	1,784
Industrial	2,860	2,860	2,860	2,860	2,860	2,860	2,860	2,860	2,860	2,860
Total Annual GFA Growth (sf)	5,843	5,843	5,843	5,843	5,843	5,843	5,843	5,843	5,843	5,843
GFA Growth (m ²) for Period	2022 to 2031 Growth									58,434
⁴ Gross Floor Area (GFA) Per Employee (m ² /employee)										
Institutional	65	65	65	65	65	65	65	65	65	65
Commercial - Population Related	51	51	51	51	51	51	51	51	51	51
Industrial	116	116	116	116	116	116	116	116	116	116

1. Employment Population Based on an employment activity rate of 0.349 jobs per capita (2016 Census)

2. Employment Growth Between 2022 & 2041 by Employment Type from 2016 Place of Work Status by Industry

Employment Type	2022 to 2041 Growth	% of Growth
Institutional	369	24%
Commercial - Population Related	700	45%
Industrial	493	32%
Total	1,562	100%

3. GFA Projections determined by multiplying the respective employment population by the GFA per employee

4. GFA Per Employee is from 2017 C Study Table 5-10

Appendix B: GROWTH PROJECTIONS

Projected Employment Population & Floor Space Growth (Beyond 10 Years to Build Out)

[illegible]

Appendix C

Historical Service Level Calculations

Appendix C-1
Table 1
Municipality of Lambton Shores
Calculation of Service Standards
Outdoor Recreation (Parkland Development)

Unit Measure: Value of Outdoor Recreation Parkland Development Per Capita
Inventory (Acre) & Current Replacement Value

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/acre)	2022 Replacement Value
Arkona Ball Park	4.89	4.89	4.89	4.89	4.89	4.89	4.89	4.89	4.89	4.89	4.89	4.89	4.89	4.89	4.89	\$ 6,167	\$ 30,157
Defore Dr Park	1.17	1.17	1.17	1.17	1.17	1.17	1.17	1.17	1.17	1.17	1.17	1.17	1.17	1.17	1.17	\$ 34,761	\$ 40,670
Eilber St Municipal Parking Lot	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	\$ 394,885	\$ 106,619
Exhibition & Pleasure Park	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	\$ 8,008	\$ 20,019
Frances Dr. Park	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	\$ 34,921	\$ 22,000
Glendale Park	1.26	1.26	1.26	1.26	1.26	1.26	1.26	1.26	1.26	1.26	1.26	1.26	1.26	1.26	1.26	\$ 130,722	\$ 164,710
Grand Bend River Rd Park	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	\$ 244,241	\$ 168,526
Klondyke Park	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	28.00	\$ 11,058	\$ 309,628
McCrae Park	7.52	7.52	7.52	7.52	7.52	7.52	7.52	7.52	7.52	7.52	7.52	7.52	7.52	7.52	7.52	\$ 19,734	\$ 148,399
McDonald Park/Cenotaph	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	\$ 86,746	\$ 67,662
Municipal Park - Alberta	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	\$ 50,978	\$ 22,940
Municipal Park - Alberta	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	\$ 7,997	\$ 8,717
Municipal Park - Fountain Park	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	\$ 50,344	\$ 9,062
Municipal Park - Lazy Acres Park	0.56	0.56	0.56	0.56	0.56	0.56	0.56	0.56	0.56	0.56	0.56	0.56	0.56	0.56	0.56	\$ 54,170	\$ 30,335
Municipal Park-Ball Diamond/Pavillion - GB Basketball Park	2.35	2.35	2.35	2.35	2.35	2.35	2.35	2.35	2.35	2.35	2.35	2.35	2.35	2.35	2.35	\$ 29,617	\$ 69,599
Optimist Childrens Park	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	\$ 90,215	\$ 66,759
Urling Cres Park	3.61	3.61	3.61	3.61	3.61	3.61	3.61	3.61	3.61	3.61	3.61	3.61	3.61	3.61	3.61	\$ 162	\$ 586
Downtown Parkette Main St	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	\$ 323,522	\$ 29,117
Crescent St Park / Momument Park	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	\$ 369,892	\$ 44,387
Park Area Beside Eilber St Municipal Parking Lot	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	\$ 394,889	\$ 35,540
Mill St Parkland	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	\$ 52,037	\$ 25,498
Tattersall Lane Parkland	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	\$ 55,971	\$ 62,688
Tattersall Lane Parkland Green space	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	\$ 113,573	\$ 128,337
Pf Wetlands & Forested Dunes	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$ 269,987	\$ 80,996
Skateboard Park Parking Lot & Park	2.38	2.38	2.38	2.38	2.38	2.38	2.38	2.38	2.38	2.38	2.38	2.38	2.38	2.38	2.38	\$ 37,987	\$ 90,410
Skateboard Park Parking Lot & Park	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	\$ 37,987	\$ 38,747
Veteren's Memorial Park	1.39	1.39	1.39	1.39	1.39	1.39	1.39	1.39	1.39	1.39	1.39	1.39	1.39	1.39	1.39	\$ 64,501	\$ 89,656
Walden South Park	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$ 39,593	\$ 31,674
Whyte Park	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	\$ 128,981	\$ 92,866
Wight Park	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	1.19	\$ 24,002	\$ 28,562
Forest Fairgrounds	19.62	19.62	19.62	19.62	19.62	19.62	19.62	19.62	19.62	19.62	19.62	19.62	19.62	19.62	19.62	\$ 3,699	\$ 72,567
Thedford Fairgrounds	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	\$ 2,766	\$ 26,277
Total	97	97	97	97	97	97	97	97	97	97	97	97	97	97	97		
Total Value \$	\$ 2,163,710	\$ 2,163,710	\$ 2,163,710	\$ 2,163,710	\$ 2,163,710	\$ 2,163,710	\$ 2,163,710	\$ 2,163,710	\$ 2,163,710	\$ 2,163,710	\$ 2,163,710	\$ 2,163,710	\$ 2,163,710	\$ 2,163,710	\$ 2,163,710		

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average
Population	11,453	11,331	11,210	11,088	10,966	10,959	10,953	10,946	10,940	10,933	11,189	11,445	11,701	11,957	12,213	
Value Per Capita	\$ 188.92	\$ 190.95	\$ 193.02	\$ 195.14	\$ 197.31	\$ 197.43	\$ 197.55	\$ 197.67	\$ 197.79	\$ 197.91	\$ 193.38	\$ 189.05	\$ 184.91	\$ 180.95	\$ 177.16	\$ 191.94

Service Level Cap	15-Year
Forecast Population Growth (2022 to 2031)	2,258
Average Service Level (\$ per Capita)	\$ 191.94
Service Level Cap	\$ 433,340

Appendix C-1
Table 2
Municipality of Lambton Shores
Calculation of Service Standards
Outdoor Recreation (Trails)

Unit Measure: Value of Outdoor Recreation Trails Per Capita
Inventory (square metre) & Current Replacement Value

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/metre)	2022 Replacement Value
Rotary Nature Trail	10,585	10,585	10,585	10,585	10,585	10,585	10,585	10,585	10,585	10,585	10,585	10,585	10,585	10,585	10,585	\$ 91	\$ 958,794
Grand Bend Boardwalk	410	410	410	410	410	410	410	410	410	410	410	410	410	410	410	\$ 12,137	\$4,976,170
Ipperwash Trail	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	\$ 62	\$ 83,700
Miscellaneous Trails, laneways and Pedestrian bridges	1,452	1,452	1,452	1,452	1,452	1,452	1,452	1,452	1,452	1,452	1,452	1,452	1,452	1,452	1,468	\$ 248	\$ 364,064
Total	13,797.00	13,797.00	13,797.00	13,797.00	13,797.00	13,797.00	13,797.00	13,797.00	13,797.00	13,797.00	13,797.00	13,797.00	13,797.00	13,797.00	13,813.00		
Total Value \$	\$ 6,378,760	\$ 6,378,760	\$ 6,378,760	\$ 6,378,760	\$ 6,378,760	\$ 6,378,760	\$ 6,378,760	\$ 6,378,760	\$ 6,378,760	\$ 6,378,760	\$ 6,378,760	\$ 6,378,760	\$ 6,378,760	\$ 6,378,760	\$ 6,382,728		

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average
Population	11,453	11,331	11,210	11,088	10,966	10,959	10,953	10,946	10,940	10,933	11,189	11,445	11,701	11,957	12,213	
Value Per Capita	\$ 556.95	\$ 562.93	\$ 569.05	\$ 575.29	\$ 581.68	\$ 582.03	\$ 582.39	\$ 582.74	\$ 583.09	\$ 583.45	\$ 570.09	\$ 557.34	\$ 545.14	\$ 533.47	\$ 522.61	\$ 565.88

Service Level Cap	15-Year
Forecast Population Growth (2022 to 2031)	2,258
Average Service Level (\$ per Capita)	\$ 565.88
Service Level Cap	\$ 1,277,565

Appendix C-1
Table 3
Municipality of Lambton Shores
Calculation of Service Standards
Outdoor Recreation (Parks Amenities)

Unit Measure: Value of Outdoor Recreation Parkland Amenities Area Per Capita
Inventory (unit) & Current Replacement Value

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (per unit)	2022 Replacement Value
Ball Diamonds	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$ 118,346	\$ 591,730
Basketball Courts	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 37,960	\$ 37,960
Docks (slips)	169	169	169	169	169	169	169	169	169	169	169	169	169	169	169	\$ 10,315	\$ 1,743,191
Gazebo	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$ 70,596	\$ 282,382
Life Guard Stands	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$ 8,707	\$ 34,826
Parking Lots	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	\$ 3,704	\$ 4,249,005
Playgrounds	16	16	16	16	16	16	16	16	16	16	16	16	16	17	17	\$ 72,243	\$ 1,228,131
Retaining Walls	12	12	12	12	12	12	12	12	12	12	12	13	13	13	13	\$ 634,427	\$ 8,247,554
Skateboard / BMX Parks	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$ 72,879	\$ 218,638
Soccer Fields	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	\$ 3,710	\$ 22,262
Splash Pads	2	2	2	2	2	2	3	3	3	3	3	4	4	4	4	\$ 174,723	\$ 698,891
Tennis Courts	2	2	2	2	2	2	2	2	2	2	3	3	3	3	3	\$ 88,107	\$ 264,321
Grand Bend Beach (16.77 acres)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 1,168,597	\$ 1,168,597
Total Units	1,371	1,371	1,371	1,371	1,371	1,371	1,372	1,372	1,372	1,372	1,373	1,375	1,376	1,376	1,377		
Total Value \$	\$ 17,572,670	\$ 17,572,670	\$ 17,572,670	\$ 17,572,670	\$ 17,572,670	\$ 17,572,670	\$ 17,747,393	\$ 17,747,393	\$ 17,747,393	\$ 17,747,393	\$ 17,835,500	\$ 18,644,650	\$ 18,716,893	\$ 18,716,893	\$ 18,787,488		

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average
Population	11,453	11,331	11,210	11,088	10,966	10,959	10,953	10,946	10,940	10,933	11,189	11,445	11,701	11,957	12,213	
Value Per Capita	\$ 1,534.32	\$ 1,550.80	\$ 1,567.65	\$ 1,584.86	\$ 1,602.46	\$ 1,603.43	\$ 1,620.35	\$ 1,621.33	\$ 1,622.31	\$ 1,623.30	\$ 1,594.02	\$ 1,629.06	\$ 1,599.58	\$ 1,565.32	\$ 1,538.28	\$ 1,590.47

10 Year Funding Envelope Calculation

Service Level Cap	15-Year
Forecast Population Growth (2022 to 2031)	2,258
Average Service Level (\$ per Capita)	\$ 1,590.47
Service Level Cap	\$ 3,590,730

Appendix C-2
Table 1
Municipality of Lambton Shores
Calculation of Service Standards
Indoor Recreation (Facilities)

Unit Measure: Value of Indoor Recreation Building Area Per Capita
Inventory (Sq. Ft.) & Current Replacement Value

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/ft2)	2022 Replacement Value
Theford Village Complex - Community Centre	21,270	21,270	21,270	21,270	21,270	21,270	21,270	21,270	21,270	21,270	21,270	21,270	21,270	21,270	21,270	\$ 500	\$10,635,000
Legacy Centre	34,552	34,552	34,552	34,552	34,552	34,552	34,552	34,552	34,552	34,552	34,552	34,552	34,552	34,552	34,552	\$ 500	\$17,276,000
Youth Centre	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	\$ 500	\$ 1,050,000
Arkona Recreation and Library	7,836	7,836	7,836	7,836	7,836	7,836	7,836	7,836	7,836	7,836	7,836	7,836	7,836	7,836	7,836	\$ 500	\$ 3,918,000
Harbour Washroom	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	\$ 500	\$ 160,000
Grand Bend Pavilion Lions Park	2,546	2,546	2,546	2,546	2,546	2,546	2,546	2,546	2,546	2,546	2,546	2,546	2,546	2,546	2,546	\$ 500	\$ 1,273,000
Forest Library	3,363	3,363	3,363	3,363	3,363	3,363	3,363	3,363	3,363	3,363	3,363	3,363	3,363	3,363	3,363	\$ 500	\$ 1,681,500
Forest Community Centre (incl arena, curling club, coultis pk washroom)	48,804	48,804	48,804	48,804	48,804	48,804	48,804	48,804	48,804	48,804	48,804	48,804	48,804	48,804	48,804	\$ 500	\$24,402,000
Eilber Washroom	1,485	1,485	1,485	1,485	1,485	1,485	1,485	1,485	1,485	1,485	1,485	1,485	1,485	1,485	1,485	\$ 500	\$ 742,500
Arkona Ball Diamond Concession	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	\$ 500	\$ 565,000
Arkona Seniors Centre	4,047	4,047	4,047	4,047	4,047	4,047	4,047	4,047	4,047	4,047	4,047	4,047	4,047	4,047	4,047	\$ 500	\$ 2,023,500
Port Franks Harbour - Gate House	969	969	969	969	969	969	969	969	969	969	969	969	969	969	969	\$ 500	\$ 484,400
Shores Recreation Centre	26,285	26,285	26,285	26,285	26,285	26,285	26,285	26,285	26,285	26,285	26,285	26,285	26,285	26,285	26,285	\$ 500	\$13,142,500
Beach Bandshell	-	-	-	-	-	-	-	-	-	1,076	1,076	1,076	1,076	1,076	1,076	\$ 500	\$ 538,000
Beach House	10,494	10,494	10,494	10,494	10,494	10,494	10,494	10,494	10,494	10,494	10,494	10,494	10,494	10,494	10,494	\$ 500	\$ 5,247,000
Klondyke Park Washroom	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	\$ 500	\$ 1,400,000
Port Franks Youth Pavilion	-	-	-	-	-	-	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	1,722	\$ 500	\$ 861,000
Port Franks Community Centre and Library	11,459	11,459	11,459	11,459	11,459	11,459	11,459	11,459	11,459	11,459	11,459	11,459	11,459	11,459	11,459	\$ 500	\$ 5,729,500
Total	179,460	179,460	179,460	179,460	179,460	179,460	181,182	181,182	181,182	182,258	182,258	182,258	182,258	182,258	182,258		
Total Value \$	\$89,729,900	\$89,729,900	\$89,729,900	\$89,729,900	\$89,729,900	\$89,729,900	\$90,590,900	\$90,590,900	\$90,590,900	\$91,128,900	\$91,128,900	\$91,128,900	\$91,128,900	\$91,128,900	\$91,128,900		

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average
Population	11,453	11,331	11,210	11,088	10,966	10,959	10,953	10,946	10,940	10,933	11,189	11,445	11,701	11,957	12,213	
Value per Capita	\$ 7,834.57	\$ 7,918.75	\$ 8,004.75	\$ 8,092.64	\$ 8,182.49	\$ 8,187.44	\$ 8,271.01	\$ 8,276.02	\$ 8,281.04	\$ 8,335.28	\$ 8,144.51	\$ 7,962.29	\$ 7,788.04	\$ 7,621.25	\$ 7,461.46	\$ 8,024.10

Service Level Cap	15- Year
Forecast Population Growth (2022 to 2031)	2,258
Average Service Level (\$ per Capita)	\$ 8,024.10
Service Level Cap	\$18,115,627

Appendix C-3
Table 1
Municipality of Lambton Shores
Calculation of Service Standards
Fire (Facilities)

Unit Measure: Value of Fire Protection Building Area Per Capita and Employment
Inventory (Sq. Ft.) & Current Replacement Value

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/ft2)	2022 Replacement Value
Arkona	1,658	1,658	1,658	1,658	1,658	1,658	1,658	1,658	1,658	1,658	1,658	1,658	1,658	1,658	1,658	\$ 500	\$ 828,800
Forest	4,432	4,432	4,432	4,432	4,432	4,432	4,432	4,432	4,432	4,432	4,432	4,432	4,432	4,432	4,432	\$ 500	\$ 2,216,000
Grand Bend	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	\$ 500	\$ 3,100,000
Thedford	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	4,682	\$ 500	\$ 2,341,000
Northville	3,218	3,218	3,218	3,218	3,218	3,218	3,218	3,218	3,218	3,218	3,218	3,218	3,218	3,218	3,218	\$ 500	\$ 1,609,200
Total	20,190	20,190	20,190	20,190	20,190	20,190	20,190	20,190	20,190	20,190	20,190	20,190	20,190	20,190	20,190		
Total Value \$	\$10,095,000	\$10,095,000	\$10,095,000	\$10,095,000	\$10,095,000	\$10,095,000	\$10,095,000	\$10,095,000	\$10,095,000	\$10,095,000	\$10,095,000	\$10,095,000	\$10,095,000	\$10,095,000	\$10,095,000		

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average
Population	11,453	11,331	11,210	11,088	10,966	10,959	10,953	10,946	10,940	10,933	11,189	11,445	11,701	11,957	12,213	
Employment	4,336	4,290	4,244	4,198	3,714	3,712	3,710	3,708	3,707	3,705	3,792	3,879	3,965	4,052	4,139	
Total Historic Population & Employment	15,789	15,621	15,454	15,286	14,680	14,671	14,663	14,655	14,646	14,638	14,981	15,324	15,666	16,009	16,352	
Value Per (Capita & Employment)	\$ 639.36	\$ 646.23	\$ 653.24	\$ 660.42	\$ 687.68	\$ 688.07	\$ 688.47	\$ 688.86	\$ 689.25	\$ 689.65	\$ 673.86	\$ 658.79	\$ 644.37	\$ 630.57	\$ 617.35	\$ 663.74

Service Level Cap	15- Year
Forecast Population Growth (2022 to 2031)	2,258
Employment Forecast (2022 to 2031)	781
Total Forecast Population and Employment	3,039
Average Service Level (\$ per Capita)	\$ 663.74
Service Level Cap	\$ 2,016,792

0

Appendix C-3
Table 2
Municipality of Lambton Shores
Calculation of Service Standards
Fire (Vehicles and Equipment)

Unit Measure: Value of Fire Protection Vehicles & Equipment (Units) Per Capita & Employment

Inventory (No. of Vehicles & Equipment) & Value

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Replacement Value	2022 Replacement Value
Arkona																	\$ -
- Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 403,080	\$ 403,080
- Tanker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 246,518	\$ 246,518
- Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 230,975	\$ 230,975
Forest																	\$ -
- Rescue pumper							1	1	1	1	1	1	1	1	1	\$ 538,718	\$ 538,718
- Squad pick up							1	1	1	1	1	1	1	1	1	\$ 55,367	\$ 55,367
- Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 600,000	\$ 600,000
Grand Bend																	\$ -
- Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 474,075	\$ 474,075
- Tanker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 550,000	\$ 550,000
- Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 203,664	\$ 203,664
- pick up - Ford superduty														1	1	\$ 59,000	\$ 59,000
Northville																	\$ -
- Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 550,000	\$ 550,000
- Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 191,030	\$ 191,030
Thedford																	\$ -
- Pumper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 623,111	\$ 623,111
- Tanker	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 400,000	\$ 400,000
- Rescue	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 194,037	\$ 194,037
Scene Lights							2	2	2	2	2	2	2	2	2	\$ 11,000	\$ 22,000
Base Stations	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$ 10,000	\$ 50,000
Radios							89	89	89	89	89	89	90	90	90	\$ 600	\$ 54,000
Breathing Gear	85	85	85	85	85	85	85	85	85	85	85	110	110	110	110	\$ 8,000	\$ 880,000
Tanks	125	125	125	125	125	125	125	125	125	150	150	150	160	160	166	\$ 1,000	\$ 166,000
Bunker gear	110	110	110	110	110	110	110	110	110	110	110	110	110	110	110	\$ 1,500	\$ 165,000
Compressor / cascade	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$ 35,000	\$ 70,000
Extrication	5	5	5	5	5	5	5	5	5	5	5	5	5	5	6	\$ 30,000	\$ 180,000
Fit test equip														1	1	\$ 18,000	\$ 18,000
Gas detector	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 12,000	\$ 12,000
Generator	5	5	5	5	5	5	6	6	6	6	6	6	6	6	6	\$ 15,000	\$ 90,000
Thermal / Infrared cameras	5	5	5	5	5	5	5	5	5	5	5	6	6	7	7	\$ 170,100	\$ 1,190,700
Water Rescue Equip															1	\$ 15,000	\$ 15,000
Pagers	110	110	110	110	110	110	110	110	110	110	110	110	110	110	110	\$ 700	\$ 77,000
Total	467	467	467	467	467	467	559	559	559	584	584	610	621	624	632		
Total Value \$	\$ 6,920,990	\$ 6,920,990	\$ 6,920,990	\$ 6,920,990	\$ 6,920,990	\$ 6,920,990	\$ 7,605,475	\$ 7,605,475	\$ 7,605,475	\$ 7,630,475	\$ 7,630,475	\$ 8,000,575	\$ 8,011,175	\$ 8,258,275	\$ 8,309,275		

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average
Population	11,453	11,331	11,210	11,088	10,966	10,959	10,953	10,946	10,940	10,933	11,189	11,445	11,701	11,957	12,213	
Employment	4,336	4,290	4,244	4,198	3,714	3,712	3,710	3,708	3,707	3,705	3,792	3,879	3,965	4,052	4,139	
Total Historic Population & Employment	15,789	15,621	15,454	15,286	14,680	14,671	14,663	14,655	14,646	14,638	14,981	15,324	15,666	16,009	16,352	
Value Per (Capita & Employment)	\$ 438.33	\$ 443.04	\$ 447.86	\$ 452.77	\$ 471.46	\$ 471.73	\$ 518.68	\$ 518.98	\$ 519.28	\$ 521.28	\$ 509.35	\$ 522.11	\$ 511.36	\$ 515.84	\$ 508.15	\$ 491.35

Service Level Cap	15- Year
Forecast Population Growth (2022 to 2031)	2,258
Employment Forecast (2022 to 2031)	781
Total Forecast Population and Employment	3,039
Average Service Level (\$ per Capita)	\$ 491.35
Service Level Cap	\$ 1,492,966

Appendix C-3
Table 3
Municipality of Lambton Shores
Calculation of Service Standards
Fire (Land)

Unit Measure: Value of Fire Protection Land Per Capita and Employment
Inventory (Square Metre) & Current Replacement Value

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Unit Value (\$/m ²)	2022 Replacement Value
Arkona	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$175,000	\$ 7,000
Forest	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	\$175,000	\$ 92,750
Grand Bend	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	\$175,000	\$ 31,500
Thedford	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	\$175,000	\$ 57,750
Northville	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	\$175,000	\$ 54,250
																	\$ -
Total	1.39	1.39	1.39	1.39	1.39	1.39	1.39	1.39	1.39	1.39	1.39	1.39	1.39	1.39	1.39		
Total Value \$	\$243,250	\$243,250	\$243,250	\$243,250	\$243,250	\$243,250	\$243,250	\$243,250	\$243,250	\$243,250	\$243,250	\$243,250	\$243,250	\$243,250	\$243,250		

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average
Population	11,453	11,331	11,210	11,088	10,966	10,959	10,953	10,946	10,940	10,933	11,189	11,445	11,701	11,957	12,213	
Employment	4,336	4,290	4,244	4,198	3,714	3,712	3,710	3,708	3,707	3,705	3,792	3,879	3,965	4,052	4,139	
Total Historic Population & Employment	15,789	15,621	15,454	15,286	14,680	14,671	14,663	14,655	14,646	14,638	14,981	15,324	15,666	16,009	16,352	
Value Per (Capita & Employment)	\$ 15.41	\$ 15.57	\$ 15.74	\$ 15.91	\$ 16.57	\$ 16.58	\$ 16.59	\$ 16.60	\$ 16.61	\$ 16.62	\$ 16.24	\$ 15.87	\$ 15.53	\$ 15.19	\$ 14.88	\$ 15.99

Service Level Cap	15- Year
Forecast Population Growth (2022 to 2031)	2,258
Employment Forecast (2022 to 2031)	781
Total Forecast Population and Employment	3,039
Average Service Level (\$ per Capita)	\$ 15.99
Service Level Cap	\$ 48,597

Appendix C-4
Table 1
Municipality of Lambton Shores
Calculation of Service Standards
Transportation (Roads)

Unit Measure: Value of Transportation - Roads, Sidewalks, Streetlights and Traffic Controls per Capital and Employment
Inventory (No. Km) & Current Replacement Value

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/km)	2022 Replacement Value
Traffic Lights / controllers	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$ 100,000	\$ 400,000
crosswalks (units)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$ 78,000	\$ 156,000
Roads - Paved	141	141	141	141	141	141	142	142	142	142	143	143	144	144	145	\$ 911,174	\$ 132,120,230
Roads - Tar & Chip	57	57	57	57	57	57	57	57	57	57	57	57	57	57	57	\$ 448,547	\$ 25,567,174
Roads - Gravel	135	135	135	135	135	135	135	135	135	135	135	135	135	135	135	\$ 439,193	\$ 59,291,055
Sidewalks	38	38	38	38	38	38	38	38	38	38	38	38	39	39	39	\$ 1,531,000	\$ 59,709,000
various control lights	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$ 10,000	\$ 50,000
street lights	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,376	1,376	1,376	1,376	1,376	1,376	1,392	\$ 1,295	\$ 1,802,640
Total	1,731	1,731	1,731	1,731	1,731	1,731	1,733	1,733	1,759	1,760	1,760	1,760	1,761	1,761	1,779		
Total Value \$	\$ 273,059,809	\$ 273,059,809	\$ 273,059,809	\$ 273,059,809	\$ 273,059,809	\$ 273,059,809	\$ 274,777,187	\$ 274,777,187	\$ 274,994,915	\$ 275,703,768	\$ 275,986,272	\$ 275,986,272	\$ 277,425,383	\$ 277,400,933	\$ 279,096,099		

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average
Population	11,453	11,331	11,210	11,088	10,966	10,959	10,953	10,946	10,940	10,933	11,189	11,445	11,701	11,957	12,213	
Employment	4,336	4,290	4,244	4,198	3,714	3,712	3,710	3,708	3,707	3,705	3,792	3,879	3,965	4,052	4,139	
Total Historic Population & Employment*	15,789	15,621	15,454	15,286	14,680	14,671	14,663	14,655	14,646	14,638	14,981	15,324	15,666	16,009	16,352	
Value Per (Capita & Employment)	\$ 17,294	\$ 17,480	\$ 17,670	\$ 17,864	\$ 18,601	\$ 18,612	\$ 18,739	\$ 18,750	\$ 18,776	\$ 18,835	\$ 18,423	\$ 18,011	\$ 17,708	\$ 17,327	\$ 17,068	\$ 18,077

Service Level Cap	15-Year
Forecast Population Growth (2022 to 2031)	2,258
Employment Forecast (2022 to 2031)	781
Total Forecast Population and Employment Growth	3,039
Average Service Level (\$ per Capita/Employment)	\$ 18,077.11
Service Level Cap	\$ 54,927,455

Unit Measure: Value of Transportation - Bridges and Culverts Per Capita and Employment Inventory (No. of Units) & Current Replacement Value

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/unit)
Park Lane - Hickery Creek						1	1	1	1	1	1	1	1	1	1	\$ 420,240
Cedar Point Line						1	1	1	1	1	1	1	1	1	1	\$ 357,204
Gordon Road						1	1	1	1	1	1	1	1	1	1	\$ 325,686
Kinnaird Road						1	1	1	1	1	1	1	1	1	1	\$ 297,670
Bruce Scott Road						1	1	1	1	1	1	1	1	1	1	\$ 287,164
Lakeshore Road (Highway 21)						1	1	1	1	1	1	1	1	1	1	\$ 2,884,000
Riverside Drive - Mud Creek Bridge						1	1	1	1	1	1	1	1	1	1	\$ 942,038
Ridge Road						1	1	1	1	1	1	1	1	1	1	\$ 392,224
Main Street - Alexander Drain						1	1	1	1	1	1	1	1	1	1	\$ 605,228
Brush Road						1	1	1	1	1	1	1	1	1	1	\$ 294,580
Cedar Point Line						1	1	1	1	1	1	1	1	1	1	\$ 166,036
Cedar Point Line						1	1	1	1	1	1	1	1	1	1	\$ 99,086
Fuller Road						1	1	1	1	1	1	1	1	1	1	\$ 291,902
Cedar Point Line						1	1	1	1	1	1	1	1	1	1	\$ 377,598
Proof Line						1	1	1	1	1	1	1	1	1	1	\$ 83,018
Fuller Road						1	1	1	1	1	1	1	1	1	1	\$ 294,580
Proof Line						1	1	1	1	1	1	1	1	1	1	\$ 342,784
Cedar Point Line						1	1	1	1	1	1	1	1	1	1	\$ 302,614
Jura Line						1	1	1	1	1	1	1	1	1	1	\$ 155,324
Army Camp Road						1	1	1	1	1	1	1	1	1	1	\$ 267,800
Jericho Road						1	1	1	1	1	1	1	1	1	1	\$ 267,800
Ridge Road						1	1	1	1	1	1	1	1	1	1	\$ 444,013
Jericho Road						1	1	1	1	1	1	1	1	1	1	\$ 147,290
Cedar Point Line						1	1	1	1	1	1	1	1	1	1	\$ 139,256
Rock Glen Road						1	1	1	1	1	1	1	1	1	1	\$ 380,070
Farmers Line						1	1	1	1	1	1	1	1	1	1	\$ 136,578
Gordon Road						1	1	1	1	1	1	1	1	1	1	\$ 155,324
Decker Road						1	1	1	1	1	1	1	1	1	1	\$ 262,444
Ravenswood Line						1	1	1	1	1	1	1	1	1	1	\$ 374,920
Kennedy Line						1	1	1	1	1	1	1	1	1	1	\$ 318,682
Kennedy Line						1	1	1	1	1	1	1	1	1	1	\$ 97,850
Kennedy Line						1	1	1	1	1	1	1	1	1	1	\$ 176,748
Ravenswood Line						1	1	1	1	1	1	1	1	1	1	\$ 637,364
Army Camp Road						1	1	1	1	1	1	1	1	1	1	\$ 206,206
Bruce Scott Road						1	1	1	1	1	1	1	1	1	1	\$ 179,426
Army Camp Road						1	1	1	1	1	1	1	1	1	1	\$ 476,684
Outer Drive						1	1	1	1	1	1	1	1	1	1	\$ 401,700
Outer Drive						1	1	1	1	1	1	1	1	1	1	\$ 224,952
Outer Drive						1	1	1	1	1	1	1	1	1	1	\$ 163,358
Walker Road						1	1	1	1	1	1	1	1	1	1	\$ 179,426
Pinetree Drive						1	1	1	1	1	1	1	1	1	1	\$ 216,918
Beach O'Pines Road						1	1	1	1	1	1	1	1	1	1	\$ 329,394
Lakeview Road						1	1	1	1	1	1	1	1	1	1	\$ 176,748
Gill Road						1	1	1	1	1	1	1	1	1	1	\$ 393,666
Main Street						1	1	1	1	1	1	1	1	1	1	\$ 1,025,674
Sauble Road - Whiskey Bridge						1	1	1	1	1	1	1	1	1	1	\$ 369,564
Thomson Line						1	1	1	1	1	1	1	1	1	1	\$ 366,886
Jura Line						1	1	1	1	1	1	1	1	1	1	\$ 51,745
Jura Line						1	1	1	1	1	1	1	1	1	1	\$ 70,106
Kinnaird Road						1	1	1	1	1	1	1	1	1	1	\$ 56,752
Jura Line						1	1	1	1	1	1	1	1	1	1	\$ 55,566
Army Camp Road						1	1	1	1	1	1	1	1	1	1	\$ 37,054
Army Camp Road						1	1	1	1	1	1	1	1	1	1	\$ 55,057
Fuller Road						1	1	1	1	1	1	1	1	1	1	\$ 45,175

Unit Measure: Value of Transportation - Bridges and Culverts Per Capita and Employment Inventory (No. of Units) & Current Replacement Value

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average
Population	11,453	11,331	11,210	11,088	10,966	10,959	10,953	10,946	10,940	10,933	11,189	11,445	11,701	11,957	12,213	
Employment	4,336	4,290	4,244	4,198	3,714	3,712	3,710	3,708	3,707	3,705	3,792	3,879	3,965	4,052	4,139	
Total Historic Population & Employment	15,789	15,621	15,454	15,286	14,680	14,671	14,663	14,655	14,646	14,638	14,981	15,324	15,666	16,009	16,352	
Value Per (Capita & Employment)	\$ 66.92	\$ 67.64	\$ 68.38	\$ 69.13	\$ 71.98	\$ 1,285.76	\$ 1,292.49	\$ 1,298.53	\$ 1,308.14	\$ 1,312.20	\$ 1,282.17	\$ 1,273.12	\$ 1,249.35	\$ 1,222.60	\$ 1,200.94	\$ 871.29

Service Level Cap	15- Year
Forecast Population Growth (2022 to 2031)	2,258
Employment Forecast (2022 to 2031)	781
Total Forecast Population and Employment Growth	3,039
Average Service Level (\$ per Capita/Employment)	\$ 871.29
Service Level Cap	\$ 2,647,425

Appendix C-4
Table 3
Municipality of Lambton Shores
Calculation of Service Standards
Transportation (Vehicles and Equipment)

Unit Measure: \$/units

Inventory (No. of Vehicles and Equipment) & Value

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/vehicle)	2022 Replacement Value
1 ton - with sanding unit	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$ 90,000	\$ 450,000
Pick up trucks	7	7	7	7	7	7	7	7	7	7	7	7	7	6	6	\$ 50,000	\$ 300,000
Heavy Duty Pick Up (2500)														1	1	\$ 60,000	\$ 60,000
5 ton -single axle - with plow, wing and sander	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$ 320,000	\$ 640,000
5 ton - tandem - with plow, wing and sander	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$ 360,000	\$ 1,080,000
Hydrovac (from DC)									1	1	1	1	1	1	1	\$ 675,000	\$ 675,000
Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 135,000	\$ 135,000
Articulating Tractor - w / attachments	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$ 180,000	\$ 540,000
Backhoe	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$ 170,000	\$ 340,000
Front End Loader											1	1	1	1	1	\$ 250,000	\$ 250,000
Grader - JD	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 550,000	\$ 550,000
Grader - volvo	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 85,000	\$ 85,000
Grader - Gehl tractor with attachment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 30,000	\$ 30,000
Mower - JD zero turn 54"	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 10,000	\$ 10,000
Chipper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 35,000	\$ 35,000
Sweeper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 275,000	\$ 275,000
Skyjack vertical lift									1	1	1	1	1	1	1	\$ 15,000	\$ 15,000
Bucket Truck	1	1	1	1	1	1	1	1	1	1	1	1				\$ 255,000	\$ 255,000
50' towable boom - replaced in 2022 with bucket truck												1	1	1	1	\$ 75,500	\$ 75,500
Trailer - sm	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 2,000	\$ 2,000
Trailer - med	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$ 5,000	\$ 15,000
Trailer - lg	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 36,500	\$ 36,500
message board signs									2	2	2	2	2	2	2	\$ 8,000	\$ 16,000
message board signs															2	\$ 8,000	\$ 16,000
speed signs								1	1	1	1	1	1	2	2	\$ 4,000	\$ 8,000
paint machine	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 8,500	\$ 8,500
skid steer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 55,000	\$ 55,000
																	-
Total	37	37	37	37	37	37	37	38	42	42	43	43	43	44	46		
Total Value \$	\$ 4,892,000	\$ 4,892,000	\$ 4,892,000	\$ 4,892,000	\$ 4,892,000	\$ 4,892,000	\$ 4,892,000	\$ 4,896,000	\$ 5,602,000	\$ 5,602,000	\$ 5,852,000	\$ 5,672,500	\$ 5,672,500	\$ 5,686,500	\$ 5,702,500		

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average
Population	11,453	11,331	11,210	11,088	10,966	10,959	10,953	10,946	10,940	10,933	11,189	11,445	11,701	11,957	12,213	
Employment	4,336	4,290	4,244	4,198	3,714	3,712	3,710	3,708	3,707	3,705	3,792	3,879	3,965	4,052	4,139	
Total Historic Population & Employment	15,789	15,621	15,454	15,286	14,680	14,671	14,663	14,655	14,646	14,638	14,981	15,324	15,666	16,009	16,352	
Value Per (Capita & Employment)	\$ 309.83	\$ 313.16	\$ 316.56	\$ 320.04	\$ 333.25	\$ 333.44	\$ 333.63	\$ 334.09	\$ 382.49	\$ 382.70	\$ 390.63	\$ 370.18	\$ 362.08	\$ 355.20	\$ 348.73	\$ 345.73

Service Level Cap	15- Year
Forecast Population Growth (2019 to 2028)	2,258
Employment Forecast (2019 to 2028)	781
Total Forecast Population and Employment Growth	3,039
Average Service Level (\$ per Capita/Employment)	\$ 345.73
Service Level Cap	\$ 1,050,514

Appendix C-4
Table 4
Municipality of Lambton Shores
Calculation of Service Standards
Transportation (Facilities)

Unit Measure: Value of Transportation - Building Area Per Capita and Employment
Inventory (Sq. Ft.) & Current Replacement Value

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/ft ²)	2022 Replacement Value
Northville Garage & office	14833	14833	14833	14833	14833	14,833	14,833	14,833	14,833	14,833	14,833	14,833	14,833	14,833	14,833	\$ 500	\$ 7,416,500
Grand Bend Shop	3617	3617	3617	3617	3617	3,617	3,617	3,617	3,617	3,617	3,617	3,617	3,617	3,617	3,617	\$ 500	\$ 1,808,500
Forest Shop -Ann St	9235	9235	9235	9235	9235	9,235	9,235	9,235	9,235	9,235	9,235					\$ 500	\$ 4,617,500
Forest Shop - Rawlings Rd												2,690	2,690	2,690	2,690	\$ 500	\$ 1,345,000
Salt Storage							4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	\$ 500	\$ 2,000,000
Total	27,684	27,684	27,684	27,684	27,684	27,684	31,685	31,685	31,685	31,685	31,685	25,140	25,140	25,140	25,140		
Total Value \$	\$13,842,150	\$13,842,150	\$13,842,150	\$13,842,150	\$13,842,150	\$13,842,150	\$15,842,350	\$15,842,350	\$15,842,350	\$15,842,350	\$15,842,350	\$12,569,850	\$12,569,850	\$12,570,000	\$12,570,000		

Description	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average
Population	11,453	11,331	11,210	11,088	10,966	10,959	10,953	10,946	10,940	10,933	11,189	11,445	11,701	11,957	12,213	
Employment	4,336	4,290	4,244	4,198	3,714	3,712	3,710	3,708	3,707	3,705	3,792	3,879	3,965	4,052	4,139	
Total Historic Population & Employment	15,789	15,621	15,454	15,286	14,680	14,671	14,663	14,655	14,646	14,638	14,981	15,324	15,666	16,009	16,352	
Value Per (Capita & Employment)	\$ 1,208.60	\$ 1,221.58	\$ 1,234.85	\$ 1,248.41	\$ 1,262.27	\$ 1,263.03	\$ 1,446.42	\$ 1,447.29	\$ 1,448.17	\$ 1,449.05	\$ 1,415.89	\$ 1,098.28	\$ 1,074.24	\$ 1,051.25	\$ 1,029.21	\$ 1,259.90

Service Level Cap	15- Year
Forecast Population Growth (2019 to 2028)	2,258
Employment Forecast (2019 to 2028)	781
Total Forecast Population and Employment Growth	3,039
Average Service Level (\$ per Capita/Employment)	\$ 1,259.90
Service Level Cap	\$ 3,828,224

Appendix D

Net Capital Growth to be Recovered from Development Charges

Appendix D-1
Table 1
Municipality of Lambton Shores
Administration Growth-Related Studies
Capital Costs Included in Development Charges Calculation

Increased Service Needs due to Anticipated Development 2022-2031	Year Required	Gross Project Cost	Less Grants, Subsidies & Development Contributions Attributable to New Development	Net Municipal Capital Costs	Less:		Total Development Recoverable Costs	Less:	Total Development Recoverable Costs Net of Adjustments	Post Period Capacity to be Carried Forward	Total Development Adjustment Due to Service Level Cap	DC Eligible Costs	
					Benefit to Existing Development							Adjustments	Residential Share
					\$	%		74%					
			\$ -	\$ -	\$ -		\$ -		\$ -				
Strategic Priorities / Visioning	2023	\$ 40,000	\$ -	\$ 40,000	\$ 20,000	50%	\$ 20,000		\$ 20,000				
			\$ -	\$ -	\$ -		\$ -		\$ -				
									\$ -				
Reserve Balance								\$ 20,000	\$ (20,000)				
Debt									\$ -				
Reserve Deficit									\$ -				
Credits									\$ -				
Total Estimated Capital Costs		\$ 40,000	\$ -	\$ 40,000	\$ 20,000		\$ 20,000	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -

Appendix D-2
Table 1
Municipality of Lambton Shores
Outdoor Recreation
Capital Costs Included in Development Charges Calculations

Increased Service Needs due to Anticipated Development 2022-2031	Year Required	Gross Project Cost	Less: Grants, Subsidies & Development Contributions Attributable to New Development	Net Municipal Capital Costs	Less:		Total Development Recoverable Costs	Less	Total Development Cost Recoverable Net of Adjustments	Post Period Capacity to be Carried Forward	Total Development Cost Adjustment Due to Service Level Cap	DC Eligible Costs	
					Benefit to Existing Development							Residential Share	Non-Res. Share
					\$	%		95%					
Recreation Master Servicing Plan	2025	\$ 60,000		\$ 60,000	\$ 30,000	50%	\$ 30,000		\$ 30,000				
				\$ -	\$ -		\$ -		\$ -				
Outdoor Rec - GB Rotary Trail Exp	2027	\$ 414,000		\$ 414,000	\$ 289,800	70%	\$ 124,200		\$ 124,200				
				\$ -	\$ -		\$ -		\$ -				
Outdoor Rec - FO Rotary Trail Exp	2025	\$ 216,000		\$ 216,000	\$ 151,200	70%	\$ 64,800		\$ 64,800				
				\$ -	\$ -		\$ -		\$ -				
Outdoor Rec - Ipperwash Trail	2023-2027	\$ 2,000,000		\$ 2,000,000	\$ 1,400,000	70%	\$ 600,000		\$ 600,000				
				\$ -	\$ -		\$ -		\$ -				
Outdoor Rec - Ipperwash Community Park	2030	\$ 1,000,000		\$ 1,000,000	\$ 850,000	85%	\$ 150,000		\$ 150,000				
Klondyke Park	2024	\$ 800,000		\$ 800,000	\$ 400,000	50%	\$ 400,000		\$ 400,000				
									\$ -				
Reserve Balance								\$ 863,401	\$ (863,401)				
Debt									\$ -				
Reserve Deficit									\$ -				
Credits									\$ -				
Total Estimated Capital Costs		\$ 4,490,000	\$ -	\$ 4,490,000	\$ 3,121,000		\$ 1,369,000	\$ 863,401	\$ 505,599	\$ -	\$ 505,599	\$ 480,319	\$ 25,280

Appendix D-3
Table 1
Municipality of Lambton Shores
Indoor Recreation

Capital Costs Included in the Development Charge Calculation

Increased Service Needs Attributable to Anticipated Development 2022-2031	Year Required	Gross Project Cost	Less Grants, Subsidies & Development Contributions Attributable to New Development	Net Municipal Capital Costs	Less:		Total Development Recoverable Costs	Less	Total Development Recoverable Costs Net of Adjustments	Post Period Capacity to be Carried Forward	Total Development Adjustment Due to Service Level Cap	DC Eligible Costs	
					Benefit to Existing Development							Residential Share	Non-Res. Share
					\$	%		95%				5%	
				\$ -	\$ -		\$ -		\$ -				
Beach Washroom	2023	\$ 450,000		\$ 450,000	\$ 379,800	84%	\$ 70,200		\$ 70,200				
				\$ -	\$ -		\$ -		\$ -				
Outstanding Debt Principal for Shores Recreation Centre	2022-2031	\$ 1,490,325		\$ 1,490,325	\$ 1,257,834	84%	\$ 232,491		\$ 232,491				
				\$ -	\$ -		\$ -		\$ -				
Interest on Outstanding Debt Principal for Shores Recreation Centre	2022-2031	\$ 651,327		\$ 651,327	\$ 549,720	84%	\$ 101,607		\$ 101,607				
				\$ -	\$ -		\$ -		\$ -				
Grand Bend Community Centre	2027	\$ 10,000,000	\$ 5,000,000	\$ 5,000,000	\$ 4,220,000	84%	\$ 780,000		\$ 780,000				
									\$ -				
Reserve Balance								\$ 163,641	\$ (163,641)				
Debt									\$ -				
Reserve Deficit									\$ -				
Credits									\$ -				
Total Estimated Capital Costs		\$ 12,591,652	\$ 5,000,000	\$ 7,591,652	\$ 6,407,354		\$ 1,184,298	\$ 163,641	\$ 1,020,656	\$ -	\$ 1,020,656	\$ 969,624	\$ 51,033

Appendix D-4
Table 1
Municipality of Lambton Shores
Fire

Capital Costs Included in the Development Charge Calculation

Increased Service Needs Attributable to Anticipated Development 2022-2031	Year Required	Gross Project Cost	Less	Net Municipal Capital Costs	Less		Total Development Recoverable Costs	Less	Total Development Recoverable Costs Net of Adjustments	Post Period Capacity to be Carried Forward	Total Development Costs Adjustment Due to Service Level Cap	DC Eligible Costs	
			Grants, Subsidies & Development Contributions Attributable to New Development		Benefit to Existing Development			Adjustments				Residential Share	Non-Res. Share
					\$	%							
					\$ -		\$ -		\$ -				
Fire Master Servicing Plan	2027	\$ 70,000		\$ 70,000	\$ 35,000	50%	\$ 35,000		\$ 35,000				
				\$ -	\$ -		\$ -		\$ -				
New Fire Hall	2024	\$ 2,213,750		\$ 2,213,750	\$ 1,771,000	80%	\$ 442,750		\$ 442,750				
				\$ -	\$ -		\$ -		\$ -				
									\$ -				
Reserve Balance								-\$10,913	\$ 10,913				
Debt									\$ -				
Reserve Deficit									\$ -				
Credits									\$ -				
Total Estimated Capital Costs		\$ 2,283,750	\$ -	\$ 2,283,750	\$ 1,806,000		\$477,750	-\$10,913	\$488,663		\$488,663	\$363,077	\$125,586

Appendix D-5
Table 1
Municipality of Lambton Shores
Transportation

Capital Costs Included in the Development Charge Calculation

Increased Service Needs Attributable to Anticipated Development 2022-2031	Year Required	Gross Project Costs	Less: Grants, Subsidies & Development Contributions Attributable to New Development	Net Municipal Capital Costs	Less:		Total Development Recoverable Costs	Less: Adjustments	Total Development Recoverable Costs Net of Adjustments	Post Period Capacity to be Carried Forward	Total Development Recoverable Costs Adjustment Due to Service Level Cap	DC Eligible Costs	
					Benefit to Existing Development							Residential Share	Non-Res. Share
					\$	%							
					\$ -		\$ -		\$ -				
Enterprise Dr - upgrade to Pavement	2025	\$ 750,000		\$ 750,000	\$ 150,000	20%	\$ 600,000		\$ 600,000				
				\$ -	\$ -		\$ -		\$ -				
New Vehicle - Truck	2023	\$ 80,000		\$ 80,000	\$ -	0%	\$ 80,000		\$ 80,000				
				\$ -	\$ -		\$ -		\$ -				
Roads & Related - Tandem w/plow	2027	\$ 300,000		\$ 300,000	\$ 45,000	15%	\$ 255,000		\$ 255,000				
				\$ -	\$ -		\$ -		\$ -				
Roads & Related - GB Arterial Rd/Bridge	2023	\$ 9,500,000		\$ 9,500,000	\$ 5,700,000	60%	\$ 3,800,000		\$ 3,800,000				
				\$ -	\$ -		\$ -		\$ -				
Roads & Related - GB Main St E Urbanization	2030	\$ 3,750,000		\$ 3,750,000	\$ 1,875,000	50%	\$ 1,875,000		\$ 1,875,000				
				\$ -	\$ -		\$ -		\$ -				
Roads & Related - Klondyke Rd Upgrades	2030	\$ 1,175,000		\$ 1,175,000	\$ 293,750	25%	\$ 881,250		\$ 881,250				
				\$ -	\$ -		\$ -		\$ -				
Roads & Related - GB Works Depot	2024	\$ 1,696,250		\$ 1,696,250	\$ 1,357,000	80%	\$ 339,250		\$ 339,250				
				\$ -	\$ -		\$ -		\$ -				
				\$ -	\$ -		\$ -		\$ -				
Reserve Balance								\$ 1,339,981	\$ (1,339,981)				
Debt									\$ -				
Reserve Deficit									\$ -				
Credits									\$ -				
Total Estimated Capital Costs		\$ 17,251,250	\$ -	\$ 17,251,250	\$ 9,420,750		\$ 7,830,500	\$ 1,339,981	\$ 6,490,519	\$ -	\$ 6,490,519	\$ 4,822,455	\$ 1,668,063

Appendix D-6
Table 1
Municipality of Lambton Shores
Storm Sewer

Capital Costs Included in the Development Charge Calculation

Increased Service Needs Attributable to Anticipated Development 2022-2031	Year Required	Gross Project Costs	Less: Grants, Subsidies & Development Contributions Attributable to New Development	Net Capital Costs	Less:		Total Development Recoverable Costs	Less	Total Development Recoverable Costs Net of Adjustments	Post Period Capacity	Total Development Recoverable Cost Adjustment Due to Service Level Cap	Post Period Capacity to be Carried Forward	Total Development Recoverable Costs Adjustment Due to Service Level Cap	DC Eligible Costs	
					Benefit to Existing Development									Adjustments	Residential Share
					\$	%		74%							
				\$ -	\$ -		\$ -		\$ -	\$0	\$ -				
				\$ -	\$ -		\$ -		\$ -	\$0	\$ -				
Master Serving Plan	2022-2031	\$ 200,000		\$ 200,000	\$ 100,000	50%	\$ 100,000		\$ 100,000	\$0	\$ 100,000				
				\$ -	\$ -		\$ -		\$ -	\$0	\$ -				
				\$ -	\$ -		\$ -		\$ -	\$0	\$ -				
				\$ -	\$ -		\$ -		\$ -	\$0	\$ -				
Capacity Carry Forward									\$ -	\$0	\$ -				
ince								\$ -	\$ -	\$0	\$ -				
									\$ -	\$0	\$ -				
cit									\$ -	\$0	\$ -				
									\$ -	\$0	\$ -				
ted Capital Costs		\$ 200,000	\$ -	\$ 200,000	\$ 100,000		\$ 100,000	\$ -	\$ 100,000	\$ -	\$100,000	\$0	\$ 100,000	\$74,400	\$25,600

Appendix D-7
Table 1
Municipality of Lambton Shores
Water

Capital Costs Included in the Development Charge Calculation

Increased Service Needs Attributable to Anticipated Development 2022-2041	Year Required	Gross Project Costs	Less: Grants, Subsidies & Development Contributions Attributable to New Development	Net Capital Costs	Less:		Total Development Recoverable Costs	Less	Total Development Recoverable Costs Net of Adjustments	Post Period Capacity to be Carried Forward	Total Development Recoverable Costs Adjustment Due to Service Level Cap	DC Eligible Costs	
					Benefit to Existing Development							Residential Share	Non-Res. Share
					\$	%		74%				26%	
				\$ -	\$ -		\$ -		\$ -				
Water Master Serving Plan	2032	\$ 250,000		\$ 250,000	\$ 125,000	50%	\$ 125,000		\$ 125,000				
				\$ -	\$ -		\$ -		\$ -				
Water System Debt - Principal	2022-2023	\$ 420,217		\$ 420,217	\$ -		\$ 420,217		\$ 420,217				
				\$ -	\$ -		\$ -		\$ -				
Water System Debt - Interest	2022-2023	\$ 33,270		\$ 33,270	\$ -		\$ 33,270		\$ 33,270				
									\$ -				
Reserve Balance								\$ 578,487	\$ (578,487)				
Debt									\$ -				
Reserve Deficit									\$ -				
Credits									\$ -				
Total Estimated Capital Costs		\$ 703,487	\$ -	\$ 703,487	\$ 125,000		\$ 578,487	\$ 578,487	\$ 0	\$ -	\$ 0	\$ 0	\$ 0

Appendix D-8
Table 1
Municipality of Lambton Shores
Wastewater (Forest)

Capital Costs Included in the Development Charges Calculation

Increased Service Needs Attributable to Anticipated Development 2022-2041	Year Required	Gross Project Costs	Less:	Net Capital Costs	Less:		Total Development Recoverable Costs	Less:	Total Development Recoverable Costs Net of Adjustments	Post Period Capacity to be Carried Forward	Total Development Recoverable Costs Adjustment Due to Service Level Cap	DC Eligible	
			Grants, Subsidies & Development Contributions Attributable to New Development		Benefit to Existing Development			Adjustments				Residential Share	Non-Res. Share
					\$	%						74%	26%
				\$ -	\$ -		\$ -		\$ -				
Wastewater Master Serving Plan	2032	\$ 90,000		\$ 90,000	\$ 45,000	50%	\$ 45,000		\$ 45,000				
									\$ -				
Reserve Balance								\$ 45,000	\$ (45,000)				
Debt									\$ -				
Reserve Deficit									\$ -				
Credits									\$ -				
Total Estimated Capital Costs		\$ 90,000	\$ -	\$ 90,000	\$ 45,000		\$ 45,000	\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ -

Appendix D-9
Table 1
Municipality of Lambton Shores
Wastewater (Grand Bend)

Capital Costs Included in the Development Charges Calculation

Increased Service Needs Attributable to Anticipated Development 2022-2041	Year Required	Gross Project Costs	Less:	Net Capital Costs	Less:		Total Development Recoverable Costs	Less:	Total Development Recoverable Costs Net of Adjustments	Post Period Capacity to be Carried Forward	Total Development Recoverable Costs Adjustment Due to Service Level Cap	DC Eligible	
			Grants, Subsidies & Development Contributions Attributable to New Development		Benefit to Existing Development			Adjustments				Residential Share	Non-Res. Share
					\$	%							
				\$ -	\$ -		\$ -		\$ -				
Wastewater Master Serving Plan	2032	\$ 160,000		\$ 160,000	\$ 80,000	50%	\$ 80,000		\$ 80,000				
				\$ -	\$ -		\$ -		\$ -				
Pump Station	2025	\$ 7,000,000	\$ 3,500,000	\$ 3,500,000	\$ 1,750,000	50%	\$ 1,750,000		\$ 1,750,000				
				\$ -	\$ -		\$ -		\$ -				
Wastewater - GB STP Expansion	2028	\$ 6,741,759		\$ 6,741,759	\$ -	0%	\$ 6,741,759		\$ 6,741,759				
				\$ -	\$ -		\$ -		\$ -				
				\$ -	\$ -		\$ -		\$ -				
				\$ -	\$ -		\$ -		\$ -				
				\$ -	\$ -		\$ -		\$ -				
				\$ -	\$ -		\$ -		\$ -				
				\$ -	\$ -		\$ -		\$ -				
Reserve Balance								\$ 439,868	\$ (439,868)				
Debt									\$ -				
Reserve Deficit									\$ -				
Credits									\$ -				
Total Estimated Capital Costs		\$ 13,901,759	\$ 3,500,000	\$ 10,401,759	\$ 1,830,000		\$ 8,571,759	\$ 439,868	\$ 8,131,891	\$ -	\$ 8,131,891	\$ 6,050,127	\$ 2,081,764

Appendix E

Cash Flow Analysis & Adjusted Charges

RESIDENTIAL CASH FLOW

Outdoor Recreation		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Opening Cash Balance		\$ 820,231	\$ 892,619	\$ 847,960	\$ 380,278	\$ 214,015	\$ 144,029	\$ (77,145)	\$ (13,426)	\$ 54,511	\$ (72,043)
Residential Population Growth in New Units		226	226	226	226	226	226	226	226	226	226
Receipts											
Residential Development Charge Receipts (Inflated)		\$ 50,865	\$ 52,899	\$ 55,015	\$ 57,216	\$ 59,504	\$ 61,885	\$ 64,360	\$ 66,934	\$ 69,612	\$ 72,396
Disbursements											
2022-2031	Development Charge Disbursements/Adjustments										
	Uninflated	\$ -	\$ 114,000	\$ 494,000	\$ 204,060	\$ 114,000	\$ 231,990	\$ -	\$ -	\$ 142,500	\$ -
	Inflated	\$ -	\$ 118,560	\$ 534,310	\$ 229,540	\$ 133,364	\$ 282,251	\$ -	\$ -	\$ 195,021	\$ -
Interest		\$ 21,523	\$ 21,002	\$ 11,613	\$ 6,060	\$ 3,873	\$ (807)	\$ (641)	\$ 1,003	\$ (1,145)	\$ (353)
Closing Cash Balance		\$ 892,619	\$ 847,960	\$ 380,278	\$ 214,015	\$ 144,029	\$ (77,145)	\$ (13,426)	\$ 54,511	\$ (72,043)	\$ -
2022 Adjusted Residential Charge Per Capita		\$ 225.30									

Appendix E-1
Table 2
Municipality of Lambton Shores
Outdoor Recreation
Cash Analysis and Adjusted Charges

NON-RESIDENTIAL CASH FLOW

Outdoor Recreation	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Opening Cash Balance	\$ 43,170	\$ 46,980	\$ 44,629	\$ 20,015	\$ 11,264	\$ 7,580	\$ (4,060)	\$ (707)	\$ 2,869	\$ (3,792)
Non-Residential Growth in Square Feet	5,843	5,843	5,843	5,843	5,843	5,843	5,843	5,843	5,843	5,843
Receipts										
Non-Residential Development Charge Receipts (Inflated)	\$ 2,677	\$ 2,784	\$ 2,896	\$ 3,011	\$ 3,132	\$ 3,257	\$ 3,387	\$ 3,523	\$ 3,664	\$ 3,810
Disbursements										
2022-2031 Development Charge Disbursements/Adjustments										
Uninflated	\$ -	\$ 6,000	\$ 26,000	\$ 10,740	\$ 6,000	\$ 12,210	\$ -	\$ -	\$ 7,500	\$ -
Inflated	\$ -	\$ 6,240	\$ 28,122	\$ 12,081	\$ 7,019	\$ 14,855	\$ -	\$ -	\$ 10,264	\$ -
Interest	\$ 1,133	\$ 1,105	\$ 611	\$ 319	\$ 204	\$ (42)	\$ (34)	\$ 53	\$ (60)	\$ (19)
Closing Cash Balance	\$ 46,980	\$ 44,629	\$ 20,015	\$ 11,264	\$ 7,580	\$ (4,060)	\$ (707)	\$ 2,869	\$ (3,792)	-
2022 Adjusted Non-Residential Charge Per Square Foot		\$ 0.46								

RESIDENTIAL CASH FLOW

Indoor Recreation		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Opening Cash Balance		\$ 155,459	\$ 226,959	\$ 232,206	\$ 311,141	\$ 394,975	\$ 483,948	\$ (341,263)	\$ (264,242)	\$ (181,874)	\$ (93,887)
Residential Population Growth in New Units		226	226	226	226	226	226	226	226	226	226
Receipts											
Residential Development Charge Receipts (Inflated)		\$ 98,027	\$ 101,948	\$ 106,026	\$ 110,267	\$ 114,677	\$ 119,264	\$ 124,035	\$ 128,996	\$ 134,156	\$ 139,522
Disbursements											
2022-2031	Development Charge Disbursements/Adjustments										
	Uninflated	\$ 31,739	\$ 98,429	\$ 31,739	\$ 31,739	\$ 31,739	\$ 772,739	\$ 31,739	\$ 31,739	\$ 31,739	\$ 31,739
	Inflated	\$ 31,739	\$ 102,366	\$ 34,329	\$ 35,702	\$ 37,130	\$ 940,155	\$ 40,160	\$ 41,767	\$ 43,437	\$ 45,175
Interest		\$ 5,212	\$ 5,666	\$ 7,239	\$ 9,270	\$ 11,425	\$ (4,319)	\$ (6,854)	\$ (4,861)	\$ (2,732)	\$ (460)
Closing Cash Balance		\$ 226,959	\$ 232,206	\$ 311,141	\$ 394,975	\$ 483,948	\$ (341,263)	\$ (264,242)	\$ (181,874)	\$ (93,887)	\$ -
2022 Adjusted Residential Charge Per Capita		\$ 434.20									

Appendix E-2
Table 2
Municipality of Lambton Shores
Indoor Recreation
Cash Analysis and Adjusted Charges

NON-RESIDENTIAL CASH FLOW

[illegible]

RESIDENTIAL CASH FLOW

[illegible]

NON-RESIDENTIAL CASH FLOW

[illegible]

RESIDENTIAL CASH FLOW

NON-RESIDENTIAL CASH FLOW

Roads and Related

[illegible]

RESIDENTIAL CASH FLOW

[illegible]

NON-RESIDENTIAL CASH FLOW

[illegible]

Appendix E-6
Table 1
Municipality of Lambton Shores
Wastewater
Cash Analysis and Adjusted Charges

RESIDENTIAL CASH FLOW

Wastewater	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
								0		
Opening Cash Balance	\$ 327,262	\$ 626,414	\$ 944,685	\$ 1,283,016	\$ 148,530	\$ 492,638	\$ 858,965	\$ (5,224,997)	\$ (4,972,724)	\$ (4,698,828)
Residential Population Growth in New Units	144	144	144	144	144	144	144	144	144	144
Receipts										
Residential Development Charge Receipts (Inflated)	\$ 285,266	\$ 296,676	\$ 308,543	\$ 320,885	\$ 333,721	\$ 347,069	\$ 360,952	\$ 375,390	\$ 390,406	\$ 406,022
Disbursements										
2022-2041 Development Charge Disbursements/Adjustments										
Uninflated	\$ -	\$ -	\$ -	\$ 1,302,000	\$ -	\$ -	\$ 5,015,869	\$ -	\$ -	\$ -
Inflated	\$ -	\$ -	\$ -	\$ 1,464,573	\$ -	\$ -	\$ 6,346,674	\$ -	\$ -	\$ -
Interest	\$ 13,887	\$ 21,594	\$ 29,788	\$ 9,202	\$ 10,388	\$ 19,257	\$ (98,240)	\$ (123,117)	\$ (116,510)	\$ (109,350)
Closing Cash Balance	\$ 626,414	\$ 944,685	\$ 1,283,016	\$ 148,530	\$ 492,638	\$ 858,965	\$ (5,224,997)	\$ (4,972,724)	\$ (4,698,828)	\$ (4,402,156)
2022 Adjusted Residential Charge Per Capita	\$ 1,974.30									

RESIDENTIAL CASH FLOW

Wastewater	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Opening Cash Balance	\$ (4,402,156)	\$ (4,171,368)	\$ (3,827,716)	\$ (3,457,555)	\$ (3,059,506)	\$ (2,632,126)	\$ (2,173,907)	\$ (1,683,271)	\$ (1,158,570)	\$ (598,080)
Residential Population Growth in New Units	144	144	144	144	144	144	144	144	144	144
Receipts										
Residential Development Charge Receipts (Inflated)	\$ 422,263	\$ 439,154	\$ 456,720	\$ 474,989	\$ 493,988	\$ 513,748	\$ 534,297	\$ 555,669	\$ 577,896	\$ 601,012
Disbursements										
2022-2041 Development Charge Disbursements/Adjustments										
Uninflated	\$ 59,520	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Inflated	\$ 88,104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ (103,371)	\$ (95,501)	\$ (86,559)	\$ (76,939)	\$ (66,608)	\$ (55,528)	\$ (43,662)	\$ (30,968)	\$ (17,406)	\$ (2,932)
Closing Cash Balance	\$ (4,171,368)	\$ (3,827,716)	\$ (3,457,555)	\$ (3,059,506)	\$ (2,632,126)	\$ (2,173,907)	\$ (1,683,271)	\$ (1,158,570)	\$ (598,080)	\$ -

Appendix E-6
Table 2
Municipality of Lambton Shores
Wastewater Services
Cash Analysis and Adjusted Charges

NON-RESIDENTIAL CASH FLOW

Wastewater	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Opening Cash Balance	\$ 112,606	\$ 215,540	\$ 325,053	\$ 441,468	\$ 51,107	\$ 169,510	\$ 295,558	\$ (1,797,849)	\$ (1,711,045)	\$ (1,616,801)
Non-Residential Growth in Square Feet	3,740	3,740	3,740	3,740	3,740	3,740	3,740	3,740	3,740	3,740
Receipts										
Non-Residential Development Charge Receipts (Inflated)	\$ 98,156	\$ 102,082	\$ 106,165	\$ 110,412	\$ 114,829	\$ 119,422	\$ 124,199	\$ 129,167	\$ 134,333	\$ 139,707
Disbursements										
2022-2041 Development Charge Disbursements/Adjustments										
Uninflated	\$ -	\$ -	\$ -	\$ 448,000	\$ -	\$ -	\$ 1,725,890	\$ -	\$ -	\$ -
Inflated	\$ -	\$ -	\$ -	\$ 503,939	\$ -	\$ -	\$ 2,183,802	\$ -	\$ -	\$ -
Interest	\$ 4,778	\$ 7,430	\$ 10,250	\$ 3,166	\$ 3,574	\$ 6,626	\$ (33,803)	\$ (42,363)	\$ (40,089)	\$ (37,626)
Closing Cash Balance	\$ 215,540	\$ 325,053	\$ 441,468	\$ 51,107	\$ 169,510	\$ 295,558	\$ (1,797,849)	\$ (1,711,045)	\$ (1,616,801)	\$ (1,514,720)

2022 Adjusted Non-Residential Charge Per Square Foot	\$ 26.25
---	-----------------

NON-RESIDENTIAL CASH FLOW

Wastewater	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Opening Cash Balance	\$ (1,514,720)	\$ (1,435,309)	\$ (1,317,063)	\$ (1,189,696)	\$ (1,052,733)	\$ (905,677)	\$ (748,010)	\$ (579,189)	\$ (398,647)	\$ (205,790)
Non-Residential Growth in Square Feet	3,740	3,740	3,740	3,740	3,740	3,740	3,740	3,740	3,740	3,740
Receipts										
Non-Residential Development Charge Receipts (Inflated)	\$ 145,295	\$ 151,107	\$ 157,151	\$ 163,437	\$ 169,974	\$ 176,773	\$ 183,844	\$ 191,198	\$ 198,846	\$ 206,800
Disbursements										
2022-2041 Development Charge Disbursements/Adjustments										
Uninflated	\$ 20,480	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Inflated	\$ 30,315	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ (35,568)	\$ (32,861)	\$ (29,784)	\$ (26,474)	\$ (22,919)	\$ (19,106)	\$ (15,023)	\$ (10,656)	\$ (5,989)	\$ (1,009)
Closing Cash Balance	\$ (1,435,309)	\$ (1,317,063)	\$ (1,189,696)	\$ (1,052,733)	\$ (905,677)	\$ (748,010)	\$ (579,189)	\$ (398,647)	\$ (205,790)	\$ 1

Appendix F

Operating, Capital & Asset Management Cost Implications

Appendix F
Table 1
Municipality of Lambton Shores
Long-Term Operating Cost Impacts

Cummulative Net Operating Impacts												Total
Service	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031		
Adminstration Growth-Related Studies	\$ 22,194	\$ 44,387	\$ 66,581	\$ 88,775	\$ 110,968	\$ 133,162	\$ 155,356	\$ 177,549	\$ 199,743	\$ 221,937		\$ 1,220,651
Outdoor Recreation	\$ 35,983	\$ 71,966	\$ 107,949	\$ 143,932	\$ 179,916	\$ 215,899	\$ 251,882	\$ 287,865	\$ 323,848	\$ 359,831		\$ 1,979,071
Indoor Recreation	\$ 23,637	\$ 47,274	\$ 70,911	\$ 94,548	\$ 118,185	\$ 141,822	\$ 165,460	\$ 189,097	\$ 212,734	\$ 236,371		\$ 1,300,039
Fire	\$ 17,462	\$ 34,924	\$ 52,385	\$ 69,847	\$ 87,309	\$ 104,771	\$ 122,232	\$ 139,694	\$ 157,156	\$ 174,618		\$ 960,397
Transportation	\$ 72,635	\$ 145,270	\$ 217,905	\$ 290,540	\$ 363,175	\$ 435,811	\$ 508,446	\$ 581,081	\$ 653,716	\$ 726,351		\$ 3,994,930
Storm Sewer	\$ 780	\$ 1,560	\$ 2,340	\$ 3,120	\$ 3,899	\$ 4,679	\$ 5,459	\$ 6,239	\$ 7,019	\$ 7,799		\$ 42,893
Water	\$ 26,576	\$ 53,153	\$ 79,729	\$ 106,305	\$ 132,882	\$ 159,458	\$ 186,035	\$ 212,611	\$ 239,187	\$ 265,764		\$ 1,461,700
Wastewater	\$ 28,332	\$ 56,664	\$ 84,996	\$ 113,327	\$ 141,659	\$ 169,991	\$ 198,323	\$ 226,655	\$ 254,987	\$ 283,319		\$ 1,558,253
Total Cummulative Net Operating Impacts	\$ 172,691	\$ 345,381	\$ 518,072	\$ 690,762	\$ 863,453	\$ 1,036,144	\$ 1,208,834	\$ 1,381,525	\$ 1,554,215	\$ 1,726,906		\$ 12,517,935

Appendix F
Table 2
Municipality of Lambton Shores
Long-Term Capital Cost Implications

Cummulative Net Capital Cost Impacts												Total
By Service	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031		
Adminstration Growth-Related Studies	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 20,000
Outdoor Recreation	\$ -	\$ 280,000	\$ 680,000	\$ 461,200	\$ 280,000	\$ 569,800	\$ -	\$ -	\$ 850,000	\$ -		\$ 3,121,000
Indoor Recreation	\$ 180,755	\$ 560,555	\$ 180,755	\$ 180,755	\$ 180,755	\$ 4,400,755	\$ 180,755	\$ 180,755	\$ 180,755	\$ 180,755		\$ 6,407,354
Fire	\$ -	\$ -	\$ 1,771,000	\$ -	\$ -	\$ 35,000	\$ -	\$ -	\$ -	\$ -		\$ 1,806,000
Transportation	\$ -	\$ 5,700,000	\$ 1,357,000	\$ 150,000	\$ -	\$ 45,000	\$ -	\$ 2,168,750	\$ -	\$ -		\$ 9,420,750
Storm Sewer	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000		\$ 100,000
Water Servcies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Wastewater Services	\$ -	\$ -	\$ -	\$ 1,750,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 1,750,000
Total Capital Cost Impacts	\$ 190,755	\$ 6,570,555	\$ 3,998,755	\$ 2,551,955	\$ 470,755	\$ 5,060,555	\$ 190,755	\$ 2,359,505	\$ 1,040,755	\$ 190,755		\$ 22,625,104

Appendix F
Table 3
Municipality of Lambton Shores
Long-Term Net Lifecycle Impacts

Cummulative Net Lifecycle Impact												Total
Service	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031		
Adminstration Growth-Related Studies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Outdoor Recreation	\$ -	\$ 10,266	\$ 41,678	\$ 58,126	\$ 69,020	\$ 91,632	\$ 91,632	\$ 91,632	\$ 121,112	\$ 121,112		\$ 696,210
Indoor Recreation	\$ 7,829	\$ 32,594	\$ 40,739	\$ 49,047	\$ 57,521	\$ 469,770	\$ 478,587	\$ 487,580	\$ 496,753	\$ 506,109		\$ 2,626,529
Fire	\$ -	\$ -	\$ 84,195	\$ 84,195	\$ 84,195	\$ 84,195	\$ 84,195	\$ 84,195	\$ 84,195	\$ 84,195		\$ 673,557
Transportation	\$ -	\$ 252,891	\$ 297,295	\$ 317,320	\$ 317,320	\$ 354,194	\$ 354,194	\$ 354,194	\$ 499,382	\$ 499,382		\$ 3,246,173
Storm Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Water Servcies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -
Wastewater Services (Total)	\$ -	\$ -	\$ -	\$ 271,553	\$ 271,553	\$ 271,553	\$ 549,096	\$ 549,096	\$ 549,096	\$ 549,096		\$ 3,011,040
Total Cummulative Net Lifecycle Impacts	\$ 7,829	\$ 295,751	\$ 463,906	\$ 780,240	\$ 799,609	\$ 1,271,344	\$ 1,557,703	\$ 1,566,696	\$ 1,750,537	\$ 1,759,893		\$ 10,253,509

Appendix G

Proposed Development Charges By-Law

DRAFT

THE CORPORATION OF THE MUNICIPALITY OF LAMBTON SHORES

BY-LAW NUMBER xx of 2022

BEING A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES

WHEREAS the Municipality of Lambton Shores will experience growth through development and re-development;

AND WHEREAS development and re-development require the provision of physical and social services by the Municipality of Lambton Shores;

AND WHEREAS Council desires to ensure that the capital cost of meeting growth-related demands for, or burdens on, municipal services does not place an excessive financial burden on the Municipality of Lambton Shores or its existing taxpayers, while at the same time ensuring new taxpayers contribute no more than the net capital cost attributable to providing the current level of municipal services;

AND WHEREAS subsection 2(1) of the *Development Charges Act, 1997 c. 27* (hereinafter called "the Act") provides that the Council the Municipality of Lambton Shores may impose development charges against land to pay for increased capital costs required because of increased needs for services;

AND WHEREAS the Council of the Corporation of the Municipality of Lambton Shores has given Notice on XXXX,XX,XX according to *section 12 of the Development Charges Act, 1997*, of its intention to pass a by-law under Section 2 of the said Act;

AND WHEREAS the Council of the Municipality of Lambton Shores 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 XXXXXX,XX,XX

AND WHEREAS the Council of the Municipality of Lambton Shores had before it a report entitled Municipality of Lambton Shores 2022 Development Charges Background Study dated XXXX.XX.XX prepared by DFA Infrastructure International Inc. wherein it is indicated that the development of any land within the Municipality will increase the need for services as defined herein;

AND WHEREAS the Council of the Municipality of Lambton Shores on XXXXXX,XX,XX approved the applicable Development Charge Background Study, inclusive of the capital forecast therein, in which certain recommendations were made relating to the establishment of a development charge policy for the Municipality of Lambton Shores pursuant to the *Development Charges Act, 1997*;

AND WHEREAS the Council of the Municipality of Lambton Shores on XXXXXX,XX,XXXX, determined that no additional public meeting was required to be held as part of the approval

DRAFT

process.

THEREFORE the Council of the Municipality of Lambton Shores enacts as follows:

1. INTERPRETATION

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

"Act" means the *Development Charges Act, 1997, c. 27*, as amended, or any successor thereof;

"agricultural processing establishment" shall mean use of land and/or buildings or structures for the processing of products derived from agricultural uses, as defined in this By-law. These shall include such products as seed, grain, feed and forage processing, storage and transport, fruit and vegetable storage and treatment, livestock and poultry assembly, sales and transport, a cheese factory, an egg grading station, a saw mill, an abattoir and a dead stock removal facility;

"apartment unit" means any dwelling unit within a multiple dwelling containing more than four dwelling units where the units are connected by an interior corridor, within a building designed or used for non-residential use, or within or ancillary to a building designed or used as a single detached dwelling, semi-detached dwelling, row house dwelling, or other dwelling unit;

"bedroom" means a habitable room which can be used as sleeping quarters, but does not include a bathroom, living room, dining room or kitchen;

"board of education" has the same meaning as set out in the *Education Act, R.S.O. 1990, Chap. E.2*, as amended, or any successor thereof;

"bona fide farm uses" means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation;

"Building Code Act" means the *Building Code Act, S.O. 1992*, as amended, or any successor thereof;

"capital cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board:

- (a) to acquire land or an interest in land, including a leasehold interest;
- (b) to improve land;
- (c) to acquire, lease, construct or improve buildings and structures;
- (d) to acquire, construct or improve facilities including;

DRAFT

- (i) furniture and equipment other than computer equipment,
- (ii) material acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, R.S.O. 1990, Chap. P.44, as amended, or any successor thereof; and
- (iii) rolling stock with an estimated useful life of seven years or more.
- (e) to undertake studies in connection with any services designated in this By-law within or outside the municipality,
- (f) interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related;

"commercial" means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses; for certainty also includes greenhouse – commercial;

"Council" means the Council of the municipality;

"development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that the effect of increasing the size of usability thereof, and includes redevelopment;

"development charge" means a charge imposed pursuant to this By-law;

"dwelling unit" means any part of a building or structure used, designated or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use;

"existing" means the number, use and size that existed as of the date this by-Law was passed;

"greenhouse - commercial" means a building or structure used for the growing of flowers, plants, shrubs, trees and similar vegetation which are not necessarily transplanted outdoors on the same lot containing such a building or structure, but are sold directly from such lot at wholesale or retail;

"greenhouse - farm large scale" means an agricultural use in which the predominant economic activity involves the growing of plant materials in large scale greenhouses for subsequent replanting or sale but shall not include retail sale from the property;

"gross floor area" means:

- (a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and

DRAFT

- (b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:
- (i) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
 - (ii) loading facilities above or below grade; and
 - (iii) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use.

"industrial" 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, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehousing club;

"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;

"Local Board" means a school board, public utility, commission, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, planning board, or any other board, commission, committee, 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, including school purposes, of the Municipality of Lambton Shores or any part or parts thereof;

"local services" means those services, facilities or things 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 in respect of the lands under *Sections 41, 51 or 53 of the Planning Act, R.S.O. 1990, Chap. P. 13*, as amended, or any successor thereof;

"multiple dwellings" means all dwelling units other than single-detached, semi-detached and apartment unit dwellings;

"Municipality" means the Corporation of the Municipality of Lambton Shores;

"municipality" means the area within the geographic limits of the Municipality of Lambton Shores;

"non-profit housing development" means the development of a building or structure

DRAFT

intended for use as a residential premises and developed by,

- (a) a corporation to which the *Not-for-Profit Corporations Act, 2010* applies, that is in good standing under that Act and whose primary object is to provide housing,
- (b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing, or
- (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.

"non-residential use" means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use;

"Official Plan" means the Official Plan adopted for the Municipality, as amended and approved;

"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;

"place of worship" means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

"rate" means the base rate of interest as determined under Section 26.3 of the Act plus one percent;

"regulation" means any regulation made pursuant to the Act;

"Residential Dwelling" means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more Dwelling Units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;

"residential use" means the use of a building or structure or portion thereof for one or more Dwelling Units. This also includes a Dwelling Unit on land that is used for an Agricultural Use;

"row dwelling" means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;

"semi-detached dwelling" means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade;

"service" means a service designated in Schedule "A" to this By-law, and "services"

DRAFT

shall have a corresponding meaning;

"servicing agreement" means an agreement between a landowner and the Municipality relative to the provision of municipal services to specified land within the municipality and/ or the landowner's assurances relative to affordable, attainable residential units as described under Section 4.1 of the Act;

"single detached dwelling unit" means a residential building consisting of one dwelling unit and not attached to another structure;

"wind turbine" means a part of a system that converts energy into electricity, and consists of a wind turbine, a tower and associated control or conversion electronics. A wind turbine and energy system may be connected to the electricity grid in circuits at a substation to provide electricity off-site for sale to an electrical utility or other intermediaries; and

"Zoning By-Law" means the Zoning By-Law of the Municipality of Lambton Shores, or any successor thereof passed pursuant to *Section 34 of the Planning Act, S.O. 1998*.

2. DESIGNATION OF SERVICES

2.1. The categories of services for which development charges are imposed under this By-law are as follows:

- (a) Outdoor Recreation
- (b) Indoor Recreation
- (c) Fire
- (d) Transportation
- (e) Storm Sewer
- (f) Wastewater

2.2. The components of the services designated in Subsection 2.1 are described in Schedule "A".

3. APPLICATION OF BY-LAW RULES

Development charges shall be payable in the amounts set out in this By-law where:

- (a) the lands are located in the area described in Subsections 3.1 and 3.2; and
- (b) the development of the lands requires any of the approvals set out in Paragraph 3.4(a).

Area to Which By-law Applies

DRAFT

- 3.1. Subject to Subsection 3.3, this By-law applies to all lands in the Municipality of Lambton Shores whether or not the land or use thereof is exempt from taxation under s. 13 of the *Assessment Act*.
- 3.2. Subject to Subsection 3.3, the municipal wide services provided on Schedule B to this by-law will be imposed individually on development. Wastewater charges will be imposed within the wastewater service areas as shown in Schedules C-1.
- 3.3. Notwithstanding Subsection 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
- (a) the Municipality or a local board thereof;
 - (b) a board of education;
 - (c) non-profit housing; or
 - (d) The Corporation of the County of Lambton or local board thereof.

Approvals for Development

- 3.4. (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
- (i) the passing of a Zoning by-law or of an amendment to a Zoning by-law under section 34 of the *Planning Act*;
 - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
 - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (v) a consent under section 53 of the *Planning Act*;
 - (vi) the approval of a description under section 50 of the *Condominium Act, R.S.O. 1998*, as amended, or any successor thereof; or
 - (vii) the issuing of a permit under the *Building Code Act 1992* in relation to a building or structure.
- (b) No more than one development charge for each service designated in Subsection 2.1 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in Paragraph 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite Paragraph 3.4(b), if two or more of the actions described in Paragraph 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

DRAFT

Exemptions

3.5. Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to an enlargement of an existing dwelling unit.

3.6. Notwithstanding the provisions of this By-law, the creation of the greater of the following in an existing rental residential building, which contains four or more residential units, shall be exempt from development charges:

- a) One residential unit.
- b) 1% of the existing residential units.

3.7. Notwithstanding the provisions of this By-law, the creation of any of the following in an existing residential building shall be exempt from development charges:

- a) A second residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the existing detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit.
- b) A third residential unit in an existing detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.
- c) One residential unit in a building or structure ancillary to an existing detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the existing detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the existing detached house, semi-detached house or rowhouse contains any residential units.

3.8. Notwithstanding the provisions of this By-law, the creation of any of the following in a new residential building shall be exempt from development charges:

- a) A second residential unit in a new detached house, semi-detached house or

DRAFT

rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if all buildings and structures ancillary to the new detached house, semi-detached house or rowhouse cumulatively will contain no more than one residential unit.

- b) A third residential unit in a new detached house, semi-detached house or rowhouse on a parcel of land on which residential use, other than ancillary residential use, is permitted, if no building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.
- c) One residential unit in a building or structure ancillary to a new detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the new detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the new detached house, semi-detached house or rowhouse contains any residential units.

3.9. Exemption for Industrial Development

- (a) Notwithstanding any other provision of this by-Law, no development charge is payable with respect to an enlargement of the gross floor area of an existing industrial where the gross floor area is enlarged by 50 percent or less.
- (b) If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction as determined as follows:
 - (i) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement; and
 - (ii) divide the amount determined under Subparagraph (i) by the amount of the enlargement.
- (c) For the purpose of Subsection 3.9 herein, "existing industrial building" is used as defined in the Regulations made pursuant to the Act.

3.10. Other Exemptions:

Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:

- (a) Lands, buildings or structures used or to be used for a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the

DRAFT

Assessment Act;

- (b) A public hospital receiving aid under the *Public Hospitals Act, R.S.O. 1990, Chap.P.40*, as amended, or any successor thereof;
- (c) The development of non-residential farm buildings constructed for bona fide farm uses, which qualify as a farm business, being that which operates with a valid Farm Business Registration Number and is assessed in the Farmland Realty Tax Class;
- (d) The lands used by a University or College, where such lands are used for university/college or university/college related purposes;
- (e) A temporary building or structure which is constructed, erected or placed on land for a continuous period of time not exceeding one (1) year;
- (f) A building or structure or part thereof which is naturally and normally incidental to or subordinate in purpose or both, and exclusively devoted to a residential use, building or structure;
- (g) Any lots where the developing landowner has paid the water or wastewater development charge or a charge under by-law 64 of 2002, or a similar by-law for one of the former communities, will not pay the development charge for that service;
- (h) Greenhouse - farm large scale buildings are exempt from the charges for all services;
- (i) For Greenhouse - commercial buildings, the area accessible to the public will be subject to the Commercial/Institutional charge whereas all other building areas are exempt from the charges; and
- (j) For Affordable and Attainable Residential Units as described in Section 4.1 of the Act. These exemptions would take effect on the date Section 4.1 of the Act becomes effective for the duration it remains in force.

Amount of Charges – Residential

3.11. The development charges set out in Schedule “B” to this By-law shall:

- (a) be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed-use building or structure, on the residential uses in the mixed-use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

Amount of Charges - Non-Residential

3.12. The development charges set out in Schedule “B” to this By-law shall:

- (a) be imposed on non-residential uses of lands, buildings or structures, and, in

DRAFT

the case of a mixed-use building or structure, on the non-residential uses in the mixed-use building or structure, and calculated with respect to each of the services according to the total floor area of the non-residential use.

Reduction of Development Charges for Redevelopment

3.13. Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 5 years prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under Subsection 3.11 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under Subsection 3.12, by the gross floor area that has been or will be demolished or converted to another principal use;

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

Discount, rental housing development

3.14. Despite any other provisions of this By-law, In the case of rental housing development, the amount determined under subsection (1) shall be reduced in accordance with the following rules:

- a) A development charge for a residential unit intended for use as a rented residential premises with three or more bedrooms shall be reduced by 25 per cent.
- b) A development charge for a residential unit intended for use as a rented residential premises with two bedrooms shall be reduced by 20 per cent.
- c) A development charge for a residential unit intended for use as a rented residential premises not referred to in paragraph 1 or 2 shall be reduced by 15 per cent.

DRAFT

Time of Payment of Development Charge

- 3.15. Development charges imposed under this By-Law are calculated, payable, and collected upon issuance of a building permit for the development.
- 3.16. Despite Subsection 3.15, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

4. PAYMENT BY SERVICES

- 4.1. Despite the payment required under Subsections 3.11 and 3.12, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.
- 4.2. Despite the payment required under Subsections 3.11 and 3.12, the charge imposed under this by-law shall be no greater than the charge as calculated in accordance to the rules as detailed in Section 5 (6) of the Act, for the duration it remains in force.

5. INDEXING

- 5.1. Development charges imposed pursuant to this By-law may be adjusted annually, without amendment to this By-law, commencing on the 1st of January 2024 and each year thereafter, in accordance with the prescribed index in the Act.

6. CONFLICTS

- 6.1. Where the Municipality and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-Law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 6.2. Notwithstanding Subsection 6.1, where a development which is the subject of an agreement to which Subsection 6.1 applies, is subsequently the subject of one or more of the actions described in Paragraph 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-Law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

DRAFT

7. SCHEDULES

7.1. The following schedules shall form part of this By-Law:

Schedule "A" - Components of Services Designated in section 2.1
Schedule "B" - Residential and Non-Residential Development Charges
Schedules "C-1" - Wastewater Development Charge Service Areas

8. SEVERABILITY

8.1. If, for any reason, any provision of this By-law is held to be invalid, it is hereby declared to be the intention of Council that all the remainder of this By-Law shall continue in full force and effect until repealed, re-enacted, amended or modified.

9. DATE BY-LAW IN FORCE

9.1. This By-Law shall come into effect at XXXXXXXX.XX.XXXX.

10. DATE BY-LAW EXPIRES

10.1. This By-Law will expire at 11:59 PM on XXXXXXXX,XX,XXXX unless it is repealed by Council at an earlier date.

11. EXISTING AND AMENDING BY-LAW REPEALED

11.1. This By-law hereby repeals By-law Number 01 of 2018.

12. DEEMED AMENDMENTS OF BY-LAW

12.1. This By-law shall be deemed to be amended to be consistent with sections of, or regulations made under, the *More Homes Built Faster Act, 2022* as and when they come into force or if any section or provision or regulation is repealed or revoked.

READ A FIRST, SECOND AND THIRD TIME, AND FINALLY PASSED this XXth day of XXXXXXXXXX,XX.

MAYOR – XXXX XXXXX

CLERK – XXXXXXX,XXXX

DRAFT

SCHEDULE “A” TO THE BY-LAW COMPONENTS OF SERVICES DESIGNATED IN SUBSECTION 2.1

Outdoor Recreation

- Parkland development
- Parkland amenities
- Park trails

Indoor Recreation

- Recreation facilities

Fire

- Vehicles and Equipment
- Facilities
- Land

Transportation

- Roads, sidewalks, streetlights, traffic controls
- Bridges, culverts
- Vehicles and equipment
- Facilities

Storm Sewer

- Growth-related studies

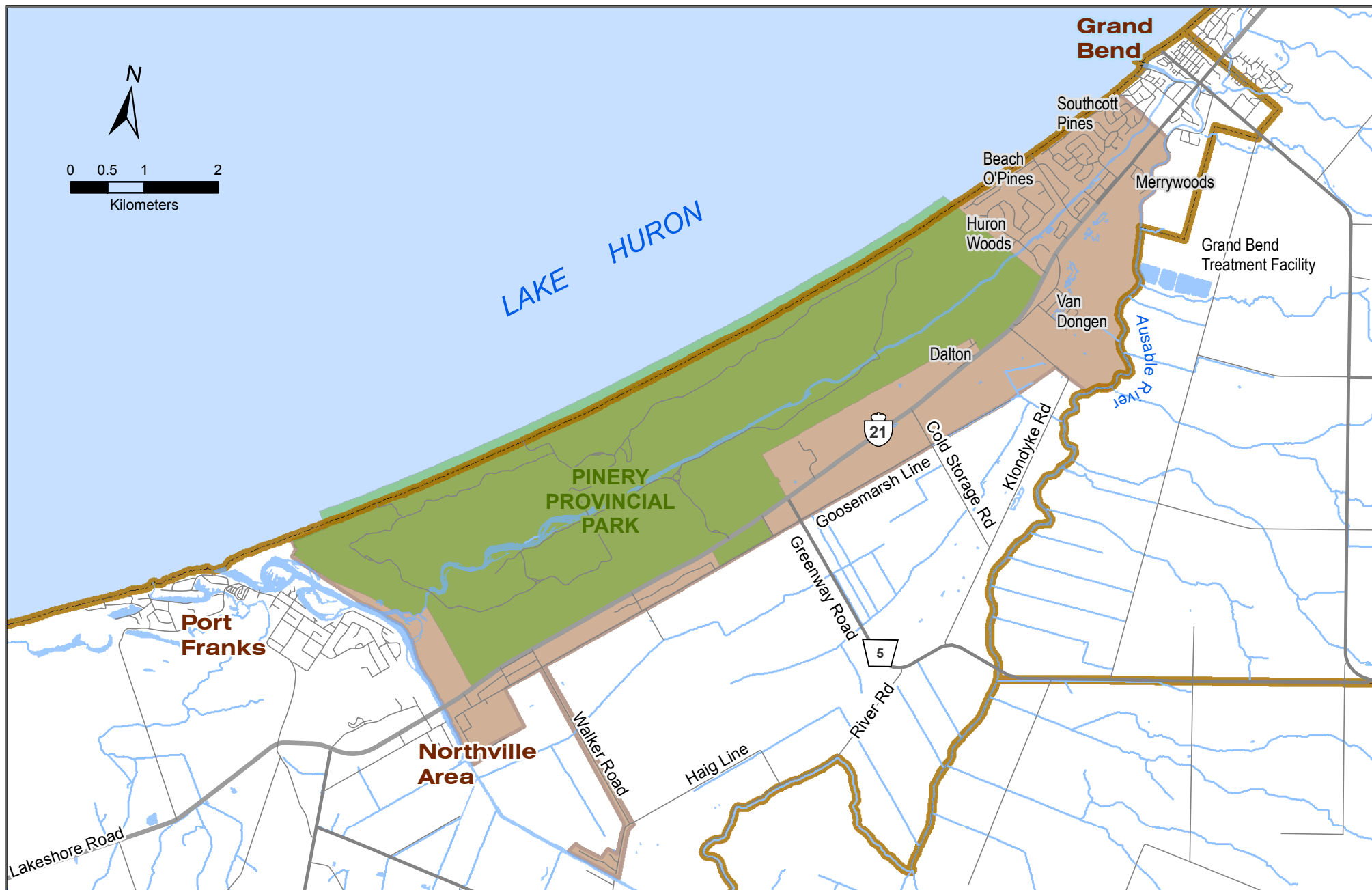
Wastewater

- Treatment and Collection

SCHEDULE "B" TO THE BY-LAW

RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES– Effective January XX, 2023

Service	Residential Charge (By Dwelling Type)				Non-Residential Charge		
	Single Detached / Semi-Detached	Apartment Units - One Bedroom or Less	Apartment Units - Two or More Bedrooms	Other Multiples	Wind Turbine (per turbine)	Commercial/ Institutional (per metre ² of GFA)	Industrial (per metre ² of GFA)
Municipal Wide Services							
Outdoor Recreation	\$ 512.18	\$ 272.61	\$ 362.73	\$ 429.64	\$ -	\$ 0.46	\$ 0.46
Indoor Recreation	\$ 987.07	\$ 525.38	\$ 699.06	\$ 828.00	\$ -	\$ 0.88	\$ 0.88
Fire	\$ 353.19	\$ 187.99	\$ 250.13	\$ 296.27	\$ 353.19	\$ 2.08	\$ 2.08
Transportation	\$ 4,842.50	\$ 2,577.47	\$ 3,429.52	\$ 4,062.12	\$ 4,842.50	\$ 28.47	\$ 28.47
Storm Sewer	\$ 74.92	\$ 39.88	\$ 53.06	\$ 39.88	\$ 74.92	\$ 0.44	\$ 0.44
Sub-total Municipal Wide Services	\$ 6,769.85	\$ 3,603.32	\$ 4,794.50	\$ 5,655.91	\$ 5,270.60	\$ 32.32	\$ 32.32
Wastewater Services							
Wastewater (Grand Bend)	\$ 4,488.22	\$ 2,388.90	\$ 3,178.62	\$ 3,764.94	\$ -	\$ 26.25	\$ 26.25
TOTAL CHARGE PER FULLY SERVICED UNIT	\$ 11,258.08	\$ 5,992.22	\$ 7,973.12	\$ 9,420.86	\$ 5,270.60	\$ 58.57	\$ 58.57



SCHEDULE C-1

GRAND BEND DEVELOPMENT CHARGE
WASTEWATER SERVICE AREA