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Addendum to: 2018 Development Charges Background Study

Norfolk County

For Public Circulation and Comment

October 11, 2019

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1. Summary of Revisions to the December 21, 2018 Development Charges Background Study

1.1 Background

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

- December 21, 2018 – Release of the D.C.B.S.
- April 23, 2019 – Public Meeting
- October 15, 2019 – Anticipated passage of D.C. By-law

The County held a public meeting of Council on April 23, 2019 to review the County's 2018 D.C.B.S and proposed D.C. By-law, as required by the D.C.A. At the Public Meeting, Council determined that a follow-up meeting would be required to provide Council with an opportunity to further discuss the 2018 D.C.B.S., proposed D.C. By-Law, and the issues raised. A follow-up meeting was held with Council on July 2, 2019. At that meeting Council directed several revisions to the D.C.B.S. and D.C. By-law. These revisions include:

- Removal of Marina Services from the proposed D.C.;
- Phase-in provisions for the proposed D.C.; and
- Inclusion of various D.C. exemptions in the proposed D.C. By-Law.

In accordance with Council's direction, an addendum report to the 2018 D.C.B.S. and draft D.C. By-law has been prepared to facilitate the revisions. The addendum report will be provided to Council prior to considering the D.C. By-law for adoption on October 15, 2019.



1.2 Discussion

The purpose of this addendum to the 2018 D.C.B.S. and draft D.C. By-Law is to provide for the revisions set out in the subsections below:

1.2.1 Removal of Marina Services

Through direction of Council, it was expressed that Marina Services should be removed as service for the imposition of D.C.s. While this removal has decreased the calculated charges, it should be noted that this does not impact the calculated charges for any other eligible service area included within the calculated charges of the 2018 D.C.B.S.

The revised schedule of charges, incorporating this revision, is presented in Table 1 below.

1.2.2 Phase-in of D.C.s

As a result of comments received at the public meeting and discussions at the subsequent Council meeting on July 2, 2019, it was requested that the D.C. be phased-in over a period of time to transition from the County's current D.C. rates to those proposed in the 2018 D.C.B.S. To transition the imposition of the D.C.s, it is proposed that 50% of the increase in the D.C. resulting from the calculated D.C.s within the 2018 D.C.B.S., relative to the County's current D.C.s, will come into effect on the date Council adopts the D.C. By-Law (i.e. October 15, 2019). The subsequent increase, to the full calculated charges within the 2018 D.C.B.S., will come into effect on January 1, 2020.

The phased-in charges for the period October 15, 2019 – December 31, 2019 are presented in Table 2 below.

1.2.3 Industrial Exemption – Exclusion of Cannabis Production

The County's existing and proposed draft D.C. by-laws provide full exemption from the payment of D.C.s for industrial development. At the meeting on July 2, 2019, Council determined that this exemption should not apply to development related to the production of cannabis. Therefore, in the proposed D.C. By-law the definition of industrial development has been amended to exclude cannabis production facilities and definitions have been included for cannabis, cannabis plant, and cannabis production facility to clearly address the by-law's administration in this regard.



1.2.4 *Tiny Home Partial Exemption*

The County currently permits the construction of tiny homes, and maintains policies that support applications to develop tiny homes and communities. Under the County's current D.C. By-law, tiny home developments are considered to be single detached dwelling units and charges are imposed accordingly. Council has determined that tiny home developments should be charged D.C.s equivalent to those imposed on small apartment dwelling units (i.e. bachelor and 1-bedroom apartments). The proposed D.C. By-Law has been revised to accommodate this partial exemption.



Table 1
Proposed Development Charges

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per m ² of Gross Floor Area)
Municipal Wide Services:					
Roads and Related Services	1,793	1,148	757	1,253	17.08
Fire Protection Services	645	413	272	451	6.28
Parking Services	142	91	60	99	1.33
Parks and Recreation Services	1,675	1,072	707	1,170	0.00
Library Services	898	575	379	627	0.00
Administration	86	55	36	60	0.84
Ambulance Services	127	81	54	89	1.19
Waste Diversion Services	-	-	-	-	0.00
Total Municipal Wide Services	5,366	3,435	2,265	3,749	26.72
Urban Services					
Water Services	7,167	4,589	3,027	5,008	52.91
Wastewater Services	4,261	2,728	1,800	2,977	31.53
Total Urban Services	11,428	7,317	4,827	7,985	84.44
GRAND TOTAL RURAL AREA	5,366	3,435	2,265	3,749	26.72
GRAND TOTAL URBAN AREA	16,794	10,752	7,092	11,734	111.16



Table 2
Proposed Phased-In Development Charges (October 15, 2019 to December 31, 2019)

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per m ² of Gross Floor Area)
Municipal Wide Services:					
Roads and Related Services	1,737	911	675	1,102	12.56
Fire Protection Services	645	413	272	451	4.62
Parking Services	138	72	54	87	0.98
Parks and Recreation Services	1,623	851	631	1,029	0.00
Library Services	870	456	338	552	0.00
Administration	86	55	36	60	0.62
Ambulance Services	123	64	48	78	0.88
Waste Diversion Services	-	-	-	-	0.00
Total Municipal Wide Services	5,222	2,822	2,054	3,359	19.66
Urban Services					
Water Services	6,222	3,597	2,343	3,804	36.80
Wastewater Services	4,261	2,138	1,800	2,977	31.53
Total Urban Services	10,483	5,735	4,143	6,781	68.33
GRAND TOTAL RURAL AREA	5,222	2,822	2,054	3,359	19.66
GRAND TOTAL URBAN AREA	15,705	8,557	6,197	10,140	87.99



2. Changes to the D.C.B.S.

Based on the foregoing, the following revisions are made to the pages within the 2018 D.C.B.S., dated December 21, 2018. Accordingly, the revised pages are appended to this report.

- Page 1-3 – Revised to reflect this addendum and revised by-law in force date;
- Page 5-6 – Revised to reflect removal of Marina Services from D.C. Background Study;
- Pages 5-7 to 5-21 – Page numbers updated due to removal of Marina Services from D.C. Background Study;
- Pages 5-22 to 5-23 – Pages no longer exist due to removal of Marina Services from D.C. Background Study;
- Pages 6-2 to 6-5 – Revised calculated charges to reflect removal of Marina Services from D.C. Background Study;
- Page 7-5 – Revised to include a phase-in provision;
- Pages 8-3 to 8-4 – Revised asset management plan due to removal of Marina Services from D.C. Background Study;
- Pages B-32 to B-34 – Pages removed due to removal of Marina Services from D.C. Background Study;
- Pages C-9 to C-12 – Page numbers updated due to removal of Marina Services from D.C. Background Study;
- Page C-13 – Page removed due to removal of Marina Services from D.C. Background Study;
- Pages D-4 to D-5 – Revised Option 2 schedule of calculated charges to reflect removal of Marina Services from D.C. Background Study;
- Pages D-13 to D-16 – Page numbers updated due to removal of Marina Services from D.C. Background Study;
- Page D-17 – Page no longer exists due to removal of Marina Services from D.C. Background Study;
- Page E-3 – Revised Long-Term Capital and Operating Cost Examination due to removal of Marina Services from D.C. Background Study; and
- Appendix G – Revised proposed D.C. By-law.



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

The revisions provided herein form the basis for the D.C. By-law and will be incorporated into the 2018 D.C.B.S. to be provided to Council and the general public prior to Council's consideration and adoption of the proposed D.C. By-law on October 15, 2019.

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

- Approve the Development Charges Background Study, as amended;
- Determine that no further public meetings are required on the matter; and
- Adopt the new Development Charges By-law.



Appendix A

Amended Pages

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

Process Steps	Dates
1. Project initiation meetings with County staff	November, 2017
2. Data collection, staff interviews, methodology review, preparation of D.C. calculations	January – September, 2018
3. Preparation of draft D.C. Background Study and review of draft findings with the County’s Senior Management Team	October, 2018
4. D.C. Background Study and proposed D.C. by-law available to public (60 days prior to by-law passage)	December 21, 2018
5. Development Consultation Meeting	February 12, 2019
6. Statutory notice of Public Meeting advertisement placed in newspaper(s)	At least 20 clear days prior to Public Meeting
7. Public Meeting of Council	April 23, 2019
8. Addendum to the D.C. Background Study	October 11, 2019
9. Council considers adoption of D.C. Background Study and passage of by-law	October 15, 2019
10. D.C. By-Law in force date	October 15, 2019
11. Newspaper notice given of by-law passage	By 20 days after passage
12. Last day for by-law appeal	40 days after passage
13. County makes available D.C. pamphlet	by 60 days after in force date

deducted due to the statutory 10% deduction. Lastly, approximately \$70,000 has been deducted to reflect the positive balance of the D.C. reserve fund. In total, approximately \$189,000 in net growth-related capital costs has been included in the calculation of the charge.

The Ambulance Services eligible costs have been allocated between residential (84%) and non-residential (16%) development based on the expected growth in population to employment over the 10-year forecast period.

5.1.8 Waste Diversion Services

Waste Diversion services are provided by the County through the provision of approximately 20,000 sq.ft. of facility space. The average level of service provided over the historical 10-year period based on this inventory is \$24 per capita. When applied to the anticipated development over the forecast period, the per capita level of service produces a maximum D.C. eligible amount for Waste Diversion Services of approximately \$50,000.

The County does not currently anticipate expanding the waste diversion facilities during the 10-year forecast period, or incurring other growth-related capital costs. As such, no capital costs have been identified for inclusion in the D.C. calculation, and resultantly the County will not be imposing a development charge for Waste Diversion Services at this time.

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

Norfolk County

Service: Roads and Related

Prj .No	Increased Service Needs Attributable to Anticipated Development 2018-2028	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
Infrastructure Reconstruction Program											
5531612	Second Ave - Norfolk St to Hunt St, Simcoe - Road Reconstruction	2019	684,866	-		684,866	616,380		68,487	57,529	10,958
5531828	South Drive - John St to Queen St, Simcoe	2019-2020	657,305	-		657,305	591,574		65,730	55,214	10,517
5532026	2020 King Street (Hwy 3) - James St. to Mill St., Delhi	2020-2021	1,276,019	-		1,276,019	1,148,417		127,602	107,186	20,416
5532207	2022 New Lakeshore Road - Watermain Upgrade / 2nd Feed to Tower, Port Dover	2022-2023	119,667	-		119,667	83,767		35,900	30,156	5,744
5532222	Evergreen Hill Road - Queen St to Norfolk St, Simcoe	2018-2022	1,814,776	-		1,814,776	1,633,299		181,478	152,441	29,036
5532302	2023 Colborne Street North - Windham to Queensway, Simcoe	2023-2024	328,806	-		328,806	295,925		32,881	27,620	5,261
5532501	2025 James Street - King to Argyle, Delhi	2025-2026	1,222,661	-		1,222,661	1,100,395		122,266	102,704	19,563
5532615	2026 Washington Street - Green St to Thompson Rd, Waterford	2026-2027	610,648	-		610,648	549,583		61,065	51,294	9,770
5532616	2026 South Drive - Oak to Head, Simcoe	2026-2027	963,700	-		963,700	867,330		96,370	80,951	15,419
Asphalt Resurfacing Program											
5531803	Asphalt Resurfacing - Thompson Road East	2018-2019	1,740,000	-		1,740,000	1,566,000		174,000	146,160	27,840
5531804	Asphalt Resurfacing - St. John's Road	2018	1,215,000	-		1,215,000	1,093,500		121,500	102,060	19,440
5531832	Asphalt Resurfacing - Old Highway 24	2018	1,500,000	-		1,500,000	1,350,000		150,000	126,000	24,000
5531833	Asphalt Resurfacing - Norfolk County Road 19 East	2018	730,000	-		730,000	657,000		73,000	61,320	11,680
5531901	2019 Asphalt Resurfacing - Highway 24	2019	3,771,000	-		3,771,000	3,393,900		377,100	316,764	60,336
5532002	2020 Asphalt Resurfacing - Norfolk County Road 21	2020	1,237,000	-		1,237,000	1,113,300		123,700	103,908	19,792
5532003	2020 Asphalt Resurfacing - Norfolk County Road 23	2020	1,428,000	-		1,428,000	1,285,200		142,800	119,952	22,848
5532004	2020 Asphalt Resurfacing - Norfolk County Road 45	2020	1,190,000	-		1,190,000	1,071,000		119,000	99,960	19,040
5532005	2020 Asphalt Resurfacing - Norfolk County Road 23	2020	1,190,000	-		1,190,000	1,071,000		119,000	99,960	19,040
5532101	2021 Asphalt Resurfacing - Indian Line	2021	1,114,000	-		1,114,000	1,002,600		111,400	93,576	17,824
5532102	2021 Asphalt Resurfacing - Forestry Farm Road	2021	1,671,000	-		1,671,000	1,503,900		167,100	140,364	26,736
5532119	2021 Asphalt Resurfacing - Norfolk County Road 21	2021	371,000	-		371,000	333,900		37,100	31,164	5,936
5532120	2021 Asphalt Resurfacing - Norfolk County Road 19	2021	919,000	-		919,000	827,100		91,900	77,196	14,704
5532121	2021 Asphalt Resurfacing - Norfolk County Road 19	2021	720,000	-		720,000	648,000		72,000	60,480	11,520
5532201	2022 Asphalt Resurfacing - County Line	2022	2,718,000	-		2,718,000	2,446,200		271,800	228,312	43,488
5532202	2022 Asphalt Resurfacing - Norfolk County Road 28	2022	2,401,000	-		2,401,000	2,160,900		240,100	201,684	38,416
5532225	2022 Asphalt Resurfacing - Old Highway 24	2022	951,000	-		951,000	855,900		95,100	79,884	15,216
5532301	2023 Asphalt Resurfacing - Blueline Road	2023	795,000	-		795,000	715,500		79,500	66,780	12,720
5532315	2023 Asphalt Resurfacing - Cockshutt Road	2023	1,812,000	-		1,812,000	1,630,800		181,200	152,208	28,992

Infrastructure Costs Covered in the D.C. Calculation – Roads and Related Services (cont.)

Prj .No	Increased Service Needs Attributable to Anticipated Development 2018-2028	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
5532316	2023 Asphalt Resurfacing - Highway 6	2023	703,000	-		703,000	632,700		70,300	59,052	11,248
5532401	2024 Asphalt Resurfacing - Elgin County Road 55	2024	1,854,000	-		1,854,000	1,668,600		185,400	155,736	29,664
5532419	2024 Asphalt Resurfacing - Windham Centre Road	2024	388,000	-		388,000	349,200		38,800	32,592	6,208
5532426	2024 Asphalt Resurfacing - Windham Centre Road	2024	474,000	-		474,000	426,600		47,400	39,816	7,584
5532510	2025 Asphalt Resurfacing - Norfolk County Road 45	2025	2,061,000	-		2,061,000	1,854,900		206,100	173,124	32,976
5532515	2025 Asphalt Resurfacing - Vittoria Road	2025	909,000	-		909,000	818,100		90,900	76,356	14,544
5532607	2026 Asphalt Resurfacing - McDowell Road East (Pine Grove)	2026	460,000	-		460,000	414,000		46,000	38,640	7,360
5532608	2026 Asphalt Resurfacing - McDowell Road East (Simcoe)	2026	1,026,000	-		1,026,000	923,400		102,600	86,184	16,416
5532610	2026 Asphalt Resurfacing - Norfolk County Highway 59 (Langton)	2026	431,000	-		431,000	387,900		43,100	36,204	6,896
5532611	2026 Asphalt Resurfacing - Norfolk County Highway 59 (Courtland)	2026	431,000	-		431,000	387,900		43,100	36,204	6,896
5532514	New Infrastructure Construction Program 2025 Argyle Ave Extension - Huggins Ave to Fertilizer Road, Delhi	2025-2026	764,736	378,166		386,570	191,184		195,386	164,124	31,262
5631814	Other Replacements With Enhancements Villa Nova Operations Facility Renovation	2018	60,000	-		60,000	54,000		6,000	5,040	960
5631812	Other New Capital Initiatives Storage Facility - Villa Nova Operations Yard	2018	30,000	-		30,000	27,000		3,000	2,520	480
	Other Projects										
C363.0007	New Traffic Signal Installation Only Dr @ Hwy 3	2020	200,000	-		200,000	-		200,000	168,000	32,000
C3020136	ISMP Update (road share)	2021	150,000	-		150,000	37,500		112,500	94,500	18,000
	ISMP Update (road share)	2026	150,000	-		150,000	37,500		112,500	94,500	18,000
	Reserve Fund Adjustment								(2,155,124)	(1,810,304)	(344,820)
	Total		45,243,185	378,166	-	44,865,019	39,822,855	-	2,887,040	2,425,114	461,926

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

Norfolk County

Service: Fire Services

Prj .No	Increased Service Needs Attributable to Anticipated Development 2018-2028	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 84%	Non-Residential Share 16%
Buildings, Land & Furnishings											
743 2003	Replace Fire Station #6 - Courtland										
	Research, Design and Land Acquisition	2020	275,000	-		275,000	200,875		74,125	62,265	11,860
	Construction	2021	1,275,000	-		1,275,000	931,330		343,670	288,683	54,987
743 1909	Replace Station #10 - St. Williams	2019	1,500,000	-		1,500,000	685,708		814,292	684,005	130,287
7432305	Replace Station #1 - Simcoe	2023	1,550,000	-		1,550,000	1,132,000		418,000	351,120	66,880
Vehicles & Equipment											
7431808	Radio Recording Device	2019	15,000	-		15,000	14,535		465	390	74
7431906	Washer Extractors / Dryers	2019	120,000	-		120,000	116,282		3,718	3,123	595
7431908	Radio Communication Paging Frequency	2019	250,000	-		250,000	242,255		7,745	6,506	1,239
Studies											
	Fire Master Plan	2019	80,000	-		80,000	20,000		60,000	50,400	9,600
	Reserve Fund Adjustment								(656,752)	(551,671)	(105,080)
	Total		5,065,000	0	0	5,065,000	3,342,985	0	1,065,263	894,821	170,442

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

Norfolk County
Service: Parking Services

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share	Non-Residential Share
	2018-2028											84%	16%
1	Allocation for New Parking Spaces	2018-2028	590,537	-		590,537	-		590,537	59,054	531,483	446,446	85,037
	Reserve Fund Adjustment								(308,603)		(308,603)	(259,226)	(49,376)
	Total		590,537	-	-	590,537	-	-	281,934	59,054	222,880	187,219	35,661

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

Norfolk County
Service: Recreation

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
	2018-2028										100%	0%	
	Indoor Recreation Facilities												
	Norplex (Recreational Hub) - County share	2023-2024	60,000,000	9,176,929		50,823,071	23,925,928	24,049,381	2,847,761	284,776	2,562,985	2,562,985	-
	Park/Trail Development, Vehicles & Amenities												
7332212	Simcoe Youth Soccer Development	2022	100,000	-		100,000	10,000		90,000	9,000	81,000	81,000	-
7331810	Bush Chipper	2019	50,000	-		50,000	5,000		45,000	4,500	40,500	40,500	-
7331907	New Park Development - Location Unknown	2019-2028	500,000	-		500,000	50,000		450,000	45,000	405,000	405,000	-
7331927	Donly Drive Woodlot - Perimeter Tree Maintenance & Fencing	2018-2019	225,000	-		225,000	218,029		6,971	697	6,274	6,274	-
7331920	Dressing Room Construction - Port Dover Arena	2020	750,000	-		750,000	726,764		23,236	2,324	20,912	20,912	-
7332012	Dressing Room Construction - Talbot Gardens Arena	2021	750,000	-		750,000	726,764		23,236	2,324	20,912	20,912	-
7332110	Dressing Room Construction - Waterford Arena	2022	750,000	-		750,000	726,764		23,236	2,324	20,912	20,912	-
7332210	Dressing Room Construction - Delhi Arena	2023	750,000	-		750,000	726,764		23,236	2,324	20,912	20,912	-
7332308	Dressing Room Construction - Simcoe Rec Centre Arena	2024	750,000	-		750,000	726,764		23,236	2,324	20,912	20,912	-
7332406	Dressing Room Construction - Langton Arena	2025	750,000	-		750,000	726,764		23,236	2,324	20,912	20,912	-
7332016	Delhi Skateboard Park	2023	360,000	-		360,000	36,000	108,000	216,000	21,600	194,400	194,400	-
7332013	Dog Park - Port Rowan	2020	25,000	-		25,000	12,500		12,500	1,250	11,250	11,250	-
7332014	Dog Park - Port Dover	2020	25,000	-		25,000	12,500		12,500	1,250	11,250	11,250	-
7332015	Dog Park - Delhi	2020	25,000	-		25,000	12,500		12,500	1,250	11,250	11,250	-
7331857	2019 Vittoria District CC Parking Lot - Paving	2019	100,000	-		100,000	96,902		3,098	310	2,788	2,788	-
7332019	2020 Waterford - New Skateboard Park	2020	500,000	-		500,000	50,000		450,000	45,000	405,000	405,000	-
	Reserve Fund Adjustment								(1,600,707)		(1,600,707)	(1,600,707)	-
	Total		66,410,000	9,176,929	-	57,233,071	28,789,944	24,157,381	2,685,038	428,574	2,256,464	2,256,464	-

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

Norfolk County
Service: Library Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2018-2028	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share 100%	Non-Residential Share 0%
Building, Land & Furnishings													
9131804	Waterford Sunroom - Engineering	2021	50,000	-		50,000	-		50,000	5,000	45,000	45,000	-
9131801	Waterford Sunroom - Construction	2022	470,000	439,431		30,569	-		30,569	3,057	27,512	27,512	-
9132601	Port Rowan Library Expansion (property acquisition)	2026	350,000	350,000		-	-		-	-	-	-	-
Material Acquisitions													
9131803	Library Materials	2018	292,000	22,412		269,588	269,588		-	-	-	-	-
9131901	Library Materials	2019	300,000	23,026		276,974	276,974		-	-	-	-	-
9132001	Library Materials	2020	300,000	23,026		276,974	276,974		-	-	-	-	-
9132101	Library Materials	2021	300,000	23,026		276,974	276,974		-	-	-	-	-
9132201	Library Materials	2022	300,000	23,026		276,974	276,974		-	-	-	-	-
9132301	Library Materials	2023	300,000	23,026		276,974	276,974		-	-	-	-	-
9132401	Library Materials	2024	300,000	23,026		276,974	276,974		-	-	-	-	-
9132501	Library Materials	2025	300,000	23,026		276,974	276,974		-	-	-	-	-
9132603	Library Materials	2026	300,000	23,026		276,974	276,974		-	-	-	-	-
9132701	Library Materials	2027	300,000	23,026		276,974	276,974		-	-	-	-	-
	Reserve Fund Adjustment								1,012,350		1,012,350	1,012,350	-
	Total		3,862,000	1,019,080	-	2,842,920	2,762,351	-	1,092,919	8,057	1,084,862	1,084,862	-

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

Norfolk County
 Service: Administration Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share	Non-Residential Share
	2018-2028											84%	16%
	Development Charges Study	2018	50,000	-		50,000	-		50,000	5,000	45,000	37,800	7,200
	Development Charges Study	2023	50,000	-		50,000	-		50,000	5,000	45,000	37,800	7,200
C820.0006	Economic Development Strategy	2021	77,800	-		77,800	38,900		38,900	3,890	35,010	29,408	5,602
	Official Plan Review	2023	133,300	-		133,300	66,650		66,650	6,665	59,985	50,387	9,598
	Port West Secondary Plan Study	2019	350,000	-		350,000	175,000		175,000	17,500	157,500	132,300	25,200
	Reserve Fund Adjustment								(197,645)		(197,645)	(166,021)	(31,623)
	Total		661,100	-	-	661,100	280,550	-	182,905	38,055	144,850	121,674	23,176

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

Norfolk County

Service: Ambulance Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2018-2028	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less:	Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Other (e.g. 10% Statutory Deduction)	Total	Residential Share 84%	Non-Residential Share 16%
Buildings and Land													
C540.0002	New Waterford Station	2018	950,000	530,975		419,025	292,382		126,644	12,664	113,979	95,743	18,237
	Future Needs Assessment Study	2019	50,000	30,278		19,722	12,500		7,222	722	6,500	5,460	1,040
7531908	New Paramedic Services Headquarters	2019	1,900,000	641,816		1,258,184	1,105,104		153,080	15,308	137,772	115,729	22,044
	Reserve Fund Adjustment								(69,720)		(69,720)	(58,565)	(11,155)
Total													
			2,900,000	1,203,069	-	1,696,931	1,409,986	-	217,226	28,695	188,531	158,366	30,165

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

Norfolk County
 Service: Waste Diversion Services

Prj .No	Increased Service Needs Attributable to Anticipated Development 2018-2028	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Less: Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share 84%	Non-Residential Share 16%
1			-	-		-	-		-	-	-	-	-
2			-	-		-	-		-	-	-	-	-
3			-	-		-	-		-	-	-	-	-
4			-	-		-	-		-	-	-	-	-
5			-	-		-	-		-	-	-	-	-
6			-	-		-	-		-	-	-	-	-
7			-	-		-	-		-	-	-	-	-
8			-	-		-	-		-	-	-	-	-
9			-	-		-	-		-	-	-	-	-
10			-	-		-	-		-	-	-	-	-
11			-	-		-	-		-	-	-	-	-
12			-	-		-	-		-	-	-	-	-
13			-	-		-	-		-	-	-	-	-
Total			-	-	-	-	-	-	-	-	-	-	-

5.2 Service Levels and 23-Year Capital Costs for County-wide D.C. Calculation

The County's current D.C. by-law imposes D.C.s for water and wastewater services uniformly over the municipally serviced area. This D.C. Background Study maintains that policy. The County's Integrated Sustainable Master Plan, with needs established based on the population and employment projects to 2041, has been considered in the preparation of this D.C. Background Study.

The anticipated development-related capital requirements for these services have been considered over a 23-year planning period (2018-2041). Correspondingly the D.C. for these services have been calculated over the same forecast period.

5.2.1 Water Services

The capital program for Water services includes the following:

- Debt servicing costs pertaining to previously completed growth-related capital projects;
- Water system upgrades and expansions;
- New vehicle and equipment costs;
- Portion of select road construction projects; and
- Future updates of the Integrated Sustainable Master Plan.

In total, the gross capital cost estimates amount to \$60.8 million. A benefit to existing deduction of \$34.6 million has been recognized, in addition to a deduction of approximately \$1.7 million reflective of the existing reserve fund balance. The net capital costs identified for inclusion in the calculation of the charge total approximately \$24.6 million.

These costs have been allocated 83% residential and 17% non-residential, based on incremental population to employment growth over the urban 23-year forecast period.

5.2.2 Wastewater Services

The capital program for Wastewater services includes the following:

- Debt servicing costs pertaining to previously completed growth-related capital projects;
- Expansions to the Port Dover, Simcoe, and Waterford wastewater treatment facilities;

- Wastewater system upgrades;
- New equipment costs;
- Portion of select road construction projects; and
- Future updates of the Integrated Sustainable Master Plan.

The gross capital costs are estimated at \$59.8 million with the applicable reduction for the benefit to existing constituents of \$42.5 million. Adjustments for reserve funds of \$2.9 million have been deducted. The net capital costs identified for inclusion in the calculation total \$14.3 million.

Similar to Water services, these costs have been allocated 83% to residential and 17% to non-residential development on the basis of incremental population to employment growth over the urban 23-year forecast period.

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

Norfolk County
Service: Water Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2018-2041 (Urban)	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 83%	Non-Residential Share 17%
Delhi											
C462.9739	Main St from Power St to Imperial St Debt	2018-2020	9,427	-		9,427	7,541		1,885	1,565	321
Simcoe											
C465.9309	Simcoe New Water Source Study Debt	2018-2020	9,991	-		9,991	-		9,991	8,292	1,698
C465.9406	Simcoe Well Field Treatment Facility Debt	2018-2030	2,509,339	-		2,509,339	2,308,592		200,747	166,620	34,127
Port Rowan											
C464.9310	Watermain Reconstruction County Rd 42 Debt	2018-2020	12,886	-		12,886	6,443		6,443	5,348	1,095
Other Debt											
	OIPC Debt Payments (Debt#161) Debt	2018-2037	63,225	-		63,225	57,610		5,614	4,660	954
Water Equipment Replacements/Upgrades Program											
5831904	2019 Water Equipment Replacements & Upgrades	2019	306,000	-		306,000	275,400		30,600	25,398	5,202
5832004	2020 Water Equipment Replacements & Upgrades	2020	306,000	-		306,000	275,400		30,600	25,398	5,202
5832105	2021 Water Equipment Replacements & Upgrades	2021	306,000	-		306,000	275,400		30,600	25,398	5,202
5832203	2022 Water Equipment Replacements & Upgrades	2022	306,000	-		306,000	275,400		30,600	25,398	5,202
5832305	2023 Water Equipment Replacements & Upgrades	2023	306,000	-		306,000	275,400		30,600	25,398	5,202
5832404	2024 Water Equipment Replacements & Upgrades	2024	306,000	-		306,000	275,400		30,600	25,398	5,202
5832502	2025 Water Equipment Replacements & Upgrades	2025	306,000	-		306,000	275,400		30,600	25,398	5,202
5832603	2026 Water Equipment Replacements & Upgrades	2026	306,000	-		306,000	275,400		30,600	25,398	5,202
5832704	2027 Water Equipment Replacements & Upgrades	2027	306,000	-		306,000	275,400		30,600	25,398	5,202
	2028-2041 Water Equipment Replacements & Upgrades	2028-2041	4,284,000	-		4,284,000	3,855,600		428,400	355,572	72,828
Other Replacements With Enhancements											
5832209	2022 Simcoe Water Reservoir Capacity Increases	2022	3,979,000	-		3,979,000	2,984,250		994,750	825,643	169,108
Proposed Central Water System Program											
5832313	2023 Lake Erie Water Supply - Port Dover WTP	2023	21,163,000	-		21,163,000	10,581,500		10,581,500	8,782,645	1,798,855
5832408	2024 Watermain Interconnection Port Dover to Simcoe	2024	5,159,000	-		5,159,000	2,579,500		2,579,500	2,140,985	438,515
5832606	2606 Watermain Interconnection Simcoe to Waterford	2026	4,579,000	-		4,579,000	2,289,500		2,289,500	1,900,285	389,215
5832707	2027 Watermain Interconnection between Delhi and Simcoe	2027	3,190,000	-		3,190,000	1,595,000		1,595,000	1,323,850	271,150
Water Share of Roads Program											
5531612	Second Ave - Norfolk St to Hunt St, Simcoe - Road Reconstruction	2019	429,261	-		429,261	386,335		42,926	35,629	7,297
5531828	South Drive - John St to Queen St, Simcoe	2019-2020	332,474	-		332,474	299,226		33,247	27,595	5,652

Infrastructure Costs Covered in the D.C. Calculation – Water Services (cont.)

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2018-2041 (Urban)									83%	17%
5532026	2020 King Street (Hwy 3) - James St. to Mill St., Delhi	2020-2021	372,560	-		372,560	335,304		37,256	30,923	6,334
5532207	2022 New Lakeshore Road - Watermain Upgrade / 2nd Feed to Tower, Port Dover	2022-2023	119,667	-		119,667	83,767		35,900	29,797	6,103
5532222	Evergreen Hill Road - Queen St to Norfolk St, Simcoe	2018-2022	920,448	-		920,448	828,403		92,045	76,397	15,648
5532302	2023 Colborne Street North - Windham to Queensway, Simcoe	2023-2024	167,864	-		167,864	151,078		16,786	13,933	2,854
5532501	2025 James Street - King to Argyle, Delhi	2025-2026	329,336	-		329,336	296,403		32,934	27,335	5,599
5532615	2026 Washington Street - Green St to Thompson Rd, Waterford	2026-2027	307,734	-		307,734	276,961		30,773	25,542	5,231
5532616	2026 South Drive - Oak to Head, Simcoe	2026-2027	491,487	-		491,487	442,339		49,149	40,793	8,355
5532514	2025 Argyle Ave Extension - Huggins Ave to Fertilizer Road, Delhi	2025-2026	275,470	-		275,470	68,867		206,602	171,480	35,122
	Other New Capital Initiatives										
5831839	Water Modeling Software	2018	12,000	-		12,000	6,000		6,000	4,980	1,020
5832007	2020 Delhi Well Trunk Watermain	2020-2021	2,881,000	-		2,881,000	1,440,500		1,440,500	1,195,615	244,885
5832011	2020 Port Dover North West Booster Station	2020	2,853,000	-		2,853,000	285,300		2,567,700	2,131,191	436,509
5832112	2021 Water Distribution - New One Ton Truck with a Dump Box	2021	70,000	-		70,000	7,000		63,000	52,290	10,710
5832113	2021 Water & Wastewater Systems - Additional Pick up Truck	2021	26,000	-		26,000	2,600		23,400	19,422	3,978
5832510	2025 Waterford Water Storage	2025	2,516,000	-		2,516,000	503,200		2,012,800	1,670,624	342,176
	ISMP Update (water share)	2021	150,000	-		150,000	37,500		112,500	93,375	19,125
	ISMP Update (water share)	2026	150,000	-		150,000	37,500		112,500	93,375	19,125
	ISMP Update (water share)	2031	150,000	-		150,000	37,500		112,500	93,375	19,125
	ISMP Update (water share)	2036	150,000	-		150,000	37,500		112,500	93,375	19,125
	ISMP Update (water share)	2041	150,000	-		150,000	37,500		112,500	93,375	19,125
	Source Water Protection Study	2020?	250,000	-		250,000	235,129		14,871	12,343	2,528
	Reserve Fund Adjustment								(1,677,296)	(1,392,156)	(285,140)
	Total		60,817,168	-	-	60,817,168	34,580,048	-	24,559,824	20,384,654	4,175,170

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

Norfolk County
Service: Wastewater Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2018-2041 (Urban)	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 83%	Non-Residential Share 17%
Port Dover											
C453.0002/ C453.0006	WPCP Expansion and Outfall Phase 1	2019	5,000,000	-		5,000,000	4,453,976		546,024	453,200	92,824
	Phase 2	2020	10,000,000	-		10,000,000	8,907,951		1,092,049	906,401	185,648
	Phase 3	2021	1,700,000	-		1,700,000	1,514,352		185,648	154,088	31,560
C453.8802	Pt Dover WW Outfall Engineering Review Debt	2018-2023	64,707	-		64,707	32,353		32,353	26,853	5,500
Simcoe											
C455.8704	Simcoe WPCP Expansion Debt	2018-2030	2,255,485	-		2,255,485	1,037,523		1,217,962	1,010,908	207,053
C455.8704	Simcoe WPCP Rehab Debt	2018-2023	64,707	-		64,707	29,765		34,942	29,002	5,940
Waterford											
C456.0008/ C456.0002	Wastewater Treatment Facility Engineering Services & Expansion	2019	16,000,000	-		16,000,000	11,491,971		4,508,029	3,741,664	766,365
Port Rowan											
C454.8829	WPCP Expansion Port Rowan Debt	2018-2020	7,152,725	-		7,152,725	3,179,099		3,973,626	3,298,109	675,516
Debt Repayment											
C450.0012	SCADA Debt	2018	12,929	-		12,929	11,781		1,148	953	195
5831408	Delhi WW Treatment Plant Upgrade Debt	2018-2035	2,935,972	-		2,935,972	-		2,935,972	2,436,857	499,115
Wastewater Equipment Replacements/Upgrades Program											
5831902	2019 Wastewater Equipment Replacements & Upgrades	2019	306,000	-		306,000	275,400		30,600	25,398	5,202
5832002	2020 Wastewater Equipment Replacements & Upgrades	2020	306,000	-		306,000	275,400		30,600	25,398	5,202
5832102	2021 Wastewater Equipment Replacements & Upgrades	2021	306,000	-		306,000	275,400		30,600	25,398	5,202
5832201	2022 Wastewater Equipment Replacements & Upgrades	2022	306,000	-		306,000	275,400		30,600	25,398	5,202
5832302	2023 Wastewater Equipment Replacements & Upgrades	2023	306,000	-		306,000	275,400		30,600	25,398	5,202
5832402	2024 Wastewater Equipment Replacements & Upgrades	2024	306,000	-		306,000	275,400		30,600	25,398	5,202
5832503	2025 Wastewater Equipment Replacements & Upgrades	2025	306,000	-		306,000	275,400		30,600	25,398	5,202
5832604	2026 Wastewater Equipment Replacements & Upgrades	2026	306,000	-		306,000	275,400		30,600	25,398	5,202
5832705	2027 Wastewater Equipment Replacements & Upgrades	2027	306,000	-		306,000	275,400		30,600	25,398	5,202
	2028-2041 Wastewater Equipment Replacements & Upgrades	2028-2041	4,284,000	-		4,284,000	3,855,600		428,400	355,572	72,828
Other Replacements With Enhancements											
5831720	Ryerse Sewage Pump Station Upgrades	2018	1,690,000	-		1,690,000	1,267,500		422,500	350,675	71,825
5832111	2021 Simcoe WWTF New Filtration Building	2021	1,855,000	-		1,855,000	1,391,250		463,750	384,913	78,838
5832312	2023 Port Rowan Mallard Walk SPS Capacity Increase	2023	88,000	-		88,000	66,000		22,000	18,260	3,740
5832608	2026 Waterford Blue Line Road SPS Capacity Increase	2026	82,000	-		82,000	41,000		41,000	34,030	6,970
5832709	2027 Waterford Deer Park East SPS Capacity Increase	2027	120,000	-		120,000	84,000		36,000	29,880	6,120

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

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2018\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 83%	Non-Residential Share 17%
	2018-2041 (Urban)										
	Wastewater Share of Roads Program										
5531612	Second Ave - Norfolk St to Hunt St, Simcoe - Road Reconstruction	2019	324,873	-		324,873	292,385		32,487	26,964	5,523
5531828	South Drive - John St to Queen St, Simcoe	2019-2020	252,222	-		252,222	226,999		25,222	20,934	4,288
5532026	2020 King Street (Hwy 3) - James St. to Mill St., Delhi	2020-2021	279,420	-		279,420	251,478		27,942	23,192	4,750
5532207	2022 New Lakeshore Road - Watermain Upgrade / 2nd Feed to Tower, Port Dover	2022-2023	119,667	-		119,667	83,767		35,900	29,797	6,103
5532222	Evergreen Hill Road - Queen St to Norfolk St, Simcoe	2018-2022	764,776	-		764,776	688,299		76,478	63,476	13,001
5532302	2023 Colborne Street North - Windham to Queensway, Simcoe	2023-2024	126,331	-		126,331	113,698		12,633	10,485	2,148
5532501	2025 James Street - King to Argyle, Delhi	2025-2026	247,002	-		247,002	222,302		24,700	20,501	4,199
5532615	2026 Washington Street - Green St to Thompson Rd, Waterford	2026-2027	234,617	-		234,617	211,156		23,462	19,473	3,988
5532616	2026 South Drive - Oak to Head, Simcoe	2026-2027	367,812	-		367,812	331,031		36,781	30,528	6,253
5532514	2025 Argyle Ave Extension - Huggins Ave to Fertilizer Road, Delhi	2025-2026	176,794	-		176,794	44,198		132,595	110,054	22,541
	Other New Capital Initiatives										
5832509	2025 Main Street of Delhi SPS Capacity Increase	2025	84,000	-		84,000	42,000		42,000	34,860	7,140
	ISMP Update (wastewater share)	2021	150,000	-		150,000	37,500		112,500	93,375	19,125
	ISMP Update (wastewater share)	2026	150,000	-		150,000	37,500		112,500	93,375	19,125
	ISMP Update (wastewater share)	2031	150,000	-		150,000	37,500		112,500	93,375	19,125
	ISMP Update (wastewater share)	2036	150,000	-		150,000	37,500		112,500	93,375	19,125
	ISMP Update (wastewater share)	2041	150,000	-		150,000	37,500		112,500	93,375	19,125
	Reserve Fund Adjustment								(2,916,820)	(2,420,961)	(495,859)
	Total		59,787,038	-	-	59,787,038	42,537,534	-	14,332,683	11,896,127	2,436,556

report have been converted to square metres to denominate the charges consistent with County practice.

Table 6-5 compares the County's existing charges to the calculated charges for a single detached residential dwelling unit, a uniform charge per square metre of G.F.A. for non-residential development (Option 1), and a split charge per square metre of G.F.A. for industrial and non-industrial development (Option 2). The calculated charges for a single detached residential dwelling unit would be \$16,794, which represents an increase of \$2,179 per unit or an increase of 15% relative to current rates. Similarly, the calculated charge per square metre of non-residential G.F.A. under Option 1 would be \$111.16, which represents an increase of \$46.35 per square metre, or 72% relative to current rates. Under Option 2, the calculated charge for an industrial development would be \$74.71 per square metre, which represents an increase of \$9.90 per square metre, or 15% relative to current rates. Furthermore, the calculated charge for a non-industrial development would be \$144.22, which represents an increase of \$79.41 per square metre or an increase of 123% relative to current rates.

Table 6-1
Municipal-Wide Services D.C. Calculation
2018 – 2041 (Urban)

SERVICE	2018 \$ DC Eligible Cost		2018 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per m ²
	\$	\$	\$	\$
1. Water Services	20,384,654	4,175,170	6,344	45.11
2. Wastewater Services	11,896,127	2,436,556	3,702	26.33
TOTAL	\$32,280,781	\$6,611,726	\$10,046	71.44
DC ELIGIBLE CAPITAL COST	\$32,280,781	\$6,611,726		
Build out Gross Population / GFA Growth (m ² .)	8,522	92,550		
Cost Per Capita / Non-Residential GFA (m ² .)	\$3,787.93	\$71.44		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling	2.652	\$10,046		
Apartments - 2 Bedrooms +	1.698	\$6,432		
Apartments - Bachelor and 1 Bedroom	1.120	\$4,242		
Other Multiples	1.853	\$7,019		

Table 6-2
D.C. Calculation
Municipal-Wide Services D.C. Calculation
2018 – 2028

SERVICE	2018 \$ DC Eligible Cost		2018 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per m ²
	\$	\$	\$	\$
3. Roads and Related Services	2,425,114	461,926	1,737	16.16
4. Fire Protection Services	894,821	170,442	641	5.96
5. Parking Services	187,219	35,661	134	1.25
6. Parks and Recreation Services	2,256,464	0	1,616	0.00
7. Library Services	1,084,862	0	777	0.00
8. Administration	121,674	23,176	87	0.81
9. Ambulance Services	158,366	30,165	113	1.06
10. Waste Diversion Services	0	0	0	0.00
TOTAL	\$7,128,520	\$721,370	\$5,105	\$25.24
DC ELIGIBLE CAPITAL COST	\$7,128,520	\$721,370		
10 Year Gross Population / GFA Growth (m ² .)	3,703	28,577		
Cost Per Capita / Non-Residential GFA (m ² .)	\$1,925.07	\$25.24		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling	2.652	\$5,105		
Apartments - 2 Bedrooms +	1.698	\$3,269		
Apartments - Bachelor and 1 Bedroom	1.120	\$2,156		
Other Multiples	1.853	\$3,567		

**Table 6-3
Calculated Schedule of Charges (Quantum)**

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per m ² of Gross Floor Area)
Municipal Wide Services:					
Roads and Related Services	1,737	1,112	734	1,214	16.16
Fire Protection Services	641	410	271	448	5.96
Parking Services	134	86	57	94	1.25
Parks and Recreation Services	1,616	1,035	682	1,129	0.00
Library Services	777	497	328	543	0.00
Administration	87	56	37	61	0.81
Ambulance Services	113	72	48	79	1.06
Waste Diversion Services	-	-	-	-	0.00
Total Municipal Wide Services	5,105	3,268	2,157	3,568	25.24
Urban Services					
Water Services	6,344	4,062	2,679	4,433	45.11
Wastewater Services	3,702	2,370	1,563	2,587	26.33
Total Urban Services	10,046	6,432	4,242	7,020	71.44

**Table 6-4
Calculated Schedule of Charges (Cash Flow)**

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per m ² of Gross Floor Area)
Municipal Wide Services:					
Roads and Related Services	1,793	1,148	757	1,253	17.08
Fire Protection Services	645	413	272	451	6.28
Parking Services	142	91	60	99	1.33
Parks and Recreation Services	1,675	1,072	707	1,170	0.00
Library Services	898	575	379	627	0.00
Administration	86	55	36	60	0.84
Ambulance Services	127	81	54	89	1.19
Waste Diversion Services	-	-	-	-	0.00
Total Municipal Wide Services	5,366	3,435	2,265	3,749	26.72
Urban Services					
Water Services	7,167	4,589	3,027	5,008	52.91
Wastewater Services	4,261	2,728	1,800	2,977	31.53
Total Urban Services	11,428	7,317	4,827	7,985	84.44

**Table 6-5
Comparison of Current and Calculated D.C.s**

Service	Residential (per SFD)		Non-Residential (per m ²)			
	Current	Calculated	Current	Calculated - Option 1 (Single Charge)	Calculated - Option 2 (Industrial Charge)	Calculated - Option 2 (Non-industrial)
Municipal Wide Services:						
Roads and Related Services	\$ 1,425	\$ 1,793	\$ 5.84	\$ 17.08	\$ 15.77	\$ 17.77
Fire Protection Services	\$ 1,137	\$ 645	\$ 5.66	\$ 6.28	\$ 5.78	\$ 6.54
Parking Services	\$ -	\$ 142	\$ -	\$ 1.33	\$ 1.23	\$ 1.38
Parks and Recreation Services	\$ 1,415	\$ 1,675	\$ -	\$ -	\$ -	\$ -
Library Services	\$ 470	\$ 898	\$ -	\$ -	\$ -	\$ -
Administration	\$ 149	\$ 86	\$ 0.75	\$ 0.84	\$ 0.77	\$ 0.87
Ambulance Services	\$ 67	\$ 127	\$ 0.34	\$ 1.19	\$ 1.10	\$ 1.24
Waste Diversion Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Marinas	\$ 413	n/a	\$ -	n/a	n/a	n/a
Total Municipal Wide Services	\$ 5,076	\$ 5,366	\$ 12.59	\$ 26.72	\$ 24.65	\$ 27.80
Urban Services:						
Water Services	\$ 3,526	\$ 7,167	\$ 18.45	\$ 52.91	\$ 31.36	\$ 72.95
Wastewater Services	\$ 6,013	\$ 4,261	\$ 33.77	\$ 31.53	\$ 18.70	\$ 43.47
Total Urban Services	\$ 9,539	\$ 11,428	\$ 52.22	\$ 84.44	\$ 50.06	\$ 116.42
Grand Total - Rural Area	\$ 5,076	\$ 5,366	\$ 12.59	\$ 26.72	\$ 24.65	\$ 27.80
Grand Total - Urban Area	\$ 14,615	\$ 16,794	\$ 64.81	\$ 111.16	\$ 74.71	\$ 144.22

growth forecast estimates, the annual foregone revenue would equate to approximately \$560,000 under Option 1 and \$380,000 under Option 2.

7.2.5 Phase in Provision(s)

A phase-in provision has been included in the by-law, resulting in 50% of the calculated overall increase in charges being phased in upon by-law enactment, with full rates becoming effective on January 1, 2020.

7.2.6 Timing of Collection

The D.C.s for all services are payable upon issuance of the first building permit for each dwelling unit, building or structure, subject to early or late payment agreements entered into by the County and an owner under s.27 of the D.C.A., 1997.

7.2.7 Indexing

All D.C.s will be subject to mandatory indexing annually on January 1st in accordance with provisions under the D.C.A.

7.2.8 D.C. Spatial Applicability

In accordance with the D.C.A., the County gave consideration to the imposition of D.C.s on an area-specific basis, and is maintaining its current approach of imposing uniform County-wide D.C.s for all services.

7.3 Other D.C. By-law Provisions

7.3.1 Categories of Services for Reserve Fund and Credit Purposes

It is recommended that the County's D.C. collections be contributed into nine (9) separate reserve funds, including: Roads and Related Services, Fire Protection Services, Parking Services, Parks and Recreation Services, Library Services, Administration Studies Services, Ambulance Services, Water Services, and Wastewater Services.

It is further recommended that all D.C. exemptions granted over the life of the By-law be contributed into the applicable D.C. reserve funds from non-D.C. sources.

7.3.2 By-law In-force Date

The proposed by-law under D.C.A., 1997 will come into force on October 15, 2019.

leaving discretion to individual municipalities as to how they plan for the long-term replacement of their assets. Norfolk County has undertaken several service-level A.M.P.s dated from 2014 through 2016. Although the A.M.P.s address most of the asset categories that are included in the capital forecast needs of the D.C. Background Study, the A.M.P.s identify the funding gap at a high level and do not include a detailed financing strategy. Furthermore, the A.M.P.s do not address the impact of growth-related assets. As a result, the asset management requirement for this D.C. Background Study must be undertaken in the absence of this information.

In recognition to the schematic in Section 8.1, the following table (presented in 2018\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. Furthermore, the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from County financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing, totaling \$11.5 million.
2. Lifecycle costs for the 2018 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. Total incremental costs attributable to the growth-related expenditures (i.e. annual lifecycle costs and incremental operating costs) total approximately \$1.4 million.
5. The resultant total annualized expenditures are \$12.9 million.
6. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures identified above. The new operating revenues are \$8.2 million. This amount, totalled with the existing operating revenues of \$185.5 million, provide annual revenues of \$193.7 million by the end of the forecast period.

7. The incremental operating revenues of \$8.2 million will adequately cover the incremental growth-related expenditures of \$1.4 million. The remainder of the incremental operating revenues and the existing operating revenues of \$185.5 million can cover the \$11.5 million of non-D.C. recoverable expenditures.
8. In consideration of the above, the capital plan is deemed to be financially sustainable.

Table 8-1
Norfolk County
Asset Management – Future Expenditures and Associated Revenues (2018\$)

	Sub-Total	2041 (Total)
Expenditures (Annualized)		
Annual Debt Payment on Non-Growth Related Capital ¹		11,485,262
Annual Debt Payment on Post Period Capital ²		864,362
Lifecycle:		
Annual Lifecycle - Municipal Wide Services	\$558,703	
Annual Lifecycle - Urban Services	\$736,244	
Sub-Total - Annual Lifecycle	\$1,294,947	\$1,294,947
Incremental Operating Costs (for D.C. Services)		\$147,053
Total Expenditures		\$12,927,262
Revenue (Annualized)		
Total Existing Revenue ³		\$185,533,362
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)		\$8,188,632
Total Revenues		\$193,721,994

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

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR

**Table C-15
Water Services
Residential Cashflow**

Year	Reserve Fund Opening Balance	Dev't Related Expenditures		Debt Carrying Costs (P&I) 4.5%; 20 Yr Term	SDE per Year	DC Rates w. Inflation (3%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Debenture Financing Requirement	Interest Earnings (3%) / Costs (4.5%)	Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3%/Yr)								
2018	\$ 1,392,156	\$ (38,378)	\$ (38,378)	\$ -	65.5	\$ 5,782.00	\$ 378,817	\$ 340,439		\$ 46,871	\$ 1,779,467
2019	\$ 1,779,467	\$ (108,222)	\$ (111,469)	\$ -	131.0	\$ 7,166.72	\$ 939,078	\$ 827,610		\$ 65,798	\$ 2,672,875
2020	\$ 2,672,875	\$ (2,829,396)	\$ (3,001,707)	\$ -	131.0	\$ 7,381.72	\$ 967,251	\$ (2,034,456)		\$ 49,669	\$ 688,088
2021	\$ 688,088	\$ (832,083)	\$ (909,240)	\$ -	131.0	\$ 7,603.18	\$ 996,268	\$ 87,029		\$ 21,948	\$ 797,065
2022	\$ 797,065	\$ (894,268)	\$ (1,006,507)	\$ -	131.0	\$ 7,831.27	\$ 1,026,156	\$ 19,649		\$ 24,207	\$ 840,921
2023	\$ 840,921	\$ (8,842,958)	\$ (10,251,412)	\$ -	131.0	\$ 8,066.21	\$ 1,056,941	\$ (9,194,471)		\$ (175,341)	\$ (8,528,891)
2024	\$ (8,528,891)	\$ (2,186,399)	\$ (2,610,675)	\$ -	131.0	\$ 8,308.20	\$ 1,088,649	\$ (1,522,026)		\$ (418,046)	\$ (10,468,962)
2025	\$ (10,468,962)	\$ (1,808,479)	\$ (2,224,201)	\$ -	131.0	\$ 8,557.44	\$ 1,121,309	\$ (1,102,893)		\$ (495,918)	\$ (12,067,773)
2026	\$ (12,067,773)	\$ (2,164,683)	\$ (2,742,156)	\$ -	131.0	\$ 8,814.16	\$ 1,154,948	\$ (1,587,208)		\$ (578,762)	\$ (14,233,743)
2027	\$ (14,233,743)	\$ (1,395,466)	\$ (1,820,766)	\$ -	131.0	\$ 9,078.59	\$ 1,189,596	\$ (631,170)		\$ (654,720)	\$ (15,519,632)
2028	\$ (15,519,632)	\$ (38,448)	\$ (51,671)	\$ -	127.0	\$ 9,350.95	\$ 1,187,159	\$ 1,135,489		\$ (672,835)	\$ (15,056,979)
2029	\$ (15,056,979)	\$ (38,448)	\$ (53,221)	\$ -	122.9	\$ 9,631.48	\$ 1,183,506	\$ 1,130,285		\$ (652,133)	\$ (14,578,826)
2030	\$ (14,578,826)	\$ (38,448)	\$ (54,818)	\$ -	122.9	\$ 9,920.42	\$ 1,219,011	\$ 1,164,193		\$ (629,853)	\$ (14,044,486)
2031	\$ (14,044,486)	\$ (119,006)	\$ (174,764)	\$ -	122.9	\$ 10,218.03	\$ 1,255,581	\$ 1,080,817		\$ (607,683)	\$ (13,571,353)
2032	\$ (13,571,353)	\$ (25,631)	\$ (38,769)	\$ -	122.9	\$ 10,524.57	\$ 1,293,249	\$ 1,254,479		\$ (582,485)	\$ (12,899,358)
2033	\$ (12,899,358)	\$ (25,631)	\$ (39,932)	\$ -	122.9	\$ 10,840.31	\$ 1,332,046	\$ 1,292,114		\$ (551,399)	\$ (12,158,643)
2034	\$ (12,158,643)	\$ (25,631)	\$ (41,130)	\$ -	122.9	\$ 11,165.52	\$ 1,372,007	\$ 1,330,877		\$ (517,194)	\$ (11,344,960)
2035	\$ (11,344,960)	\$ (25,631)	\$ (42,364)	\$ -	122.9	\$ 11,500.49	\$ 1,413,168	\$ 1,370,804		\$ (479,680)	\$ (10,453,837)
2036	\$ (10,453,837)	\$ (119,006)	\$ (202,600)	\$ -	153.4	\$ 11,845.50	\$ 1,817,639	\$ 1,615,039		\$ (434,084)	\$ (9,272,882)
2037	\$ (9,272,882)	\$ (25,631)	\$ (44,944)	\$ -	184.0	\$ 12,200.86	\$ 2,245,106	\$ 2,200,162		\$ (367,776)	\$ (7,440,495)
2038	\$ (7,440,495)	\$ (25,398)	\$ (45,872)	\$ -	184.0	\$ 12,566.89	\$ 2,312,460	\$ 2,266,588		\$ (283,824)	\$ (5,457,732)
2039	\$ (5,457,732)	\$ (25,398)	\$ (47,248)	\$ -	184.0	\$ 12,943.90	\$ 2,381,833	\$ 2,334,586		\$ (193,070)	\$ (3,316,216)
2040	\$ (3,316,216)	\$ (25,398)	\$ (48,665)	\$ -	184.0	\$ 13,332.21	\$ 2,453,288	\$ 2,404,623		\$ (95,126)	\$ (1,006,718)
2041	\$ (1,006,718)	\$ (118,773)	\$ (234,409)	\$ -	92.0	\$ 13,732.18	\$ 1,263,444	\$ 1,029,035		\$ (22,316)	\$ (0)

**Table C-16
Water Services
Non-Residential Cashflow**

Year	Reserve Fund Opening Balance	Dev't Related Expenditures		GFA per Year	DC Rates w. Inflation (3%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Interest Earnings (3%) / Costs (4.5%)	Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3%/Yr)						
2018	\$ 285,140	\$ (7,860)	\$ (7,860)	1,206	\$ 32.47	\$ 39,170	\$ 31,310	\$ 9,024	\$ 325,474
2019	\$ 325,474	\$ (22,166)	\$ (22,831)	2,413	\$ 52.91	\$ 127,645	\$ 104,814	\$ 11,336	\$ 441,625
2020	\$ 441,625	\$ (579,515)	\$ (614,807)	2,413	\$ 54.49	\$ 131,475	\$ (483,333)	\$ 5,686	\$ (36,022)
2021	\$ (36,022)	\$ (170,427)	\$ (186,230)	2,413	\$ 56.13	\$ 135,419	\$ (50,811)	\$ (2,764)	\$ (89,598)
2022	\$ (89,598)	\$ (183,163)	\$ (206,152)	2,413	\$ 57.81	\$ 139,481	\$ (66,671)	\$ (5,532)	\$ (161,800)
2023	\$ (161,800)	\$ (1,811,208)	\$ (2,099,687)	2,413	\$ 59.55	\$ 143,666	\$ (1,956,021)	\$ (51,291)	\$ (2,169,113)
2024	\$ (2,169,113)	\$ (447,817)	\$ (534,717)	2,413	\$ 61.33	\$ 147,976	\$ (386,741)	\$ (106,312)	\$ (2,662,165)
2025	\$ (2,662,165)	\$ (370,411)	\$ (455,559)	2,413	\$ 63.17	\$ 152,415	\$ (303,144)	\$ (126,618)	\$ (3,091,928)
2026	\$ (3,091,928)	\$ (443,369)	\$ (561,646)	2,413	\$ 65.07	\$ 156,987	\$ (404,659)	\$ (148,242)	\$ (3,644,828)
2027	\$ (3,644,828)	\$ (285,818)	\$ (372,928)	2,413	\$ 67.02	\$ 161,697	\$ (211,231)	\$ (168,770)	\$ (4,024,829)
2028	\$ (4,024,829)	\$ (7,875)	\$ (10,583)	2,701	\$ 69.03	\$ 186,445	\$ 175,861	\$ (177,160)	\$ (4,026,128)
2029	\$ (4,026,128)	\$ (7,875)	\$ (10,901)	2,989	\$ 71.10	\$ 212,531	\$ 201,631	\$ (176,639)	\$ (4,001,136)
2030	\$ (4,001,136)	\$ (7,875)	\$ (11,228)	2,989	\$ 73.23	\$ 218,907	\$ 207,680	\$ (175,378)	\$ (3,968,835)
2031	\$ (3,968,835)	\$ (24,375)	\$ (35,795)	2,989	\$ 75.43	\$ 225,475	\$ 189,680	\$ (174,330)	\$ (3,953,485)
2032	\$ (3,953,485)	\$ (5,250)	\$ (7,941)	2,989	\$ 77.69	\$ 232,239	\$ 224,298	\$ (172,860)	\$ (3,902,047)
2033	\$ (3,902,047)	\$ (5,250)	\$ (8,179)	2,989	\$ 80.02	\$ 239,206	\$ 231,027	\$ (170,394)	\$ (3,841,414)
2034	\$ (3,841,414)	\$ (5,250)	\$ (8,424)	2,989	\$ 82.43	\$ 246,382	\$ 237,958	\$ (167,510)	\$ (3,770,965)
2035	\$ (3,770,965)	\$ (5,250)	\$ (8,677)	2,989	\$ 84.90	\$ 253,774	\$ 245,097	\$ (164,179)	\$ (3,690,048)
2036	\$ (3,690,048)	\$ (24,375)	\$ (41,496)	5,946	\$ 87.45	\$ 519,910	\$ 478,414	\$ (155,288)	\$ (3,366,922)
2037	\$ (3,366,922)	\$ (5,250)	\$ (9,205)	8,902	\$ 90.07	\$ 801,786	\$ 792,581	\$ (133,678)	\$ (2,708,019)
2038	\$ (2,708,019)	\$ (5,202)	\$ (9,395)	8,902	\$ 92.77	\$ 825,840	\$ 816,445	\$ (103,491)	\$ (1,995,065)
2039	\$ (1,995,065)	\$ (5,202)	\$ (9,677)	8,902	\$ 95.55	\$ 850,615	\$ 840,938	\$ (70,857)	\$ (1,224,984)
2040	\$ (1,224,984)	\$ (5,202)	\$ (9,968)	8,902	\$ 98.42	\$ 876,134	\$ 866,166	\$ (35,636)	\$ (394,453)
2041	\$ (394,453)	\$ (24,327)	\$ (48,011)	4,451	\$ 101.37	\$ 451,209	\$ 403,197	\$ (8,744)	\$ (0)

**Table C-17
Wastewater Services
Residential Cashflow**

Year	Reserve Fund Opening Balance	Dev't Related Expenditures		SDE per Year	DC Rates w. Inflation (3%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Interest Earnings (3%) / Costs (4.5%)	Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3%/Yr)						
2018	\$ 2,420,961	\$ (1,686,145)	\$ (1,686,145)	65.5	\$ 3,390.00	\$ 222,101	\$ (1,464,044)	\$ 50,668	\$ 1,007,585
2019	\$ 1,007,585	\$ (5,592,211)	\$ (5,759,978)	131.0	\$ 4,261.03	\$ 558,337	\$ (5,201,641)	\$ (79,252)	\$ (4,273,308)
2020	\$ (4,273,308)	\$ (2,288,379)	\$ (2,427,741)	131.0	\$ 4,388.87	\$ 575,087	\$ (1,852,654)	\$ (233,984)	\$ (6,359,946)
2021	\$ (6,359,946)	\$ (904,517)	\$ (988,390)	131.0	\$ 4,520.53	\$ 592,340	\$ (396,051)	\$ (295,109)	\$ (7,051,105)
2022	\$ (7,051,105)	\$ (275,444)	\$ (310,015)	131.0	\$ 4,656.15	\$ 610,110	\$ 300,095	\$ (310,548)	\$ (7,061,558)
2023	\$ (7,061,558)	\$ (286,251)	\$ (331,844)	131.0	\$ 4,795.83	\$ 628,413	\$ 296,569	\$ (311,097)	\$ (7,076,086)
2024	\$ (7,076,086)	\$ (243,784)	\$ (291,091)	131.0	\$ 4,939.71	\$ 647,265	\$ 356,175	\$ (310,410)	\$ (7,030,321)
2025	\$ (7,030,321)	\$ (338,679)	\$ (416,532)	131.0	\$ 5,087.90	\$ 666,683	\$ 250,151	\$ (310,736)	\$ (7,090,906)
2026	\$ (7,090,906)	\$ (456,225)	\$ (577,932)	131.0	\$ 5,240.53	\$ 686,684	\$ 108,752	\$ (316,644)	\$ (7,298,797)
2027	\$ (7,298,797)	\$ (293,422)	\$ (382,849)	131.0	\$ 5,397.75	\$ 707,284	\$ 324,435	\$ (321,146)	\$ (7,295,508)
2028	\$ (7,295,508)	\$ (238,541)	\$ (320,579)	127.0	\$ 5,559.68	\$ 705,836	\$ 385,256	\$ (319,630)	\$ (7,229,881)
2029	\$ (7,229,881)	\$ (238,541)	\$ (330,197)	122.9	\$ 5,726.47	\$ 703,663	\$ 373,466	\$ (316,942)	\$ (7,173,357)
2030	\$ (7,173,357)	\$ (238,541)	\$ (340,103)	122.9	\$ 5,898.27	\$ 724,773	\$ 384,670	\$ (314,146)	\$ (7,102,832)
2031	\$ (7,102,832)	\$ (254,154)	\$ (373,234)	122.9	\$ 6,075.22	\$ 746,516	\$ 373,283	\$ (311,229)	\$ (7,040,778)
2032	\$ (7,040,778)	\$ (160,779)	\$ (243,193)	122.9	\$ 6,257.47	\$ 768,912	\$ 525,719	\$ (305,006)	\$ (6,820,065)
2033	\$ (6,820,065)	\$ (160,779)	\$ (250,488)	122.9	\$ 6,445.20	\$ 791,979	\$ 541,491	\$ (294,719)	\$ (6,573,294)
2034	\$ (6,573,294)	\$ (160,779)	\$ (258,003)	122.9	\$ 6,638.55	\$ 815,738	\$ 557,735	\$ (283,249)	\$ (6,298,808)
2035	\$ (6,298,808)	\$ (160,779)	\$ (265,743)	122.9	\$ 6,837.71	\$ 840,211	\$ 574,468	\$ (270,521)	\$ (5,994,861)
2036	\$ (5,994,861)	\$ (118,773)	\$ (202,203)	153.4	\$ 7,042.84	\$ 1,080,692	\$ 878,489	\$ (250,003)	\$ (5,366,375)
2037	\$ (5,366,375)	\$ (25,398)	\$ (44,536)	184.0	\$ 7,254.13	\$ 1,334,847	\$ 1,290,311	\$ (212,455)	\$ (4,288,518)
2038	\$ (4,288,518)	\$ (25,398)	\$ (45,872)	184.0	\$ 7,471.75	\$ 1,374,892	\$ 1,329,020	\$ (163,080)	\$ (3,122,578)
2039	\$ (3,122,578)	\$ (25,398)	\$ (47,248)	184.0	\$ 7,695.90	\$ 1,416,139	\$ 1,368,891	\$ (109,716)	\$ (1,863,403)
2040	\$ (1,863,403)	\$ (25,398)	\$ (48,665)	184.0	\$ 7,926.78	\$ 1,458,623	\$ 1,409,958	\$ (52,129)	\$ (505,575)
2041	\$ (505,575)	\$ (118,773)	\$ (234,409)	92.0	\$ 8,164.58	\$ 751,191	\$ 516,782	\$ (11,207)	\$ 0

**Table C-18
Wastewater Services
Non-Residential Cashflow**

Year	Reserve Fund Opening Balance	Dev't Related Expenditures		GFA per Year	DC Rates w. Inflation (3%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Interest Earnings (3%) / Costs (4.5%)	Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3%/Yr)						
2018	\$ 495,859	\$ (345,355)	\$ (345,355)	1,206	\$ 17.74	\$ 21,401	\$ (323,954)	\$ 10,016	\$ 181,921
2019	\$ 181,921	\$ (1,145,393)	\$ (1,179,754)	2,413	\$ 31.53	\$ 76,080	\$ (1,103,675)	\$ (18,011)	\$ (939,764)
2020	\$ (939,764)	\$ (468,704)	\$ (497,248)	2,413	\$ 32.48	\$ 78,362	\$ (418,886)	\$ (51,714)	\$ (1,410,365)
2021	\$ (1,410,365)	\$ (185,263)	\$ (202,441)	2,413	\$ 33.45	\$ 80,713	\$ (121,729)	\$ (66,205)	\$ (1,598,298)
2022	\$ (1,598,298)	\$ (56,416)	\$ (63,497)	2,413	\$ 34.46	\$ 83,134	\$ 19,637	\$ (71,482)	\$ (1,650,143)
2023	\$ (1,650,143)	\$ (58,630)	\$ (67,968)	2,413	\$ 35.49	\$ 85,628	\$ 17,660	\$ (73,859)	\$ (1,706,341)
2024	\$ (1,706,341)	\$ (49,932)	\$ (59,621)	2,413	\$ 36.56	\$ 88,197	\$ 28,576	\$ (76,142)	\$ (1,753,908)
2025	\$ (1,753,908)	\$ (69,368)	\$ (85,314)	2,413	\$ 37.65	\$ 90,843	\$ 5,529	\$ (78,801)	\$ (1,827,180)
2026	\$ (1,827,180)	\$ (93,444)	\$ (118,372)	2,413	\$ 38.78	\$ 93,568	\$ (24,803)	\$ (82,781)	\$ (1,934,764)
2027	\$ (1,934,764)	\$ (60,098)	\$ (78,415)	2,413	\$ 39.95	\$ 96,375	\$ 17,961	\$ (86,660)	\$ (2,003,464)
2028	\$ (2,003,464)	\$ (48,858)	\$ (65,661)	2,701	\$ 41.14	\$ 111,126	\$ 45,465	\$ (89,133)	\$ (2,047,132)
2029	\$ (2,047,132)	\$ (48,858)	\$ (67,631)	2,989	\$ 42.38	\$ 126,674	\$ 59,043	\$ (90,792)	\$ (2,078,882)
2030	\$ (2,078,882)	\$ (48,858)	\$ (69,660)	2,989	\$ 43.65	\$ 130,474	\$ 60,815	\$ (92,181)	\$ (2,110,248)
2031	\$ (2,110,248)	\$ (52,056)	\$ (76,445)	2,989	\$ 44.96	\$ 134,388	\$ 57,943	\$ (93,657)	\$ (2,145,963)
2032	\$ (2,145,963)	\$ (32,931)	\$ (49,811)	2,989	\$ 46.31	\$ 138,420	\$ 88,609	\$ (94,575)	\$ (2,151,928)
2033	\$ (2,151,928)	\$ (32,931)	\$ (51,305)	2,989	\$ 47.70	\$ 142,573	\$ 91,268	\$ (94,783)	\$ (2,155,444)
2034	\$ (2,155,444)	\$ (32,931)	\$ (52,844)	2,989	\$ 49.13	\$ 146,850	\$ 94,006	\$ (94,880)	\$ (2,156,318)
2035	\$ (2,156,318)	\$ (32,931)	\$ (54,429)	2,989	\$ 50.60	\$ 151,255	\$ 96,826	\$ (94,856)	\$ (2,154,347)
2036	\$ (2,154,347)	\$ (24,327)	\$ (41,415)	5,946	\$ 52.12	\$ 309,879	\$ 268,464	\$ (90,905)	\$ (1,976,789)
2037	\$ (1,976,789)	\$ (5,202)	\$ (9,122)	8,902	\$ 53.68	\$ 477,884	\$ 468,762	\$ (78,408)	\$ (1,586,435)
2038	\$ (1,586,435)	\$ (5,202)	\$ (9,395)	8,902	\$ 55.29	\$ 492,221	\$ 482,825	\$ (60,526)	\$ (1,164,136)
2039	\$ (1,164,136)	\$ (5,202)	\$ (9,677)	8,902	\$ 56.95	\$ 506,987	\$ 497,310	\$ (41,197)	\$ (708,022)
2040	\$ (708,022)	\$ (5,202)	\$ (9,968)	8,902	\$ 58.66	\$ 522,197	\$ 512,229	\$ (20,336)	\$ (216,129)
2041	\$ (216,129)	\$ (24,327)	\$ (48,011)	4,451	\$ 60.42	\$ 268,931	\$ 220,920	\$ (4,791)	\$ 0

Table D-2
D.C. Calculation
Municipal-Wide Services D.C. Calculation
2018 – 2028

SERVICE	2018 \$ DC Eligible Cost			2018 \$ DC Eligible Cost		
	Residential	Non-residential		SDU	per m ²	
		Industrial	Non-industrial		Industrial	Non-industrial
3. Roads and Related Services	\$ 2,425,114	\$ 147,770	\$ 314,157	\$ 1,737	\$ 14.95	\$ 16.81
4. Fire Protection Services	\$ 894,821	\$ 54,524	\$ 115,918	\$ 641	\$ 5.52	\$ 6.20
5. Parking Services	\$ 187,219	\$ 11,408	\$ 24,253	\$ 134	\$ 1.15	\$ 1.30
6. Parks and Recreation Services	\$ 2,256,464	\$ -	\$ -	\$ 1,616	\$ -	\$ -
7. Library Services	\$ 1,084,862	\$ -	\$ -	\$ 777	\$ -	\$ -
8. Administration	\$ 121,674	\$ 7,414	\$ 15,762	\$ 87	\$ 0.75	\$ 0.84
9. Ambulance Services	\$ 158,366	\$ 9,650	\$ 20,515	\$ 113	\$ 0.98	\$ 1.10
10. Waste Diversion Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 7,128,520	\$ 230,766	\$ 490,605	\$5,105	\$ 23.35	\$ 26.25
DC ELIGIBLE CAPITAL COST	\$ 7,128,520	\$ 230,766	\$ 490,605			
10 Year Gross Population / GFA Growth (m ² .)	3,703	9,885	18,692			
Cost Per Capita / Non-Residential GFA (m ² .)	\$ 1,925.07	\$ 23.35	\$ 26.25			
By Residential Unit Type	p.p.u					
Single and Semi-Detached Dwelling	2.652	\$5,105				
Apartments - 2 Bedrooms +	1.698	\$3,269				
Apartments - Bachelor and 1 Bedroom	1.120	\$2,156				
Other Multiples	1.853	\$3,567				

**Table D-3
Calculated Schedule of Charges (Quantum)**

Service	RESIDENTIAL				NON-RESIDENTIAL (per m ² of Gross Floor Area)	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Industrial	Non-Industrial
Municipal Wide Services:						
Roads and Related Services	1,737	1,112	734	1,214	14.95	16.81
Fire Protection Services	641	410	271	448	5.52	6.20
Parking Services	134	86	57	94	1.15	1.30
Parks and Recreation Services	1,616	1,035	682	1,129	0.00	0.00
Library Services	777	497	328	543	0.00	0.00
Administration	87	56	37	61	0.75	0.84
Ambulance Services	113	72	48	79	0.98	1.10
Waste Diversion Services	-	-	-	-	0.00	0.00
Total Municipal Wide Services	5,105	3,268	2,157	3,568	23.35	26.25
Urban Services						
Water Services	6,344	4,062	2,679	4,433	26.29	63.33
Wastewater Services	3,702	2,370	1,563	2,587	15.34	36.96
Total Urban Services	10,046	6,432	4,242	7,020	41.63	100.29

**Table D-4
Calculated Schedule of Charges (Cash Flow)**

Service	RESIDENTIAL				NON-RESIDENTIAL (per m ² of Gross Floor Area)	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	Industrial	Non-Industrial
Municipal Wide Services:						
Roads and Related Services	1,793	1,148	757	1,253	15.77	17.77
Fire Protection Services	645	413	272	451	5.78	6.54
Parking Services	142	91	60	99	1.23	1.38
Parks and Recreation Services	1,675	1,072	707	1,170	0.00	0.00
Library Services	898	575	379	627	0.00	0.00
Administration	86	55	36	60	0.77	0.87
Ambulance Services	127	81	54	89	1.10	1.24
Waste Diversion Services	-	-	-	-	0.00	0.00
Total Municipal Wide Services	5,366	3,435	2,265	3,749	24.65	27.80
Urban Services						
Water Services	7,167	4,589	3,027	5,008	31.36	72.95
Wastewater Services	4,261	2,728	1,800	2,977	18.70	43.47
Total Urban Services	11,428	7,317	4,827	7,985	50.06	116.42

**Table D-19
Water Services
Industrial Cashflow**

Year	Reserve Fund Opening Balance	Dev't Related Expenditures		GFA per Year	DC Rates w. Inflation (3%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Interest Earnings (3%) / Costs (4.5%)	Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3%/Yr)						
2018	\$ 81,735.57	\$ (2,253.21)	\$ (2,253)	468	\$ 32.47	\$ 15,203	\$ 12,950	\$ 2,646	\$ 97,332
2019	\$ 97,332	\$ (6,354)	\$ (6,544)	936	\$ 31.36	\$ 29,366	\$ 22,822	\$ 3,262	\$ 123,416
2020	\$ 123,416	\$ (166,118)	\$ (176,235)	936	\$ 32.30	\$ 30,247	\$ (145,987)	\$ 1,343	\$ (21,228)
2021	\$ (21,228)	\$ (48,853)	\$ (53,383)	936	\$ 33.27	\$ 31,155	\$ (22,228)	\$ (1,455)	\$ (44,911)
2022	\$ (44,911)	\$ (52,504)	\$ (59,094)	936	\$ 34.27	\$ 32,089	\$ (27,004)	\$ (2,629)	\$ (74,544)
2023	\$ (74,544)	\$ (519,183)	\$ (601,876)	936	\$ 35.29	\$ 33,052	\$ (568,824)	\$ (16,153)	\$ (659,521)
2024	\$ (659,521)	\$ (128,367)	\$ (153,277)	936	\$ 36.35	\$ 34,044	\$ (119,233)	\$ (32,361)	\$ (811,115)
2025	\$ (811,115)	\$ (106,179)	\$ (130,586)	936	\$ 37.44	\$ 35,065	\$ (95,521)	\$ (38,649)	\$ (945,286)
2026	\$ (945,286)	\$ (127,092)	\$ (160,996)	936	\$ 38.57	\$ 36,117	\$ (124,879)	\$ (45,348)	\$ (1,115,513)
2027	\$ (1,115,513)	\$ (81,930)	\$ (106,900)	936	\$ 39.72	\$ 37,200	\$ (69,700)	\$ (51,766)	\$ (1,236,979)
2028	\$ (1,236,979)	\$ (2,257)	\$ (3,034)	867	\$ 40.92	\$ 35,456	\$ 32,422	\$ (54,935)	\$ (1,259,491)
2029	\$ (1,259,491)	\$ (2,257)	\$ (3,125)	797	\$ 42.14	\$ 33,573	\$ 30,449	\$ (55,992)	\$ (1,285,034)
2030	\$ (1,285,034)	\$ (2,257)	\$ (3,218)	797	\$ 43.41	\$ 34,581	\$ 31,362	\$ (57,121)	\$ (1,310,793)
2031	\$ (1,310,793)	\$ (6,987)	\$ (10,261)	797	\$ 44.71	\$ 35,618	\$ 25,357	\$ (58,415)	\$ (1,343,851)
2032	\$ (1,343,851)	\$ (1,505)	\$ (2,276)	797	\$ 46.05	\$ 36,687	\$ 34,410	\$ (59,699)	\$ (1,369,140)
2033	\$ (1,369,140)	\$ (1,505)	\$ (2,344)	797	\$ 47.43	\$ 37,787	\$ 35,443	\$ (60,814)	\$ (1,394,511)
2034	\$ (1,394,511)	\$ (1,505)	\$ (2,415)	797	\$ 48.86	\$ 38,921	\$ 36,506	\$ (61,932)	\$ (1,419,937)
2035	\$ (1,419,937)	\$ (1,505)	\$ (2,487)	797	\$ 50.32	\$ 40,088	\$ 37,601	\$ (63,051)	\$ (1,445,387)
2036	\$ (1,445,387)	\$ (6,987)	\$ (11,895)	3,377	\$ 51.83	\$ 175,023	\$ 163,128	\$ (61,372)	\$ (1,343,630)
2037	\$ (1,343,630)	\$ (1,505)	\$ (2,639)	5,957	\$ 53.39	\$ 318,018	\$ 315,380	\$ (53,367)	\$ (1,081,618)
2038	\$ (1,081,618)	\$ (1,491)	\$ (2,693)	5,957	\$ 54.99	\$ 327,559	\$ 324,866	\$ (41,363)	\$ (798,116)
2039	\$ (798,116)	\$ (1,491)	\$ (2,774)	5,957	\$ 56.64	\$ 337,386	\$ 334,612	\$ (28,386)	\$ (491,890)
2040	\$ (491,890)	\$ (1,491)	\$ (2,857)	5,957	\$ 58.34	\$ 347,507	\$ 344,650	\$ (14,380)	\$ (161,621)
2041	\$ (161,621)	\$ (6,973)	\$ (13,762)	2,978	\$ 60.09	\$ 178,966	\$ 165,204	\$ (3,583)	\$ 0

**Table D-20
Water Services
Non-Industrial Cashflow**

Year	Reserve Fund Opening Balance	Dev't Related Expenditures		GFA per Year	DC Rates w. Inflation (3%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Interest Earnings (3%) / Costs (4.5%)	Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3%/Yr)						
2018	\$ 203,405	\$ (5,607)	\$ (5,607)	738	\$ 32.47	\$ 23,967	\$ 18,359	\$ 6,378	\$ 228,142
2019	\$ 228,142	\$ (15,812)	\$ (16,286)	1,476	\$ 72.95	\$ 107,687	\$ 91,401	\$ 8,215	\$ 327,758
2020	\$ 327,758	\$ (413,397)	\$ (438,573)	1,476	\$ 75.14	\$ 110,918	\$ (327,655)	\$ 4,918	\$ 5,021
2021	\$ 5,021	\$ (121,574)	\$ (132,847)	1,476	\$ 77.39	\$ 114,246	\$ (18,601)	\$ (230)	\$ (13,811)
2022	\$ (13,811)	\$ (130,660)	\$ (147,058)	1,476	\$ 79.71	\$ 117,673	\$ (29,386)	\$ (1,283)	\$ (44,479)
2023	\$ (44,479)	\$ (1,292,025)	\$ (1,497,811)	1,476	\$ 82.10	\$ 121,203	\$ (1,376,608)	\$ (32,975)	\$ (1,454,062)
2024	\$ (1,454,062)	\$ (319,450)	\$ (381,440)	1,476	\$ 84.57	\$ 124,839	\$ (256,601)	\$ (71,206)	\$ (1,781,869)
2025	\$ (1,781,869)	\$ (264,233)	\$ (324,973)	1,476	\$ 87.10	\$ 128,584	\$ (196,389)	\$ (84,603)	\$ (2,062,861)
2026	\$ (2,062,861)	\$ (316,277)	\$ (400,650)	1,476	\$ 89.72	\$ 132,442	\$ (268,208)	\$ (98,863)	\$ (2,429,932)
2027	\$ (2,429,932)	\$ (203,888)	\$ (266,028)	1,476	\$ 92.41	\$ 136,415	\$ (129,613)	\$ (112,263)	\$ (2,671,808)
2028	\$ (2,671,808)	\$ (5,618)	\$ (7,550)	1,834	\$ 95.18	\$ 174,596	\$ 167,046	\$ (116,473)	\$ (2,621,235)
2029	\$ (2,621,235)	\$ (5,618)	\$ (7,776)	2,193	\$ 98.04	\$ 214,944	\$ 207,168	\$ (113,294)	\$ (2,527,362)
2030	\$ (2,527,362)	\$ (5,618)	\$ (8,009)	2,193	\$ 100.98	\$ 221,392	\$ 213,383	\$ (108,930)	\$ (2,422,909)
2031	\$ (2,422,909)	\$ (17,388)	\$ (25,534)	2,193	\$ 104.01	\$ 228,034	\$ 202,500	\$ (104,475)	\$ (2,324,884)
2032	\$ (2,324,884)	\$ (3,745)	\$ (5,664)	2,193	\$ 107.13	\$ 234,875	\$ 229,211	\$ (99,463)	\$ (2,195,136)
2033	\$ (2,195,136)	\$ (3,745)	\$ (5,834)	2,193	\$ 110.34	\$ 241,921	\$ 236,087	\$ (93,469)	\$ (2,052,518)
2034	\$ (2,052,518)	\$ (3,745)	\$ (6,009)	2,193	\$ 113.65	\$ 249,179	\$ 243,169	\$ (86,892)	\$ (1,896,241)
2035	\$ (1,896,241)	\$ (3,745)	\$ (6,190)	2,193	\$ 117.06	\$ 256,654	\$ 250,465	\$ (79,695)	\$ (1,725,472)
2036	\$ (1,725,472)	\$ (17,388)	\$ (29,601)	2,569	\$ 120.57	\$ 309,720	\$ 280,118	\$ (71,344)	\$ (1,516,697)
2037	\$ (1,516,697)	\$ (3,745)	\$ (6,567)	2,945	\$ 124.19	\$ 365,738	\$ 359,171	\$ (60,170)	\$ (1,217,696)
2038	\$ (1,217,696)	\$ (3,711)	\$ (6,702)	2,945	\$ 127.91	\$ 376,710	\$ 370,008	\$ (46,471)	\$ (894,159)
2039	\$ (894,159)	\$ (3,711)	\$ (6,903)	2,945	\$ 131.75	\$ 388,012	\$ 381,108	\$ (31,662)	\$ (544,713)
2040	\$ (544,713)	\$ (3,711)	\$ (7,110)	2,945	\$ 135.70	\$ 399,652	\$ 392,542	\$ (15,680)	\$ (167,851)
2041	\$ (167,851)	\$ (17,354)	\$ (34,249)	1,473	\$ 139.78	\$ 205,821	\$ 171,572	\$ (3,721)	\$ 0

**Table D-21
Wastewater Services
Industrial Cashflow**

Year	Reserve Fund Opening Balance	Dev't Related Expenditures		GFA per Year	DC Rates w. Inflation (3%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Interest Earnings (3%) / Costs (4.5%)	Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3%/Yr)						
2018	\$ 142,138.26	\$ (98,996.12)	\$ (98,996)	468	\$ 17.74	\$ 8,306	\$ (90,690)	\$ 2,904	\$ 54,352
2019	\$ 54,352	\$ (328,327)	\$ (338,177)	936	\$ 18.70	\$ 17,509	\$ (320,668)	\$ (5,177)	\$ (271,492)
2020	\$ (271,492)	\$ (134,354)	\$ (142,536)	936	\$ 19.26	\$ 18,034	\$ (124,502)	\$ (15,018)	\$ (411,013)
2021	\$ (411,013)	\$ (53,106)	\$ (58,030)	936	\$ 19.84	\$ 18,575	\$ (39,455)	\$ (19,383)	\$ (469,851)
2022	\$ (469,851)	\$ (16,172)	\$ (18,201)	936	\$ 20.43	\$ 19,133	\$ 931	\$ (21,122)	\$ (490,042)
2023	\$ (490,042)	\$ (16,806)	\$ (19,483)	936	\$ 21.04	\$ 19,707	\$ 223	\$ (22,047)	\$ (511,865)
2024	\$ (511,865)	\$ (14,313)	\$ (17,090)	936	\$ 21.67	\$ 20,298	\$ 3,207	\$ (22,962)	\$ (531,620)
2025	\$ (531,620)	\$ (19,884)	\$ (24,455)	936	\$ 22.33	\$ 20,907	\$ (3,549)	\$ (24,003)	\$ (559,171)
2026	\$ (559,171)	\$ (26,786)	\$ (33,931)	936	\$ 22.99	\$ 21,534	\$ (12,397)	\$ (25,442)	\$ (597,010)
2027	\$ (597,010)	\$ (17,227)	\$ (22,478)	936	\$ 23.68	\$ 22,180	\$ (298)	\$ (26,872)	\$ (624,180)
2028	\$ (624,180)	\$ (14,005)	\$ (18,822)	867	\$ 24.40	\$ 21,140	\$ 2,318	\$ (28,036)	\$ (649,898)
2029	\$ (649,898)	\$ (14,005)	\$ (19,386)	797	\$ 25.13	\$ 20,017	\$ 631	\$ (29,231)	\$ (678,498)
2030	\$ (678,498)	\$ (14,005)	\$ (19,968)	797	\$ 25.88	\$ 20,618	\$ 650	\$ (30,518)	\$ (708,366)
2031	\$ (708,366)	\$ (14,922)	\$ (21,913)	797	\$ 26.66	\$ 21,236	\$ (677)	\$ (31,892)	\$ (740,934)
2032	\$ (740,934)	\$ (9,440)	\$ (14,278)	797	\$ 27.46	\$ 21,874	\$ 7,595	\$ (33,171)	\$ (766,510)
2033	\$ (766,510)	\$ (9,440)	\$ (14,707)	797	\$ 28.28	\$ 22,530	\$ 7,823	\$ (34,317)	\$ (793,004)
2034	\$ (793,004)	\$ (9,440)	\$ (15,148)	797	\$ 29.13	\$ 23,206	\$ 8,058	\$ (35,504)	\$ (820,450)
2035	\$ (820,450)	\$ (9,440)	\$ (15,602)	797	\$ 30.00	\$ 23,902	\$ 8,300	\$ (36,734)	\$ (848,884)
2036	\$ (848,884)	\$ (6,973)	\$ (11,872)	3,377	\$ 30.90	\$ 104,354	\$ 92,482	\$ (36,119)	\$ (792,521)
2037	\$ (792,521)	\$ (1,491)	\$ (2,615)	5,957	\$ 31.83	\$ 189,611	\$ 186,997	\$ (31,456)	\$ (636,980)
2038	\$ (636,980)	\$ (1,491)	\$ (2,693)	5,957	\$ 32.79	\$ 195,300	\$ 192,606	\$ (24,330)	\$ (468,704)
2039	\$ (468,704)	\$ (1,491)	\$ (2,774)	5,957	\$ 33.77	\$ 201,159	\$ 198,385	\$ (16,628)	\$ (286,948)
2040	\$ (286,948)	\$ (1,491)	\$ (2,857)	5,957	\$ 34.78	\$ 207,193	\$ 204,336	\$ (8,315)	\$ (90,926)
2041	\$ (90,926)	\$ (6,973)	\$ (13,762)	2,978	\$ 35.83	\$ 106,705	\$ 92,942	\$ (2,016)	\$ (0)

**Table D-22
Wastewater Services
Non-Industrial Cashflow**

Year	Reserve Fund Opening Balance	Dev't Related Expenditures		GFA per Year	DC Rates w. Inflation (3%/Yr)	Anticipated Revenues	Revenues minus Expenditures	Interest Earnings (3%) / Costs (4.5%)	Reserve Fund Closing Balance after Financing
		Nominal	Inflated (3%/Yr)						
2018	\$ 353,721	\$ (246,359)	\$ (246,359)	738	\$ 17.74	\$ 13,094	\$ (233,265)	\$ 7,113	\$ 127,569
2019	\$ 127,569	\$ (817,066)	\$ (841,578)	1,476	\$ 43.47	\$ 64,172	\$ (777,406)	\$ (12,708)	\$ (662,545)
2020	\$ (662,545)	\$ (334,350)	\$ (354,712)	1,476	\$ 44.77	\$ 66,097	\$ (288,615)	\$ (36,308)	\$ (987,468)
2021	\$ (987,468)	\$ (132,157)	\$ (144,411)	1,476	\$ 46.12	\$ 68,080	\$ (76,332)	\$ (46,154)	\$ (1,109,953)
2022	\$ (1,109,953)	\$ (40,245)	\$ (45,296)	1,476	\$ 47.50	\$ 70,122	\$ 24,827	\$ (49,389)	\$ (1,134,516)
2023	\$ (1,134,516)	\$ (41,824)	\$ (48,485)	1,476	\$ 48.93	\$ 72,226	\$ 23,741	\$ (50,519)	\$ (1,161,294)
2024	\$ (1,161,294)	\$ (35,619)	\$ (42,531)	1,476	\$ 50.39	\$ 74,393	\$ 31,862	\$ (51,541)	\$ (1,180,974)
2025	\$ (1,180,974)	\$ (49,484)	\$ (60,859)	1,476	\$ 51.91	\$ 76,624	\$ 15,766	\$ (52,789)	\$ (1,217,997)
2026	\$ (1,217,997)	\$ (66,658)	\$ (84,440)	1,476	\$ 53.46	\$ 78,923	\$ (5,517)	\$ (54,934)	\$ (1,278,448)
2027	\$ (1,278,448)	\$ (42,871)	\$ (55,937)	1,476	\$ 55.07	\$ 81,291	\$ 25,354	\$ (56,960)	\$ (1,310,055)
2028	\$ (1,310,055)	\$ (34,853)	\$ (46,839)	1,834	\$ 56.72	\$ 104,043	\$ 57,204	\$ (57,665)	\$ (1,310,516)
2029	\$ (1,310,516)	\$ (34,853)	\$ (48,244)	2,193	\$ 58.42	\$ 128,087	\$ 79,842	\$ (57,177)	\$ (1,287,851)
2030	\$ (1,287,851)	\$ (34,853)	\$ (49,692)	2,193	\$ 60.17	\$ 131,929	\$ 82,238	\$ (56,103)	\$ (1,261,716)
2031	\$ (1,261,716)	\$ (37,134)	\$ (54,532)	2,193	\$ 61.98	\$ 135,887	\$ 81,355	\$ (54,947)	\$ (1,235,308)
2032	\$ (1,235,308)	\$ (23,491)	\$ (35,532)	2,193	\$ 63.84	\$ 139,964	\$ 104,431	\$ (53,239)	\$ (1,184,116)
2033	\$ (1,184,116)	\$ (23,491)	\$ (36,598)	2,193	\$ 65.75	\$ 144,163	\$ 107,564	\$ (50,865)	\$ (1,127,417)
2034	\$ (1,127,417)	\$ (23,491)	\$ (37,696)	2,193	\$ 67.72	\$ 148,487	\$ 110,791	\$ (48,241)	\$ (1,064,867)
2035	\$ (1,064,867)	\$ (23,491)	\$ (38,827)	2,193	\$ 69.76	\$ 152,942	\$ 114,115	\$ (45,351)	\$ (996,103)
2036	\$ (996,103)	\$ (17,354)	\$ (29,543)	2,569	\$ 71.85	\$ 184,564	\$ 155,021	\$ (41,337)	\$ (882,419)
2037	\$ (882,419)	\$ (3,711)	\$ (6,507)	2,945	\$ 74.00	\$ 217,946	\$ 211,439	\$ (34,951)	\$ (705,932)
2038	\$ (705,932)	\$ (3,711)	\$ (6,702)	2,945	\$ 76.22	\$ 224,484	\$ 217,782	\$ (26,867)	\$ (515,017)
2039	\$ (515,017)	\$ (3,711)	\$ (6,903)	2,945	\$ 78.51	\$ 231,219	\$ 224,315	\$ (18,129)	\$ (308,830)
2040	\$ (308,830)	\$ (3,711)	\$ (7,110)	2,945	\$ 80.87	\$ 238,155	\$ 231,045	\$ (8,699)	\$ (86,484)
2041	\$ (86,484)	\$ (17,354)	\$ (34,249)	1,473	\$ 83.29	\$ 122,650	\$ 88,401	\$ (1,917)	\$ (0)

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

SERVICE	NET GROWTH RELATED EXPENDITURES	ANNUAL OPERATING EXPENDITURES
1. Water Services	24,559,824	76,939
2. Wastewater Services	14,332,683	39,755
3. Roads and Related Services	2,887,040	7,446
4. Fire Protection Services	1,065,263	3,875
5. Parking Services	222,880	0
6. Parks and Recreation Services	2,256,464	7,638
7. Library Services	1,084,862	2,676
8. Administration	144,850	0
9. Ambulance Services	188,531	8,723
10. Waste Diversion Services	0	0

Appendix G – Proposed D.C. By-law

The Corporation of Norfolk County

By-Law 2019-XXX

Being a By-Law respecting Development Charges on Lands within The Corporation of Norfolk County.

WHEREAS section 2(1) of the Development Charges Act, 1997, S.O. 1997, Chapter 27 (hereinafter may be referred to as "the Act") authorizes municipalities to pass a by-law for the imposition of 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 this by-law applies;

AND WHEREAS Norfolk County, as required by Section 10 of the Act, has undertaken and completed a development charge background study regarding the anticipated amount, type and location of development; the increase in needs for services; estimated capital costs to provide for such increased needs, including the long term capital and operating costs for capital infrastructure required for the services;

AND WHEREAS as required by Section 11 of the Act this By-law is being enacted within one year of the December 2018 completion of the said development charge background study, titled " Norfolk County 2018 Development Charges Background Study," dated December 21, 2018 prepared by Watson & Associates Economists Ltd. and has been made available to the public at least two weeks prior to the public meeting;

AND WHEREAS the Council of Norfolk County, at its meeting of October 15, 2019 has adopted the Development Charges Background Study, as amended;

AND WHEREAS in advance of passing this By-law the Council of Norfolk County has given notice of and held a public meeting on April 23, 2019 in accordance with Section 12(1)(b) of the Development Charges Act, 1997 regarding its proposals for this development charges by-law;

AND WHEREAS the Council of Norfolk County, has heard all persons who applied to be heard no matter whether in objection to, or in support of, the said By-law;

AND WHEREAS by resolution adopted by Council on October 15, 2019, Council has indicated that it intends to ensure that the increase in the need for services attributable to the anticipated development will be met;

AND WHEREAS by resolution adopted by Council on October 15, 2019, Council has indicated its intent that the future excess capacity identified in the Study shall be paid for by development charges or other similar charges;

NOW THEREFORE the Council of The Corporation of Norfolk County hereby enacts as follows:

1. Definitions

In this By-law,

- 1.1** "agricultural land" means land which is zoned for agricultural or farming uses in the zoning by-law of Norfolk County, or a predecessor municipality;
- 1.2** "apartment" means a building consisting of more than one dwelling unit with a private bathroom and kitchen facilities in each unit and which is not a single detached dwelling, a semi-detached dwelling, a farm help house, a multiple unit dwelling, a mobile home or a temporary residential structure;
- 1.3** "bedroom" includes any room which can be used as sleeping quarters but does not include a kitchen, bathroom, living room or dining room;
- 1.4** "benefiting area" means an area defined by a map, plan or legal description on a front-ending agreement as an area that will receive a benefit from the construction of a service;
- 1.5** "brownfields" mean abandoned, idled or underutilized industrial and commercial properties where expansion or redevelopment is complicated by real or perceived environmental contamination, building deterioration/obsolescence, and/or inadequate infrastructure which have been specifically designated as such by Council;
- 1.6** "cannabis" means:
- i) a cannabis plant;
 - ii) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant, regardless of whether that part has been processed or not;
 - iii) any substance or mixture of substances that contains or has on it any part of such a plant; and
 - iv) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.
- 1.7** "cannabis plant" means a plant that belongs to the genus *Cannabis*;
- 1.8** "cannabis production facility" means a building, or part thereof, designed, used, or intended to be used for one or more of the following: cultivation, propagation, production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment or distribution of cannabis where a licence, permit or authorization has been issued under applicable federal law;
- 1.9** "capital cost" includes the capital costs defined in Section 5(3) of the Act;

- 1.10** "commercial development" means a building or structure used, designed or intended for use for, or in connection with the purchase and/or sale and/or rental of commodities; the provision of services for a fee; or the operation of a business office. Commercial development does not include a "retail development", an "industrial development", or "roofed accommodation development" as defined herein;
- 1.11** "Council" means the Council of Norfolk County;
- 1.12** "development" includes redevelopment;
- 1.13** "development charge or development charges" means the charges imposed by this By-law against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which this By-law applies;
- 1.14** "existing industrial development" means an industrial development that existed at the time of this by-law's passage;
- 1.15** "farming business" means a business operating on agricultural land with a current Farm Business Registration Number issued pursuant to the Farm Registration and farm Organization Funding Act, 7993, S.O. 1993 Chapter 21 and assessed in the Farmland Realty Tax Class by the Municipal Property Assessment Corporation;
- 1.16** "farm help house", means a residential building constructed on a farm and not attached to any other building or structure, with sleeping, cooking, living and sanitary facilities, and used for seasonal, interim or occasional residential uses by farm labourers;
- 1.17** "grade" means the average level of proposed or finished ground adjoining, at all exterior walls, a building containing one or more dwelling units, a non-residential building or structure with both residential and non-residential uses;
- 1.18** "gross floor area" means the total area of all floors above and below grade of a building containing one or more dwelling units or a non-residential building or structure of a building or structure with both residential and non-residential uses 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 or non-residential building or structure from another dwelling unit or non-residential building or structure or other portion of a building, and excludes those areas used exclusively for parking garages or parking structures, except where parking garages or parking structures are used for the sale, lease, or service of vehicles;
- 1.19** "growth-related net capital cost" means the portion of the net capital cost of services that is reasonably attributable to the need for such net capital costs that results or will result from development in all or a defined part of Norfolk County;

- 1.20** "industrial development" means a building used for, or in connection with:
- a. Manufacturing, producing, processing, storing or distributing something;
 - b. Research or development in connection with manufacturing, producing or processing, something;
 - c. Retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site which the manufacturing, production or processing takes place;
 - d. Office or administrative purposes, if they are:
 - i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and,
 - ii) in or attached to the building or structure used for that manufacturing, producing or processing, storage or distribution;
 - e. Without limiting the generality of the foregoing, industrial development also includes a building used as a commercial greenhouse which is not a farm business as defined herein, a warehouse, and a mini-storage facility;
 - f. Industrial development does not include cannabis production facilities.
- 1.21** "institutional" means a building used for, or in connection with religious, charitable, cultural, educational, governmental, health or welfare purposes and shall include but not be limited to, public and private non-commercial schools, nursery schools or day care facilities;
- 1.22** "local board" means a school board, transportation commission, public library board, board of park management, local board of health, board of commissioners of police, or any other board, commission, committee, or local authority established or exercising any power of authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of Norfolk County;
- 1.23** "manufactured home" means a manufactured home as defined in the Building Code Act, standard for manufactured homes CSA A-277, "Procedure for Certification of Factory Built Houses";
- 1.24** "mixed use development" means a building or structure in which there are or will be both residential and non-residential uses, but does not include a hotel, motel, resort development, guest house, boarding house, nursing home, retirement living multiple unit dwelling or home for the aged;
- 1.25** "mobile home" means a mobile home as defined in the Building Code Act, standard for mobile homes CAN/CSA-Z240.2.1 "Structural Requirements for Mobile Homes";
- 1.26** "multiple unit dwelling" means a residential building consisting of three or more dwelling units attached by a vertical wall or walls and not abutting any dwelling units along a horizontal plane;
- 1.27** "net capital cost" means the capital cost less capital grants, subsidies and other contributions made to the County or that the Council of Norfolk County

anticipates will be made, including conveyances or payments under Sections 42, 51, and 53 of the Planning Act, R.S.O. 1990, Chapter P.13 in respect of the capital cost;

- 1.28** "non-residential" means a building used for or in connection with other than residential use, and, without limiting the generality of the foregoing includes commercial, industrial, institutional and retail development;
- 1.29** "place of worship" means a building or structure which is or would be classified as exempt from taxation for realty taxes in accordance with the exemption for "...every place of worship and land used in connection therewith and every churchyard, cemetery or burying ground," in Assessment Act, R.S.O. 1990, Chapter A.31;
- 1.30** "predecessor municipality" means the former Regional Municipality of Haldimand- Norfolk, former Corporation of the City of Nanticoke, former Corporation of the Town of Simcoe, former Corporation of the Township of Delhi and former Corporation of the Township of Norfolk;
- 1.31** "County" means the body corporate continued as a municipality under the name "The Corporation of Norfolk County";
- 1.32** "residential" includes:
- i) single detached dwellings;
 - ii) individual dwelling units in semi-detached dwellings;
 - iii) farm help houses;
 - iv) individual mobile homes;
 - v) individual dwelling units in multiple unit dwellings;
 - vi) individual apartment dwelling units;
 - vii) individual manufactured homes;
 - viii) temporary residential structures;
 - ix) semi-detached dwellings, multiple unit dwellings and apartments in buildings or structures which are not exclusively used for residential purposes;
 - x) residential facility; and,
 - xi) tiny homes.
- 1.33** "residential facility" means a building containing two or more dwelling units which dwelling units do not have self-contained kitchens. Residential facility includes a garden suite within the meaning of Section 39.1 of the Planning Act. R.S.O. 1990, c. P.13, as amended. Residential facility does not include a single detached dwelling, a semi-detached dwelling, a farm help house, a multiple unit dwelling, an apartment, or roofed accommodation as defined herein;
- 1.34** "retail development" means land, buildings or portions thereof used, designed or intended for use for the purpose of offering foods, wares, merchandise, substances, articles or things for sale directly or providing entertainment to the public and includes rental of wares, merchandise, substances, articles or things

and includes offices and storage in connection with, related or ancillary to such retail uses. Retail development includes, but is not limited to: conventional restaurants; fast food restaurants; concert halls | theatres | cinemas | movie houses / drive-in theatres; automotive fuel stations with or without service facilities; specialty automotive shops | auto repairs | collision serviced car or truck washes; auto dealerships' regional shopping centres; community shopping centres; neighbourhood shopping centres, including more than two stores attached and under one ownership; department | discount stores; banks and similar financial institutions; including credit unions (excluding freestanding bank kiosks); warehouse clubs and retail warehouses. Retail development does not include roofed accommodation development.

- 1.35** "roofed accommodation development" means a building or structure used, designed or intended for use for the purpose of offering overnight accommodation to the public and includes hotels, motels, and inns;
- 1.36** "semi-detached dwelling" means a residential building consisting of two dwelling units attached by a vertical wall or walls;
- 1.37** "services" means services designated in Schedule "A" of this By-law or designated in a front-ending agreement;
- 1.38** "single detached dwelling" means a residential building containing one dwelling unit and not attached to another building or structure, whether or not the sole single detached dwelling is situated on a single lot, and includes manufactured homes but excludes tiny homes;
- 1.39** "temporary building or structure" means building without a foundation which is constructed, erected or placed on land for a continuous period of time not exceeding one (1) year, or a like addition or alteration to an existing building or an existing structure that has the effect of increasing the usability thereof for a continuous period not exceeding one (1) year. Temporary building or structure excludes a garden suite within the meaning of Section 39.1 of the Planning Act, R.S.O. 1990, c. P. 13, as amended; and
- 1.40** "tiny home" means a dwelling unit with a minimum useable floor area as determined by the Ontario Building Code, and a maximum usable floor area of 100 square metres.

2. Scope of By-Law

- 2.1** This By-law applies to all of the land within Norfolk County.

3. Development Charges

- 3.1** The development of land, buildings or structures for residential and non-residential uses have required or will require the provision, enlargement, expansion of the services referenced in Schedule A.

- i) For the purposes of the water and wastewater services, development charge will be imposed if the development has or will have access to these services by 2041 (the term of the Development Charge Study).

3.2 The development of land is subject to a development charge where the development requires one of the following:

- i) The development of land is subject to a development charge where the development requires one of the following:
- ii) The passing of a zoning by-law or an amendment thereto under Section 34 of the Planning Act;
- iii) The approval of a minor variance under Section 45 of the Planning Act;
- iv) A conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
- v) The approval of a plan of subdivision under Section 51 of the Planning Act;
- vi) A consent under Section 53 of the Planning Act;
- vii) The approval of a description under Section 50 of the Condominium Act; R.S.O. 1990, Chapter 26; or
- viii) The issuing of a permit under the Building Code Act, 1992, S.O. 1992, Chapter 23, in relation to a building or structure.

4. Calculation of Development Charges

4.1 The development charge with respect to the development of any land, buildings and structures are to be calculated and collected in accordance with the rates set out in Schedule “B” and Schedule “C”, subject to the other provisions of this by-law, calculated as follows:

- i) In the case of residential development, or the residential portion of a mixed-use development, based upon the number and type of dwelling units;
- ii) In the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the gross floor area of such development;

4.2 Subject to the provisions of this by-law, development charges against land are to be calculated and collected in accordance with the rates set out in Schedule “B” and Schedule “C” in respect of the services set out in Schedule “A” of this by-law.

a) Mixed-Use Development

- i) Where a development has both residential and non-residential uses, development charges will be assessed against both uses, to the extent of their respective uses of a building or structure, and as though the uses were separate.
- b) Redevelopment
 - i) Development charges payable in a redevelopment shall be calculated by reducing the development charges payable by the maximum number of former residential units or by the maximum non-residential former gross floor area (as the case may be) which had been on the same property within ten (10) years of an action or approval required in Section 4 of this by-law, but has since been demolished. Any such reduction shall not produce a refund.
- c) Change of Use
 - i) Where an existing non-residential building or structure is converted in whole or in part to residential uses, the residential development charge payable for the dwelling units created shall be reduced by an amount equal to the non-residential development charge previously paid for the development being converted, but any such reduction shall not produce a refund. No credit will be provided for services excluded from the non-residential charge.
 - ii) Where an existing residential building is converted in whole or in part to non-residential uses, the non-residential development charge payable for the gross floor area so converted shall be reduced by an amount equal to any residential development charges previously paid for the residential building being converted, and if a dwelling unit is only partially converted the reduction shall be in proportion to the extent of the conversion, but any such reduction shall not produce a refund.
 - iii) Development charges assessable for the conversion of uses in a mixed-use building or structure shall be determined in accordance with subsections (c) i) and (c) ii) of this by-law as applicable.
- d) Tiny Homes
 - i) Development charges for tiny homes shall be imposed at the applicable rate for bachelor and 1-bedroom apartment units.

5. Exemptions from Development Charges

5.1 As provided for in Section 2(3) of the Act and Ontario Regulation 82/98, the following are not subject to development charges under the Act and this By-law if the only effect of an action referred to in Section 4 of this By-law is to:

- a. Permit the enlargement of an existing dwelling unit; or,

- b. Permit the creation of up to two additional dwelling units, as prescribed, subject to the prescribed restrictions, in prescribed classes of existing residential buildings. The said prescribed matters from Ontario Regulation 82/98 are attached as Schedule "D".

5.2 Notwithstanding any other provision of this By-law, the following types of development are exempted from any development charges under this By-law:

- i) Industrial development;
- ii) Roofed accommodation development;
- iii) Temporary Structures;
- iv) Farm help house development;
- v) Farming business development;
- vi) Affordable housing, provided the development charge liabilities of the affordable housing project are not eligible for funding by senior levels of government, and which receives funding from the County under its social housing program;
- vii) A parking garage exclusively devoted to parking, including the construction of an outdoor parking lot at grade, or the construction of a parking garage above or below grade;
- viii) Development which is or would be classified under the Assessment Act as exempt from taxation for realty taxes as a place of worship;
 - a. Any development undertaken by:
 - i) Any board within the meaning of subsection 1 (1) of the Education Act, R.S.O. 1990, Chapter E.2, and,
 - ii) Any local board of the County.

5.3 All development within the boundaries of the "Central Business Districts" as defined within the County's official plan or official plans of the predecessor municipalities.

5.4 Brownfield development that has been approved by the County, or any predecessor municipality thereof. The amount of the exemption hereunder is equivalent to the cost of environmental remediation on, in or under the property as approved by the County and required to be paid by the owner, up to but not exceeding the amount of the development charges otherwise payable under this By-law.

6. Collection of Development Charges

6.1 Subject to the provision of this section, development charges are payable at the time of building permit issuance.

6.2 Prepayment or Deferral Agreements

Council may authorize, in accordance with Section 27 of the Act, an agreement with a person to permit, on such terms as Council may require, the payment of a development charge before or after it is otherwise payable under this By-law.

6.3 Services in Lieu Agreements

Council may agree, in accordance with Sections 38, 39, 40 and 41 of the Act, to allow a person to perform work that relates to a service to which this development charge by-law relates, in return for a credit towards the development charges payable by the said person, upon terms specified by Council in its agreement with the person. No such credit shall exceed the total development charges payable by the person.

6.4 Front-Ending Agreements

Council may authorize a front-ending agreement in accordance with the provisions of Part III of the Act, upon such terms as Council may require, in respect of the development of land.

7. Administration of By-Law

7.1 This By-law shall be administered by the Treasurer of Norfolk County.

7.2 As authorized in paragraph ten of Section 5(1) of the Act, the development charges provided for in this By-law shall be adjusted annually by the percentage change during the preceding year, as recorded in the Statistics Canada, Table 18-10-0135-01 Building construction price indexes, by type of building. This adjustment shall take place on January 1st of each year.

7.3 The Treasurer shall, in each year prior to May 31st, commencing May 31, 2020 for the 2019 year, furnish to Council a statement in respect of the separate reserve funds required by the Act for each service to which this By-law relates, for the prior year, containing the information set out in Section 43 of the Act and Section 12 of Ontario Regulation 82/98.

7.4 This By-Law may be referred to as the "2019 Norfolk County Development Charges By-Law".

7.5 This By-Law shall come into force and take effect on October 15, 2019.

Read a first and second time this 15th day of October, 2019.

Read a third time and finally passed this 15th day of October, 2019.

Mayor

Clerk

List of Schedules attached to and forming part of By-law No. 2019-XXX

Schedule “A” – List of Services

Schedule “B” – Schedule of Development Charges by Service – October 15, 2019 to December 31, 2019

Schedule “C” – Schedule of Development Charges by Service – January 1, 2020 to October 15, 2024

Schedule “D” – Table from O.Reg. 82/98 referred to in Sec.2

SCHEDULE "A"
TO BY-LAW NO. 2019-XXX

Services for Which Development Charges are levied

Roads and Related

Fire Protection

Parking

Parks and Recreation

Library

Administration

Ambulance

Waste Diversion

Water

Wastewater

SCHEDULE "B"
TO BY-LAW NO. 2019-XXX

Schedule of Development Charges

October 15, 2019 to December 21, 2019

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per m ² of Gross Floor Area)
Municipal Wide Services:					
Roads and Related Services	1,737	911	675	1,102	12.56
Fire Protection Services	645	413	272	451	4.62
Parking Services	138	72	54	87	0.98
Parks and Recreation Services	1,623	851	631	1,029	0.00
Library Services	870	456	338	552	0.00
Administration	86	55	36	60	0.62
Ambulance Services	123	64	48	78	0.88
Waste Diversion Services	-	-	-	-	0.00
Total Municipal Wide Services	5,222	2,822	2,054	3,359	19.66
Urban Services					
Water Services	6,222	3,597	2,343	3,804	36.80
Wastewater Services	4,261	2,138	1,800	2,977	31.53
Total Urban Services	10,483	5,735	4,143	6,781	68.33
GRAND TOTAL RURAL AREA	5,222	2,822	2,054	3,359	19.66
GRAND TOTAL URBAN AREA	15,705	8,557	6,197	10,140	87.99

SCHEDULE "C"
TO BY-LAW NO. 2019-XXX

Schedule of Development Charges

January 1, 2020 to October 15, 2024

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per m ² of Gross Floor Area)
Municipal Wide Services:					
Roads and Related Services	1,793	1,148	757	1,253	17.08
Fire Protection Services	645	413	272	451	6.28
Parking Services	142	91	60	99	1.33
Parks and Recreation Services	1,675	1,072	707	1,170	0.00
Library Services	898	575	379	627	0.00
Administration	86	55	36	60	0.84
Ambulance Services	127	81	54	89	1.19
Waste Diversion Services	-	-	-	-	0.00
Total Municipal Wide Services	5,366	3,435	2,265	3,749	26.72
Urban Services					
Water Services	7,167	4,589	3,027	5,008	52.91
Wastewater Services	4,261	2,728	1,800	2,977	31.53
Total Urban Services	11,428	7,317	4,827	7,985	84.44
GRAND TOTAL RURAL AREA	5,366	3,435	2,265	3,749	26.72
GRAND TOTAL URBAN AREA	16,794	10,752	7,092	11,734	111.16

SCHEDULE "D"
TO BY-LAW NO. 2019-XXX

Table from O.Reg. 82/09 referred to in Sec.2

Name of Class of Residential Building	Description of Class of Residential Buildings	Maximum Number of Additional Dwelling Units	Restrictions
Single detached dwellings	Residential buildings, each of which contains a single dwelling unit, that are not attached to other buildings.	Two	The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the building.
Semi-detached dwellings or row dwellings	Residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the building.
Other residential buildings	A residential building not in another class of residential building described in this table.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building.