

MUNICIPALITY OF LEAMINGTON

2009 DEVELOPMENT CHARGE BACKGROUND STUDY

JULY 27, 2009



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 Planning for growth

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

1. The report provided herein represents the Development Charge Background Study for the Municipality of Leamington required by the *Development Charges Act* (DCA). This report has been prepared in accordance with the methodology required under the DCA. The contents include the following:
 - Chapter 1 – Overview of the legislative requirements of the Act;
 - Chapter 2 – Review of present DC policies of the Municipality;
 - Chapter 3 – Summary of the residential and non-residential growth forecasts for the Municipality;
 - Chapter 4 – Approach to calculating the Development Charge;
 - Chapter 5 – Review of historic service standards and identification of future capital requirements to service growth and related deductions and allocations;
 - Chapter 6 – Calculation of the development charges;
 - Chapter 7 – Development charge policy recommendations and rules; and
 - Chapter 8 – By-law implementation.

2. Development charges provide for the recovery of growth-related capital expenditures from new development. The *Development Charges Act* is the statutory basis to recover these charges. The methodology is detailed in Chapter 4. A simplified summary is provided below:
 - 1) Identify amount, type and location of growth;
 - 2) Identify servicing needs to accommodate growth;
 - 3) Identify capital costs to provide services to meet the needs;
 - 4) Deduct:
 - Grants, subsidies and other contributions;
 - Benefit to existing development;
 - Statutory 10% deduction (soft services);
 - Amounts in excess of 10 year historic service calculation;

- DC Reserve Funds (where applicable);
- 5) Net costs then allocated between residential and non-residential benefit;
 - 6) Net costs divided by growth to provide the DC charge.
3. The growth forecast (Chapter 3) on which the Municipal-wide development charge is based, projects the following increases in population, housing and non-residential floor area for the ten year (mid 2009-2019), twenty year (mid 2009-2029) and buildout (mid 2009-buildout) periods. Note buildout is based on growth to 2031.

Measure	10 Year 2009-2018	20 Year 2009-2028	Build Out 2009-Urban Build Out (Wastewater)	Build Out 2009-Build Out (Water)
(Net) Population Increase	3,042	6,481	5,759	7,086
Residential Unit Increase	1,121	2,398	2,191	2,648
Non-Residential Gross Floor Area Increase (ft ²)	9,348,299	18,652,597	1,246,640	20,121,748
Employment Increase	1,874	3,231	2,249	3,509

Source: Watson & Associates Economists Ltd. Forecast 2009

4. The Municipality's present Municipal-wide By-law number 540-04 was passed on August 30, 2004 and came into force on September 1, 2004. This by-law will expire on August 31, 2009. The Municipality is undertaking a development charge public process and anticipates passing a new by-law in advance of the expiry date of by-law 540-04. The new by-law will recalculate the development charges for the municipal-wide services. The mandatory public meeting is set for August 10, 2009 with adoption of the by-law anticipated subsequently on August 25, 2009.
5. The municipal-wide development charges currently in effect are \$12,075 for single detached dwelling units. The municipal wide non-residential development charges, currently in effect for industrial/commercial/institutional are \$1.30 per ft.² of gross floor area and for greenhouses are \$3,770 per acre.
6. This report has undertaken a recalculation of the charge based on future identified needs (presented in Schedule ES-1 for Residential and Non-Residential) and has been provided on a municipal-wide basis for services related to Roads and Related, Fire Services, Police Services, Transit Services, Outdoor Recreation Services, Indoor Recreation Services, Library Services, Administration, Water and Wastewater. The corresponding single-detached unit charge in the urban area is \$13,019. The calculated

non-residential (industrial/commercial/institutional) development charge for urban-wide services is \$1.09 per ft.² of gross floor area. The calculated greenhouse development charge is \$19,649 per acre. Note that currently the greenhouse development charge is discounted by approximately 79%. The proposed greenhouse development charge presented in this report (\$4,049) assumes that the Municipality will continue to discount the charge by the same factor that is currently in effect. These rates are set before Council for their consideration.

7. Considerations by Council – The background study represents the service needs arising from residential and non-residential growth over the forecast periods. Municipal-wide services, Transit, Indoor Recreation, Outdoor Recreation, Library and Administration are calculated based on a 10 year forecast, Fire, Police and Roads and Related are calculated on a 20 year forecast and Water and Wastewater are calculated based on the projected buildout and urban buildout forecasts. Council will consider the findings and recommendations provided for in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft DC by-law which is included in Appendix E. These decisions may include:

- adopting the charges and policies recommended herein;
- considering separate charges for non-residential developments based on separate charges for industrial and commercial/institutional vs. continuing with one uniform non-residential charge;
- considering a phase in of the charge;
- considering reductions in the charge by class of development (obtained by removing certain services on which the charge is based and/or by a general reduction in the charge); and
- consider the timing of collection (i.e. whether some or all components shall be received at the time of building permit issuance or earlier).

TABLE ES-1
SCHEDULE OF DEVELOPMENT CHARGES

SERVICE	RESIDENTIAL						NON-RESIDENTIAL	
	Single-Detached Dwelling & Semi-Detached Dwelling	Apartments 2 Bedrooms +	Apartments Bachelor & 1 Bedroom	Multiple Dwellings	Special Care/ Special Dwelling	Industrial/Commercial /Institutional (per ft ² of Gross Floor Area)	Greenhouses (per Acre)	
Municipal Wide Services:								
Roads	4,345	2,354	1,797	2,910	1,293	0.24	-	
Roads Related	421	228	174	282	125	0.02	-	
Fire Protection Services	393	213	163	263	117	0.01	-	
Police Services	253	137	105	169	75	0.01	-	
Outdoor Recreation Services	954	517	395	639	284	0.01	-	
Indoor Recreation Services	1,525	826	631	1,021	454	0.01	-	
Library Services	164	89	68	110	49	0.00	-	
Administration	134	73	55	90	40	0.01	-	
Water	1,465	793	606	981	436	0.33	4,049	
Total Municipal Wide Services	9,654	5,230	3,994	6,465	2,873	0.64	4,049	
Urban Services								
Wastewater	3,365	1,823	1,392	2,253	1,001	0.45	-	
Total Urban Services	3,365	1,823	1,392	2,253	1,001	0.45	-	
GRAND TOTAL - MUNICIPAL WIDE	9,654	5,230	3,994	6,465	2,873	0.64	4,049	
GRAND TOTAL URBAN AREA	13,019	7,053	5,386	8,718	3,874	1.09	4,049	

(iv)

1. INTRODUCTION

1. INTRODUCTION

1.1 Purpose of This Document

This background study has been prepared pursuant to the requirements of the *Development Charges Act, 1997* (s.10), and accordingly, recommends new development charges and policies for the Municipality of Leamington.

The Municipality retained Watson & Associates Economists Ltd. (Watson) to undertake the development charges (DC) study process in 2008. Watson worked with senior staff of the Municipality in preparing this DC analysis and policy recommendations.

This Development Charge Background Study, containing the proposed Development Charge by-law, will be distributed to members of the public in order to provide interested parties with sufficient background information on the legislation, the study's recommendations and an outline of the basis for these recommendations.

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Municipality's Development Charge Background Study, as summarized in Chapter 4. It also addresses the requirement for "rules" (contained in Chapter 7) and the proposed by-law to be made available as part of the approval process (included as Appendix E).

In addition, the report is designed to set out sufficient background on the legislation (Chapter 4), current Municipal DC policy (Chapter 2) and the policies underlying the proposed by-law, to make the exercise understandable to those who are involved.

Finally, it addresses post-adoption implementation requirements (Chapter 8) which are critical to the successful application of the new policy.

The Chapters in the report are supported by Appendices containing the data required to explain and substantiate the calculation of the charge. A full discussion of the statutory requirements for the preparation of a background study and calculation of a development charge is provided herein.

1.2 Summary of the Process

The Public Meeting required under section 12 of the *Development Charges Act, 1997*, has been scheduled for August 10, 2009 at the Leamington Municipal Offices. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the Municipality's development charges.

In accordance with the legislation, the background study and proposed DC by-law will be available for public review on July 27, 2009.

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

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

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

FIGURE 1-1
SCHEDULE OF KEY DEVELOPMENT CHARGE PROCESS DATES
FOR THE MUNICIPALITY OF LEAMINGTON

1.	Data collection	October 2008 – June 2009
2.	Preparation of Draft Study	June 2009
3.	Review of draft study with Staff	June, 25, 2009
4.	Information Session with Council	July 6, 2009
5.	Public Meeting Ad placed in newspaper(s)	July 15, 2009
6.	Background Study and proposed by-law available to public	July 27, 2009
7.	Public meeting of Council	August 10, 2009
8.	Deadline for comments and submissions from the public	August 17, 2009
9.	Council considers adoption of Background Study and passage of by-law	August 25, 2009
10.	Effective Date of by-law	September 1, 2009
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.	Municipality makes available pamphlet (where by-law not appealed)	By 60 days after by-law effective date

2. CURRENT MUNICIPALITY OF LEAMINGTON POLICY

2. CURRENT MUNICIPALITY OF LEAMINGTON POLICY

2.1 Schedule of Charges

On August 30, 2004, the Municipality of Leamington passed By-law 540-04 under the *Development Charges Act, 1997*. The by-law came into force on September 1, 2004 and will expire on August 31, 2009. By-law 540-04 imposed development charges on residential and non-residential uses on a municipal-wide basis. It is also noted that there is a separate water service charge for Greenhouse development.

Table 2-1 provides the rates currently in effect (as well as a breakdown of the charges by service).

**Table 2-1
Municipality of Leamington Development Charges
Rates Effective January 1, 2009 (Unindexed)**

Service	Residential				Non-Residential
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	per ft ²
Roads	5,737	4,945	3,958	3,958	0.54
Fire Services	1,510	1,302	1,041	1,041	0.15
Police Services	102	88	71	71	0.01
Administrative Services *	1,841	1,590	1,270	1,270	0.17
Water	1,695	1,460	1,170	1,170	0.16
Wastewater	1,190	1,025	820	820	0.27
Total	12,075	10,410	8,330	8,330	1.30

* Includes Parks, Recreation, Public Works Facilities & Fleet

Water Services - Greenhouse - per acre	3,770
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It is noted that the Municipality did not index the development charges on January 1, 2008 and January 1, 2009 as per the current by-law. Table 2-2 provides the rates that would have been in effect had the Municipality indexed the charges on January 1, 2008 and January 1, 2009 in accordance with the prescribed index of 6.4% and 11.6% respectfully.

Table 2-2
Municipality of Leamington Development Charges
Rates Effective January 1, 2009 (Indexed)

Service	Residential				Non-Residential
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	per ft ²
Roads and Related	6,812	5,872	4,700	4,700	0.65
Fire Services	1,793	1,546	1,237	1,237	0.17
Police Services	121	105	84	84	0.01
Administrative Services *	2,186	1,888	1,508	1,508	0.20
Water	2,013	1,734	1,389	1,389	0.19
Wastewater	1,413	1,217	974	974	0.32
Total	14,338	12,361	9,891	9,891	1.54

* Includes Parks, Recreation, Public Works Facilities & Fleet

Water Services - Greenhouse - per acre	4,477
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2.2 Services Covered

The following are the services covered under By-law 540-04:

- Protective Services (including Fire & Police)
- Roads
- Sanitary Sewers
- Water Services
- Administrative Services (Including Parks, Recreation, Public Works Facilities and Fleet)

2.3 Timing of DC Calculation and Payment

Development charges are calculated and payable upon the issuance of a building permit in relation to each dwelling unit, building or structure on land to which a development charge applies. Where Development Charges apply to land in relation to which a building permit is required, the Chief Building Official shall not issue a building permit in respect of such development until the Development Charge is paid in full.

2.4 Indexing

By-law 540-04 provides for the annual indexing of charges on January 1st of each year, without amendment to the by-law.

2.5 Redevelopment Credit

A credit shall be allowed where, as a result of the redevelopment of land, a building or structure existing on the same land within 3 years prior to the date of payment of development charges with respect to such redevelopment was or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land.

2.6 Exemptions

The following exemptions are provided under By-law 540-04:

- (a) a board as defined by subsection 1(1) of the *Education Act*;
- (b) the Municipality or local board thereof;
- (c) the Corporation of the County of Essex or any local board thereof;
- (d) any lower tier municipality within the Corporation of the County of Essex;
- (e) any construction of buildings used for agricultural purposes, notwithstanding the construction of any building intended to be used in conjunction with any nursery, wholesale and retail floral shop or landscaping business will be required to pay a Development Charge notwithstanding the fact that it is a permitted use in an agricultural area. Also, the construction of any building intended to house an agricultural home occupation shall be required to pay a Development Charge. The construction of any building intended to house any use within a defined area of the municipality's zoning by-law in the agricultural area shall also pay the required Development Charge. Finally, residential dwelling units and industrial buildings associated with an agricultural use are required to pay the applicable Development Charges.

3. ANTICIPATED DEVELOPMENT IN THE MUNICIPALITY OF LEAMINGTON

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3.1 Requirements of the Act

Chapter 4 provides the methodology for calculating a development charge as per the *Development Charges Act, 1997*. It is noted in the first box of the schematic that in order to determine the development charge that may be imposed, it is a requirement of Section 3.5 (1) of the *Development Charges Act* that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated”. Figure 3-1 presents this the population increase graphically.

The growth forecast contained in this Chapter (with supplemental tables in Appendix A) provides the anticipated development for which the Municipality of Leamington will be required to provide services for over a 10-year (mid 2009-mid 2019), 20-year (mid 2009-Mid 2029) and buildout¹ time horizon.

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

In compiling the growth forecast for the Municipality of Leamington, the following reports were consulted:

- Municipality of Leamington Development Charges Background Study, August 2004; and
- The Corporation of the Municipality of Leamington Official Plan, approved February 5, 2008.

In addition to reviewing the above-mentioned documents, the following key indicators were also considered in generating the population, household and non-residential growth forecast:

¹ Buildout is defined by the time horizon in which urban Leamington is anticipated to be fully developed (2031).

- 1996, 2001 and 2006 Census data;
- historical residential building permits over the past 10-years;
- proposed residential units in the development approvals process by dwelling type and location;
- historical non-residential building permit values over the past 10-years; and
- 1996, 2001 and 2006 Census employment data.

3.3 Summary of Growth Forecast

A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A, and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Municipality and describes the basis for the forecast. The results of the growth forecast analysis are summarized in Table 3-1 and *Appendix A, Schedule 1*. As identified in Table 3-1 and *Appendix A Schedule 1*, the population is anticipated to reach 32,259 by 2019, 35,698 by 2029, and 36,303 by buildout, resulting in an increase of 3,042, 6,481 and 7,086 respectively over the forecast period.¹

1. Unit Mix (Appendix A – Schedules 2 through 7)

- The unit mix for the Municipality was derived from historical development activity (as per Schedule 7, Appendix A) as well as discussions with staff, regarding anticipated development trends for the Municipality.
- Based on the above indicators, the buildout growth forecast is based upon a unit mix of 62% low density (single family and semi-detached), 34% medium density (multiples except apartments) and 4% high density (apartments).

2. Geographic Location, Appendix A – Schedule 2 and 6

- Schedule 2 summarizes the anticipated amount, type and location of development for Leamington by urban and rural area. Schedule 6 summarizes the potential housing supply for the vacant urban housing units in the development process and

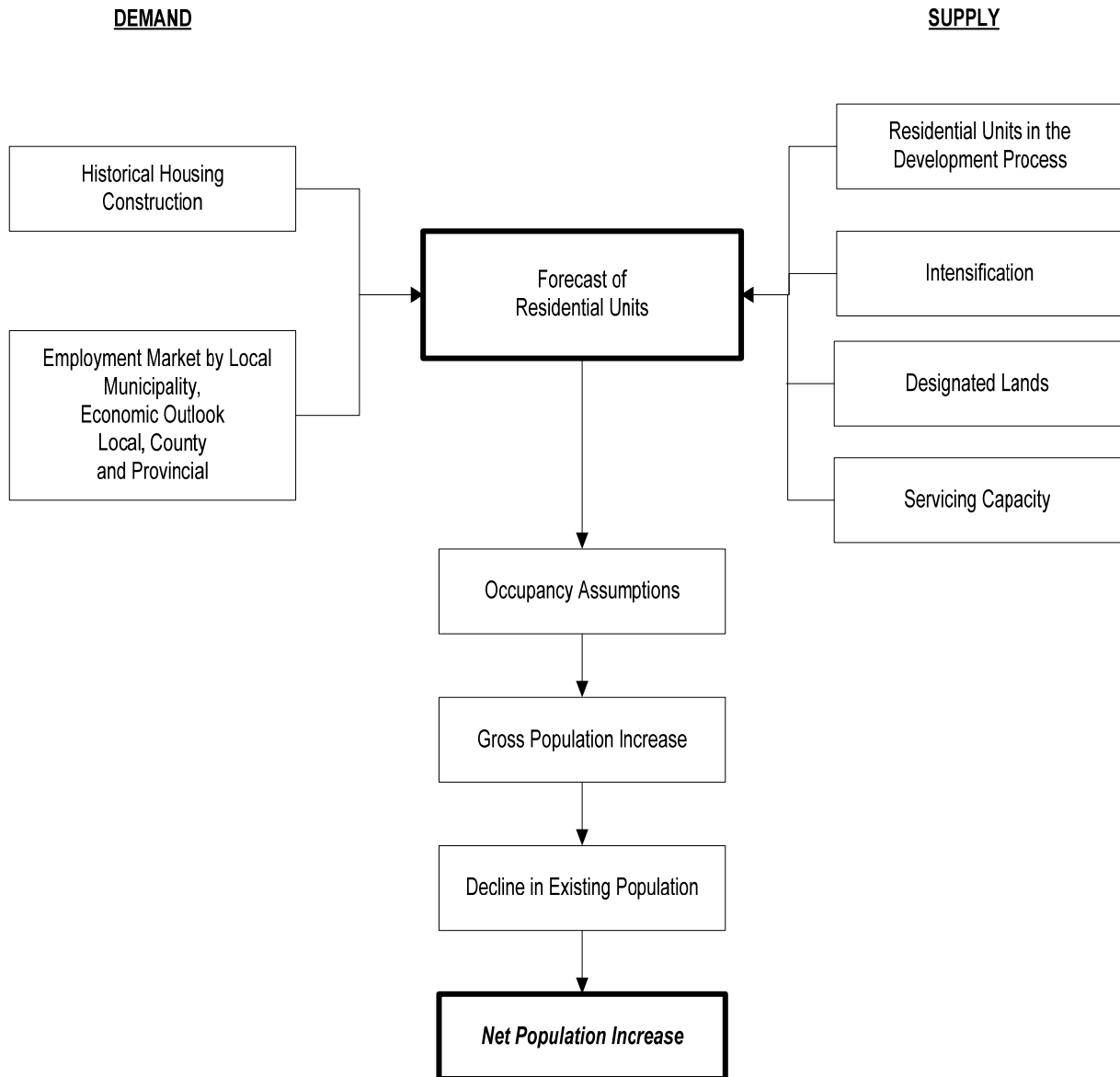
vacant designated urban lands. In accordance with available supply and anticipated demand, housing and population growth has been allocated to the following areas over the buildout forecast period:

Leamington Urban Area– Annual demand for new housing within urban Leamington is anticipated to be approximately 99 units per year, or 83% of the total housing forecast.

Leamington Rural Area – An increase of 457 housing units has been forecast for the rural area from 2009 to buildout. Annual demand for new housing within this area is anticipated to be approximately 21 units per year, or 17% of the total housing forecast.

¹ The population figures used in the calculation of the 2009 Development Charge excludes the net Census undercount, which is estimated at approximately 4%.

FIGURE 3-1
MARKET-BASED POPULATION AND HOUSEHOLD PROJECTION MODEL



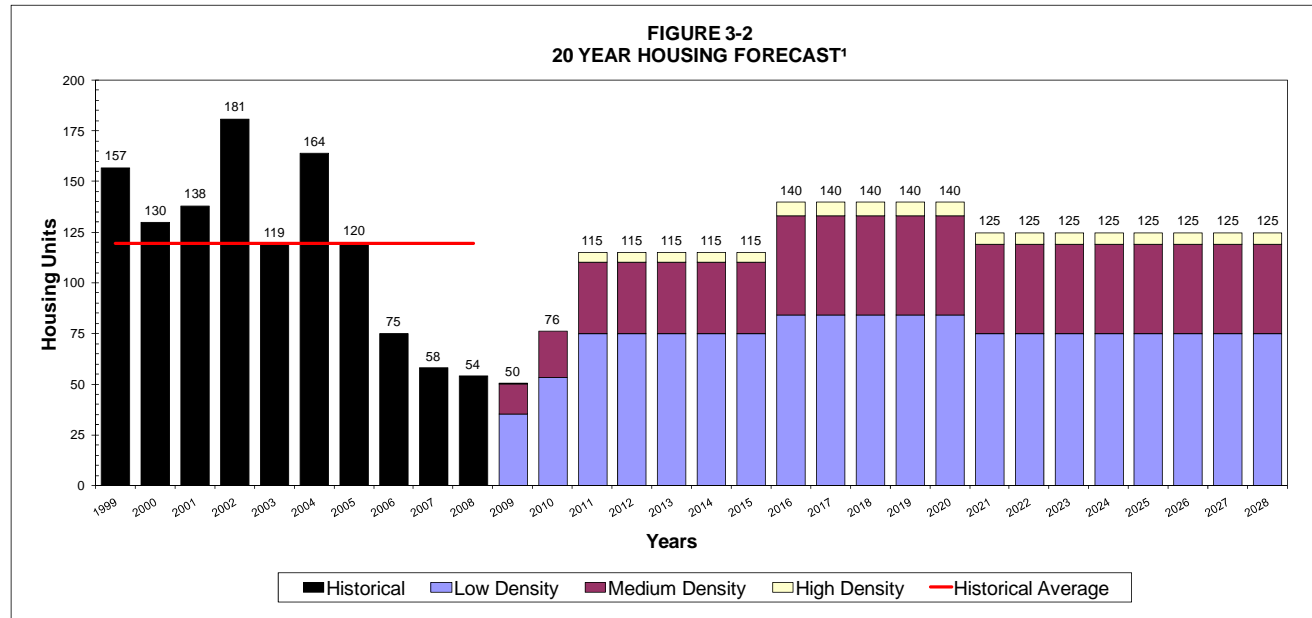
**TABLE 3-1
MUNICIPALITY OF LEAMINGTON
RESIDENTIAL GROWTH FORECAST SUMMARY**

Year	Population (Excluding Census Undercount)	Households					Person Per Unit (PPU)
		Singles & Semi's (Low Density)	Townhomes (Medium Density)	Apartments (High Density)	Other	Total	
<i>Mid 1996</i>	25,389	6,685	545	1,440	45	8,715	2.91
<i>Mid 2001</i>	27,138	7,120	565	1,515	60	9,260	2.93
<i>Mid 2006</i>	28,833	7,305	1,030	1,425	60	9,820	2.94
<i>Mid 2009</i>	29,217	7,420	1,094	1,433	60	10,007	2.92
<i>Mid 2019</i>	32,259	8,135	1,454	1,479	60	11,128	2.90
<i>Mid 2029</i>	35,698	8,903	1,904	1,539	60	12,405	2.88
<i>Buildout¹</i>	36,303	9,053	1,992	1,550	60	12,655	2.87
Mid 1996 - Mid 2001	1,749	435	20	75	15	545	
Mid 2001 - Mid 2006	1,695	185	465	-90	0	560	
Mid 2006 - Mid 2009	384	115	64	8	0	187	
Mid 2009 - Mid 2019	3,042	715	360	46	0	1,121	
Mid 2009 - Mid 2029	6,481	1,483	810	105	0	2,398	
Mid 2009 - Buildout¹	7,086	1,633	898	117	0	2,648	

Source: Watson & Associates Economists Ltd., 2009

Note: Population forecast excludes the net Census undercount.

1. To urban buildout



Source: Historical housing activity (1999-2008) based on Statistics Canada building permits, Catalogue 64-001-XIB

1. Growth forecast represents start year..

3. Planning Period

- Short, medium and longer-term time horizons are required for the DC process. The DCA limits the planning horizon for certain services such as parks, recreation and libraries to a 10-year planning horizon. Roads, Fire, Police, water and wastewater services utilize a longer planning period.

4. Population in New Units (Appendix A - Schedules 2 through 5)

- The number of housing units to be constructed in Leamington during the short, medium and long term period is presented on *Schedule 1* (an average of approximately 120 units per annum over the buildout time horizon). Figure 3-2 illustrates the 20-year housing forecast in comparison to building activity over the past 10 years.
- Population in new units are derived from *Schedules 2 through 5*, which incorporate historical development activity, anticipated units (see unit mix discussion), and 1996, 2001 and 2006 Census data.
- *Schedule 8a* summarizes the PPU for the new low density housing units by age and type of dwelling based on a 2006 custom Census data. For the low density dwelling type the adjusted 20-year average PPU is:
 - Low-density: 3.36
- Due to limited data availability, the Upper Tier (Essex County) PPU for medium and high density PPU were used. *Schedule 8b* summarizes the PPU for the new medium and high density housing units by age and type of dwelling based on a 2006 custom Census data. For medium-density, high-density and special care/special dwellings the adjusted 20-year average PPU is:
 - Medium-density: 2.25
 - High-density: 1.64
 - Special Care/Special Dwellings: 1.0

- The calculated PPU for all dwelling types reflects a downward adjustment to account for the downward PPU trend which has been recently experienced in both new and older units, largely due to the aging of the population.

5. Existing Units and Population Change (Appendix A - Schedules 2 through 5)

- Existing households for mid 2009 are based on the 2006 Census households, plus estimated residential units constructed between mid 2006 and mid 2009 assuming a six month lag between construction and occupancy (see *Schedule 3*).
- The decline in average occupancy levels for existing housing units are calculated in Schedules 2 through 5, by aging the existing population over the forecast period.

6. Employment (Appendix A, Schedule 10, 11, 12)

- The employment forecast is largely based on the activity rate method, which is defined as the number of jobs in the Municipality divided by the number of residents. Key employment sectors include primary, industrial, commercial/population related, institutional, and work at home, which are considered individually below.
- 1996, 2001 and 2006 employment data (place of work) for the Municipality is outlined in *Schedule 10*. 2006 employment is comprised of the following sectors:
 - 2,070 primary (17%);
 - 1,585 work at home employment (13%);
 - 2,945 industrial (23%);
 - 3,740 population related or commercial (30%); and
 - 2,100 institutional (17%).
- This provides a total employment figure of 12,440 based on the 2006 Census. Additional details regarding historical employment trends by sub-sector are summarized in *Schedule 12*.

- Total employment for the Municipality is anticipated to reach approximately 15,063 by mid-2019, 16,420 by mid-2029 and 16,698 by buildout. This represents an employment increase of 1,874 for the 10-year period, 3,231 for the 20-year period and 3,509 for the buildout period.

7. Non-Residential Sq. Ft. Estimates (Gross Floor Area (GFA), Appendix A, Schedule 10)

- Square footage estimates for industrial, commercial, and institutional were calculated in *Schedule 10* based on the following employee density assumptions:
 - 1,000 sq.ft. per employee for industrial;
 - 400 sq.ft. per employee for commercial; and
 - 700 sq.ft. per employee for institutional employment.
- The forecast incremental Gross Floor Area (GFA) increase for the municipality is 9,348,299 over the 10-year projection period, 18,652,597 sq.ft. over the 20-year projection period and 20,121,748 sq. ft. to buildout.
- The buildout forecast incremental GFA by sector is as follows:
 - Industrial 3.2%;
 - Commercial/population related 2.1%; and
 - Institutional 2.2%;
 - Greenhouses 92.5%.

4. THE APPROACH TO CALCULATION OF THE CHARGE

4. THE APPROACH TO CALCULATION OF THE CHARGE

4.1 Introduction

This chapter addresses the requirements of s.s.5 (1) of the DCA, 1997 with respect to the establishment of the need for service which underpins the development charge calculation. These requirements are illustrated schematically in Figure 4-1.

4.2 Services Potentially Involved

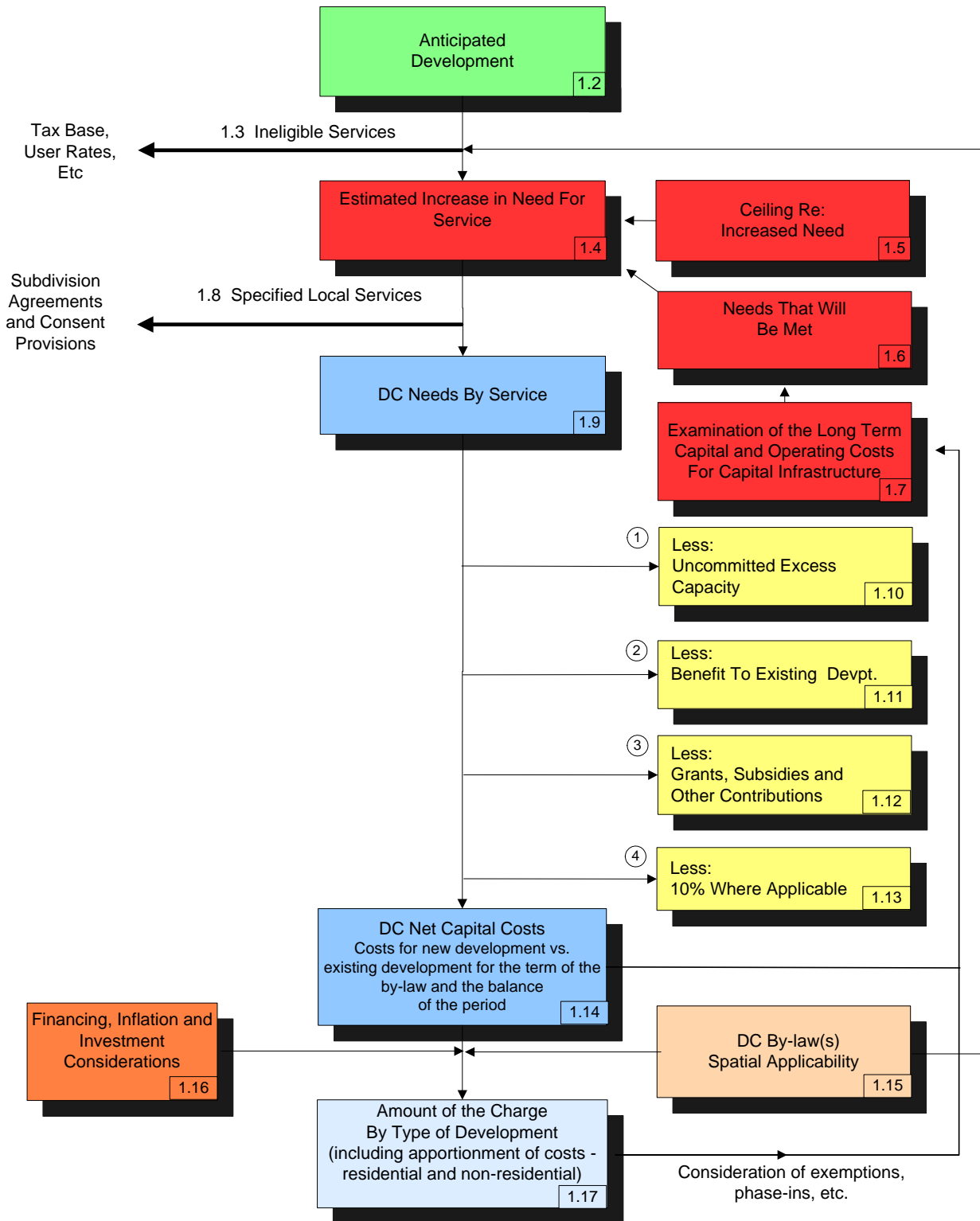
Table 4-1 lists the full range of municipal service categories which are provided within the Municipality.

A number of these services are defined in s.s.2 (4) of the DCA, 1997 as being ineligible for inclusion in development charges. These are shown as “ineligible” on Table 4-1. In addition, two ineligible costs defined in s.s.5 (3) of the DCA are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years...”. In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services which are potentially eligible for inclusion in the Municipality development charge are indicated with a “Yes.”

4.3 Increase in Need for Service

The development charge calculation commences with an estimate of “the increase in the need for service attributable to the anticipated development,” for each service to be covered by the by-law. There must be some form of link or attribution between the anticipated development and the estimated increase in the need for service. While the need could conceivably be expressed generally in terms of units of capacity, s.s.5(1)3, which requires that Municipal Council indicate that it intends to ensure that such an increase in need will be met, suggests that a project-specific expression of need would be most appropriate.

Figure 4-1
The Process of Calculating A Development Charge Under the
DCA,1997



**TABLE 4-1
CATEGORIES OF MUNICIPAL SERVICES
TO BE ADDRESSED AS PART OF THE CALCULATION**

CATEGORIES OF MUNICIPAL SERVICES	INCLUDED IN THE DC CALCULATION	SERVICE COMPONENTS	MAXIMUM POTENTIAL DC RECOVERY %
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	No	1.3 Local municipal roads	0
	Yes	1.4 Traffic signals	100
	Yes	1.5 Sidewalks and streetlights	100
2. Other Transportation Services	Yes	2.1 Transit vehicles	90
	Yes	2.2 Other transit infrastructure	90
	No	2.3 Municipal parking spaces - indoor	90
	No	2.4 Municipal parking spaces - outdoor	90
	Yes	2.5 Works Yards	100
	Yes	2.6 Rolling stock ¹	100
	n/a	2.7 Ferries	90
	n/a	2.8 Airport facilities	90
3. Stormwater Drainage and Control Services	no	3.1 Main channels and drainage trunks	100
	no	3.2 Channel connections	100
	no	3.3 Retention/detention ponds	100
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, aerials and rescue vehicles	100
	Yes	4.3 Small equipment and gear	100
5. Outdoor Recreation Services (i.e. Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots and ESAs	0
	Yes	5.2 Development of area municipal parks	90
	Yes	5.3 Development of district parks	90
	Yes	5.4 Development of municipal-wide parks	90
	Yes	5.5 Development of municipal (other) parks	90
	Yes	5.6 Parks rolling stock ¹ and yards	90
6. Indoor Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	90
	Yes	6.2 Recreation vehicles and equipment ¹	90
7. Library Services	Yes	7.1 Public library space (incl. furniture and equipment)	90
	n/a	7.2 Library materials	90
8. Electrical Power Services	Ineligible	8.1 Electrical substations	0
	Ineligible	8.2 Electrical distribution system	0
	Ineligible	8.3 Electrical system rolling stock ¹	0
9. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	9.1 Cultural space (e.g. art galleries, museums and theatres)	0
	Ineligible	9.2 Tourism facilities and convention centres	0

¹ with 7+ year life time

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

CATEGORIES OF MUNICIPAL SERVICES	INCLUDED IN THE DC CALCULATION	SERVICE COMPONENTS	MAXIMUM POTENTIAL DC RECOVERY %
10. Waste Water Services	yes yes	10.1 Treatment plants 10.2 Sewers	100 100
11. Water Supply Services	yes yes	11.1 Treatment plants 11.2 Distribution systems	100 100
12. Waste Management Services	Ineligible Ineligible Ineligible	12.1 Collection, transfer vehicles and equipment 12.2 Landfills and other disposal facilities 12.3 Other waste diversion facilities	0 0 0
13. Police Services	yes n/a yes	13.1 Police detachments 13.2 Police rolling stock ¹ 13.3 Small equipment and gear	100 100 100
14. Homes for the Aged	n/a	14.1 Homes for the aged space	90
15. Day Care	n/a	15.1 Day care space	90
16. Health	n/a	16.1 Health department space	90
17. Social Services	n/a	17.1 Social service space	90
18. Ambulance	n/a n/a	18.1 Ambulance station space 18.2 Vehicles ¹	90 90
19. Hospital Provision	Ineligible	19.1 Hospital capital contributions	
20. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	20.1 Office space (all services) 20.2 Office furniture 20.3 Computer equipment	0 0 0
21. Other Services	Yes* Yes	21.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land ² and facilities, including the DC background study cost 21.2 Interest on money borrowed to pay for growth-related capital	0-100 0-100

¹ with a 7+ year life time

² same percentage as service component to which it pertains

4.4 Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions and are therefore not included in the development charges.

4.5 Capital Forecast

Paragraph 7 of s.s.5(1) of the DCA requires that “the capital costs necessary to provide the increased services must be estimated.” The Act goes on to require two potential cost reductions and the Regulation sets out the way in which such costs are to be presented. These requirements are outlined below.

These estimates involve capital costing of the increased services discussed above. This entails costing actual projects or the provision of service units, depending on how each service has been addressed.

The capital costs include:

- a) costs to acquire land or an interest therein (including a leasehold interest);
- b) costs to improve land;
- c) costs to acquire, lease, construct or improve buildings and structures;
- d) costs to acquire, lease or improve facilities including rolling stock (with useful life of 7 or more years), furniture and equipment (other than computer equipment), materials acquired for library circulation, reference or information purposes;
- e) interest on money borrowed to pay for the above-referenced costs;
- f) costs to undertake studies in connection with the above-referenced matters; and
- g) costs of the development charge background study.

In order for an increase in need for service to be included in the DC calculation, Municipal Council must indicate “...that it intends to ensure that such an increase in need will be met” (s.s.5 (1)3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast or similar expression of the intention of Council (O.Reg. 82/98 s.3). The

capital program contained herein reflects the Municipality's approved and proposed capital budgets and master servicing/ needs studies.

4.6 Treatment of Credits

Section 8 para. 5 of O.Reg. 82/98 indicates that a development charge background study must set out, "The estimated value of credits that are being carried forward relating to the service." s.s.17 para. 4 of the same Regulation indicates that, "...The value of the credit cannot be recovered from future development charges," if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future development charges. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. It is understood that the Municipality does not have any outstanding DC credit obligations that would affect the development charge calculation.

4.7 Eligible Debt and Committed Excess Capacity

Section 66 of the DCA, 1997 states that for the purposes of developing a development charge by-law, a debt incurred with respect to an eligible service may be included as a capital cost, subject to any limitations or reductions in the Act. Similarly, s.18 of O.Reg. 82/98 indicates that debt with respect to an ineligible service may be included as a capital cost, subject to several restrictions.

In order for such costs to be eligible, two conditions must apply. First, they must have funded excess capacity which is able to meet service needs attributable to the anticipated development. Second, the excess capacity must be "committed," that is, either before or at the time it was created, Municipality Council must have expressed a clear intention that it would be paid for by development charges or other similar charges. For example, this may have been done as part of previous development charge processes. It is noted that the principal and interest costs on debentures issue for Phase 1 of the Leamington Sports Complex, the East Side Arterial Road (land portion only) and Wastewater Treatment Plant have been included within the capital detail sheets.

4.8 Existing Reserve Funds

Section 35 of the DCA states that:

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5(1).”

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

For services which are subject to a per capita-based, service level “cap,” the reserve fund balance should be applied against the development-related costs for which the charge was imposed, once the project is constructed (i.e. the needs of recent growth). This cost component is distinct from the development-related costs for the next 10 year period, which underlie the DC calculation herein.

The alternative would involve the municipality spending all reserve fund monies prior to renewing each by-law, which would not be a sound basis for capital budgeting. Thus, the Municipality will use these reserve funds for the Municipality’s cost share of applicable development-related projects, which are required but have not yet been undertaken, as a way of directing the funds to the benefit of the development which contributed them (rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).

The Municipality’s Development Charge Reserve Fund Balances by service at December 31, 2008, adjusted, are shown below:

DC Reserve Fund Balances
As at Dec 31, 2008

Service	Totals
Roads	\$350,762.00
Roads Related Vehicles	(\$75,219.00)
Roads Related Facilities	\$76,563.00
Fire Protection Services	\$686,295.00
Police Services	(\$232,950.00)
Library	\$100,385.00
Parks	\$103,086.00
Recreation	\$0.00
Administration	\$0.00
Wastewater Services	\$2,529,196.00
Wastewater	\$1,716,886.00
Total	\$5,255,004.00

4.9 Deductions

The DCA, 1997 potentially requires that five deductions be made to the increase in the need for service. These relate to:

- The level of service ceiling;
- Uncommitted excess capacity;
- Benefit to existing development;
- Anticipated grants, subsidies and other contributions; and
- 10% reduction for certain services.

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

4.9.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in 4.2 does "...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the municipality over the 10-year period immediately preceding the preparation of the background study...". O.Reg 82.98 (s.4) goes further to indicate that "...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service".

In many cases, this can be done by establishing a quantity measure in terms of units as floor area, land area or road length per capita and a quality measure, in terms of the average cost of providing such units based on replacement costs, engineering standards or recognized performance measurement systems, depending on circumstances. When the quantity and quality factor are multiplied together, they produce a measure of the level of service, which meets the requirements of the Act, i.e. cost per unit.

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

4.9.2 Reduction for Uncommitted Excess Capacity

Paragraph 5 of s.s.5(1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the Municipality's "excess capacity", other than excess capacity which is "committed" (discussed above in 4.6).

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

4.9.3 Reduction for Benefit to Existing Development

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

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

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a municipal-wide system basis. For example, facilities of the same type may provide different services (i.e. leisure pool vs. competitive pool), different programs (i.e. hockey vs. figure skating) and different time availability for the same service (i.e. leisure skating available on Wednesday in one arena and Thursday in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it

does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies and other contributions made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. (i.e. Some grants and contributions may not specifically be applicable to growth, such as the COMRIF Grant program or where Council targets fundraising as a measure to offset impacts on taxes.) O.Reg 82.98 .s.6.

4.9.5 The 10% Reduction

Paragraph 8 of s.s.5. (1) of the DCA requires that, “the capital costs must be reduced by 10 percent.” This paragraph does not apply to water supply services, wastewater services, storm water drainage and control services, services related to a highway, police and fire protection services. The primary services that the 10% reduction does apply to include services such as parks, recreation, libraries, childcare/social services, *Provincial Offences Act*, ambulance, homes for the aged, health and transit.

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

5. DEVELOPMENT CHARGE ELIGIBLE COST ANALYSIS BY SERVICE

5. DEVELOPMENT CHARGE ELIGIBLE COST ANALYSIS BY SERVICE

5.1 Introduction

This chapter outlines the basis for calculating development charge eligible costs for the development charges to be applied on a uniform basis. In each case, the required calculation process set out in s.5(1) paragraphs 2 to 8 in the DCA, 1997, and described in Chapter 4, was followed in determining DC eligible costs.

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

5.2 Service Levels and 10-Year Capital Costs for DC Calculation

This section evaluates the development-related capital requirements for Administration, Transit, Indoor Recreation, Outdoor Recreation and Library Services over a ten-year planning period. Each service component is evaluated on two format sheets: the average historical ten-year level of service calculation (see Appendix B), which "caps" the DC amounts; and the infrastructure cost calculation, which determines the potential DC recoverable cost.

5.2.1 Administration

The DCA permits the inclusion of studies undertaken to facilitate completion of the Municipality's capital works program. The Municipality has made provision for the inclusion of new studies undertaken to facilitate this DC process, as well as other studies which benefit growth (in whole or part). The listing of studies included in the DC is as follows:

- Development Charges Studies
- Secondary Plans
- Bicycle Master Plan

The gross cost of these studies is \$260,000. The net growth-related capital cost is \$211,500 (after the mandatory 10% deduction) and has been allocated 62% residential and 38% non-residential based on the incremental growth in population to employment, for the 10-year forecast period.

5.2.2 Parks Services

The Municipality currently has 50 acres of community parks and beaches, 32 acres of neighbourhood parks and 82 acres of sport fields within its jurisdiction. This level of service, results in an average of 4.5 acres of parkland per 1,000 population. Including parkland amenities (e.g. ball diamonds, soccer fields, playground equipment, etc.) and trails the level of service provided translates into approximately \$319/capita. When applied over the forecast period, this average level of service translates into a DC-eligible amount of \$971,797.

Based on the projected growth over the 10-year forecast period (2009-2018), the Municipality has identified \$5.8 million in capital costs of which, \$983,900 is attributable to growth in the post period, \$1.23 million benefits existing development, \$2.62 million is to be funded from grants, and the balance of \$971,745 is attributable to growth. These projects include the development of the west waterfront lands, as well as additional neighbourhood parks, trail development, a soccer complex and the redevelopment of Seacliff Park.

The Municipality has an inventory of 20 vehicles and equipment relating to Parks and Recreation which translates into \$47.34/capita or a DC-eligible amount of \$144,008. There has been 2 additional vehicles identified for the forecast period with a gross cost of \$120,000. After the 10% mandatory deduction, 108,000 is recoverable from development charges and has been included in the calculation of the DC.

As the predominate users of parks tend to be residents of the municipality, the forecast growth-related costs have been allocated 95% to residential and 5% to non-residential.

5.2.3 Recreation Services

With respect to indoor recreation facilities, the Municipality has 183,000 sq. ft. of building space, in total. The facilities provide residents with recreation space equating to 6.37 sq. ft./capita or \$1,373/capita. This level of investment provides the Municipality with \$4,177,822 for eligible future DC funding, over the 10-year period.

The Leamington Sports Complex has outstanding debt relating to its construction. The growth related portion of the debt, including interest, is \$2,430,447, with a post period benefit of \$1,045,626. The Municipality has also identified an additional facility at the new Soccer Complex including a concession area, washrooms, storage facility, meeting facilities and change rooms. The gross cost of this facility is estimated at \$700,000 with \$493,900 benefiting existing development, resulting in a net amount of \$206,100 to be attributed to growth (before the 10% mandatory deduction). The total to be included in the DC calculation is therefore \$1,570,311.

As the predominant users of recreation facilities tend to be residents of the municipality, the forecast growth-related costs have been allocated 95% to residential and 5% to non-residential.

5.2.4 Library Services

The Municipality provides one library facility which totals 7,700 sq. ft. in size. Over the past ten years, the average level of service was 0.28 sq. ft. of space per capita or an investment of \$62/capita. Based on this service standard, the Municipality would be eligible to collect approximately \$188,087 from DC's for library facility space (over the ten year period).

The County undertook a Library Facilities Planning Study in 2007, by DmA Planning and Management Services, to determine space needs for the future within the County. It was determined that additional facility space in Leamington would be required to service population to 2021. The study indicated two different options for the Municipality. Current costs for option 1 is approximately \$2.46 million and option 2 is \$4.3 million. At this time the Municipality has not concluded which option will be undertaken to expand the space currently provided therefore, a provision of \$288,472 has been made to identify the growth related portion of funding required for the current 10 year forecast period (including the current balance of \$100,385 in the reserve fund). After the mandatory 10% deduction, \$169,278 is included in the DC calculation based on the 10 year growth projections.

While library usage is predominately residential-based, there is some use of the facility by non-residential users, for the purposes of research. To acknowledge this use the growth-related capital costs have been allocated 95% residential and 5% non-residential.

5.2.5 Transit Services

The Municipality currently provides transit service for residents of Leamington, with 1 vehicle. This level of service translates into approximately 0.064 vehicles per 1,000 residents and an associated cost of \$5.13/capita. Applying the levels of service over the projected 10-year residential forecast period, approximately \$15,605 of growth-related capital costs would be eligible for inclusion in the DC by-law.

No additional future needs, for the 10 year forecast period (2009-2018), have been identified for inclusion in the development charge.

5.3 Service Levels and 20-Year Capital Costs for DC Calculation

This section evaluates the development-related capital requirements for Fire, Police and Roads & Related services over a twenty-year planning period. Each service component is evaluated on two format sheets: the average historical ten-year level of service calculation (see Appendix B), which “caps” the DC amounts; and the infrastructure cost calculation, which determines the potential DC recoverable cost.

5.3.1 Fire Protection Services

The Municipality currently has one fire station with 6,700 square feet of building area. This provides for a per capita average level of service of 0.24 sq. ft. per capita or \$47.18 per capita. This service standard results in a DC eligible amount of \$305,774 for the 20 year forecast period.

An expansion to the current station as well as a second facility, including a training structure, has been identified for inclusion in the development charge calculation. These projects have a capital cost of \$2.8 million with a post period benefit of \$276,000, \$565,200 benefit to existing and other deduction of \$1,653,100. The net amount to be included in the DC calculation is \$305,770.

The fire department has a current inventory of vehicles and equipment totalling 11 items. These items include aerials, pumper trucks, tanker trucks, rescue vehicles, support vehicles and a rescue boat. The current value of these vehicles is \$4.58 million and provides a per capita investment of \$160. The total DC eligible amount calculated for fire vehicles over the forecast period is approximately \$1,035,081. Two additional vehicles have been identified for inclusion in the DC for station 2 totalling \$840,000. An existing benefit of 10% (\$84,000) has been identified, the remaining amount, \$756,000 is attributable to growth over the forecast period and has been included in the DC calculation.

There are currently 32 equipped firefighters with the appropriate fire gear. The total current value of the fire equipment and gear is \$179,700 and the Municipality currently has a calculated average level of service for the historic 20-year period of \$5.72 per capita, providing for a DC-

eligible amount over the forecast period of approximately \$37,071 for small equipment and gear. Based on growth-related needs the Municipality has identified additional equipment required over the forecast period to equip new firefighters at the new second station. The total capital cost associated with the equipment is \$136,800 of which \$68,400 is attributed to development in the period post 2028 and other deductions of \$31,330 have been identified. The net amount of \$37,070 has been included in the DC.

The allocation between residential and non-residential development is 74%/26% based on development land areas over the 20 year forecast period.

5.3.2 Police Services

The Municipality currently has one police headquarter which amounts to 19,985 square feet of building area. This provides for a per capita average level of service of 0.48 sq. ft. per capita or \$113.10 per capita. This service standard results in an eligible DC amount of \$733,001. An expansion to this station has been identified for inclusion in the development charge calculation. This project has a capital cost of \$1.2 million with \$700,000 allocated to the post 20 year period. The net amount to be included in the DC calculation is \$500,000. A reserve fund adjustment to recover the current deficit in the amount of \$232,950 has also been included resulting in a total of \$732,950 being included in the DC calculation.

The police service complement has been increasing gradually over the 1999-2008 period with a current complement of 43 sworn officers. Equipment and gear for these officers, with a value of \$253,900, equates to a service standard of \$8.01 per capita. This level of service provides the Municipality with a DC-eligible amount over the forecast period of approximately \$51,900 for small equipment and gear to equip new officers. Based on growth-related needs the Municipality has identified additional equipment required over the forecast period to equip new officers over the 20 year forecast period. The total cost attributable to these additional officers is \$55,540 with \$3,630 attributable to the post period and \$51,910 attributable to the current period and therefore included in the DC.

The allocation between residential and non-residential development is 67%/33% based on based on a population to employment ratio over the 20 year forecast period.

5.3.3 Roads and Related Service

There are 85 km. of arterial and collector roads within the municipality as well as 16 signalized intersections, one signalized pedestrian crossing, 2,000 streetlights and 89,148 square meters of sidewalks. This translates into \$4,390 per capita or \$28.45 million in eligible DC funding over the 20 year forecast period. The Projects that have been identified for inclusion in the roads capital project listing amount to \$48.93 million over the forecast period of twenty years (including outstanding growth related debt obligations). There is a benefit to existing population of \$22.53 million (including December 31, 2008 Reserve Fund Balance for Roads of \$350,760), post period benefit of \$3.33 million, and \$9.55 million from grants and other contributions, leaving \$13.52 million to be collected in development charges for roads.

The Municipality operates their Public Works Department out of four facilities. The facilities provide 18,818 sq.ft. of building area, providing for an average level of service of 0.67 sq.ft./capita or \$109/capita. This level of service provides the Municipality with a maximum DC-eligible amount for recovery over the 20 year forecast period of \$705,781. There have been three projects identified over the forecast period. The total cost of these projects is \$1,443,200 of which \$788,000 benefits existing development and \$655,200 has been included in the DCs.

The Public Works Department has a variety of vehicles and major equipment totalling \$4.11 million. This inventory provides for a per capita standard of \$135.61. Over the forecast period, the DC-eligible amount for vehicles and equipment is \$878,888. Additional vehicle/equipment items have been identified for the forecast period, which totals \$578,000. A reserve fund adjustment of \$75,219 has also been included to recover the deficit in the 2008 year end reserve fund. The total amount included in the DC calculation is therefore \$653,219.

The residential/non-residential capital cost allocation for roads and related services is based on a 67% / 33% split based on the incremental growth in population to employment, for the forecast period.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Municipality of Learnington
Service: Roads

Pj.No	Increased Service Needs Attributable to Anticipated Development 2009-2028	Timing (year)	Gross Capital Cost Estimate (2009\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New Development	Potential DC Recoverable Cost		
									Total	Residential Share	Non-Residential Share
1	East Side Arterial Road - Talbot St. E.	2009	1,930,000			1,930,000	482,500	965,000	482,500	67%	33%
2	East Side Arterial Road - Talbot to Oak	2009	4,270,000			4,270,000	1,067,500	2,135,000	1,067,500	712,363	355,137
3	East Side Arterial Road - Oak to Seaciff	2010	6,280,000			6,280,000	260,000	5,240,000	780,000	520,509	259,491
4	East Side Arterial Road - Technical	2009	200,000			200,000	50,000	100,000	50,000	33,366	16,634
5	Oak St. E - ESAR to Road 12	2015	2,964,000			2,964,000	2,311,920		652,080	435,145	216,935
6	Oak St. E. - Bridge reconstruction	2015	206,000			206,000	160,680		45,320	30,243	15,077
7	Seaciff Dr. E. - Danforth to Bevel Line & Bevel	2013	2,613,000			2,613,000	1,418,200	559,100	635,700	424,215	211,485
8	Signalization Seaciff @ Fraser	2025	209,000			209,000	0		209,000	139,470	69,530
9	Signalization Seaciff @ Cherry Lane	2014	209,000			209,000	104,500		104,500	69,735	34,765
10	Signalization Sherk @ Ellison	2025	157,000			157,000	78,500		78,500	52,385	26,115
11	Signalization Erie @ Clark	2025	209,000			209,000	0		209,000	139,470	69,530
12	Oak St. W. Sherk to Erie (left turn lane)	2010	182,000			182,000	120,100	32,400	29,500	19,686	9,814
13	Erie St. Improvements - Askew to Oak	2010	993,000			993,000	867,905		125,095	83,478	41,617
14	Erie St. Improvements - Oak intersection	2010	1,568,000			1,568,000	1,282,100	39,700	246,200	164,294	81,906
15	Erie St. Improvements - Seaciff intersection	2010	1,359,000			1,359,000	911,900	77,300	369,800	246,774	123,026
16	Erie St. S. - calming Seaciff to Lake	2014-2028	529,000			529,000	463,126		65,874	43,959	21,915
17	Erie St. S. - reconstr. Seaciff to Lake	2011	1,800,000			1,800,000	1,194,600	400,000	205,400	137,067	68,333
18	Morse Rd. - Road 3 to Hwy 3	2011	1,850,000			1,850,000	0		1,850,000	1,234,540	615,460
19	West Side Arterial	2025	15,675,000	3,330,900		12,344,100	11,756,250		587,850	392,283	195,567
20	MCR Drive Extension (Talbot to Oak)	2011	4,000,000			4,000,000	0		4,000,000	2,669,275	1,330,725
21	Seaciff/Sherk (Signal Light)	2015	170,000			170,000	0		170,000	113,444	56,556
22	MCR Drive/Oak (New Road, Signals)	2011	170,000			170,000	0		170,000	113,444	56,556
23	MCR Drive/Talbot (Signals)	2011	170,000			170,000	0		170,000	113,444	56,556
24	ESAR Debt Principal (Growth Related Portion Only)	2009-2026	835,441			835,441	0		835,441	557,505	277,935
25	ESAR Debt Interest (Discounted) (Growth Related Portion Only)	2009-2026	382,562			382,562	0		382,562	255,291	127,271
Total			48,931,003	3,330,900	0	45,600,103	22,529,780	9,548,500	13,521,822	9,023,366	4,498,456

\$350,760 of Existing Benefit to be funded from 2008 DC Reserve Fund

5.4 DC Calculations for Build-out Capital Costs

This section evaluates the development-related capital requirements for water over a build-out planning period and for wastewater services over an urban build-out planning period.

5.4.1 Water Services

In May 2002, Council approved the Watermain Distribution System Master Plan which identified required improvements to the distribution system to ensure an adequate supply of water for both existing and future customers. The works were to be phased in over a number of years. To date phase 1a, 1b, 1c, and 2 have been complete. Phases 3 to 5 are scheduled to be constructed between 2010 and 2017. Watson & Associates were also retained in 2002 to provide a financial analysis of the costs of the works including the calculation of development charges for the growth related portion of the works.

This analysis has been updated to include the actual costs (see Table 5-1) of completed phases as well as financing costs associated with the completed phases and the current estimates of the remaining phases. Table 5-2 outlines the growth assumptions and corresponding average day flows and average annual flows for each phase by development type. Table 5-3 presents the calculations of the cost on a per unit basis for residential development and on a per acre basis for Non-residential and Greenhouse development, averaging the costs across all development types.

Table 5-1
Water Distribution Capital Costs

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate	Financing (Discounted)	Gross Capital Cost Estimate Including Financing
	2009-Urban Build Out				
1	Trunk Watermain Works - Phase 1 - Contract No. 1A	2003-2007	2,801,826	878,184	3,680,010
2	Trunk Watermain Works - Phase 1 - Contract No. 1B	2003-2007	2,333,532	731,405	3,064,937
3	Trunk Watermain Works - Phase 1 - Contract No. 1C (Replacement Erie Street)	2003-2007	344,294	107,913	452,207
4	Trunk Watermain Works - Phase 2	2007	3,472,219	1,088,307	4,560,526
5	Trunk Watermain Works - Phase 3	2012	7,668,771	2,403,644	10,072,415
6	Trunk Watermain Works - Phase 4	2017	3,131,460	981,502	4,112,962
7	East Side Arterial Works - Phase 5	2010	965,000	302,463	1,267,463
	Total		20,717,102	6,493,418	27,210,520

Table 5-2
Water System Flows

Based upon 20 Year Planning Period
Gallons

Phase	Growth Assumptions			Total Average Day Flows (MGD)				Total Annual (Average) Day Flows (MIG)			
	Greenhouse Acres	Residential Units	Commercial Industrial Acres	Greenhouse	Residential	Commercial Industrial	Total Daily Flows	Greenhouse	Residential	Commercial Industrial	Total Annual Flows
1a	38			0.122			0.122	44.53	-	0	44.53
1b	118.3			0.365			0.365	133.225	-	0	133.225
2	101.7			0.247			0.247	90.155	-	0	90.155
3	246	2,586	125	0.647	0.500	0.060	1.207	236.155	183	21.9	440.555
4	216	414		0.486	0.080		0.566	177.39	29	0	206.59
5		3,000			0.580		0.580	0	212	0	211.59
	720	6,000	125	1.867	1.160	0.060	3.087	681.455	423	21.9	1126.649203

Cubic Metres

Phase	Growth Assumptions			Total Average Day Flows (m3)				Total Annual (Average) Day Flows (m3)			
	Greenhouse Acres	Residential Units	Commercial Industrial Acres	Greenhouse	Residential	Commercial Industrial	Total Daily Flows	Greenhouse	Residential	Commercial Industrial	Total Annual Flows
1a	38			554.5	-	-	554.5	202,409.1	-	-	202,409.1
1b	118.3			1,659.1	-	-	1,659.1	605,568.1	-	-	605,568.1
2	101.7			1,122.7	-	-	1,122.7	409,795.4	-	-	409,795.4
3	246	2,586	125	2,940.9	2,272.7	272.7	5,486.4	1,073,431.7	829,545.4	99,545.4	2,002,522.5
4	216	414		2,209.1	363.6	-	2,572.7	806,318.1	132,727.3	-	939,045.3
5		3,000			2,635.0	-	2,635.0	-	961,791.7	-	961,791.7
	720	6,000	125	8,486.4	5,271.4	272.7	14,030.5	3,097,522.4	1,924,064.3	99,545.4	5,121,132.1

TABLE 5-3
Calculation of Development Charge
2009\$

Phase	% Allocation				Allocation of Capital Cost					DC Calc Based on Allocation			
	Greenhouse	Residential	Commercial Industrial	Total Daily Flows	Greenhouse	Residential	Commercial Industrial	Existing Residential ¹	Existing Greenhouses ²	Total Capital Costs	Greenhouse (per acre)	Residential (per unit)	Commercial (per acre)
1a	4.0%	0.0%	0.0%	4.0%	2,157,633	-	-	1,522,377	-	3,680,010	56,780	-	-
1b	11.8%	0.0%	0.0%	11.8%	766,234	-	-	-	2,298,702	3,064,937	6,477	-	-
2	8.0%	0.0%	0.0%	8.0%	5,012,733	-	-	-	-	5,012,733	49,289	-	-
3	21.0%	16.2%	1.9%	39.1%	5,399,215	4,172,501	500,700	-	-	10,072,415	21,948	1,613	4,006
4	15.7%	2.6%	0.0%	18.3%	3,531,624	581,338	-	-	-	4,112,962	16,350	1,404	-
5	0.0%	18.8%	0.0%	18.8%	-	1,267,463	-	-	-	1,267,463	-	422	-
	60.5%	37.6%	1.9%	100.0%	16,867,440	6,021,301	500,700	1,522,377	2,298,702	27,210,520	23,427	1,004	4,006
	Average all Costs across all Development				14,147,129	8,787,664	454,648			23,389,441	19,649	1,465	3,637

Table 5-4 provides for the residential DC calculation by residential unit type based on the relationship between the persons per unit as identified in Appendix A of this report. Table 5-6 provides the conversion of the DC cost per acre to a square foot charge, based on assumed average building coverage to land area of 25%, for the non-residential (Commercial/Industrial) DC. Table 5-7 calculates the DC per acre for Greenhouses based on the current Council directed percentage recoverable of 21% of the calculated charge.

Table 5-4
Residential Development Charge Calculation

Residential DC by Unit Type	%	\$
Single and Semi-Detached	1.00	\$1,465
Apartments 2 Bedroom +	0.54	\$793
Apartments Bach. & 1 Bdrm	0.41	\$606
Other Multiples	0.67	\$981
Special Care/Special Dwelling	0.30	\$436

Table 5-5
Non-Residential (Commercial/Industrial) Development
Charge Calculation

Non-Residential (Commercial/Industrial) DC	
Total Acres	125.00
Building Lot Coverage	25%
Building Area Coverage (acres)	31.25
Square feet in an acre	43,560
Total Developable sq.ft.	1,361,250
Total Average Cost (Commercial/Industrial)	\$454,648
Cost per sq.ft.	\$0.33

Table 5-6
Non-Residential (Greenhouse)
Development Charge Calculation

Greenhouses	
Charge per acre	\$19,649
Percentage Recoverable based on Council Direction	21%
Recommended DC per acre	\$4,049

5.4.2 Wastewater Services

The Municipality owns and operates the wastewater treatment plant servicing the residents. In 2003, the Municipality undertook and adopted a study related to the upgrade and expansion of the plant and collection system. This study identified the increase in flows to the wastewater plant. The study identified growth related capacity needs, current and future deficiencies for meeting legislative standards, effectiveness and efficiency issues and impacts on neighbourhoods. The recommended reconstruction of the facility was phased to improve existing service and accommodate future growth.

Since the adoption of the study, Phases 1 and 2 have been completed. Phases 3 to 7 are scheduled to occur over the next 4 years. The Municipality has incurred debt for the first 2 phases and will be required to incur additional debt for the phases that have yet to be completed, therefore, the outstanding debt for the completed phases including financing costs have been included in the DC calculation along with the costs associated with phases 3 to 7 and estimated financing costs for the final phases. The total capital costs are summarized on Table 5-7. Table 5-7 also indicates the cost to be included in the DC calculation net of the grant received. Further this table divides the net costs to be recovered by the current average day flow to calculate the cost per m³/day. The cost per m³/day is then multiplied by the consumption per person per day, based on .45m³/person/day, resulting in the cost per capita

Table 5-7
Wastewater System Capital Costs

Increased Service Needs Attributable to Anticipated Development	Gross Capital Cost Estimate (2009\$)
Phase 1 & 2 (Headworks, Sludge Mgmt, Debt on Phase 1 & Portion of Phase 2 (Interest - Discounted)	16,892,569
Phases 3, 4, & 5, Additional Grit & Screenings, Primary Clarifiers, Aeration Facilities, and Final Clarifiers tendered	1,548,043
Consulting Engineering for Phases 3-5 estimated	31,850,000
Phase 6 Stormwater Retention Conversion	2,483,000
Phase 7 Demolition	1,000,000
Debt on Balance of Phase 2 (Principal)	750,000
Debt on Balance of Phase 2 (Interest - Discounted)	3,903,513
Debt on Phases 3-7 (Growth Related Interest - Discounted)	369,513
Total Cost	1,544,530
Less: Grant	60,341,167
Net Cost to be Recovered	30,187,829
Current Average Day Flow (m ³ /day)	\$30,153,338
Cost per m ³ /day	13,550
Consumption per person m ³ /day	\$2,225.34
Cost per capita	0.45
	\$1,001.40

To calculate the DC, Table 5-8 the per capita cost as calculated in Table 5-7 is multiplied by the persons per unit for each type of housing unit to derive the residential DC's. Table 5-9 covers the charge to a square foot charge based on assumed average building coverage to land area of 25% for non-residential development.

**Table 5-8
Residential Development Charge**

Residential Unit Type	p.p.u.	Residential DC
Single and Semi-Detached	3.36	\$3,365
Apartments 2 Bedroom +	1.82	\$1,823
Apartments Bach. & 1 Bdrm	1.39	\$1,392
Other Multiples	2.25	\$2,253
Special Care/Special Dwelling	1.00	\$1,001

**Table 5-9
Non-Residential Development Charge**

Total Average Day Flows (m ³ /day) Commercial/Industrial *	272.70
Total acres Commercial/Industrial	125.00
m ³ per acre	2.1816
Cost per m ³ /day	\$2,225.34
Cost per acre	\$4,854.80
Square feet in an acre based on 25% coverage	10,890
Cost per sq.ft.	\$0.45

* Average Day Flows based on Flows used in Water Master Plan

6. DEVELOPMENT CHARGE CALCULATION

6. DEVELOPMENT CHARGE CALCULATION

The proposed development charge to be imposed on anticipated development for water and wastewater services are as outlined in sections 5.3.1 and 5.3.2 respectively, of this report. Table 6-1 calculates the proposed municipal-wide development charge to be imposed on anticipated development for fire, police and roads & related over the 20 year forecast period and Table 6-2 calculates the proposed municipal-wide development charge to be imposed for transit, parks, recreation, library and administration services over the ten year forecast period. Table 6-3 summarizes the development charges as calculated herein.

The residential calculations are provided by dividing the DC-eligible costs for all residential development (as provided in Chapter 5) by the gross population over each forecast period, thus providing a “cost per capita”. The cost per capita is then multiplied by the average occupancy (persons per unit) for low, medium and high density building forms to derive the development charge. (Appendix A provides for the gross population figures for the forecast period along with the average occupancy by unit type.) Similar calculations are provided for non-residential development; however, the DC-eligible cost for each service is divided by the forecast building area (square footage) to provide the non-residential charge on a cost per square foot basis.

A requirement of the *Development Charges Act* is to provide the anticipated capital spending and sources of revenue over the five-year life of the by-law. This summary is provided in Table 6-4.

TABLE 6-1
Municipality of Leamington
DEVELOPMENT CHARGE CALCULATION
Municipal-wide Services
2009-2028

SERVICE	2009 \$ DC Eligible Cost		2009 \$ DC Eligible Cost	
	Residential	Non-Residential (ICI)	SDU	per ft ²
	\$	\$	\$	\$
1. <u>Roads and Related</u>				
1.1 Roads	9,023,366	4,498,456	4,345	0.24
1.2 Depots and Domes	437,227	217,973	211	0.01
1.3 PW Rolling Stock	435,905	217,314	210	0.01
	9,896,498	4,933,743	4,766	0.26
2. <u>Fire Protection Services</u>				
2.1 Fire facilities	227,347	78,353	109	-
2.2 Fire vehicles	562,233	193,767	271	0.01
2.3 Small equipment and gear	27,569	9,501	13	-
	817,149	281,621	393	0.01
3. <u>Police Services</u>				
3.1 Police facilities	489,111	243,839	236	0.01
3.2 Small equipment and gear	34,641	17,269	17	-
	523,752	261,108	253	0.01
TOTAL	\$11,237,399	\$5,476,472	\$5,412	\$0.28
DC ELIGIBLE CAPITAL COST	\$11,237,399	\$5,476,472		
20 Year Gross Population / GFA Growth (ft ² .)	6,977	18,652,597		
Cost Per Capita / Non-Residential GFA (ft ² .)	\$1,610.63	\$0.29		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached	3.36	\$5,412		
Apartments 2 Bedroom +	1.82	\$2,931		
Apartments Bach. & 1 Bdrm	1.39	\$2,239		
Other Multiples	2.25	\$3,624		
Special Care/Special Dwelling	1.00	\$1,611		

TABLE 6-2
Municipality of Leamington
DEVELOPMENT CHARGE CALCULATION
Municipal-wide Services
2009-2018

SERVICE	2009 \$ DC Eligible Cost		2009 \$ DC Eligible Cost	
	Residential	Non-Residential (ICI)	SDU	per ft ²
	\$	\$	\$	\$
4. <u>Outdoor Recreation Services</u>				
4.1 Parkland development, amenities & trails	830,842	43,729	849	0.01
4.2 Parks vehicles and equipment	102,600	5,400	105	-
	933,442	49,129	954	0.01
5. <u>Indoor Recreation Services</u>				
5.1 Recreation facilities	1,491,796	78,516	1,525	0.01
	1,491,796	78,516	1,525	0.01
6. <u>Library Services</u>				
6.1 Library facilities	160,814	8,464	164	-
	160,814	8,464	164	-
7. <u>Administration</u>				
7.1 Studies	130,875	80,625	134	0.01
TOTAL	2,716,927	216,733	2,777	0.03
DC ELIGIBLE CAPITAL COST	\$2,716,927	\$216,733		
10 Year Gross Population / GFA Growth (ft ² .)	3,287	9,348,299		
Cost Per Capita / Non-Residential GFA (ft ² .)	\$826.57	\$0.03		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached	3.36	\$2,777		
Apartments 2 Bedroom +	1.82	\$1,504		
Apartments Bach. & 1 Bdrm	1.39	\$1,149		
Other Multiples	2.25	\$1,860		
Special Care/Special Dwelling	1.00	\$827		

TABLE 6-3
Municipality of Leamington
DEVELOPMENT CHARGE CALCULATION
TOTAL ALL SERVICES

	2009 \$ DC Eligible Cost		
	SDU	Non-Residential (ICI) per ft ²	Greenhouse per acre
	\$	\$	\$
Municipal-wide Build out (Water)	\$1,465	\$0.33	\$4,049
Urban-wide Services Build out (Wastewater)	\$3,365	\$0.45	\$0.00
Municipal-wide Services 20 Year	\$5,412	\$0.28	\$0.00
Municipal-wide Services 10 Year	\$2,777	\$0.03	\$0.00
TOTAL URBAN SERVICE AREA	\$13,018	\$1.09	\$4,049

Table 6-4
Municipality of Leamington
GROSS EXPENDITURE AND SOURCES OF REVENUE SUMMARY
FOR COSTS TO BE INCURRED OVER THE LIFE OF THE BY-LAW

SERVICE	TOTAL GROSS COST	SOURCES OF FINANCING						
		TAX BASE OR OTHER NON-DC SOURCE		LEGISLATED REDUCTION	POST DC PERIOD BENEFIT	DC RESERVE FUND		
		OTHER DEDUCTIONS	BENEFIT TO EXISTING			OTHER FUNDING	RESIDENTIAL	NON-RESIDENTIAL
1. Roads and Related 1.1 Roads 1.2 Depots and Domes 1.3 PW Rolling Stock	23,385,000 543,200 0	0 0 0	7,654,805 338,000 0	9,548,500 0 0	0 0 0	0 0 0	4,125,161 136,934 0	2,066,534 68,266 0
2. Fire Protection Services 2.1 Fire facilities 2.2 Fire vehicles 2.3 Small equipment and gear	2,800,000 840,000 136,800	1,653,100 0 31,330	565,200 84,000 0	0 0 0	0 0 0	276,000 0 68,400	227,347 562,233 27,569	78,353 193,767 9,501
3. Police Services 3.1 Police facilities 3.2 Small equipment and gear	0 8,500	0 0	0 0	0 0	0 0	0 908	0 5,067	0 2,526
4. Outdoor Recreation Services 4.1 Parkland development, amenities & trails 4.2 Parks vehicles and equipment	3,500,000 120,000	0 0	409,855 0	2,115,300 0	61,284 12,000	362,000 0	523,982 102,600	27,578 5,400
5. Indoor Recreation Services 5.1 Recreation facilities	438,609	0	0	0	0	0	416,678	21,930
6. Library Services 6.1 Library facilities	288,472	0	100,385	0	18,809	0	160,814	8,464
7. Administration 7.1 Studies	30,000	0	0	0	3,000	0	16,707	10,293
TOTAL EXPENDITURES & REVENUES	\$32,090,581	\$1,684,430	\$9,152,246	\$11,663,800	\$95,093	\$707,308	\$6,305,092	\$2,482,612

7. DEVELOPMENT CHARGE POLICY RECOMMENDATIONS AND DEVELOPMENT CHARGE BY-LAW RULES

7. DEVELOPMENT CHARGE POLICY RECOMMENDATIONS AND DEVELOPMENT CHARGE BY-LAW RULES

7.1 Introduction

s.s.5(1)9 of the DCA, states that rules must be developed:

“... to determine if a development charge is payable in any particular case and to determine the amount of the charge, subject to the limitations set out in subsection 6.”

Paragraph 10 of the section goes on to state that the rules may provide for exemptions, phasing in and/or indexing of development charges.

s.s.5(6) establishes the following restrictions on the rules:

- the total of all development charges that would be imposed on anticipated development must not exceed the capital costs determined under 5(1) 2-8 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay development charges that exceed the capital costs that arise from the increase in the need for service for that type of development. However, this requirement does not relate to any particular development;
- if the rules provide for a type of development to have a lower development charge than is allowed, the rules for determining development charges may not provide for any resulting shortfall to be made up via other development.

With respect to “the rules,” Section 6 states that a DC by-law must expressly address the matters referred to above re s.s.5(1) para. 9 and 10, as well as how the rules apply to the redevelopment of land.

The rules provided are based on the Municipality’s existing policies however, there are items under consideration at this time and these may be refined prior to adoption of the by-law.

7.2 Development Charge By-law Structure

It is recommended that:

- the Municipality uses a uniform municipal-wide development charge calculation for all municipal services except wastewater services;
- the Municipality uses a uniform urban-wide development charge calculation for wastewater services;
- one municipal development charge by-law be used for all services.

7.3 Development Charge By-law Rules

The following subsections set out the recommended rules governing the calculation, payment and collection of development charges in accordance with Section 6 of the *Development Charges Act, 1997*.

It is recommended that the following sections provide the basis for the development charges:

7.3.1 Payment in any Particular Case

In accordance with the *Development Charges Act, 1997*, s.2(2), a development charge be calculated, payable and collected where the development requires one or more of the following:

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

7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be based on the gross floor area constructed.

- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance,
 - for Administration, the costs have been based on an employment vs. population growth ratio (62%/38% for residential and non-residential respectively);

 - for Library, Parks and Recreation services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;

 - for Roads and Related, and Police a 67%/33% (residential/non-residential) attribution has been made based on an employment vs. population growth ration;

 - for Fire services, a 74% residential/26% non-residential allocation has been made based on the land coverage within the Municipality;

 - for Wastewater, the residential/non-residential allocation has been made based on the percent of flows be development type.

 - for Water the allocations between residential, non-residential (industrial, commercial and institutional) and non-residential (greenhouses) have been made based on the percent of flows by development type.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

If a development involves the demolition of and replacement of a building or structure on the same site, or the conversion from one principal use to another, the developer shall be allowed a credit equivalent to:

- 1) the number of dwelling units demolished/converted multiplied by the applicable residential development charge in place at the time the development charge is payable; and/or
- 2) the gross floor area of the building demolished/converted multiplied by the current non-residential development charge in place at the time the development charge is payable.

The demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued, less than 3 years prior to the issuance of a building permit. The credit can, in no case, exceed the amount of development charges that would otherwise be payable.

7.3.4 Exemptions (full or partial)

- a) Statutory exemptions
 - industrial building additions of up to and including 50% of the gross floor area of the existing building; for existing industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to development charges (s.4(3));
 - buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (s.3);
 - residential development that results in an enlargement to an existing dwelling unit, that which results only in the creation of up to two additional dwelling units in an existing single detached dwelling, or the addition of one additional dwelling

unit in any other existing residential building (based on prescribed limits set out in s.2 of O.Reg. 82/98).

b) Non-statutory exemptions

- the Corporation of the County of Essex or any local board thereof;
- any lower tier municipality within the Corporation of Essex;
- any construction of buildings to be used for accessory purposes if a service connection already exists for the lot;
- agricultural uses provided that:
 - i) the development is not intended or designed to be used in conjunction with any nursery, wholesale or retail flower sales or landscaping business;
 - ii) the development is not intended or designed to contain an agricultural home occupation;
 - iii) the development is not intended or designed for a residential use; or
 - iv) the development is an industrial building, whether or not the building is designed for or intended to be used in conjunction with an agricultural use.

7.3.5 Phasing In

No provisions for phasing in the development charge are provided in the development charge by-law.

7.3.6 Timing of Collection

A development charge for each building shall be calculated and payable in full on the date of building permit issuance in relation to such building to which a Development Charge applies.

Where the Development Charges apply to land in relation to which a building permit is required, the Chief Building Official shall not issue a building permit in respect of such development until the Development Charge is paid in full.

7.3.7 Indexing

Indexing of the development charges shall be implemented on a mandatory basis annually on the first day of each year commencing from by-law passage, in accordance with the Statistics Canada Quarterly, Construction Price Statistics for the most recent year over year period, subject to Council's absolute discretion to waive, reduce or otherwise modify the indexing adjustment.

7.3.8 The Applicable Areas

The full residential and non-residential charges will be imposed on all lands within the Municipality.

7.4 Other Development Charge By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

The Municipality's development charge collections are currently reserved in four separate reserve funds: Roads; Administrative Services; Water Services and Wastewater Services.

It is recommended that nine separate reserve funds including Water, Wastewater, Roads and Related, Fire, Police, Outdoor Recreation, Indoor Recreation, Library and Administration services be implemented in conjunction with the new by-law. Note that a minimum of two bank accounts must be kept, one for the services which are discounted (Outdoor Recreation, Indoor Recreation, Library and Administration) and one for the services which are not discounted (Water, Wastewater, Roads and Related, Fire and Police). Appendix C outlines the reserve fund policies that the Municipality is required to follow as per the DC Act.

7.4.2 By-law In-force Date

A by-law under DCA, 1997 comes into force on the day after which the by-law is passed by Council.

7.4.3 Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing

The minimum interest rate is the Bank of Canada rate on the day on which the by-law comes into force (as per s.11 of O.Reg. 82/98)

7.5 Other Recommendations

It is recommended that Council:

“Whenever appropriate, request that grants, subsidies and other contributions be clearly designated by the donor as being to the benefit of existing development (or new development as applicable)”;

“Adopt the assumptions contained herein as an ‘anticipation’ with respect to capital grants, subsidies and other contributions”;

“Approve the capital project listing set out in Chapter 5 of the Development Charges Background Study dated July 27, 2009, subject to further annual review during the capital budget process”;

“Approve the Development Charges Background Study dated July 27, 2009, as amended (if applicable)”; and

“Determine that no further public meeting is required”.

8. BY-LAW IMPLEMENTATION

8. BY-LAW IMPLEMENTATION

8.1 Public Consultation Process

8.1.1 *Introduction*

This chapter addresses the mandatory, formal public consultation process (Section 8.1.2), as well as the optional, informal consultation process (Section 8.1.3). The latter is designed to seek the co-operation and involvement of those involved, in order to produce the most suitable policy. Section 8.1.4 addresses the anticipated impact of the development charge on development, from a generic viewpoint.

8.1.2 *Public Meeting of Council*

Section 12 of the DCA, 1997 indicates that before passing a development charge by-law, Council must hold at least one public meeting, giving at least 20 clear days notice thereof, in accordance with the Regulation. Council must also ensure that the proposed by-law and background report are made available to the public at least two weeks prior to the (first) meeting.

Any person who attends such a meeting may make representations related to the proposed by-law.

If a proposed by-law is changed following such a meeting, the Council must determine whether a further meeting (under this section) is necessary (i.e. if the by-law which is proposed for adoption has been changed in any respect, the Council should formally consider whether an additional public meeting is required, incorporating this determination as part of the final by-law or associated resolution. It is noted that Council's decision, once made, is final and not subject to review by a Court or the OMB).

8.1.3 *Other Consultation Activity*

There are three broad groupings of the public who are generally the most concerned with municipal development charge policy:

1. The residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the development charge revenues. Others, such as realtors, are directly impacted by development charge policy. They are therefore potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the DC and the timing thereof, and municipal policy with respect to development agreements, DC credits and front-ending requirements.
2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy (e.g. in encouraging a higher non-automobile modal split including more bike paths and/or additional transit services).
3. The third grouping is the industrial/commercial/institutional development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings and institutions. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade and the Economic Development Agencies, who are all potentially interested in municipal development charge policy. Their primary concern is frequently with the quantum of the charge, gross floor area exclusions such as basement, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

8.2 Anticipated Impact of the Charge on Development

The establishment of sound development charge policy often requires the achievement of an acceptable balance between two competing realities. The first is that high non-residential development charges can, to some degree, represent a barrier to increased economic activity and sustained industrial/commercial growth, particularly for capital intensive uses. Also, in many cases, increased residential development charges can ultimately be expected to be recovered via higher housing prices and can impact project feasibility in some cases (e.g. rental apartments).

On the other hand, development charges or other municipal capital funding sources need to be obtained in order to help ensure that the necessary infrastructure and amenities are installed.

The timely installation of such works is a key initiative in providing adequate service levels and in facilitating strong economic growth, investment and wealth generation.

8.3 Implementation Requirements

8.3.1 *Introduction*

Once the Municipality has calculated the charge, prepared the complete Background Study, carried out the public process and passed a new by-law, the emphasis shifts to implementation matters.

These include notices, potential appeals and complaints, credits, front-ending agreements, subdivision agreement conditions and finally the collection of revenues and funding of projects.

The following sections overview requirements in each case.

8.3.2 *Notice of Passage*

In accordance with s.13 of the DCA, when a DC by-law is passed, the municipal clerk shall give written notice of the passing and of the last day for appealing the by-law (the day that is 40 days after the day it was passed). Such notice must be given not later than 20 days after the day the by-law is passed (i.e. as of the day of newspaper publication or the mailing of the notice).

Section 10 of O.Reg. 82/98 further defines the notice requirements which are summarized as follows:

- Notice may be given by publication in a newspaper which is (in the Clerk's opinion) of sufficient circulation to give the public reasonable notice, or by personal service, fax or mail to every owner of land in the area to which the by-law relates;
- s.s.10 (4) lists the persons/organizations who must be given notice;
- s.s.10 (5) lists the eight items which the notice must cover.

8.3.3 By-law Pamphlet

In addition to the “notice” information, the municipality must prepare a “pamphlet” explaining each development charge by-law in force, setting out:

- a description of the general purpose of the development charges;
- the “rules” for determining if a charge is payable in a particular case and for determining the amount of the charge;
- the services to which the development charges relate; and
- a general description of the general purpose of the Treasurer’s statement and where it may be received by the public.

Where a by-law is not appealed to the OMB, the pamphlet must be readied within 60 days after the by-law comes into force. Later dates apply to appealed by-laws.

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

8.3.4 Appeals

Sections 13-19 of the DCA, 1997 set out requirements relative to making and processing of a DC by-law appeal and OMB Hearing in response to an appeal. Any person or organization may appeal a DC by-law to the OMB by filing with the municipal clerk a notice of appeal, setting out the objection to the by-law and the reasons supporting the objection. This must be done by the last day for appealing the by-law, which is 40 days after the by-law is passed.

The Municipality is carrying out a public consultation process, in order to address the issues which come forward as part of that process, thereby avoiding or reducing the need for an appeal to be made.

8.3.5 Complaints

A person required to pay a development charge, or his agent may complain to Municipal Council imposing the charge that:

- the amount of the charge was incorrectly determined;
- the credit to be used against the development charge was incorrectly determined; or
- there was an error in the application of the development charge.

Sections 20-25 of the DCA, 1997 set out the requirements that exist, including the fact that a complaint may not be made later than 90 days after a DC (or any part of it) is payable. A complainant may appeal the decision of Municipal Council to the OMB.

8.3.6 Credits

Sections 38-41 of the DCA, 1997 set out a number of credit requirements, which apply where a municipality agrees to allow a person to perform work in the future that relates to a service in the DC by-law.

These credits would be used to reduce the amount of development charges to be paid. The value of the credit is limited to the reasonable cost of the work which does not exceed the average level of service. The credit applies only to the service to which the work relates, unless the municipality agrees to expand the credit to other services for which a development charge is payable.

8.3.7 Front-Ending Agreements

The Municipality and one or more landowners may enter into a front-ending agreement which provides for the costs of a project which will benefit an area in the municipality to which the DC by-law applies. Such an agreement can provide for the costs to be borne by one or more parties to the agreement who are, in turn, reimbursed in future, by persons who develop land defined in the agreement.

Part III of the DCA, 1997 (Sections 44-58) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the DCA, 1989. Accordingly, the Municipality assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Municipal funds being available.

8.3.8 Severance and Subdivision Agreement Conditions

Section 59 of the DCA, 1997 prevents a municipality from imposing directly or indirectly, a charge related to development or a requirement to construct a service related to development, by way of a condition or agreement under s.51 or s.53 of the *Planning Act*, except for:

- “local services, related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under section 51 of the *Planning Act*,”
- “local services to be installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*.”

It is also noted that s.s.59 (4) of the DCA, 1997 requires that the municipal approval authority for a draft plan of subdivision under s.s.51 (31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the development charges related to the development, at the time the land is transferred.

In this regard, if the municipality in question is a commenting agency, in order to comply with subsection 59(4) of the *Development Charges Act, 1997* it would need to provide to the approval authority, information regarding the applicable municipal development charges related to the site.

If the municipality is an approval authority for the purposes of section 51 of the *Planning Act*, it would be responsible to ensure that it collects information from all entities which can impose a development charge.

The most effective way to ensure that purchasers are aware of this condition would be to require it as a provision in a registered subdivision agreement, so that any purchaser of the property would be aware of the charges at the time the title was searched prior to closing a transaction conveying the lands.

APPENDIX A

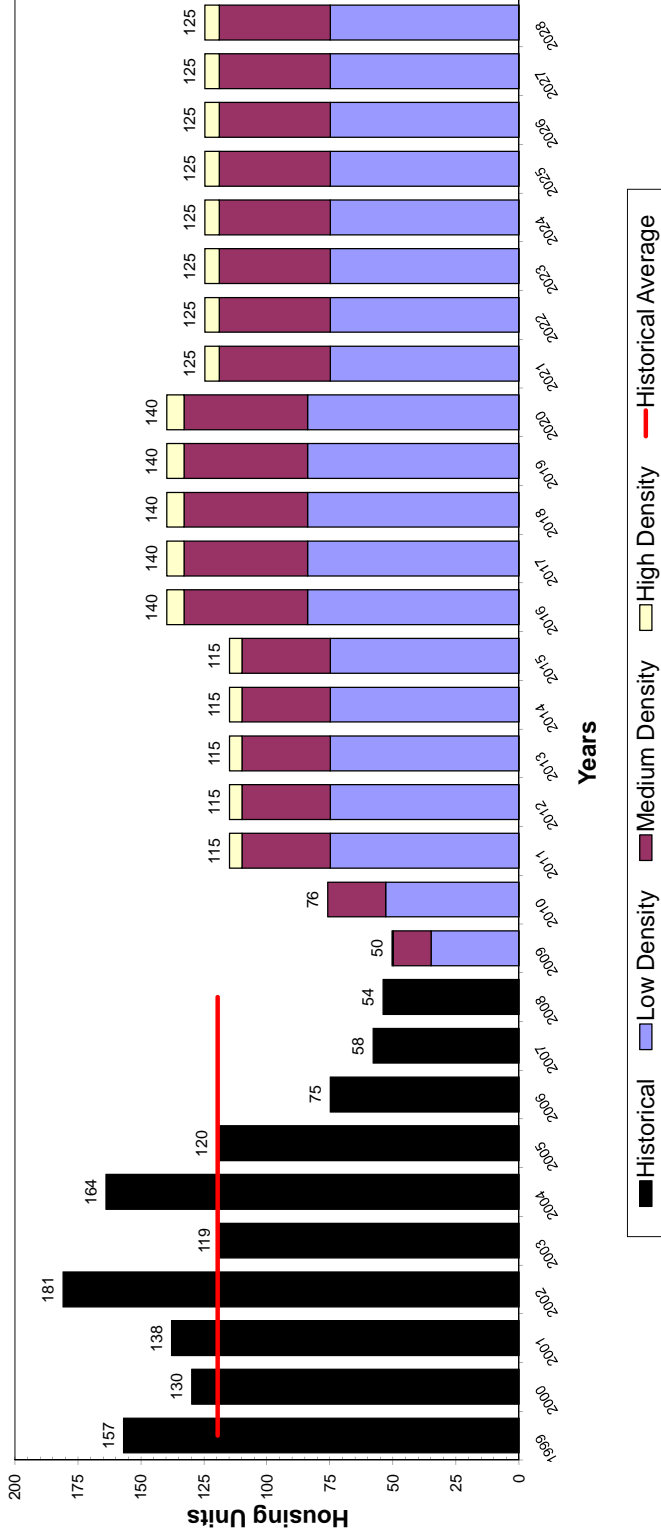
**BACKGROUND INFORMATION ON RESIDENTIAL AND
NON-RESIDENTIAL GROWTH FORECAST**

**SCHEDULE 1
MUNICIPALITY OF LEAMINGTON
RESIDENTIAL GROWTH FORECAST SUMMARY**

Year	Population (Excluding Census Undercount)	Households				Total	Person Per Unit (PPU)
		Singles & Semis (Low Density)	Townhomes (Medium Density)	Apartments (High Density)	Other		
Mid 1996	25,389	6,685	545	1,440	45	8,715	2.91
Mid 2001	27,138	7,120	565	1,515	60	9,260	2.93
Mid 2006	28,833	7,305	1,030	1,425	60	9,820	2.94
Mid 2009	29,217	7,420	1,094	1,433	60	10,007	2.92
Mid 2019	32,259	8,135	1,454	1,479	60	11,128	2.90
Mid 2029	35,698	8,903	1,904	1,539	60	12,405	2.88
Buildout ¹	36,303	9,053	1,992	1,550	60	12,655	2.87
Mid 1996 - Mid 2001	1,749	435	20	75	15	545	
Mid 2001 - Mid 2006	1,695	185	465	-90	0	560	
Mid 2006 - Mid 2009	384	115	64	8	0	187	
Mid 2009 - Mid 2019	3,042	715	360	46	0	1,121	
Mid 2009 - Mid 2029	6,481	1,483	810	105	0	2,398	
Mid 2009 - Buildout ¹	7,086	1,633	898	117	0	2,648	

Source: Watson & Associates Economists Ltd., 2009
 Note: Population forecast excludes the net Census undercount.
 1. To urban buildout

**FIGURE A-1
20 YEAR HOUSING FORECAST¹**



Source: Historical housing activity (1999-2008) based on Statistics Canada building permits, Catalogue 64-001-X1B
 1. Growth forecast represents start year.

**SCHEDULE 2
MUNICIPALITY OF LEAMINGTON
ESTIMATE OF THE ANTICIPATED AMOUNT, TYPE AND LOCATION OF
DEVELOPMENT FOR WHICH DEVELOPMENT CHARGES CAN BE IMPOSED**

DEVELOPMENT LOCATION	TIMING	SINGLES & SEMIS (LOW DENSITY)	TOWNHOMES (MEDIUM DENSITY)	APARTMENTS (HIGH DENSITY)	TOTAL RESIDENTIAL UNITS	POPULATION IN NEW UNITS	EXISTING UNIT POPULATION CHANGE	NET POPULATION INCREASE	COMMERCIAL GFAS.F.	INDUSTRIAL GFAS.F.	INSTITUTIONAL GFAS.F.	GREENHOUSE GFA	TOTAL NON-RES GFAS.F.	EMPLOYMENT INCREASE
Leamington Urban	2009 - 2019	515	360	46	921	2,615	-161	2,454	154,860	251,200	182,070	0	588,151	1,067
	2009 - 2029	1,068	810	105	1,983	5,563	-326	5,237	306,460	464,000	368,180	0	1,141,661	1,920
	2009 - Buildout ¹	1,176	898	117	2,191	6,162	-403	5,759	335,660	512,800	398,160	0	1,246,640	2,249
Rural (serviced with water)	2009 - 2019	200	0	0	200	672	-83	589	38,720	62,800	20,230	8,638,399	8,760,149	807
	2009 - 2029	415	0	0	415	1,394	-169	1,224	77,120	116,000	41,020	17,276,797	17,510,937	1,311
	2009 - Buildout ¹	457	0	0	457	1,536	-208	1,327	83,920	128,200	44,240	18,618,748	18,875,108	1,260
Municipality of Leamington	2009 - 2019	715	360	46	1,121	3,287	-244	3,042	193,600	314,000	202,300	8,638,399	9,348,299	1,874
	2009 - 2029	1,483	810	105	2,398	6,977	-495	6,481	385,600	580,000	410,200	17,276,797	18,652,597	3,231
	2009 - Buildout ¹	1,633	898	117	2,648	7,688	-611	7,068	419,600	641,000	442,400	18,618,748	20,121,748	3,509

1. To urban buildout
 Note: Allocation of development by type and location based on historical trends, housing supply (Schedule 6a through 6c) and discussions with municipal staff regarding future growth prospects.
 Source: Watson & Associates Economists Ltd.

**SCHEDULE 3
MUNICIPALITY OF LEAMINGTON
CURRENT YEAR GROWTH FORECAST
MID 2006 TO MID 2009**

		POPULATION
Mid 2006 Population		28,833
Occupants of New Housing Units, Mid 2006 to Mid 2009	<i>Units (2)</i>	187
	<i>multiplied by persons per unit (3)</i>	2.79
	<i>gross population increase</i>	522
Decline in Housing Unit Occupancy, Mid 2006 to Mid 2009	<i>Units (4)</i>	9,820
	<i>multiplied by ppu decline rate (5)</i>	-0.0141
	<i>total decline in population</i>	-138
Population Estimate to Mid 2009		29,217
<i>Net Population Increase, Mid 2006 to Mid 2009</i>		384

- (1) 2006 population based on StatsCan Census unadjusted for Census Undercount.
- (2) Estimated residential units constructed, Mid 2006 to the beginning of the growth period, assuming a six lag between construction and occupancy.
- (3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Single family & semi-detached</i>	3.30	61%	2.03
<i>Multiples except apartments</i>	2.01	34%	0.68
<i>Apartments</i>	1.67	5%	0.08
Total		100%	2.79

¹ Persons per unit based on adjusted Statistics Canada Custom 2006 Census database.

² Based on Building permit activity

- (4) 2006 households taken from StatsCan Census.
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

SCHEDULE 4a
MUNICIPALITY OF LEAMINGTON
TEN YEAR GROWTH FORECAST
MID 2009 TO MID 2019

		POPULATION
Mid 2009 Population		29,217
Occupants of New Housing Units, Mid 2009 to Mid 2019	<i>Units (2)</i>	1,121
	<i>multiplied by persons per unit (3)</i>	2.93
	<i>gross population increase</i>	3,287
Decline in Housing Unit Occupancy, Mid 2009 to Mid 2019	<i>Units (4)</i>	10,007
	<i>multiplied by ppu decline rate (5)</i>	-0.0244
	<i>total decline in population</i>	-244
Population Estimate to Mid 2019		32,259
<i>Net Population Increase, Mid 2009 to Mid 2019</i>		3,042

(1) Mid 2009 Population based on:

2006 Population (28,833) + Mid 2006 to Mid 2009 estimated housing units to beginning of forecast period (187 x 2.79 = 522) + (9,820 x -0.0141 = -138) = 29,217

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

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

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Single family & semi-detached</i>	3.36	64%	2.14
<i>Multiples except apartments</i>	2.25	32%	0.72
<i>Apartments</i>	1.64	4%	0.07
<i>one bedroom or less</i>	1.39		
<i>two bedrooms or more</i>	1.82		
Total		100%	2.93

¹ Persons per unit based on adjusted Statistics Canada Custom 2006 Census database.

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

(4) Mid 2009 households based upon 9,820 (2006 Census) + 187 (Mid 2006 to Mid 2009 unit estimate) = 10,007

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

**SCHEDULE 4b
MUNICIPALITY OF LEAMINGTON
TWENTY YEAR GROWTH FORECAST
MID 2009 TO MID 2029**

		POPULATION
Mid 2009 Population		29,217
Occupants of New Housing Units, Mid 2009 to Mid 2029	<i>Units (2)</i>	2,398
	<i>multiplied by persons per unit (3)</i>	2.91
	<i>gross population increase</i>	6,977
Decline in Housing Unit Occupancy, Mid 2009 to Mid 2029	<i>Units (4)</i>	10,007
	<i>multiplied by ppu decline rate (5)</i>	-0.0495
	<i>total decline in population</i>	-495
Population Estimate to Mid 2029		35,698
<i>Net Population Increase, Mid 2009 to Mid 2029</i>		6,481

(1) Mid 2009 Population based on:

2006 Population (28,833) + Mid 2006 to Mid 2009 estimated housing units to beginning of forecast period (187 x 2.79 = 522) + (9,820 x -0.0141 = -138) = 29,217

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

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

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Single family & semi-detached</i>	3.36	62%	2.08
<i>Multiples except apartments</i>	2.25	34%	0.76
<i>Apartments</i>	1.64	4%	0.07
<i>one bedroom or less</i>	1.39		
<i>two bedrooms or more</i>	1.82		
Total		100%	2.91

¹ Persons per unit based on adjusted Statistics Canada Custom 2006 Census database.

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

(4) Mid 2009 households based upon 9,820 (2006 Census) + 187 (Mid 2006 to Mid 2009 unit estimate) = 10,007

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

**SCHEDULE 5
MUNICIPALITY OF LEAMINGTON
BUILDOUT GROWTH FORECAST
MID 2009 TO URBAN BUILDOUT**

		POPULATION
Mid 2009 Population		29,217
Occupants of New Housing Units, Mid 2009 to Buildout	<i>Units (2)</i>	2,648
	<i>multiplied by persons per unit (3)</i>	2.91
	<i>gross population increase</i>	7,698
Decline in Housing Unit Occupancy, Mid 2009 to Buildout	<i>Units (4)</i>	10,007
	<i>multiplied by ppu. decline rate (5)</i>	-0.0611
	<i>total decline in population</i>	-611
Population Estimate to Buildout		36,303
<i>Net Population Increase, Mid 2009 to Buildout</i>		7,086

(1) Mid 2009 Population based on:

2006 Population (28,833) + Mid 2006 to Mid 2009 estimated housing units to beginning of forecast period (187 x 2.79 = 522) + (9,820 x -0.0141 = -138) = 29,217

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

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

Structural Type	Persons Per Unit ¹	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Single family & semi-detached</i>	3.36	62%	2.07
<i>Multiples except apartments</i>	2.25	34%	0.76
<i>Apartments</i>	1.64	4%	0.07
<i>one bedroom or less</i>	1.39		
<i>two bedrooms or more</i>	1.82		
Total		100%	2.91

¹ Persons per unit based on adjusted Statistics Canada Custom 2006 Census database.

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

(4) Mid 2009 households based upon 9,820 (2006 Census) + 187 (Mid 2006 to Mid 2009 unit estimate) = 10,007

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

SCHEDULE 6a
SUMMARY OF UNITS IN THE DEVELOPMENT PROCESS
LEAMINGTON TOTAL

Stage of Development	Density Type			
	Low	Medium	High	Total
Registered Not Built	345	58	0	403
<i>% Breakdown</i>	85.6%	14.4%	0.0%	100.0%
Draft Plans Approved	506	177	0	683
<i>% Breakdown</i>	74.1%	25.9%	0.0%	100.0%
Application Under Review	210	182	0	392
<i>% Breakdown</i>	53.6%	46.4%	0.0%	100.0%
Vacant lands designated for Residential ¹	1,418	494	124	2,036
<i>% Breakdown</i>	69.6%	24.3%	6.1%	100.0%
Total	2,479	911	124	3,514
<i>% Breakdown</i>	70.5%	25.9%	3.5%	100.0%

1. Number of units derived from land area by applying average densities of forecast unit mix.

SCHEDULE 6b
SUMMARY OF UNITS IN THE DEVELOPMENT PROCESS
LEAMINGTON (URBAN)

Stage of Development	Density Type			
	Low	Medium	High	Total
Registered Not Built	59	58	0	117
<i>% Breakdown</i>	50.4%	49.6%	0.0%	100.0%
Draft Plans Approved	506	177	0	683
<i>% Breakdown</i>	74.1%	25.9%	0.0%	100.0%
Application Under Review	210	182	0	392
<i>% Breakdown</i>	53.6%	46.4%	0.0%	100.0%
Vacant lands designated for Residential ¹	403	494	124	1,021
<i>% Breakdown</i>	39.5%	48.4%	12.1%	100.0%
Total	1,178	911	124	2,213
<i>% Breakdown</i>	53.2%	41.2%	5.6%	100.0%

1. Number of units derived from land area by applying average densities of forecast unit mix.

SCHEDULE 6c
SUMMARY OF UNITS IN THE DEVELOPMENT PROCESS
LEAMINGTON (RURAL)

Stage of Development	Density Type			
	Low	Medium	High	Total
Registered Not Built	286	0	0	286
<i>% Breakdown</i>	100.0%	0.0%	0.0%	100.0%
Draft Plans Approved	0	0	0	0
<i>% Breakdown</i>	0.0%	0.0%	0.0%	0.0%
Application Under Review	0	0	0	0
<i>% Breakdown</i>	0.0%	0.0%	0.0%	0.0%
Vacant lands designated for Residential ¹	1,015	0	0	1,015
<i>% Breakdown</i>	100.0%	0.0%	0.0%	100.0%
Total	1,301	0	0	1,301
<i>% Breakdown</i>	100.0%	0.0%	0.0%	100.0%

1. Number of units derived from land area by applying average density of development

SCHEDULE 7a

MUNICIPALITY OF LEAMINGTON
HISTORICAL RESIDENTIAL BUILDING PERMITS
YEARS 1999 - 2008

Year	RESIDENTIAL BUILDING PERMITS				Total
	Low Density (Singles & Semis)	Medium Density (Townhouses)	High Density (Apartments)		
1999	104	21	32		157
2000	99	28	3		130
2001	102	34	2		138
2002	123	55	3		181
2003	80	28	11		119
Sub-total	508	165	52		725
Average (1999 - 2003)	102	33	10		145
% Breakdown	70.1%	22.7%	7.2%		100.0%
2004	120	38	6		164
2005	66	53	1		120
2006	48	26	1		75
2007	44	13	1		58
2008	23	26	5		54
Sub-total	301	154	16		471
Average (2004 - 2008)	60	31	3		94
% Breakdown	63.9%	32.7%	3.4%		100.0%
1999 - 2008					
Total	809	319	68		1,196
Average	81	32	7		120
% Breakdown	67.6%	26.6%	5.7%		100.0%

Sources:
Building Permits- Statistics Canada Publication, 64-001XIB

SCHEDULE 7b

MUNICIPALITY OF LEAMINGTON
HISTORICAL RESIDENTIAL COMPLETIONS
YEARS 1999 - 2008

Year	RESIDENTIAL BUILDING COMPLETIONS				Total
	Low Density (Singles & Semis)	Medium Density (Townhouses)	High Density (Apartments)		
1999	59	0	0		59
2000	79	4	0		83
2001	82	16	0		98
2002	71	0	0		71
2003	124	0	0		124
Sub-total	415	20	0		435
Average (1999 - 2003)	83	4	0		87
% Breakdown	95.4%	4.6%	0.0%		100.0%
2004	96	121	0		217
2005	91	0	0		91
2006	49	50	37		136
2007	37	0	0		37
2008	30	16	0		46
Sub-total	303	187	37		527
Average (2004 - 2008)	61	37	7		105
% Breakdown	57.5%	35.5%	7.0%		100.0%
1999 - 2008					
Total	718	207	37		962
Average	72	21	4		96
% Breakdown	74.6%	21.5%	3.8%		100.0%

Sources:
Completions- CMHC

SCHEDULE 7c

MUNICIPALITY OF LEAMINGTON
 HISTORICAL RESIDENTIAL DEMOLITION PERMITS
 YEARS 2002 - 2008

Year	RESIDENTIAL DEMOLITION PERMITS				Total
	Low Density (Singles & Semis)	Medium Density (Townhouses)	High Density (Apartments)		
2002	6	0	0		6
2003	9	0	0		9
2004	19	0	0		19
2005	14	0	0		14
2006	14	0	0		14
2007	27	0	5		32
2008	14	0	0		14
Sub-total	103	0	5		108
Average (2002 - 2008)	15	0	1		15
% Breakdown	95.4%	0.0%	4.6%		100.0%

Sources:
 Demolition Permits- Statistics Canada Publication

SCHEDULE 8a

**MUNICIPALITY OF LEAMINGTON
PERSONS PER UNIT BY AGE AND TYPE OF DWELLING
(2006 CENSUS)**

Age of Dwelling	LOW DENSITY - Single and Semi-Detached						Adjusted PPU ¹	20 Year Average ¹
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	0.000	0.000	0.000	3.326	0.000	3.320	3.30	
6-10	0.000	0.000	2.667	3.603	0.000	3.408	3.39	
11-15	0.000	0.000	0.000	3.586	0.000	3.422	3.41	
16-20	0.000	0.000	0.000	3.526	0.000	3.348	3.34	3.36
20-25	0.000	0.000	0.000	3.278	0.000	3.212	3.21	
25-35	0.000	0.000	2.040	2.898	0.000	2.777	2.77	
35+	0.000	1.514	2.256	3.104	5.107	2.871	2.87	
Total	1.071	1.705	2.255	3.206	4.962	3.007		

Age of Dwelling	MEDIUM DENSITY - Rows and Apartment in Duplex					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	0.000	0.000	0.000	1.962	0.000	2.027
6-10	0.000	0.000	1.786	2.815	0.000	2.400
11-15	0.000	0.000	2.050	0.000	0.000	2.357
16-20	0.000	0.000	1.636	0.000	0.000	1.923
20-25	0.000	0.000	0.000	0.000	0.000	0.000
25-35	0.000	0.000	0.000	0.000	0.000	0.000
35+	0.000	1.538	2.788	2.000	0.000	2.235
Total	0.000	1.900	2.237	2.511	0.000	2.330

Age of Dwelling	HIGH DENSITY - Apartments < > 5 Storeys					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	0.000	0.000	0.000	0.000	0.000	0.000
6-10	0.000	0.000	0.000	0.000	0.000	0.000
11-15	0.000	0.000	0.000	0.000	0.000	2.467
16-20	0.000	0.000	0.000	0.000	0.000	1.261
20-25	0.000	1.389	1.810	0.000	0.000	1.884
25-35	0.000	1.268	1.833	0.000	0.000	1.494
35+	0.000	1.420	2.484	2.583	0.000	1.898
Total	1.000	1.405	2.000	2.667	0.000	1.767

Age of Dwelling	ALL DENSITY TYPES					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	0.000	0.000	1.792	3.000	0.000	2.946
6-10	0.000	0.000	2.237	3.393	0.000	3.038
11-15	0.000	0.000	2.162	3.481	0.000	3.071
16-20	0.000	0.000	1.759	3.420	0.000	2.828
20-25	0.000	1.611	2.000	3.350	0.000	2.690
25-35	0.000	1.333	1.967	2.948	0.000	2.399
35+	1.167	1.469	2.341	3.056	5.107	2.734
Total	1.094	1.530	2.194	3.139	4.818	2.756

1. The Census PPU has been adjusted to account for the downward PPU trend which has been recently experienced in both new and older units, largely due to the aging of the population

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

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

SCHEDULE 8b

COUNTY OF ESSEX
PERSONS PER UNIT BY AGE AND TYPE OF DWELLING
(2006 CENSUS)

Age of Dwelling	LOW DENSITY - Single and Semi-Detached					Total
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	
1-5	2.692	2.348	2.186	3.294	4.717	3.206
6-10	0.000	2.100	2.196	3.325	4.444	3.261
11-15	0.000	0.000	2.196	3.366	4.223	3.343
16-20	0.000	2.524	2.130	3.222	4.721	3.191
20-25	0.000	1.933	2.109	3.180	4.121	3.060
25-35	0.000	1.727	1.935	2.867	4.263	2.788
35+	1.800	1.625	1.964	2.708	3.675	2.525
Total	2.292	1.774	2.007	2.948	4.149	2.803

Age of Dwelling	MEDIUM DENSITY - Rows and Apartment in Duplex					Total	Adjusted PPU ¹	20 Year Average ¹
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR			
1-5	0.000	1.710	1.825	2.615	0.000	2.084	2.01	
6-10	0.000	1.643	1.766	2.821	0.000	2.210	2.13	
11-15	0.000	0.000	1.934	3.161	0.000	2.516	2.45	
16-20	0.000	2.417	1.883	2.907	0.000	2.449	2.41	2.25
20-25	0.000	0.000	2.634	3.253	0.000	3.021	2.99	
25-35	0.000	1.875	2.253	3.067	0.000	2.750	2.73	
35+	1.216	1.500	1.950	2.713	3.259	2.174	2.17	
Total	1.291	1.645	1.962	2.872	3.237	2.335		

Age of Dwelling	HIGH DENSITY - Apartments < > 5 Storeys					Total	Adjusted PPU ¹	20 Year Average ¹
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR			
1-5	0.000	1.565	1.714	2.154	0.000	1.715	1.67	
6-10	1.440	1.343	1.578	2.929	0.000	1.577	1.54	
11-15	1.250	1.330	1.860	2.643	0.000	1.654	1.62	
16-20	1.320	1.449	1.928	2.522	0.000	1.738	1.72	1.64
20-25	2.294	1.433	2.114	2.926	0.000	1.800	1.79	
25-35	1.159	1.293	1.961	2.204	0.000	1.544	1.54	
35+	1.199	1.328	1.954	2.419	2.444	1.620	1.62	
Total	1.284	1.338	1.912	2.451	2.400	1.626		

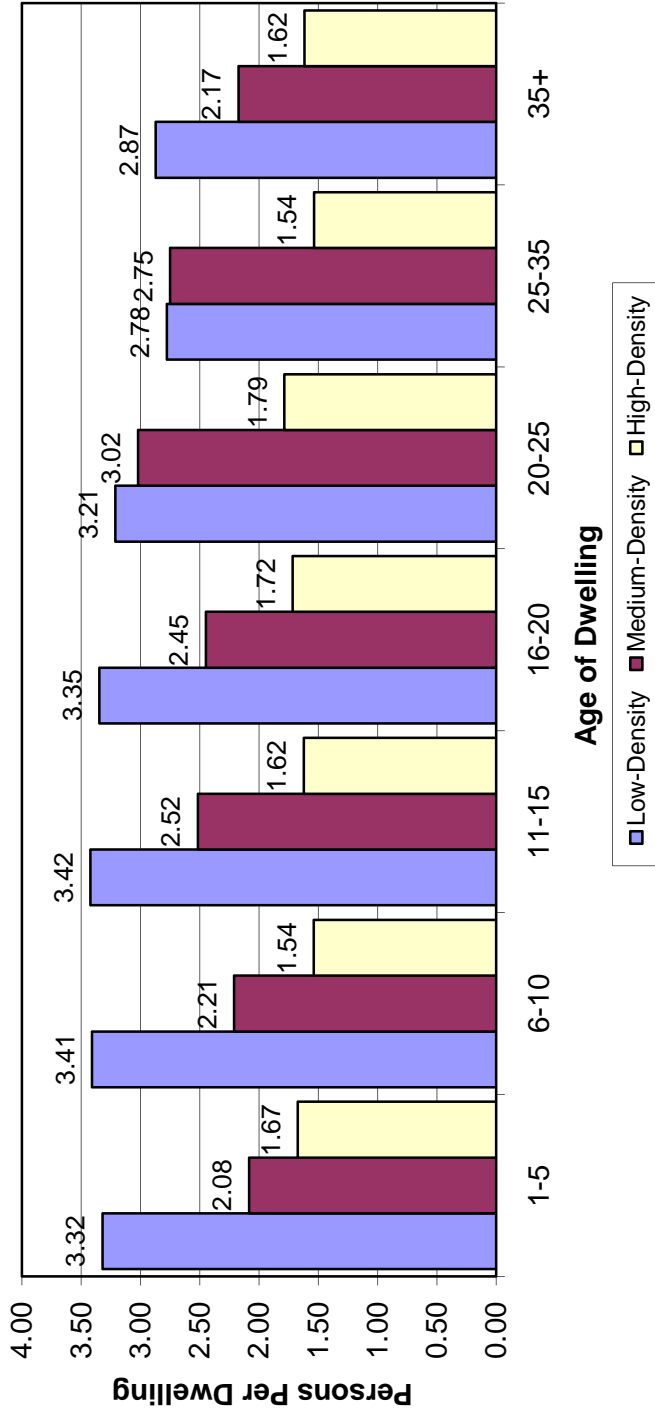
Age of Dwelling	ALL DENSITY TYPES					Total
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	
1-5	2.261	1.894	1.989	3.245	4.717	2.964
6-10	1.613	1.586	1.911	3.296	4.421	3.002
11-15	1.889	1.416	1.996	3.350	4.252	3.065
16-20	1.500	1.675	1.994	3.188	4.690	2.870
20-25	2.286	1.496	2.184	3.180	3.676	2.632
25-35	1.248	1.328	1.983	2.869	4.282	2.423
35+	1.274	1.408	1.961	2.701	3.602	2.361
Total	1.422	1.432	1.975	2.935	4.085	2.565

1. The Census PPU has been adjusted to account for the downward PPU trend which has been recently experienced in both new and older units, largely due to the aging of the population

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

Note: Does not include institutional population

**SCHEDULE 9
PERSONS PER UNIT BY STRUCTURAL TYPE AND AGE OF DWELLING
(2006 CENSUS)
FOR
MUNICIPALITY OF LEAMINGTON**



Medium- and High-Density PPU are based on COUNTY OF ESSEX

**SCHEDULE 10
MUNICIPALITY OF LEAMINGTON
EMPLOYMENT AND GROSS FLOOR AREA (GFA) FORECAST, 2009 TO BUILDOUT**

Period	Population	Activity Rate			Employment			Square Feet (Estimated)			
		Primary	Work at Home	Commercial/Population Related	Primary	Work at Home	Commercial/Population Related	Industrial	Institutional	Greenhouses*	Total
1996	25,389	0.026	0.010	0.094	665	250	2,395	1,745	7,750		
2001	27,138	0.057	0.061	0.116	1,545	1,685	3,160	1,690	11,725		
2006	28,833	0.072	0.055	0.102	2,070	1,585	2,945	2,100	12,440		
Mid 2009	29,217	0.079	0.057	0.103	2,317	1,679	3,013	2,157	13,189		
Mid 2009 - Mid 2019	32,259	0.088	0.060	0.103	2,848	1,935	3,327	2,446	15,063		
Mid 2029	35,698	0.083	0.060	0.101	2,856	2,141	3,593	2,743	16,420		
Buildout ²	36,303	0.083	0.060	0.101	3,006	2,177	3,654	2,789	16,698		
Incremental Change											
1996 - 2001	1,749	0.031	0.051	0.022	880	1,405	765	880	3,975		
2001 - 2006	1,695	0.015	-0.006	-0.014	525	-70	-215	410	715		
2006 - Mid 2009	384	0.0075	0.0025	0.0010	247	94	68	57	749		
Mid 2009 - Mid 2019	3,042	0.0090	0.0025	0.0000	531	256	314	289	1,874		
Mid 2009 - Mid 2029	6,481	0.0035	0.0025	-0.0025	639	462	580	586	3,231		
Mid 2009 - Buildout ²	7,086	0.0035	0.0025	-0.0025	689	488	641	632	3,509		
Annual Average											
1996 - 2001	350	0.00615	0.01023	0.00442	176	281	153	196	795		
2001 - 2006	339	0.00287	-0.00120	-0.00286	105	-14	-43	13	143		
2006 - Mid 2009	55	0.0011	0.0004	0.0001	35	13	10	40	107		
Mid 2009 - Mid 2019	304	0.00080	0.00025	0.00000	53	26	31	48	187		
Mid 2009 - Mid 2029	324	0.00018	0.00013	-0.00013	32	23	29	48	162		
Mid 2009 - Buildout ²	322	0.00016	0.00011	-0.00011	31	23	29	48	160		
Total											
Commercial/Population Related											
Industrial											
Institutional											
Greenhouses*											
Total											

Source: Watson & Associates Economists Ltd., 2009

1. Square Foot Per Employee Assumptions
 - Industrial 1,000
 - Commercial/Population Related 400
 - Institutional 700
2. Urban Buildout
3. Greenhouses GFA forecast from the 2005 Union Water Study.

SCHEDULE 12
MUNICIPALITY OF LEAMINGTON
EMPLOYMENT TO POPULATION RATIO BY MAJOR EMPLOYMENT SECTOR, 1996 TO 2006

		Year			Change		Comments
		1996	2001	2006	96-01	01-06	
Employment by industry							
1.0	<u>Primary Industry Employment</u>						Categories which relate to local land-based resources.
1.1	<i>All primary</i>	690	2,840	3,010	2,150	170	
Sub-total		690	2,840	3,010	2,150	170	
2.0	<u>Industrial and Other Employment</u>						Categories which relate primarily to industrial land supply and demand.
2.1	<i>Manufacturing</i>	1,660	2,115	1,805	455	-310	
2.2	<i>Wholesale trade</i>	240	320	410	80	90	
2.3	<i>Construction</i>	170	320	315	150	-5	
2.4	<i>Transportation, storage, communication and other utility</i>	345	568	665	223	98	
Sub-total		2,415	3,323	3,195	908	-128	
3.0	<u>Population Related Employment</u>						Categories which relate primarily to population growth within the municipality.
3.1	<i>Retail trade</i>	1,130	1,580	1,405	450	-175	
3.2	<i>Finance, insurance, real estate operator and insurance agent</i>	430	395	545	-35	150	
3.3	<i>Business service</i>	205	428	405	223	-23	
3.4	<i>Accommodation, food and beverage and other service</i>	1,070	1,410	1,700	340	290	
Sub-total		2,835	3,813	4,055	978	243	
4.0	<u>Institutional</u>						
4.1	<i>Government Service</i>	215	215	285	0	70	
4.2	<i>Education service, Health, Social Services</i>	1,595	1,535	1,895	-60	360	
Sub-total		1,810	1,750	2,180	-60	430	
Total Employment		7,750	11,725	12,440	3,975	715	
Population		25,389	27,138	28,833	1,749	1,695	
<u>Employment to Population Ratio</u>							
Industrial and Other Employment		0.10	0.12	0.11	0.03	-0.01	
Population Related Employment		0.11	0.14	0.14	0.03	0.00	
Institutional Employment		0.07	0.06	0.08	-0.01	0.01	
Primary Industry Employment		0.03	0.10	0.10	0.08	0.00	
Total		0.31	0.43	0.43	0.13	0.00	

Source: Statistics Canada Employment by Place of Work

Note: 1996-2006 employment figures are classified by Standard Industrial Classification (SIC) Code

APPENDIX B
LEVEL OF SERVICE

APPENDIX B - LEVEL OF SERVICE CEILING

Municipality of Leamington SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997

Service Category	Sub-Component	10 Year Average Service Standard				Service Standard Ceiling
		Cost (per capita)		Quantity (per capita)	Quality (per capita)	
Roads and Related	Roads	\$4,007.00	0.0026	lane kms of roadways	1,541,154 per lane km	\$25,969,367
	Sidewalks	\$187.00	2.6651	sq.m. of sidewalk	70 per km	\$1,211,947
	Streetlights	\$99.00	0.0658	No. of Streetlights	1,505 per light	\$641,619
	Traffic Signals	\$97.00	0.0006	No. of Traffic Signals	161,667 per signal	\$628,657
	Facilities	\$108.90	0.6742	ft ² of building area	162 per ft ²	\$705,781
	Rolling Stock	\$135.61	0.0007	No. of vehicles and equipment	193,729 per vehicle	\$878,888
Fire	Facilities	\$47.18	0.2401	ft ² of building area	197 per ft ²	\$305,774
	Vehicles	\$159.71	0.0003	No. of vehicles	532,367 per vehicle	\$1,035,081
	Firefighter Equipment & Gear	\$5.72	0.0010	No. of equipment and gear	5,720 per Firefighter	\$37,071
Police	Facilities	\$113.10	0.4810	ft ² of building area	235 per ft ²	\$733,001
	Officer Equipment	\$8.01	0.0019	No. of equipment and gear	4,216 per Officer	\$51,913
Transit	Vehicles	\$5.13	0.0001	No. of vehicles	80,156 per vehicle	\$15,605
Parks	Parkland Development	\$177.92	0.0045	No. of developed parkland acres	39,538 per acre	\$541,233
	Amenities	\$138.69	0.0414	No. of parkland amenities	3,350 per amenity	\$421,895
	Trails	\$2.85	0.0223	Linear Metres of Paths and Trails	128 per lin m.	\$8,670
	Vehicles	\$47.34	0.0007	No. of vehicles and equipment	67,629 per vehicle	\$144,008
Recreation	Facilities	\$1,373.38	6.3674	ft ² of building area	216 per ft ²	\$4,177,822
Library	Facilities	\$61.83	0.2759	ft ² of building area	224 per ft ²	\$188,087

**Municipality of Leamington
Service Standard Calculation Sheet**

Service: Sidewalks
 Contact :
 Unit Measure: sq.m. of sidewalk

Quantity Measure

Description	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009 Value (\$/m)
Sidewalks	65,618	67,389	69,258	71,858	72,108	73,147	75,542	79,143	82,654	89,148	\$70
Total	65,618.4	67,388.9	69,257.8	71,857.9	72,108.0	73,146.7	75,541.6	79,143.3	82,654.4	89,147.5	

Population	26,445	26,814	27,138	27,469	27,916	28,177	28,583	28,833	28,967	29,060
Per Capita Standard	2.48	2.51	2.55	2.62	2.58	2.60	2.64	2.74	2.85	3.07

10 Year Average	1999-2008
Quantity Standard	2,6651
Quality Standard	70.17
Service Standard	187.00

DC Amount (before deductions)	20 Year
Forecast Population	6,481
\$ per Capita	187.00
Eligible Amount	1,211,947

**Municipality of Leamington
Service Standard Calculation Sheet**

Service: Streetlights
 Contact :
 Unit Measure: per light

Quantity Measure

Description	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009 Value (\$/item)
Street Lights	1,578	1,582	1,798	1,815	1,859	1,870	1,947	1,978	1,990	2,000	\$1,500
Total	1,578.0	1,582.0	1,798.0	1,815.0	1,859.0	1,870.0	1,947.0	1,978.0	1,990.0	2,000.0	

Population	26,445	26,814	27,138	27,469	27,916	28,177	28,583	28,833	28,967	29,060
Per Capita Standard	0.06	0.06	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07

10 Year Average	1999-2008
Quantity Standard	0.0658
Quality Standard	1,505
Service Standard	99.00

DC Amount (before deductions)	20 Year
Forecast Population	6,481
\$ per Capita	99.00
Eligible Amount	641,619

**Municipality of Leamington
Service Standard Calculation Sheet**

Service: Roads and Related Vehicles
Unit Measure: No. of vehicles and equipment

Quantity Measure

Description	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009 Value (\$/Vehicle)
TANDEM DUMP/PLOW/SALTER/WING	-	1	1	1	1	2	2	2	3	3	\$420,000
SINGLE AXLE DUMP/PLOW/SALTER	4	3	3	3	3	2	2	2	2	2	\$260,000
1 1/2 TON PICKUP	4	4	4	4	5	5	5	5	5	5	\$175,000
1 1/2 TON DUMP WITH/PLOW/SALTER	2	2	2	2	2	2	2	2	2	2	\$150,000
1 1/2 TON SIGN TRUCK	1	1	1	1	1	1	1	1	1	1	\$70,000
1 1/2 TON DUMP	1	1	1	1	1	1	1	1	1	1	\$70,000
REFUGE PACKER	3	3	3	3	3	3	3	3	3	3	\$115,000
BACKHOE	1	1	1	1	1	1	1	1	1	1	\$90,000
LOADER WITH ATTACHMENT	2	2	2	2	2	2	2	2	2	2	\$310,000
GRADER/PLOW/WING	1	1	1	1	1	1	1	1	1	1	\$190,000
Total	19	19	19	19	20	20	20	20	19	19	

Population	26,445	26,814	27,138	27,469	27,916	28,177	28,583	28,833	28,967	29,060
Per Capita Standard	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007

10 Year Average	1999-2008
Quantity Standard	0.0007
Quality Standard	193,729
Service Standard	135.61

DC Amount (before deductions)	20 Year
Forecast Population	6,481
\$ per Capita	135.61
Eligible Amount	878,888

**Municipality of Leamington
Service Standard Calculation Sheet**

Service: Fire Vehicles
Unit Measure: No. of vehicles
Quantity Measure

Description	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009 Value (\$/Vehicle)
Pumper / Rescues	2	2	2	2	2	2	2	2	2	2	\$880,000
Aerial / Pumper 75 Foot	1	-	-	-	-	-	-	-	-	-	\$800,000
Pumper / Snorkel	1	1	1	1	1	1	1	1	1	1	\$650,000
Tanker / Pumper	1	1	1	1	1	1	1	1	1	1	\$440,000
Rescue / Command	1	1	1	1	1	1	1	1	1	1	\$257,997
Chiefs /4 Wheel Drive S/U Vehicle	1	1	1	1	1	1	1	1	1	1	\$43,517
D/Chief's 4 Wheel Drive Pickups	1	1	1	2	2	2	2	2	2	2	\$84,794
Rescue Boat / 18 foot	1	1	1	1	1	1	1	1	1	-	\$30,000
Rescue Boat / 24 foot	-	-	-	-	-	-	-	-	-	-	\$66,011
95 Foot Aerial/Platform Pumper	-	1	1	1	1	1	1	1	1	1	\$1,165,810
Fire Prevention Van	-	-	-	-	-	-	-	-	-	-	\$25,614
Total	9	9	9	10	10	10	10	10	10	11	

Population	26,445	26,814	27,138	27,469	27,916	28,177	28,583	28,833	28,967	29,060
Per Capita Standard	0.0003	0.0003	0.0003	0.0004	0.0004	0.0004	0.0003	0.0003	0.0003	0.0004

10 Year Average	1999-2008
Quantity Standard	0.0003
Quality Standard	532,367
Service Standard	159.71

DC Amount (before deductions)	20 Year
Forecast Population	6,481
\$ per Capita	159.71
Eligible Amount	1,035,081

**Municipality of Leamington
Service Standard Calculation Sheet**

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

Quantity Measure

Description	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009 Value (\$/item)
Equipped Firefighters F/T	2	2	3	3	3	3	3	3	3	3	\$5,700
Equipped Firefighters P/T	24	24	24	24	24	24	24	28	28	28	\$5,700
Full Time Fire Prevention Inspector	-	-	-	-	-	-	-	-	-	1	\$3,000
Total	26	26	27	27	27	27	27	31	31	32	

Population	26,445	26,814	27,138	27,469	27,916	28,177	28,583	28,833	28,967	29,060
Per Capita Standard	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0009	0.0011	0.0011	0.0011

	1999-2008
10 Year Average	
Quantity Standard	0.0010
Quality Standard	5.720
Service Standard	5.72

	20 Year
DC Amount (before deductions)	
Forecast Population	6,481
\$ per Capita	5.72
Eligible Amount	37,071

**Municipality of Leamington
Service Standard Calculation Sheet**

Service: Transit Vehicles
 Contact :
 Unit Measure: No. of vehicles

Quantity Measure

Description	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009 Value (\$/Vehicle)
Transit Vehicle	1	1	2	2	2	2	2	2	2	2	\$80,000
Total	1	1	2	2	2	2	2	2	2	2	

Population	26,445	26,814	27,138	27,469	27,916	28,177	28,583	28,833	28,967	29,060
Per Capita Standard	0.00004	0.00004	0.00007	0.00007	0.00007	0.00007	0.00007	0.00007	0.00007	0.00007

	1999-2008
Quantity Standard	0.000064
Quality Standard	80,156
Service Standard	5.13

DC Amount (before deductions)	10 Year
Forecast Population	3,042
\$ per Capita	5.13
Eligible Amount	15,605

Municipality of Leamington
Service Standard Calculation Sheet

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

Description	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009 Value (\$/item)
Carolina Woods - Benches					4	4	4	4	4	4	\$750
Carolina Woods - Fencing (Length)					1	1	1	1	1	1	\$10,000
Carolina Woods - Walking Path (Gravel) (Length)					4	4	4	4	4	4	\$12,640
Chestnut Park - Receptacles	4	4	4	4	4	4	4	4	4	4	\$600
Chestnut Park - Fencing (Length)	1	1	1	1	1	1	1	1	1	1	\$9,000
Chestnut Park - Lighting	6	6	6	6	6	6	6	6	6	6	\$1,500
Chestnut Park - Playstructure	1	1	1	1	1	1	1	1	1	1	\$35,000
Chestnut Park - Walkway (Asphalt) (Length)	1	1	1	1	1	1	1	1	1	1	\$12,320
Donald Park - Benches	1	1	1	1	1	1	1	1	1	1	\$750
Donald Park - Fencing (Length)	1	1	1	1	1	1	1	1	1	1	\$5,500
Donald Park - Playstructure	1	1	1	1	1	1	1	1	1	1	\$15,000
Downtown Furniture - Site Furniture - Benches	-	-	-	20	20	20	20	20	20	20	\$750
Downtown Furniture - Site Furniture - Receptacles	-	-	-	30	30	30	30	30	30	30	\$600
Downtown Furniture - Site Furniture - Tree Grates	-	-	-	40	40	40	40	40	40	40	\$300
Downtown Furniture - Site Furniture - Tree Guards	-	-	-	40	40	40	40	40	40	40	\$200
Eastside Park - Benches	6	6	6	6	6	6	6	6	6	6	\$750
Eastside Park - Chain Link Fencing (Length)	1	1	1	1	1	1	1	1	1	1	\$1,000
Eastside Park - Misc Fencing (Length)	1	1	1	1	1	1	1	1	1	1	\$4,000
Eastside Park - Park Lighting	6	6	6	6	6	6	6	6	6	6	\$1,500
Eastside Park - Playstructure - Large	1	1	1	1	1	1	1	1	1	1	\$50,000
Eastside Park - Playstructure - Jeep	1	1	1	1	1	1	1	1	1	1	\$10,000
Eastside Park - Receptacles	4	4	4	4	4	4	4	4	4	4	\$600
Eastside Park - Walkway (Asphalt) (Length)	1	1	1	1	1	1	1	1	1	1	\$17,850
Eastside Park - Swing Sets - Double	2	2	2	2	2	2	2	2	2	2	\$4,000
Eastside Park - Basketball Net	1	1	1	1	1	1	1	1	1	1	\$750
Eastside Park - Sign	1	1	1	1	1	1	1	1	1	1	\$2,000
Garrison Memorial Gardens - Benches						8	8	8	8	8	\$750
Garrison Memorial Gardens - Labyrinth						1	1	1	1	1	\$16,000
Garrison Memorial Gardens - Labyrinth Walkway (Asphalt)						1	1	1	1	1	\$3,200
Garrison Memorial Gardens - Park Lighting						6	6	6	6	6	\$1,167
Garrison Memorial Gardens - Paths (Asphalt) (Length)						1	1	1	1	1	\$22,000
Garrison Memorial Gardens - Picnic Tables						1	1	1	1	1	\$500
Garrison Memorial Gardens - Receptacles						3	3	3	3	3	\$600
Henry Park - Site Furniture - Benches								6	6	6	\$750
Henry Park - Park Lighting								3	3	3	\$1,000
Henry Park - Site Furniture - Picnic Tables								1	1	1	\$500
Henry Park - Playstructure						1	1	1	1	1	\$15,000
Henry Park - Swing Sets - Double						1	1	1	1	1	\$4,000
Henry Park - Site Furniture - Receptacles								3	3	3	\$600
Henry Park - Signage								2	2	2	\$2,000
Henry Park - Trellis								1	1	1	\$12,000
Henry Park - Walkway (Length)								1	1	1	\$10,640
Hyatt Park - Site Furniture - Bench					2	2	2	2	2	2	\$750
Hyatt Park - Site Furniture - Receptacles					1	1	1	1	1	1	\$600
Hyatt Park - Fencing (Length)								1	1	1	\$1,300
Hyatt Park - Playstructure								1	1	1	\$15,000
Hyatt Park - Swing Sets								1	1	1	\$2,000
Kinsmen Ball Diamonds - Bleachers	18	18	18	18	18	18	18	18	18	18	\$2,000
Kinsmen Ball Diamonds - Block Dugouts	10	10	10	10	10	10	10	10	10	10	\$4,000
Kinsmen Ball Diamonds - Chain Link Fence (Length)	1	1	1	1	1	1	1	1	1	1	\$255,000
Kinsmen Ball Diamonds - Site Furniture - Receptacles	19	19	19	19	19	19	19	19	19	19	\$600

**Municipality of Leamington
Service Standard Calculation Sheet**

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

Quantity Measure

Description	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009 Value (\$/item)
Kinsmen Ball Diamonds - Play Structure	1	1	1	1	1	1	1	1	1	1	\$50,000
Kinsmen Ball Diamonds - Driveway (Length)	1	1	1	1	1	1	1	1	1	1	\$107,460
Kinsmen Ball Diamonds - Entrance Sign	1	1	1	1	1	1	1	1	1	1	\$5,000
Kinsmen Ball Diamonds - Land Improvements	1	1	1	1	1	1	1	1	1	1	\$130,000
Kinsmen Ball Diamonds - Lighting Diamond 7	6	6	6	6	6	6	6	6	6	6	\$10,800
Kinsmen Ball Diamonds - Parking Lots - Parking Blocks	154	154	154	154	154	154	154	154	154	154	\$20
Kinsmen Ball Diamonds - Parking Lots - Parking Lot (Length)	1	1	1	1	1	1	1	1	1	1	\$86,940
Kinsmen Ball Diamonds - Picnic Shelter/Canteen	1	1	1	1	1	1	1	1	1	1	\$20,000
Kinsmen Ball Diamonds - Picnic Tables	16	16	16	16	16	16	16	16	16	16	\$500
Kinsmen Ball Diamonds - Shipping Container	1	1	1	1	1	1	1	1	1	1	\$5,000
Kinsmen Ball Diamonds - Soccer Nets	4	4	4	4	4	4	4	4	4	4	\$3,000
Kinsmen Ball Diamonds - Storage Shelter	1	1	1	1	1	1	1	1	1	1	\$6,000
Kinsmen Ball Diamonds - Washrooms	1	1	1	1	1	1	1	1	1	1	\$37,000
Leash Free Dog Park - Gate	-	-	-	-	-	-	-	-	-	-	\$2,200
Leash Free Dog Park - Site Furniture - Receptacles	-	-	-	4	4	4	4	4	4	4	\$600
Leash Free Dog Park - Sign	-	-	-	1	1	1	1	1	1	1	\$2,000
Legion Park - Paths/Walkways - Walkway (Asphalt) (Length)	1	1	1	1	1	1	1	1	1	1	\$21,350
Legion Park - Site Furniture - Bench	-	-	-	-	-	-	-	-	-	-	\$750
Legion Park - Site Furniture - Receptacle	-	-	-	-	-	-	-	-	-	-	\$600
Legion Park - Sign	-	-	-	-	-	-	-	-	-	-	\$2,000
Lloyd Wilkinson Park - Bench	6	6	6	6	6	6	6	6	6	6	\$750
Lloyd Wilkinson Park - Basketball Court Area (Asphalt) (Length)	1	1	1	1	1	1	1	1	1	1	\$25,100
Lloyd Wilkinson Park - Basketball Nets	2	2	2	2	2	2	2	2	2	2	\$750
Lloyd Wilkinson Park - Lighting	3	3	3	3	3	3	3	3	3	3	\$1,500
Lloyd Wilkinson Park - Playstructure - Large	1	1	1	1	1	1	1	1	1	1	\$100,000
Lloyd Wilkinson Park - Playstructure - Slide	1	1	1	1	1	1	1	1	1	1	\$10,000
Lloyd Wilkinson Park - Playstructure - Small	1	1	1	1	1	1	1	1	1	1	\$25,000
Lloyd Wilkinson Park - Playstructure - Jungle Gym	1	1	1	1	1	1	1	1	1	1	\$30,000
Lloyd Wilkinson Park - Swing Sets (1 Triple, 1 Single)	2	2	2	2	2	2	2	2	2	2	\$4,000
Lloyd Wilkinson Park - Fence (Length)	1	1	1	1	1	1	1	1	1	1	\$14,460
Lloyd Wilkinson Park - Sign	1	1	1	1	1	1	1	1	1	1	\$2,000
Lloyd Wilkinson Park - Receptacles	3	3	3	3	3	3	3	3	3	3	\$600
Lloyd Wilkinson Park - Walkway (Asphalt) (Length)	1	1	1	1	1	1	1	1	1	1	\$77,700
Marina Park - Compound	1	1	1	1	1	1	1	1	1	1	\$5,000
Marina Park - Parking Lot Area (Length)	1	1	1	1	1	1	1	1	1	1	\$50,000
Marina Park - Parking Space Markers	54	54	54	54	54	54	54	54	54	54	\$40
Marina Park - Paths (Length)	1	1	1	1	1	1	1	1	1	1	\$43,575
Marina Park - Washrooms	-	-	-	-	-	-	-	-	-	-	\$16,000
Marina Park - Playstructure	1	1	1	1	1	1	1	1	1	1	\$250,000
Marina Park - Site Furniture - Benches	4	4	4	4	4	4	4	4	4	4	\$750
Marina Park - Site Furniture - Picnic Table	4	4	4	4	4	4	4	4	4	4	\$500
Marina Park - Site Furniture - Receptacles	4	4	4	4	4	4	4	4	4	4	\$600
Marina Park - Lights	6	6	6	6	6	6	6	6	6	6	\$1,500
Marina Park - Trellis	1	1	1	1	1	1	1	1	1	1	\$25,000
Mersea Park - Baseball Diamond Netting and Poles	-	-	-	-	-	-	-	-	-	-	\$9,000
Mersea Park - Baseball Diamonds	2	2	2	2	2	2	2	2	2	2	\$10,000
Mersea Park - Chain Link Fencing (Length)	1	1	1	1	1	1	1	1	1	1	\$15,000
Mersea Park - Park Lighting	2	2	2	2	2	2	2	2	2	2	\$1,500
Mersea Park - Parking Lot (Length)	1	1	1	1	1	1	1	1	1	1	\$21,480
Mersea Park - Paths (Length)	1	1	1	1	1	1	1	1	1	1	\$1,000
Mersea Park - Picnic Shelters - #1 (Complete Shelter)	1	1	1	1	1	1	1	1	1	1	\$25,000

**Municipality of Leamington
Service Standard Calculation Sheet**

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

Description	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009 Value (\$/item)
Mersea Park - Picnic Shelters - #2 (Complete Pavilion)	1	1	1	1	1	1	1	1	1	1	\$25,000
Mersea Park - Site Furniture - Picnic Tables	26	26	26	26	26	26	26	26	26	26	\$300
Mersea Park - Site Furniture - BBQ	5	5	5	5	5	5	5	5	5	5	\$750
Mersea Park - Site Furniture - Receptacle	13	13	13	13	13	13	13	13	13	13	\$600
Mersea Park - Play Structures - Play Structure	1	1	1	1	1	1	1	1	1	1	\$50,000
Mersea Park - Play Structures - Swing Set #1 (Single)	1	1	1	1	1	1	1	1	1	1	\$2,000
Mersea Park - Play Structures - Swing Set #2 (Double)	1	1	1	1	1	1	1	1	1	1	\$4,000
Mersea Park - Washrooms (Complete Washroom)	1	1	1	1	1	1	1	1	1	1	\$80,000
Mersea Park - Wooden Fencing (Posts #)	296	296	296	296	296	296	296	296	296	296	\$30
Mersea Park - Beach - Perlawns (Breakwalls)	5	5	5	5	5	5	5	5	5	5	\$12,000
Mersea Park - Beach - Sign	1	1	1	1	1	1	1	1	1	1	\$2,000
Mersea Park - Beach - Receptacle	2	2	2	2	2	2	2	2	2	2	\$600
Mersea Park - Beach - BBQ	1	1	1	1	1	1	1	1	1	1	\$750
Mill Street Park - Fencing (Length)	1	1	1	1	1	1	1	1	1	1	\$7,500
Mill Street Park - Paths/Walkways - Walkway (Length)	1	1	1	1	1	1	1	1	1	1	\$3,000
Mill Street Park - Playstructure	1	1	1	1	1	1	1	1	1	1	\$20,000
Mill Street Park - Site Furniture - Bench	3	3	3	3	3	3	3	3	3	3	\$750
Mill Street Park - Site Furniture - Receptacle	1	1	1	1	1	1	1	1	1	1	\$600
New Soccer Fields - Land Improvements	-	-	-	-	-	-	-	-	-	-	\$366,000
Pearl Park - Basketball Cement Pad (Length)	1	1	1	1	1	1	1	1	1	1	\$2,400
Pearl Park - Site Furniture - Bench	2	2	2	2	2	2	2	2	2	2	\$750
Pearl Park - Site Furniture - Receptacle	2	2	2	2	2	2	2	2	2	2	\$600
Pearl Park - Fencing (Length)	1	1	1	1	1	1	1	1	1	1	\$1,625
Pearl Park - Park Lighting	1	1	1	1	1	1	1	1	1	1	\$1,500
Pearl Park - Playstructure	1	1	1	1	1	1	1	1	1	1	\$18,000
Pearl Park - Swing Sets - Single	2	2	2	2	2	2	2	2	2	2	\$2,000
Pearl Park - Basketball Net	1	1	1	1	1	1	1	1	1	1	\$750
Rickway Park - Fencing (Length)	1	1	1	1	1	1	1	1	1	1	\$3,200
Scout Memorial - Asphalt Court (Length)	1	1	1	1	1	1	1	1	1	1	\$8,400
Scout Memorial - Benches	-	-	-	-	-	-	-	-	-	-	\$480
Scout Memorial - Fencing (Length)	-	-	-	-	-	-	-	-	-	-	\$3,500
Scout Memorial - Playstructure	-	-	-	-	-	-	-	-	-	-	\$15,000
Scout Memorial - Swing Sets - Double	-	-	-	-	-	-	-	-	-	-	\$4,000
Scout Memorial - Basketball Nets	-	-	-	-	-	-	-	-	-	-	\$1,500
Scout Memorial - Soccer Nets	-	-	-	-	-	-	-	-	-	-	\$3,000
Scout Memorial - Sign	-	-	-	-	-	-	-	-	-	-	\$2,000
Scout Memorial - Receptacles	-	-	-	-	-	-	-	-	-	-	\$750
Scout Memorial - Walkway (Asphalt) (Length)	-	-	-	-	-	-	-	-	-	-	\$30,500
Seacliff Park - Baseball Diamond	1	1	1	1	1	1	1	1	1	1	\$10,000
Seacliff Park - Driveways - Gravel (Length)	1	1	1	1	1	1	1	1	1	1	\$32,000
Seacliff Park - Gate House (Complete House)	1	1	1	1	1	1	1	1	1	1	\$15,000
Seacliff Park - Park Lighting	1	1	1	1	1	1	1	1	1	1	\$1,500
Seacliff Park - Parking Lots - Beside Street (Length)	61	61	61	61	61	61	61	61	61	61	\$82,250
Seacliff Park - Parking Lots - Bumper Blocks (Parking Blocks)	1	1	1	1	1	1	1	1	1	1	\$40
Seacliff Park - Parking Lots - Lower (Gravel) (Length)	1	1	1	1	1	1	1	1	1	1	\$38,000
Seacliff Park - Parking Lots - Upper (Gravel) (Length)	1	1	1	1	1	1	1	1	1	1	\$22,000
Seacliff Park - Picnic Shelter (Complete Shelter)	1	1	1	1	1	1	1	1	1	1	\$35,000
Seacliff Park - Play Structures - Barrier Free	-	-	-	-	-	-	-	-	-	-	\$275,000
Seacliff Park - Play Structures - Existing (Spiral Slide)	3	3	3	3	3	3	3	3	3	3	\$2,500
Seacliff Park - Play Structures - Swing Set (2 Double, 1 Single Swing Set)	41	41	41	41	41	41	41	41	41	41	\$10,000
Seacliff Park - Site Furniture - Picnic Tables	41	41	41	41	41	41	41	41	41	41	\$500

Municipality of Leamington
Service Standard Calculation Sheet

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

Quantity Measure

Description	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009 Value (\$/item)
Seacliff Park - Washrooms - Camp Ground (Complete Washroom)	1	1	1	1	1	1	1	1	1	1	\$80,000
Seacliff Park - Washrooms - Lower (Complete Washroom)	1	1	1	1	1	1	1	1	1	1	\$125,000
Seacliff Park - Washrooms - Upper (Complete Washroom)	1	1	1	1	1	1	1	1	1	1	\$80,000
Seacliff Park - Site Furniture - BBQ	12	12	12	12	12	12	12	12	12	12	\$750
Seacliff Park - Site Furniture - Bleachers	2	2	2	2	2	2	2	2	2	2	\$2,000
Seacliff Park - Site Furniture - Receptacles	10	10	10	10	10	10	10	10	10	10	\$600
Seacliff Park - Site Furniture - Benches	-	-	-	-	-	-	-	-	-	3	\$750
Seacliff Park - Basketball Net	1	1	1	1	1	1	1	1	1	1	\$750
Seacliff Park - Retaining Blocks	38	38	38	38	38	38	38	38	38	38	\$100
Seacliff Park - Wooden Fencing (Length)	1	1	1	1	1	1	1	1	1	1	\$30,000
Selkirk Park - Fencing (Length)	1	1	1	1	1	1	1	1	1	1	\$9,000
Warren Park - Fencing (Length)	1	1	1	1	1	1	1	1	1	1	\$11,000
Water Front Promenade - Brick Walkway (Length)	1	1	1	1	1	1	1	1	1	1	\$333,800
Water Front Promenade - Land Improvements - Decorative Boulevards	1	1	1	1	1	1	1	1	1	1	\$2,500
Water Front Promenade - Fencing (Length)	1	1	1	1	1	1	1	1	1	1	\$10,000
Water Front Promenade - Light Bouldards Retaining Wall (Length)	1	1	1	1	1	1	1	1	1	1	\$20,000
Water Front Promenade - Steel Retaining Wall (Length)	1	1	1	1	1	1	1	1	1	1	\$75,000
Water Front Promenade - Promenade Lighting	55	55	55	55	55	55	55	55	55	55	\$2,700
Water Front Promenade - Land Improvements	1	1	1	1	1	1	1	1	1	1	\$25,000
Water Front Promenade - Site Furniture - Benches	36	36	36	36	36	36	36	36	36	36	\$750
Water Front Promenade - Site Furniture - Receptacles	17	17	17	17	17	17	17	17	17	17	\$600
Water Front Promenade - Site Furniture - Planters	16	16	16	16	16	16	16	16	16	16	\$300
Water Front Promenade - Sprinkler System	1	1	1	1	1	1	1	1	1	1	\$35,000
Wilhelm Park - Basketball Court Asphalt Pad (Length)	-	-	-	-	-	-	-	-	-	-	\$1,120
Wilhelm Park - Basketball Court Fencing (Length)	-	-	-	-	-	-	-	-	-	-	\$1,000
Wilhelm Park - General Fencing (Length)	-	-	-	-	-	-	-	-	-	-	\$3,000
Wilhelm Park - Playstructure	-	-	-	-	-	-	-	-	-	-	\$17,000
Wilhelm Park - Swing Set - Double	-	-	-	-	-	-	-	-	-	-	\$4,000
Wilhelm Park - Basketball Net	-	-	-	-	-	-	-	-	-	-	\$750
Wilhelm Park - Site Furniture - Receptacle	-	-	-	-	-	-	-	-	-	-	\$600
William Simpson Memorial Park - Baseball Diamond	-	-	-	-	-	-	-	-	-	-	\$15,000
William Simpson Memorial Park - Site Furniture - Bench	6	6	6	6	6	6	6	6	6	6	\$750
William Simpson Memorial Park - Site Furniture - Receptacle	1	1	1	1	1	1	1	1	1	1	\$600
William Simpson Memorial Park - Fencing (Length)	1	1	1	1	1	1	1	1	1	1	\$9,500
William Simpson Memorial Park - Walkway (Asphalt) (Length)	1	1	1	1	1	1	1	1	1	1	\$50,000
Total	787	791	1,089	1,234	1,243	1,273	1,285	1,302	1,302	1,311	

Population	26,445	26,814	27,138	27,469	27,916	28,177	28,583	28,833	28,967	29,060
Per Capita Standard	0.03	0.03	0.04	0.04	0.04	0.05	0.05	0.05	0.04	0.05

10 Year Average	
Quantity Standard	0.0414
Quality Standard	3,350
Service Standard	138.69

DC Amount (before deductions)	
Forecast Population	10 Year
\$ per Capita	3,042
Eligible Amount	138.69
	421,895

**Municipality of Leamington
Service Standard Calculation Sheet**

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

Quantity Measure

Description	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009 Value (\$/ Lin. Metre)
Seaciff Drive to 164 m south	-	-	-	-	-	-	-	164	164	164	\$101
Robson Road to Seaciff Drive	-	-	-	-	-	-	-	536	536	536	\$101
Pulford to Oak	-	-	-	-	-	-	-	851	851	851	\$150
Seaciff to Pulford	-	-	-	-	-	-	-	-	520	520	\$150
Erie to Sherk	-	-	-	-	-	-	-	-	376	376	\$100
Total	-	-	-	-	-	-	-	1,551.0	2,447.0	2,447.0	

Population	26,445	26,814	27,138	27,469	27,916	28,177	28,583	28,833	28,967	29,060
Per Capita Standard	-	-	-	-	-	-	-	0.05	0.08	0.08

	1999-2008
10 Year Average	
Quantity Standard	0.0223
Quality Standard	127.80
Service Standard	2.85

	10 Year
DC Amount (before deductions)	
Forecast Population	3,042
\$ per Capita	2.85
Eligible Amount	8,670

**Municipality of Leamington
Service Standard Calculation Sheet**

Service: Parks and Recreation Vehicles and Equipment

Contact :

Unit Measure:

No. of vehicles and equipment

Quantity Measure

Description	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009 Value (\$/Vehicle)
1/2 TON PICKUP	-	-	-	-	1	1	1	1	1	1	\$32,000
1 1/2 TON DUMP	1	2	2	2	3	3	3	3	3	3	\$270,000
UTILITY TRACTORS	2	2	2	2	2	3	3	3	3	3	\$105,000
ALL TERRAIN VEHICLE	1	1	1	1	1	1	1	1	1	1	\$12,000
RIDER MOWER 54" cut	2	2	2	2	2	2	2	2	2	2	\$24,000
RIDING MOWER 10' cut	1	1	1	1	1	1	1	1	1	1	\$70,000
BEACH RAKE	1	1	1	1	1	1	1	1	1	1	\$27,000
GOLF CART	-	-	-	-	1	1	1	1	1	1	\$12,000
BANNER FLOAT	1	1	1	1	1	1	1	1	1	1	\$17,000
BANNER TOP DRESSER	-	-	1	1	1	1	1	1	1	1	\$18,000
PARKS TRAILER	1	1	1	1	1	1	1	1	1	1	\$5,000
SPRAYERS	2	2	2	2	2	2	2	2	2	2	\$10,000
Ice Resurfacer	1	2	2	2	2	2	2	2	2	2	\$80,000
Total	13	15	16	16	19	20	20	20	20	20	

Population	26,445	26,814	27,138	27,469	27,916	28,177	28,583	28,833	28,967	29,060
Per Capita Standard	0.0005	0.0006	0.0006	0.0006	0.0007	0.0007	0.0007	0.0007	0.0007	0.0007

	1999-2008
10 Year Average	
Quantity Standard	0.0007
Quality Standard	67,629
Service Standard	47.34

	10 Year
DC Amount (before deductions)	
Forecast Population	3,042
\$ per Capita	47.34
Eligible Amount	144,008

**Municipality of Leamington
Service Standard Calculation Sheet**

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

Quantity Measure	Description	Indoor Recreation Facilities										2009 Bldg Value (\$/ft ²)	Value/ft ² with land, site works, etc.		
		1999	2000	2001	2002	2003	2004	2005	2006	2007	2008				
Arena		40,000	-	-	-	-	-	-	-	-	-	-	-	\$161	\$ 181,45
Sports Complex		89,000	-	-	-	-	-	-	-	-	-	-	-	\$161	\$ 181,45
Sports Complex / Arena		-	179,000	179,000	179,000	179,000	179,000	179,000	179,000	179,000	179,000	179,000	179,000	\$180	\$ 202.07
Picnic Shelter		4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	\$50	\$ 58.74
Marina		5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500	\$135	\$ 152.45
Marina slips (number of slips)		334	334	334	334	334	334	334	334	334	334	334	334		\$ 8,000.00
Total		133,000	183,000	183,000	183,000	183,000	183,000	183,000	183,000	183,000	183,000	183,000	183,000		

Population	26,445	26,814	27,138	27,469	27,916	28,177	28,583	28,833	28,967	29,060
Per Capita Standard	5.0293	6.8248	6.7433	6.6621	6.5554	6.4947	6.4024	6.3469	6.3175	6.2973

	1999-2008
Quantity Standard	6.3674
Quality Standard	215.69
Service Standard	1,373.38

	10 Year
DC Amount (before deductions)	3,042
Forecast Population	1,373.38
\$ per Capita	4,177.822

APPENDIX C
DEVELOPMENT CHARGE RESERVE FUND POLICY

APPENDIX C - DEVELOPMENT CHARGE RESERVE FUND POLICY

C.1 Legislative Requirements

The DCA, 1997 requires development charge collections (and associated interest) to be placed in separate reserve funds. Sections 33 through 36 of the Act provide the following regarding reserve fund establishment and use:

- a municipality shall establish a reserve fund for each service to which the DC by-law relates; s.7(1), however, allows services to be grouped into categories of services for reserve fund (and credit) purposes, although only 100% eligible and 90% eligible services may be combined (minimum of two reserve funds);
- the municipality shall pay each development charge it collects into a reserve fund or funds to which the charge relates;
- the money in a reserve fund shall be spent only for the “capital costs” determined through the legislated calculation process (as per s.5(1) 2-8);
- money may be borrowed from the fund but must be paid back with interest (O.Reg. 82/98, s.11(1) defines this as Bank of Canada rate either on the day the by-law comes into force or, if specified in the by-law, the first business day of each quarter);
- DC reserve funds may not be consolidated with other municipal reserve funds for investment purposes (s.37).

Annually, the Treasurer of the municipality is required to provide Council with a financial statement related to the DC by-law(s) and reserve funds. This statement must also be forwarded to the Minister of Municipal Affairs and Housing within 60 days of the statement being filed with Council.

O.Reg. 82/98 prescribes the information that must be included in the Treasurer's statement, as follows:

- opening balance;
- closing balance;
- description of each service and/or service category for which the reserve fund was established;
- transactions for the year (e.g. collections, draws);
- list of credits by service or service category (outstanding at beginning of the year, given in the year and outstanding at the end of the year by holder);
- amounts borrowed, purpose of the borrowing and interest accrued during previous year;
- amount and source of money used by the municipality to repay municipal obligations to the fund;
- schedule identifying the value of credits recognized by the municipality, the service to which it applies and the source of funding used to finance the credit; and
- for each draw, the amount spent on the project from the DC reserve fund and the amount and source of any other monies spent on the project.

Based upon the above, Figure C-1 sets out the format for which annual reporting to Council should be provided.

C.2 DC Reserve Fund Application

Section 35 of the DCA states that:

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5(1).”

This provision clearly establishes that reserve funds collected for a specific service are only to be used for that service.

Appendix C-1
SAMPLE DEVELOPMENT CHARGE RESERVE FUNDS STATEMENT
Municipality of Leamington
FOR THE YEAR _____

Reserve Fund	Municipal Wide								Urban Area
	Roads	Fire Protection Services	Police Services	Outdoor Recreation	Indoor Recreation	Library Services	Aministration	Water Services	Wastewater Services
Balance as of January 1									
Plus:									
Development Charge Collections									
Accrued Interest									
Repayment of Monies Borrowed from Fund and Associated Interest									
SUB-TOTAL									
Less:									
Amount Transferred to Capital (or Other) Funds {1}									
Amounts Refunded									
Amounts Loaned to Other DC Service Category									
Credits {2}									
Monies Borrowed from Fund for Other Municipal Purposes									
SUB-TOTAL									
December 31 Closing Balance									

{1}See Attachment 1 for details

{2}See Attachment 2 for details

Attachment 1**SAMPLE DEVELOPMENT CHARGE RESERVE FUND STATEMENT
Municipality of Leamington
FOR THE YEAR _____**

DISCOUNTED SERVICES RESERVE FUND TRANSFERS					
Capital Project	DC Reserve Fund Draw	Operating Fund Draw	Other Reserves Fund Draw	Debt	Total

Attachment 2

DEVELOPMENT CHARGE RESERVE FUND STATEMENT
Municipality of Leamington
FOR THE YEAR _____

LISTING OF CREDITS UNDER DCA, 1997, s.38 BY HOLDER					
Credit Holder	Applicable DC Reserve Fund	Credit Balance - Beginning of Year	Additional Credits Granted During Year	Credits Used by Holder During Year	Credit Balance - End of Year

APPENDIX D
LONG TERM CAPITAL AND OPERATING COST
EXAMINATION

APPENDIX D - LONG TERM CAPITAL AND OPERATING COST EXAMINATION

MUNICIPALITY OF LEAMINGTON ANNUAL CAPITAL AND OPERATING COST IMPACT

As a requirement of the *Development Charges Act, 1997* under subsection 10(2)(c), an analysis must be undertaken to assess the long term capital and operating cost impacts for the capital infrastructure projects identified within the development charge. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost saving attributable to economies of scale or cost sharing where applicable, and prorate the cost on a per unit basis (i.e. square foot of building space, per vehicle, etc.). This was undertaken through a review of the Municipality's expenditures as per the 2007 FIR.

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as life cycle cost. By definition, life cycle costs are all the costs which are incurred during the life of a physical asset, from the time its acquisition is first considered, to the time it is taken out of service for disposal or redeployment. The method selected for life cycle costing is the sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement. The following factors were utilized to calculate the annual replacement cost of the capital projects (annual contribution = factor X capital asset cost) and are based on an annual growth rate of 2% (net of inflation) over the average useful life of the asset:

ASSET	LIFE CYCLE COST FACTORS	
	AVERAGE USEFUL LIFE (YEARS)	FACTOR
Facilities, Buildings	40	0.01656
Roads	20	0.04116
Rolling Stock	10	0.09133
Transit Vehicles	15	0.05783
Fire Vehicles	15	0.05783
Police & Firefighter Equipment and Gear	8	0.11651
Parks Related	30	0.02465

Table D-1 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while municipal program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e. facilities) would be delayed until the time these works are in place.

Table D-1
Municipality of Leamington
OPERATING AND CAPITAL EXPENDITURE IMPACTS
FOR FUTURE CAPITAL EXPENDITURES

SERVICE	NET GROWTH RELATED EXPENDITURES	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Roads and Related				
1.1 Roads	13,521,822	556,500	642,239	1,198,739
1.2 Depots and Domes	655,200	10,800	31,120	41,920
1.3 PW Rolling Stock	653,219	59,700	31,026	90,726
2. Fire Protection Services				
2.1 Fire facilities	305,700	5,100	90,771	95,871
2.2 Fire vehicles	756,000	43,700	224,478	268,178
2.3 Small equipment and gear	37,070	4,300	11,007	15,307
3. Police Services				
3.1 Police facilities	732,950	12,100	1,250,801	1,262,901
3.2 Small equipment and gear	51,910	4,700	88,586	93,286
4. Outdoor Recreation Services				
4.1 Parkland development, amenities & trails	874,570	21,600	51,511	73,111
4.2 Parks vehicles and equipment	108,000	9,900	6,361	16,261
5. Indoor Recreation Services				
5.1 Recreation facilities	1,570,311	26,000	323,354	349,354
6. Library Services				
6.1 Library facilities	169,278	2,800	0	2,800
7. Administration				
7.1 Studies	211,500	0	0	0
8. Wastewater				
8.1 Treatment	30,153,338	155,600	683,745	839,345
9. Water				
9.1 Distribution	20,717,102	106,900	677,067	783,967



APPENDIX E
PROPOSED DEVELOPMENT CHARGE BY-LAW

THE CORPORATION OF THE MUNICIPALITY OF LEAMINGTON
BY-LAW XXX-09

**Being a By-law to establish Development Charges
in the Municipality of Leamington (Development Charges)**

WHEREAS development of land requires the provision of physical and other services by the municipality;

AND WHEREAS the municipal council desires to ensure the capital cost of meeting growth related demands for municipal services does not place an undue financial burden on the municipality or its taxpayers;

AND WHEREAS the Development Charges Act, 1997, (hereinafter called the "Act") provides that the Council of a municipality may pass by-laws for the establishment of a development charge where development increases the need for services;

AND WHEREAS the Municipality held a public meeting in accordance with the requirements of the Act on August 10th at 7:00 p.m. in the Leamington Council Chambers;

AND WHEREAS a background study was prepared in advance of the adoption of this By-law and made available to the public in accordance with the Act;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF LEAMINGTON ENACTS AS FOLLOWS:

DEFINITIONS

In this By-law, the following definitions shall apply:

- a) **"Accessory"** shall mean a building that is normally incidental, subordinate and exclusively devoted to a main building and that is located on the same lot therewith and includes a private garage that is not attached to the main building in any way and does not include a fence or a sign.
- b) **"Act"** shall mean the Development Charges Act, 1997, S.O. 1997, c. 27;
- c) **"Agreement"** shall mean a contract between the municipality and an owner of land and any amendment thereto;
- d) **"Agricultural Use"** shall mean the cultivation of land, the production of crops and the selling of such product on the premises, and the breeding and care of livestock and the selling of such livestock or the product of such livestock raised on the premises, and without limiting the generality of the foregoing includes aviaries, apiaries, fish farming, animal husbandry, and the raising and harvesting of field, bush, or tree crops, market gardening, nurseries and greenhouses. However, "agricultural use" does not include facilities for the permanent or temporary housing of persons employed on the lot."
- e) **"Apartment Unit"** shall mean a dwelling unit in a structure that contains four or more dwelling units and which units are served by a common street level entrance and by a common corridor.
- f) **"Capital Cost"** shall mean costs incurred or proposed to be incurred by the municipality, or a local board thereof, directly or under an agreement, required for the provision of services designated in this By-law within or outside of the municipality:
 - i) to acquire land or an interest in land, including a leasehold interest;

- ii) to improve land;
 - iii) to acquire, lease, construct or improve buildings and structures;
 - iv) to acquire, lease, construct or improve facilities including rolling stock with an estimated life of seven years or more and furniture and equipment, other than computer equipment; and
 - v) to undertake studies in connection with any matter under the Act and any of the matters in clauses i) to iv) above;
 - vi) to prepare the Development Charges Background Study required before the enactment of this By-law; and
 - vii) for interest on money borrowed to pay for the costs described in clauses i) to iv) above;
- g) **“correctional group home”** means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacements thereto. A correctional group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government under Corrections Canada nor any correctional institution or secure custody and detention facility operated by the Ontario Ministry of Correctional Services;
- h) **"Council"** shall mean the Council of The Corporation of the Municipality of Leamington;
- i) **“Development”** shall mean the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the gross floor area or height of the building or structure or usability thereof, and includes redevelopment;

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- j) **"Development Charge"** shall mean a charge imposed against land in the municipality under this By-law;
- k) **"Dwelling, Multi Unit"** shall mean a dwelling containing three or more dwelling units with all dwelling units being on one lot.
- l) **"Dwelling, Semi-Detached"** shall mean a dwelling as defined herein designed to accommodate individuals living as one group, regardless of whether the individuals within the group are related or unrelated. Each dwelling unit shall be attached by a common wall to only one other dwelling unit and each dwelling unit shall be on a separate lot.
- m) **"Dwelling, Single Unit, Attached"** shall mean a dwelling as defined herein designed to accommodate individuals living as one group, regardless of whether the individuals within the group are related or unrelated. Each dwelling unit shall be attached by a common wall, directly or indirectly, to two or more other single unit attached dwellings and each single unit attached dwelling shall be on a separate lot.
- n) **"Dwelling, Single Unit, Detached"** shall mean a dwelling as defined herein designed to accommodate individuals living as one group, regardless of whether the individuals within the group are related or unrelated. Such dwelling shall be designed as one dwelling unit to accommodate one group of individuals only as evidenced by all parts of the building being accessible to and from all other parts of the building.
- o) **"Dwelling, Two Unit"** shall mean a dwelling with two dwelling units as defined herein designed to accommodate two separate groups of individuals, regardless of whether the individuals within the group are related or unrelated. This dwelling shall be designed to accommodate two separate groups of individuals only, as evidenced by two distinct although attached dwelling units each with at least one independent entrance with both dwelling units being on one lot.

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- p) **“Dwelling Unit”** shall mean either
- i) one or more habitable rooms occupied or designed to be occupied by an individual or group of individuals as an independent and separate housekeeping establishment in which separate culinary and sanitary facilities are provided for the use of such individual or group of individuals with a private entrance from outside the building or from a common hallway or stairway inside the building; or
 - ii) In the case of a special care/special need dwelling, a room or suite of rooms used, or designed or intended for use, by one person with or without exclusive sanitary and/or culinary facilities, or more than one person if sanitary facilities are directly connected and exclusively accessible to more than one room or suite of rooms.
- q) **“Engineering Services”** shall mean water supply services, sanitary sewer services, storm drainage and treatment services, transportation services and electrical power or energy services;
- r) **“Existing”** means the number, use and size that existed as of the date this by-law was passed;
- s) **“garden suite”** means a building containing one (1) dwelling unit where the garden suite is detached from and ancillary to an existing single detached dwelling or semi-detached dwelling on the lands and such building is designed to be portable;
- t) **“Greenhouse”** shall mean a structure that is used for growing plants in regulated temperatures, humidity, and ventilation. A greenhouse can range from a small room carrying a few plants over the winter, to an immense heated building called a hothouse

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- or conservatory, covering acres of ground and used for growing fruits, vegetables or flowers;
- u) "**Gross Floor Area**" shall mean the total space on all storeys of a building measured from the outside dimensions of the outside walls and when there is a shared common wall, the measurement shall be from the midpoint of the common wall;
 - v) "**group home**" means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located;
 - w) "**Industrial Building**" shall mean a building that is used for the assembling, fabricating, manufacturing, processing, repairing or storing of goods and materials, and includes such buildings as storage and greenhouse office and packing areas;
 - x) "**Local Board**" shall have the meaning attributed to it in the Development Charges Act;
 - y) "**Local Services**" shall mean the services referred to in section 59(2) of the Act;
 - z) "**Mixed Use Building**" shall mean a building that is used and/or designed to be used for both residential and non-residential purposes;
 - aa) "**Municipality**" shall mean the Municipality of Leamington;
 - ab) "**multiple dwellings**" means all dwellings other than single-detached, semi-detached, apartment unit dwellings and special care/special need dwellings;
 - ac) "**Net Capital Cost**" shall mean the capital cost, less capital grants, subsidies and other contributions made to the municipality or that the Council anticipates will be made,

including conveyances or payments under Sections 42, 51 and 53 of the Planning Act, in respect of the capital cost;

- ad) **"Non-residential Building"** shall mean a building used and/or designed to be used for other than a residential purpose;
- ae) **"Nursing home"** means a residential building or the residential portion of a mixed-use building licensed as a nursing home by the Province of Ontario;
- af) **"Residential Building"** shall mean a building that is used and/or designed to be used for a residential purpose.
- ag) **"Retirement home or lodge"** means a residential building or the residential portion of a mixed-use building which provides accommodation primarily for retired persons or couples where each private bedroom or living accommodation has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided;
- ah) **"Special Care/Special Need Dwelling"** shall mean any of a building containing two or more dwelling units, which units have a common entrance from street level, where the occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings, which may or may not have exclusive sanitary and/or culinary facilities that is designed to accommodate persons with special needs, including independent permanent living arrangements, where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services are provided at various levels and includes retirement homes and lodges, nursing homes, charitable homes, group homes (including correctional group homes) and garden suite.

ESTABLISHMENT OF DEVELOPMENT CHARGES

2.
 - a) Council hereby determines that the development of residential, non-residential and mixed use buildings will require the provision, enlargement, expansion or improvement to the services outlined in Schedule "A" of this Bylaw.
 - b) Subject to the provisions of this By-law, Development Charges shall be imposed, calculated and collected upon the issuance of building permits for the development of buildings and for such services as are listed in Schedule "A" of this By-law in the amounts and for the services specified in Schedule "B".
 - c) The Development Charges imposed by this By-law are comprised of various components. The components for each Development Charge in each area set out are shown in Schedule "B". When determining the amount of the Development Charge payable, only those components of the charge to which the development has access will be included in the determination of the charge.
 - d) The Development Charge with respect to a mixed use building shall be calculated by adding the residential development charge payable under this By-law for the residential portion of the development to the non-residential development charge payable under this By-law for the non-residential portion of the development.

DEVELOPMENT SUBJECT TO DEVELOPMENT CHARGES

3. This By-law applies to the construction of all buildings within the Municipality with the exception of the following:
 - i) those buildings specifically exempt by the Act being lands, buildings or structures within the municipality that are owned by and used for the purposes of:
 - a) a board as defined by subsection 1(1) of the Education Act;
 - b) the municipality or any local board thereof;
 - c) the Corporation of the County of Essex or any local board thereof; any lower tier municipality within the Corporation of the County of Essex;

- ii) the enlargement of the gross floor area of an existing dwelling unit or the creation of up to two additional dwelling units in an existing residential building as set out in regulations under the Act;
- iii) residential development within registered plans of subdivision for which there is already a subdivision agreement establishing the payment of a specified Development Charge amount;
- iv) existing residential lots for which there had previously been paid a Development Charge, or for which an increased consent application fee was paid in the area of the former Township of Mersea, and such lot has not been developed prior to this By-law coming into effect. The burden of proof of payment lies with the applicant;
- v) non-residential development for which a development agreement is in effect that establishes a specified lot levy amount;
- vi) the enlargement of an existing industrial building if the gross floor area of the building, calculated as of the date of passing this by-law, is enlarged by 50 percent or less; and)
- vii) a partial exemption where the enlargement of an existing industrial building is more than 50 percent of the gross floor area of the building, calculated as of the date of the passing of this by-law. In such instances, the Development Charge is only applied to the amount of the expansion that exceeds 50 percent of the existing floor area. To determine this amount, the amount of the charge that would otherwise be payable on the entire expansion (the per square footage charge multiplied by the square footage of the total expansion) is multiplied by the fraction that results from placing the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement over the amount of the total enlargement.

APPLICABLE DEVELOPMENT CHARGES

- 4. The components of the Development Charges imposed by this By-law do not include:
 - a) local services installed or paid for by an owner related to a plan of subdivision or within the area to which the subdivision relates as a

condition of approval under Section 51 of the Planning Act, R.S.O. 1990, c. P. 13, as amended; or

- b) local services installed or paid for by an owner as a condition of approval under Section 53 of the Planning Act, R.S.O. 1990, c. P. 13, as amended;
- c) local connections to watermains, sanitary sewers and storm facilities installed at the expense of the owner including amounts imposed by by-law passed under Section 219 of the Municipal Act, R.S.O. 1990, c. M. 45, as amended.

5. The Development Charge shall not apply to:

- a) any construction of buildings to be used for accessory purposes if a service connection already exists for the lot. However, if a water or sewage connection is not existing at the time of permit application and the lands are within the respective service areas, a Development Charge may be imposed;
- b) the renovation of an existing building which does not alter the number of dwelling units, or if a non-residential use, the net gross floor area thereof.

6. Except for industrial buildings, the Development Charge shall not apply to all other development designed or intended for agricultural uses provided that:

- a) the development is not intended or designed to be used in conjunction with any nursery, wholesale or retail flower sales or landscaping business;
- b) the development is not intended or designed to contain an agricultural home occupation; or

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-
- c) the development is not intended or designed for a residential use.

GREENHOUSES

7. A Development Charge shall apply to and shall be calculated and collected in accordance with the provisions of this By-law on buildings to be developed for new construction of a greenhouse as it relates to water services.

LOCAL SERVICES AND LOCAL CONNECTIONS

8. Nothing in this By-law prevents Council from requiring, as a condition of an agreement under Sections 51 or 53 of the Planning Act, R.S.O. 1990, c. P. 13, as amended, that the owner, at his or her own expense, shall install such local services related to or within a plan of subdivision, as Council may require, or that the owner pay for local connections to water mains, sanitary sewers and/or storm drainage facilities installed at the owner's expense, or administrative, processing or inspection fees.

DEVELOPMENT CHARGE CREDIT

9. Notwithstanding the payments required by this By-law, Council may by agreement, give a person a credit towards a Development Charge in exchange for work that relates to a service for which a Development Charge is imposed under this By-law. Such agreement shall specify that where the municipality agrees to allow the performance of work that relates to a service, the municipality shall give to the person performing the work a credit, equal to the reasonable cost of doing the work, against the Development Charge otherwise applicable to the development. Such credit shall be without interest unless specifically authorized by Council. Such credit shall not exceed the total Development Charge payable by an owner to the municipality and no credit shall be given for any part of the cost of services that relates to an increase in the level of service above the average level of service described in paragraph 5 (1) 4 of the Act.

REDUCTION OF CHARGES FOR REDEVELOPMENT

10. Notwithstanding any other provisions of this By-law, where as a result of the redevelopment of land, a building or structure existing on the land within 3 years prior to the date of payment of Development Charges in regard to such redevelopment was, or is to be demolished in whole or in part, or converted from one principal use to another, in order to facilitate the redevelopment shall be reduced by the following amounts:
- i) in the case of a residential building or residential uses in a mixed-use building, an amount calculated by multiplying the applicable Development Charge under this By-law by the number of dwelling units that have been or will be demolished or converted to another principle use; and
 - ii) in the case of a non-residential building or non-residential uses in the mixed use building, an amount calculated by multiplying the applicable Development Charge under this By-law by the gross floor area that has been or will be demolished or converted to another principle use;

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

TIMING AND CALCULATION OF PAYMENTS

- 11.
- (1) A development charge shall be calculated and be payable in full on the date of building permit issuance in relation to each building or structure to which a Development Charge applies.
 - (2) When Development Charges apply, the Chief Building Official shall not issue a building permit in respect of such development until the Development Charge is paid in full.

RESERVE FUNDS

12. Money received from payment of a Development Charge shall be maintained in a separate reserve fund or funds for each service to which the Development Charge applies and shall be spent for capital costs determined in accordance with the Act. Any income received from investment of the Development Charge reserve funds shall be credited to the Development Charge reserve fund in which the investment income applies.
13. Where any Development Charge remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes. Where any unpaid Development Charges are collected as taxes, the money collected shall be credited to the appropriate Development Charge reserve fund.
14. The Treasurer of the municipality shall, in each year on or before August 31st, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year which statement shall contain the prescribed information.

BY-LAW AMENDMENT OR REPEAL

15. If this By-law or any Development Charge prescribed hereunder is amended or repealed either by order of the Ontario Municipal Board or by Council, the Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal and make such payment in accordance with the provisions of the Act.
Refunds that are required to be paid shall be paid with interest to be calculated as follows:
 - i) interest shall be calculated quarterly in accordance with the established rate from the date on which the overpayment was collected to the date on which the refund is paid;
 - ii) the established rate shall be determined by using the Bank of Canada interest rate in effect on the date of enactment of this By-law and adjusted on the first

business day of January, April, July and October in each year to the rate established on the date of adjustment.

FRONT END FINANCING

16. Where an owner develops or applies for approval to develop lands within the municipality, the municipality and local boards may require developers to participate in front-end financing arrangements under Part III of the Act as a condition of development. A credit against Development Charges otherwise payable will be provided where installation of services or front end payments under Part III of the Act replaces the need for specific services normally provided by Development Charges. The credit will apply to the particular service component of the Development Charge, the need for which has been replaced by the installation of services or front end payments. The amount of the credit cannot be greater than the amount of a Development Charge service component to which it is to be applied, so that the amount of a Development Charge service component cannot be negative. Arrangements for such credits against development charges otherwise payable must be specified in a front ending agreement to which the municipality is a party for the credit to be subsequently allowed by the municipality.

REGISTRATION

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

INDEXING

18. The Development Charge amounts established in Schedule "B" shall be adjusted annually, without an amendment to this By-law, commencing after the enactment of the By-law on the first day of each year while this By-law is in force, in accordance with the most recent change in the Statistics Canada Quarterly, Construction Price Statistics, subject to Council's absolute discretion to waive, reduce or otherwise modify the indexing adjustment.

BY-LAW ADMINISTRATION

19. The Treasurer of the municipality shall administer this By-law and the Chief Building Official shall collect the fees.

SCHEDULES TO THE BY-LAW

20. The following Schedules to this By-law form an integral part of this By-law:
Schedule "A"- Components of Municipal Services Designated
Schedule "B"- Schedule of Development Charges

EFFECTIVE DATE

21. This By-law shall come into force and effect on September 1, 2009. Any application for a building permit, received prior to September 1, 2009 and deemed complete by the Chief Building Official of the municipality, shall pay charges calculated in accordance with Bylaw 540-04.

DATE BY-LAW EXPIRES

22. This By-law shall continue in force and effect until August 31, 2014 unless it is repealed at an earlier date.

INTERPRETATION

23. Nothing in this By-law shall be construed to commit or require the municipality to authorize or proceed with any specific capital project at any specific time. Each of the provisions of this By-law are severable and if any provision hereof should for any reason be declared invalid by the Ontario Municipal Board or a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.

REPEAL

24. By-law 540-04 is hereby repealed as of September 1, 2009.

SHORT TITLE

25. This By-law may be cited as the "The Development Charges By-law".

**READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED, THIS 25TH
DAY OF AUGUST 2009.**

Mayor

Clerk

SCHEDULE "A"

COMPONENTS OF MUNICIPAL SERVICES DESIGNATED

100% Eligible Services

Water

Distribution Systems

Wastewater

Treatment Plants

Sewers (Potential – See Appendix F)

Roads and Related

Roads

Depots and Domes

Public Works Rolling Stock

Fire Protection

Fire Facilities

Fire Vehicles

Small equipment and gear

Police

Police Facilities

Small Equipment and Gear

90% Eligible Services

Library

Library Facilities

Administration

Studies

Indoor Recreation

Recreation Facilities

Outdoor Recreation

Parkland development, amenities & trails

Parks and Recreation vehicles and equipment

SCHEDULE "B"
BY-LAW NO. ___-09

SCHEDULE OF DEVELOPMENT CHARGES

SERVICE	RESIDENTIAL						NON-RESIDENTIAL		
	Single-Detached Dwelling & Semi-Detached Dwelling	Apartments 2 Bedrooms +	Apartments Bachelor & 1 Bedroom	Multiple Dwellings	Special Care/Special Dwelling	Industrial/Commercial /Institutional (per ft ² of Gross Floor Area)	Greenhouses (per Acre)		
Municipal Wide Services:									
Roads	4,345	2,354	1,797	2,910	1,293	0.24	-		
Roads Related	421	228	174	282	125	0.02	-		
Fire Protection Services	393	213	163	263	117	0.01	-		
Police Services	253	137	105	169	75	0.01	-		
Outdoor Recreation Services	954	517	395	639	284	0.01	-		
Indoor Recreation Services	1,525	826	631	1,021	454	0.01	-		
Library Services	164	89	68	110	49	0.00	-		
Administration	134	73	55	90	40	0.01	-		
Water	1,465	793	606	981	436	0.33	4,049		
Total Municipal Wide Services	9,654	5,230	3,994	6,465	2,873	0.64	4,049		
Urban Services									
Wastewater	3,365	1,823	1,392	2,253	1,001	0.45	-		
Total Urban Services	3,365	1,823	1,392	2,253	1,001	0.45	-		
GRAND TOTAL - MUNICIPAL WIDE	9,654	5,230	3,994	6,465	2,873	0.64	4,049		
GRAND TOTAL URBAN AREA	13,019	7,053	5,386	8,718	3,874	1.09	4,049		

APPENDIX F
POTENTIAL DEVELOPMENT CHARGE FOR NORTH EAST
SANITARY TRUNK SEWER

APPENDIX F - POTENTIAL DEVELOPMENT CHARGE FOR NORTH EAST SANITARY TRUNK SEWER

The North East Sanitary Trunk Sewer is a proposed sanitary sewer which would run from the pollution control centre to 7th Concession. This trunk sewer would service 992 ha of land including both residential and non-residential land. The Municipality is considering whether to undertake this work at this time and the potential Development Charge under different grant scenarios. The table below identifies the proportionate share of the total which relates to residential vs. non-residential lands.

Total Non-Res Gross ha	248
Total Res Gross ha	744
Total Gross ha	992

The table below calculates the additional population which will be serviced based on an average people/ha of 37.5. Further the units per acre are calculated based on the average persons per unit for a single/semi detached dwelling unit of 3.36, as indicated in appendix A to this report.

Residential:	
Total Res Gross ha	744
Average people/ha (Gross)	37.5
Additional Population	27,900
Average people/ha (Gross)	37.50
Average people/acre	15.18
Persons Per Unit (Single/Semi Detached)	3.36
Units per acre	4.52

The total area of non-residential building space which will be provided is based on an average coverage of 25%, and is calculated in the table below, resulting in additional sq.ft. of building space of 6.67 million. As the majority of the non-residential lands are designated to be industrial and the average industrial employee has 1,000 sq.ft., additional employees of 6,674 have been calculated.

Non-Residential:	
Total Non-Res Gross ha Coverage	248 25%
ha of building space	62
Acres of building space	153
Additional sq.ft. of building space	6,673,598
Average sq.ft./employee	1,000
Additional Employees	6,674

Based on the additional population of 27,900 and additional non-residential employees of 6,674, the costs have been split based on the population to employment as follows:

Residential/Non-Residential Share (based on population to employment):	
Residential	81%
Non-Residential	19%

The gross cost of this project is estimated at \$7.8 million. The Municipality has indicated that they are currently awaiting news on a potential grant application for this project. The maximum grant that the Municipality could receive is \$6,000,000. The tables below calculate the residential and non-residential development charges for two options, the first assumes that the grant will not be received and the second assumes that the grant will be received.

The following table represents the proportionate share of the total cost for residential and non-residential based on the above shares, under two scenarios (with and without the grant).

Gross Cost	Residential (81%)	Non-Residential (19%)	Total
Without Grant	6,318,000	1,482,000	7,800,000
With Grant	1,458,000	342,000	1,800,000

The residential calculations are provided by dividing the DC-eligible costs for all residential development by the gross population which provides a "cost per capita". The cost per capita is then multiplied by the average occupancy (persons per unit) for low, medium and high density building forms to derive the development charge. (Appendix A provides for the average occupancy by unit type.)

Residential DC

	Without Grant	With Grant
Total Cost	\$6,318,000	\$1,458,000
Additional Population	27,900	27,900
Cost per Capita	\$226	\$52

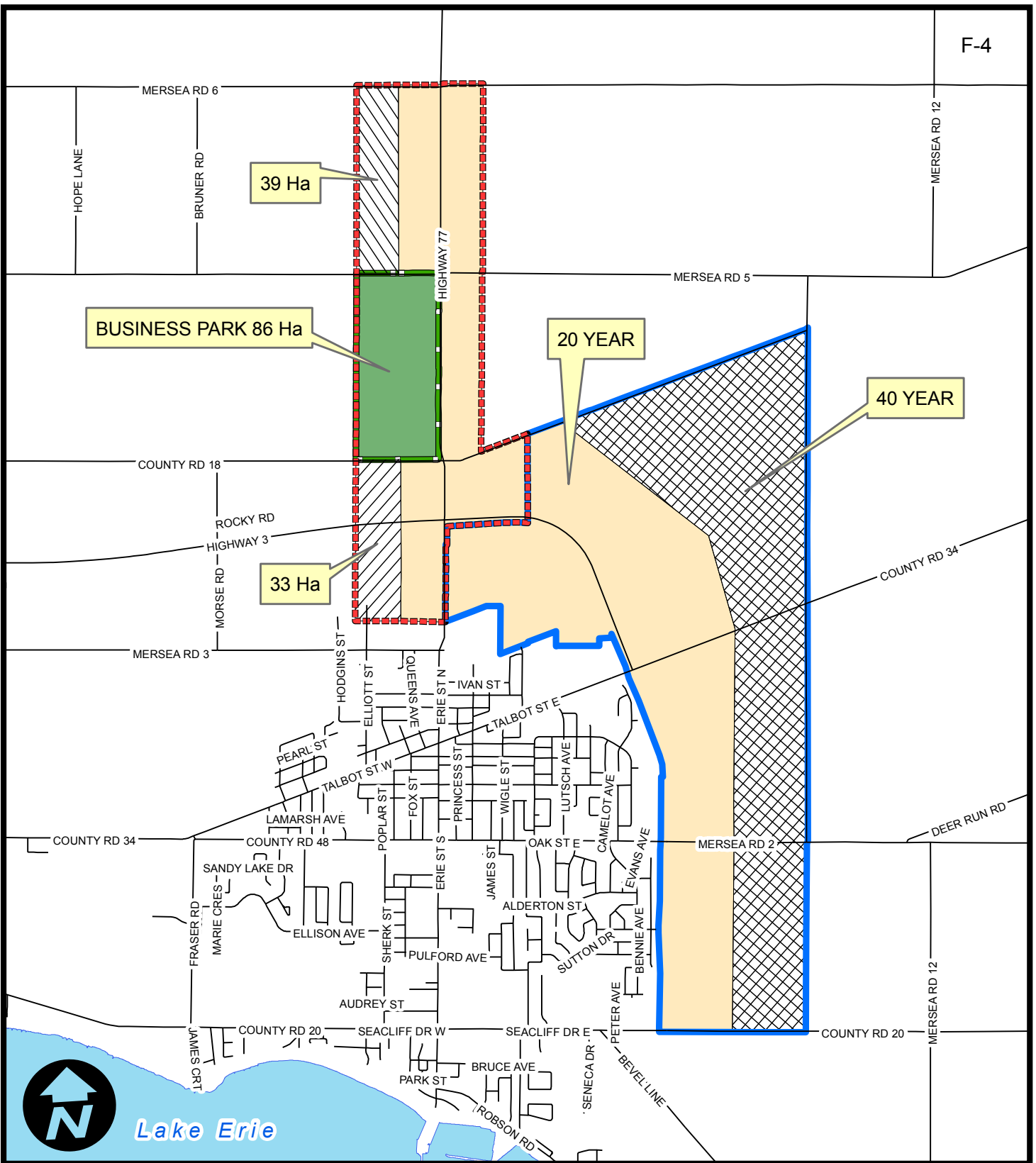
By Residential Unit Type:	p.p.u.	Without Grant	With Grant
Single and Semi-Detached	3.36	\$759	\$175
Apartments 2 Bedroom +	1.82	\$411	\$95
Apartments Bach. & 1 Bdrm	1.39	\$314	\$72
Other Multiples	2.25	\$509	\$117
Special Care/Special Dwelling	1.00	\$226	\$52

Similar calculations are provided for non-residential development; however, the DC-eligible cost is divided by the forecast building area (square footage) to provide the non-residential charge on a cost per square foot basis as presented below.








Non-Residential DC

	Without Grant	With Grant
Total Cost	\$1,482,000	\$342,000
Additional sq.ft. of building space	\$6,673,598	\$6,673,598
Development Charge per sq.ft.	\$0.22	\$0.05

This calculation is included as part of this study for discussion purposes.



Legend

-  NON RESIDENTIAL 248 Ha
-  RESIDENTIAL 744 Ha
-  33 Ha
-  39 Ha
-  BUSINESS PARK
-  20 YEAR
-  40 YEAR

**Title: NORTH EAST SANITARY TRUNK SEWER
BENEFITTING AREA**



Scale: 1:40,000 0 350 700 1,400 Meters

Prepared For: Eng. Dept.

Date: July 17, 2009

Prepared By: Eng. Dept - GIS Services

File No: N/A

Notes: This document is not a Legal Plan of Survey.