



# Development Charges Background Study

Municipality of Leamington

May 16, 2022

Watson & Associates Economists Ltd.  
905-272-3600  
[info@watsonecon.ca](mailto:info@watsonecon.ca)

# Table of Contents

	Page
<b>Executive Summary .....</b>	<b>i</b>
<b>1. Introduction.....</b>	<b>1-1</b>
1.1 Purpose of this Document.....	1-1
1.2 Summary of the Process.....	1-2
1.3 Changes to the D.C.A.: Bill 73 – Smart Growth for our Communities Act, 2015.....	1-3
1.3.1 Area Rating.....	1-3
1.3.2 Asset Management Plan for New Infrastructure.....	1-3
1.3.3 60-Day Circulation of D.C. Background Study .....	1-4
1.3.4 Timing of Collection of D.C.s.....	1-4
1.3.5 Other Changes.....	1-4
1.4 Further Changes to the D.C.A.: Bill 108, 138, 197, and 213.....	1-4
1.4.1 Bill 108: More Homes, More Choice Act – An Act to Amend Various Statutes with Respect to Housing, Other Development, and Various Matters.....	1-4
1.4.2 Bill 138: Plan to Build Ontario Together Act, 2019.....	1-6
1.4.3 Bill 197: COVID-19 Economic Recovery Act.....	1-6
1.4.4 Bill 213: Better for People, Smarter for Business Act, 2020.....	1-9
<b>2. Anticipated Development in the Municipality of Leamington.....</b>	<b>2-1</b>
2.1 Requirement of the Act .....	2-1
2.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast .....	2-1
2.3 Summary of Growth Forecast.....	2-2
<b>3. The Approach to the Calculation of the Charge .....</b>	<b>3-1</b>
3.1 Introduction.....	3-1
3.2 Services Potentially Involved .....	3-1
3.3 Increase in the Need for Service.....	3-1
3.4 Local Service Policy.....	3-6



# Table of Contents (Cont'd)

	Page
3.5	Capital Forecast..... 3-7
3.6	Treatment of Credits ..... 3-7
3.7	Classes of Services ..... 3-8
3.8	Existing Reserve Funds ..... 3-9
3.9	Deductions ..... 3-10
3.9.1	Reduction Required by Level of Service Ceiling ..... 3-10
3.9.2	Reduction for Uncommitted Excess Capacity ..... 3-11
3.9.3	Reduction for Benefit to Existing Development ..... 3-11
3.9.4	Reduction for Anticipated Grants, Subsidies and Other Contributions ..... 3-12
3.10	Municipal-wide vs. Area Rating..... 3-12
3.11	Allocation of Development ..... 3-13
3.12	Asset Management ..... 3-13
3.13	Transit..... 3-13
<b>4.</b>	<b>D.C.-Eligible Cost Analysis by Service and Class of Service ..... 4-1</b>
4.1	Introduction ..... 4-1
4.2	Service Levels and 10-Year Capital Costs for Leamington' D.C. Calculation ..... 4-1
4.2.1	Parks and Recreation Services..... 4-2
4.2.2	Library Services ..... 4-4
4.2.3	Growth Studies ..... 4-5
4.3	Service Levels and 20-Year Capital Costs for Leamington' D.C. Calculation ..... 4-7
4.3.1	Fire Protection Services..... 4-7
4.3.2	Policing Services..... 4-9
4.3.3	Services Related to a Highway ..... 4-11
4.3.4	Public Works (Facilities, Vehicles and Equipment) ..... 4-13
4.3.5	Water Services..... 4-15
4.4	Service Levels and Fully Serviced Area (Urban) 20-Year Capital Costs for Leamington's D.C. Calculation ..... 4-18
4.4.1	Wastewater Services ..... 4-18
<b>5.</b>	<b>D.C. Calculation ..... 5-1</b>
<b>6.</b>	<b>D.C. Policy Recommendations and D.C. By-law Rules ..... 6-1</b>
6.1	Introduction ..... 6-1
6.2	D.C. By-law Structure ..... 6-2
6.3	D.C. By-law Rules..... 6-2
6.3.1	Payment in any Particular Case..... 6-2
6.3.2	Determination of the Amount of the Charge..... 6-3



# Table of Contents (Cont'd)

	Page
6.3.3	Application for Redevelopment of Land (Demolition and Conversion)..... 6-4
6.3.4	Exemptions (full or partial) ..... 6-4
6.3.5	Phasing in ..... 6-5
6.3.6	Timing of Collection ..... 6-5
6.3.7	Indexing ..... 6-6
6.3.8	The Applicable Areas..... 6-6
6.4	Other D.C. By-law Provisions ..... 6-6
6.4.1	Categories of Services/Classes for Reserve Fund and Credit Purposes ..... 6-6
6.4.2	By-law In-force Date ..... 6-7
6.4.3	Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing ..... 6-7
6.4.4	Area Rating..... 6-7
6.5	Other Recommendations ..... 6-9
<b>7.</b>	<b>By-law Implementation ..... 7-1</b>
7.1	Public Consultation Process ..... 7-1
7.1.1	Introduction ..... 7-1
7.1.2	Public Meeting of Council..... 7-1
7.1.3	Other Consultation Activity ..... 7-1
7.2	Anticipated Impact of the Charge on Development..... 7-2
7.3	Implementation Requirements ..... 7-3
7.3.1	Introduction ..... 7-3
7.3.2	Notice of Passage..... 7-3
7.3.3	By-law Pamphlet ..... 7-3
7.3.4	Appeals..... 7-4
7.3.5	Complaints..... 7-4
7.3.6	Credits ..... 7-5
7.3.7	Front-Ending Agreements..... 7-5
7.3.8	Severance and Subdivision Agreement Conditions ..... 7-5
<b>Appendix A</b>	<b>Background Information on Residential and Non-Residential Growth Forecast..... A-1</b>
<b>Appendix B</b>	<b>Level of Service ..... B-1</b>
<b>Appendix C</b>	<b>Long-Term Capital and Operating Cost Examination..... C-1</b>
<b>Appendix D</b>	<b>Development Charge Reserve Fund Policy ..... D-1</b>
<b>Appendix E</b>	<b>Local Service Policy ..... E-1</b>
<b>Appendix F</b>	<b>Asset Management Plan..... F-1</b>



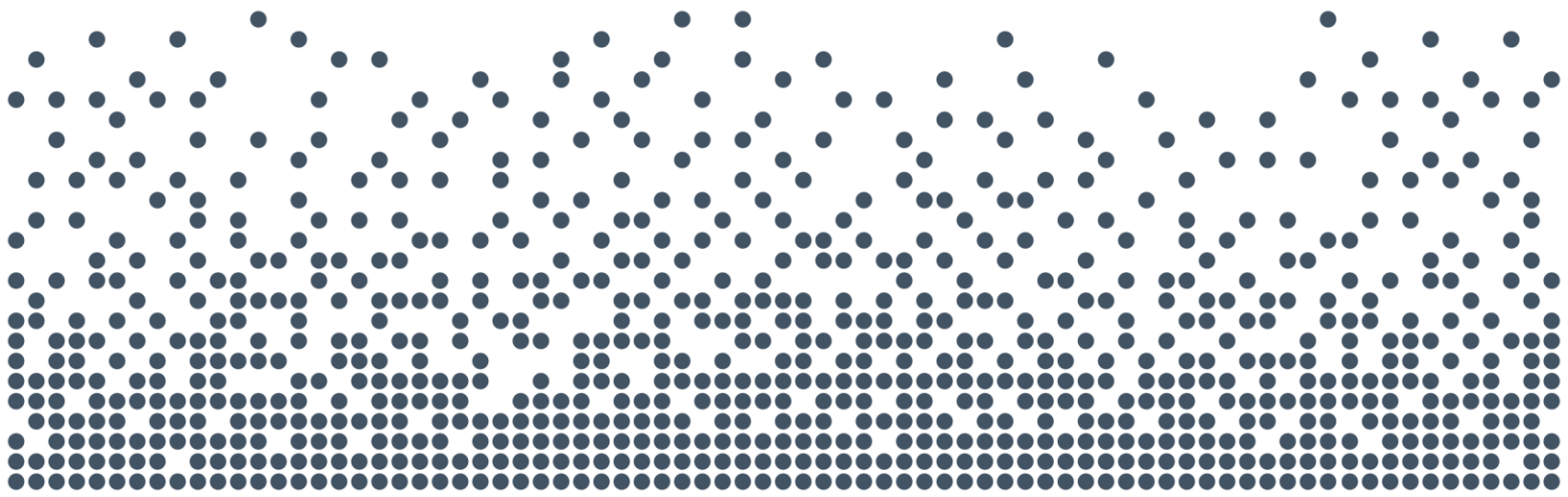
# Table of Contents (Cont'd)

	Page
<b>Appendix G Proposed Development Charges By-law .....</b>	<b>G-1</b>



## List of Acronyms and Abbreviations

<b>Acronym</b>	<b>Full Description of Acronym</b>
A.M.P.	Asset management plan
CANSIM	Canadian Socio-Economic Information Management System (Statistics Canada)
C.B.C.	Community Benefits Charge
D.C.	Development charge
D.C.A.	<i>Development Charges Act, 1997, as amended</i>
E.A.	Environmental Assessment
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
L.P.A.T.	Local Planning Appeal Tribunal
M.O.E.C.P.	Ministry of the Environment, Conservation and Parks
NAICS	North American Industry Classification System Codes
N.F.P.O.W.	No Fixed Place of Work
O.L.T.	Ontario Land Tribunal
O.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
O. Reg.	Ontario Regulation
P.O.A.	<i>Provincial Offences Act</i>
P.P.U.	Persons per unit
sq.ft.	square foot



# Executive Summary



# Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Municipality of Leamington required by the *Development Charges Act, 1997* (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
  - Chapter 1 – Overview of the legislative requirements of the Act;
  - Chapter 2 – Summary of the residential and non-residential growth forecasts for the Municipality;
  - Chapter 3 – Approach to calculating the D.C.;
  - Chapter 4 – Review of historical service standards and identification of future capital requirements to service growth and related deductions and allocations;
  - Chapter 5 – Calculation of the D.C.s;
  - Chapter 6 – D.C. policy recommendations and rules; and
  - Chapter 7 – By-law implementation.
  
2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. 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;
    - Amounts in excess of 10-year historical service calculation;
    - D.C. reserve funds (where applicable);
  - 5) Net costs are then allocated between residential and non-residential benefit; and



- 6) Net costs divided by growth to provide the development charge.
3. The D.C. process needs to address a number of items that were put in place through the *Smart Growth for Our Communities Act, 2015* (Bill 73). These items have been incorporated throughout the report and in the draft by-law, as necessary. These items include:
  - a. Area-rating: Council must consider the use of area-specific charges.
  - b. Asset Management Plan for New Infrastructure: The D.C. background study must include an asset management plan (A.M.P.) that deals with all assets proposed to be funded, in whole or in part, by D.C.s. The A.M.P. must show that the assets are financially sustainable over their full lifecycle.
  - c. 60-day Circulation Period: The D.C. background study must be released to the public at least 60 days prior to passage of the D.C. by-law.
4. Further, changes to the D.C.A. were introduced through four bills passed in the Ontario legislature: Bill 108, Bill 138, Bill 197 and Bill 213. The following provides a brief summary of the recent changes.

Bill 108: More Homes, More Choice: Ontario's Housing Supply Action Plan

In May 2019, the Province introduced Bill 108, More Homes, More Choice Act, 2019 which would make changes to the current D.C. legislation. The Bill was passed and given Royal Assent on June 6, 2019. While the legislation has been passed, much of the detailed changes were to be implemented by Regulation which were not yet passed. The following items are currently in effect:

- a. Effective January 1, 2020, rental housing and institutional developments shall pay D.C.s in six (6) equal annual payments commencing at first occupancy. Non-profit housing developments shall pay D.C.s in 21 equal annual payments. Interest may be charged on the installments, and any unpaid amounts inclusive of interest payable shall be added to the property tax roll and collected in the same manner as taxes.
- b. Effective January 1, 2020, the D.C. amount for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning



approval (for applications made after January 1, 2020), shall be determined based on the D.C. by-law in effect on the day of Site Plan or Zoning By-law Amendment application.

Other key elements of the changes that were not proclaimed and were dealt with subsequently through Bill 197 are provided below:

- The D.C. would be refined to only allow for the following services to remain within the D.C.: water, wastewater, storm water, roads, fire, policing, ambulance, waste diversion, parks development, recreation, public libraries, long-term care, public health.
- The mandatory 10% deduction would be removed for all services that remain eligible in the D.C.
- A new community benefits charge (C.B.C.) would be introduced to include formerly eligible D.C. services that are not included in the above listing, parkland dedication and bonus zoning contributions.

#### Bill 138: Plan to Build Ontario Together Act, 2019

On November 6, 2019, the Province released Bill 138 which provided further amendments to the D.C.A. and Planning Act. This Bill received Royal Assent on December 10, 2019 and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. With respect to the D.C.A., this Act removed installment payments for commercial and industrial developments that were originally identified in Bill 108.

#### Bill 197: COVID-19 Economic Recovery Act, 2020

In March 2020, Canada was impacted by the COVID-19 global pandemic. As a result, the economy was put into a state of emergency in an effort to slow the spread of the virus. In response, the Province tabled legislation on July 8, 2020 which amended a number of Acts, including the D.C.A. and the Planning Act. With this Bill, many changes proposed in Bill 108 have now been revised. With respect to the above noted changes from Bill 108, the following changes are provided in Bill 197:



- **Eligible Services:** The list of eligible services for the D.C. has now been expanded to include most services eligible under the D.C.A. prior to Bill 108.
- **Mandatory 10% Deduction:** The mandatory 10% deduction is removed (consistent with Bill 108). This applies to all D.C.-eligible services.
- **Community Benefits Charges:** a municipality may, by by-law impose a C.B.C. to pay for the capital costs for formerly-eligible D.C. services in addition to parkland dedication and bonus zoning contributions. However, based on the list of D.C.-eligible services under the new legislation, all current services are D.C.-eligible, thus a C.B.C. has not been prepared for the Municipality at this time.

#### Bill 213: Better for People, Smarter for Business Act, 2020

On December 8, 2020, Bill 213 received Royal Assent. One of the changes of the Bill that took effect upon Royal Assent included amending the Ministry of Training, Colleges and Universities Act by introducing a new section that would exempt the payment of D.C.s for developments of land intended for use by a university that receives operating funds from the Government.

These changes to the D.C.A. were proclaimed on September 18, 2020 and are further discussed in Section 1.4 of this report.

5. The growth forecast (Chapter 2) on which the Municipal-wide D.C. is based, projects the following population, housing and non-residential floor area for the 10-year (2022 to 2031) and 20-year (2022 to 2041) periods, for the purposes of calculating the Municipal-wide D.C.s. Table ES-1



Table ES-1  
Summary of Growth Forecast by Planning Period

Measure	10 Year Municipal- Wide 2022 to 2031	20 Year Municipal- Wide 2022 to 2041	20-Year Urban Wastewater Serviced Area 2022 to 2041	20-Year Water Serviced Area 2022 to 2041
(Net) Population Increase	6,492	12,006	8,544	12,006
Residential Unit Increase	3,856	7,190	3,734	7,190
Non-Residential – Greenhouse Gross Floor Area Increase (sq.ft.)	69,000,000	131,080,000	0	131,080,000
Non-Residential – Industrial, Commerical & Institutional Gross Floor Area Increase (sq.ft.)	1,244,700	2,111,600	1,729,200	2,111,600
Total Non-Residential (sq.ft.)	70,244,700	133,191,600	1,729,200	133,191,600

Source Watson & Associates Economists Ltd. Forecast 2022

The Municipality is undertaking a D.C. public process and anticipates passing a new by-law for eligible services. The mandatory public meeting has been set for May 31, 2022 with adoption of the by-law anticipated for July 26, 2022.

6. This report has undertaken a calculation of charges based on future identified needs (presented in Schedule ES-3 for residential and non-residential). Charges have been provided on a Municipal-wide basis for all services, excluding wastewater services, which has been provided on an urban-area basis and water services, which has been provided on a municipal-wide (serviced) basis for greenhouses and bunk houses and Municipal-wide basis for all other growth. The corresponding single detached unit charges are as follows:

- a) Municipal-wide (excluding wastewater services): \$9,222
- b) Urban Area (including water and wastewater services): \$9,823.

For non-residential charges per sq. ft. of building area, the charges are as follows:

- a) Industrial, Commercial and Institutional (excluding wastewater services): \$3.119;



- b) Industrial, Commercial and Institutional (including water and wastewater services): \$3.366;
- c) Greenhouses (including water services): \$0.480.

Note that the residential charges vary by type of unit and there is a rate for on-farm bunk houses (refer to Table ES-3). These rates are submitted to Council for its consideration.

7. The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 5-6. A summary of these costs is provided below:

Table ES-2  
Summary of Operating Expenditures Anticipated Over the Life of the By-law

Summary of Expenditures Anticipated Over the Life of the By-law	Expenditure Amount
Total gross expenditures planned over the next five years	\$87,507,785
Less: Benefit to existing development	\$9,793,952
Less: Post planning period benefit	\$0
Less: Ineligible re: Level of Service	\$0
Less: Grants, subsidies and other contributions	\$0
<b>Net costs to be recovered from development charges</b>	<b>\$77,713,833</b>

This suggests that for the non-D.C. cost over the five-year D.C. by-law (benefit to existing development, ineligible services, and the grants, subsidies and other contributions), \$9.79 million (or an annual amount of \$1.96 million) will need to be contributed from taxes and rates or other sources.

Based on the above table, the Municipality plans to spend \$87.51 million over the next five years, of which \$77.71 million (89%) is included in the D.C. calculation. Of this net amount, \$14.25 million is recoverable from residential development and \$63.46 million from non-residential development, including greenhouses. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.



8. Considerations by Council – The background study represents the service needs arising from residential and non-residential growth over the forecast periods.

The following service is calculated based on an urban 20-year forecast:

- Wastewater Services – Facilities.

The following service is calculated based on a 20-year serviced area forecast:

- Water Services – Distribution systems:

The following services are calculated based on a Municipal-wide 20-year forecast:

- Services Related to a Highway;
- Fire Protection Services; and
- Policing Services.

The remaining service is calculated based on a Municipal-wide 10-year forecast:

- Parks and Recreation Services.

In addition, classes of services have been established for the following:

- Public Works (Facilities, Vehicles & Equipment): calculated based on a Municipal-wide 20-year forecast; and
- Growth Studies: calculated based on a Municipal-wide 10-year forecast.

Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix G. These decisions may include:

- adopting the charges and policies recommended herein;
- considering additional exemptions to the by-law; and
- 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).

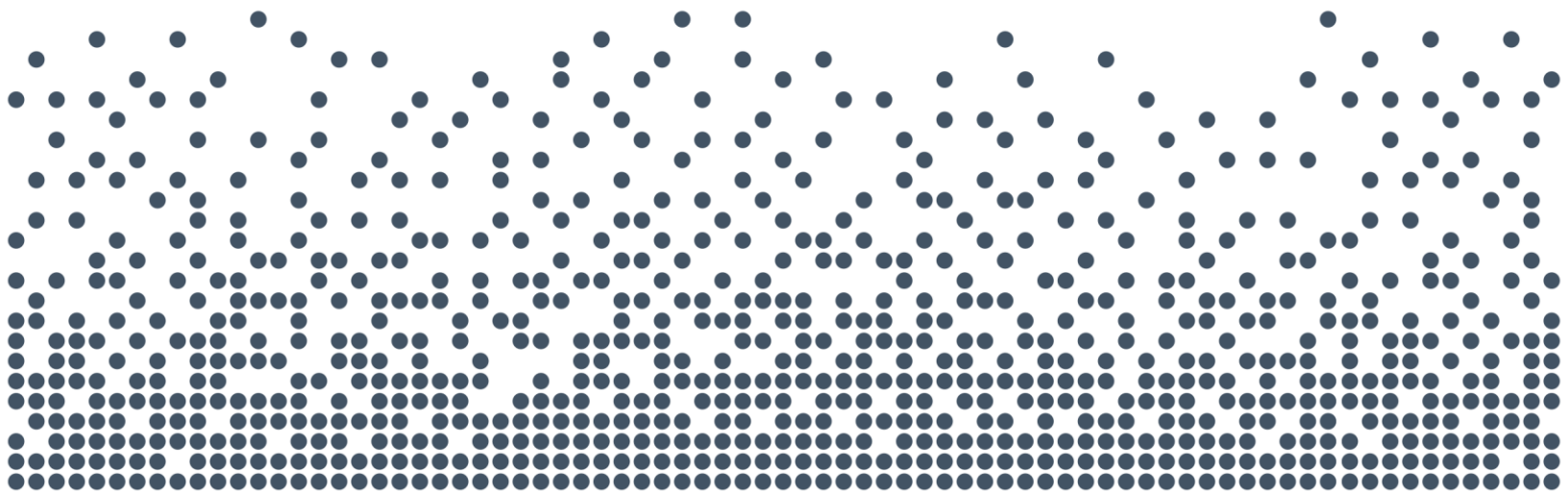


As the D.C.A. does not allow for any exempted or reduced amount to be made up through higher development charges from other development, any such decision would require the consideration of an alternative (i.e. non-D.C.) funding source provided by the Municipality.



**Table ES-3  
Schedule of Development Charges**

Service/Class of Service	RESIDENTIAL						NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	On-Farm Bunk Houses (per capita)	Industrial, Commercial & Institutional (per sq.ft. of Gross Floor Area)	Greenhouse (per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services/Class of Service:</b>								
Services Related to a Highway	3,758	2,189	1,908	1,475	1,232	1,120	1.562	0.062
Public Works	191	111	97	75	63	57	0.079	0.003
Fire Protection Services	442	258	224	173	145	132	0.184	0.007
Policing Services	72	42	37	28	24	21	0.030	0.001
Parks and Recreation Services	1,934	1,127	982	759	634	577	0.056	0.003
Growth Studies	373	217	189	146	122	111	0.162	0.007
<b>Total Municipal Wide Services/Class of Services</b>	<b>6,770</b>	<b>3,944</b>	<b>3,437</b>	<b>2,656</b>	<b>2,220</b>	<b>2,018</b>	<b>2.073</b>	<b>0.083</b>
<b>Municipal-Wide Water Serviced Area</b>								
Water Services	2,452	1,429	1,245	962	804	556	1.046	0.397
<b>Total Water Serviced Area</b>	<b>9,222</b>	<b>5,373</b>	<b>4,682</b>	<b>3,618</b>	<b>3,024</b>	<b>2,575</b>	<b>3.119</b>	<b>0.480</b>
<b>Urban Wastewater Serviced Area</b>								
Wastewater Services	601	350	305	236	197	-	0.247	-
<b>Total Urban Water and Wastewater Serviced Area</b>	<b>9,823</b>	<b>5,723</b>	<b>4,987</b>	<b>3,854</b>	<b>3,221</b>	<b>2,575</b>	<b>3.366</b>	<b>0.480</b>



# Report



# Chapter 1

## Introduction



# 1. Introduction

## 1.1 Purpose of this Document

---

This background study has been prepared pursuant to the requirements of the D.C.A. (s. 10) and, accordingly, recommends D.C.s and policies for the Municipality of Leamington.

The Municipality retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C. study process throughout 2021 and early 2022. Watson collaborated with Municipal staff preparing the D.C. analysis and policy recommendations.

This D.C. background study, containing the proposed D.C. 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 D.C. background study, as summarized in Chapter 3. It also addresses the requirement for "rules" (contained in Chapter 6) and the proposed by-law to be made available as part of the approval process (included as Appendix G).

In addition, the report is designed to set out sufficient background on the legislation (Chapter 3) and the growth anticipated within the Municipality (Chapter 2), to make the exercise understandable to those who are involved.

Finally, it addresses post-adoption implementation requirements (Chapter 7) 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 D.C. is provided herein.



## 1.2 Summary of the Process

---

The public meeting required under section 12 of the *Development Charges Act, 1997*, as amended (D.C.A.), has been scheduled for May 31, 2022. 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 D.C.s.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on May 16, 2022.

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;
- refinements to the report, if required; 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 D.C. by-law adoption process.

Figure 1-1  
Schedule of Key D.C. Process Dates for the Municipality of Leamington

Key D.C. Process	Timeline
1. Data collection, staff review, D.C. calculations and policy work	March 2021 to January 2022
2. Council Workshop	May 26, 2021
3. Public release of final D.C. Background study and proposed by-law	May 16, 2022
4. Public meeting advertisement placed in newspaper(s)	No later than May 9, 2022
5. Public meeting of Council	May 31, 2022
6. Council considers adoption of background study and passage of by-law	July 26, 2022
7. Newspaper notice given of by-law passage	By 20 days after passage
8. Last day for by-law appeal	40 days after passage
9. Municipality makes pamphlet available (where by-law not appealed)	By 60 days after in force date



## **1.3 Changes to the D.C.A.: Bill 73 – Smart Growth for our Communities Act, 2015**

---

With the amendment of the D.C.A. (as a result of Bill 73 and O. Reg. 428/15), there are a number of areas that must be addressed to ensure that the Municipality is in compliance with the D.C.A., as amended. The following provides an explanation of the changes to the Act that affect the Municipality's background study and how they have been dealt with to ensure compliance with the amended legislation.

### **1.3.1 Area Rating**

Bill 73 has introduced two new sections where Council must consider the use of area-specific charges:

- 1) Section 2 (9) of the Act now requires a municipality to implement area-specific D.C.s for either specific services that are prescribed and/or for specific municipalities that are to be regulated. (Note that at this time, no municipalities or services are prescribed by the Regulations.);
- 2) Section 10 (2) c.1 of the D.C.A. requires that, "the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas."

In regard to the first item, there are no services or specific municipalities identified in the regulations that must be area-rated. The second item requires Council to consider the use of area rating.

### **1.3.2 Asset Management Plan for New Infrastructure**

The new legislation now requires that a D.C. background study must include an asset management plan (s. 10 (2) c.2). The asset management plan (A.M.P.) must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the A.M.P. related to transit services; however, they are silent with respect to how the A.M.P. is to be provided for all other services. As part of any A.M.P., the examination should be consistent with the Municipality's existing assumptions, approaches, and policies on asset management planning. This examination may include both qualitative and



quantitative measures such as examining the annual future lifecycle contributions needs (discussed further in Appendix F of this report).

### **1.3.3 60-Day Circulation of D.C. Background Study**

Previously, the legislation required that a D.C. background study be made available to the public at least two weeks prior to the public meeting. The amended legislation now provides that the D.C. background study must be made available to the public (including posting on the municipal website) at least 60 days prior to passage of the D.C. by-law. No other changes were made to timing requirements for such things as notice of the public meeting and notice of by-law passage.

This D.C. study is being provided to the public on May 16, 2022 to ensure the new requirement for release of the study is met.

### **1.3.4 Timing of Collection of D.C.s**

The D.C.A. has been refined by Bill 73 to require that D.C.s are collected at the time of the first building permit. There may be instances where several building permits are to be issued and either the size of the development or the uses will not be definable at the time of the first building permit. In these instances, the Municipality may enter into a delayed payment agreement in order to capture the full development.

### **1.3.5 Other Changes**

It is also noted that a number of other changes were made through Bill 73 and O. Reg. 428/15, including changes to the way in which transit D.C. service standards are calculated, the inclusion of waste diversion, and the ability for collection of additional levies; however, these sections do not impact the Municipality's D.C.

## **1.4 Further Changes to the D.C.A.: Bill 108, 138, 197, and 213**

---

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

On May 2, 2019, the Province introduced Bill 108, which proposed changes to the D.C.A. The Bill has been introduced as part of the Province's *"More Homes, More*

---



*Choice: Ontario's Housing Supply Action Plan*". The Bill received Royal Assent on June 6, 2019.

While having received royal assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor (many of these changes were revised through Bill 197). At the time of writing, the following provisions have been proclaimed:

- Effective January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Interest may be charged on the instalments, and any unpaid amounts may be added to the property and collected as taxes.
- Effective January 1, 2020 the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for application submitted after this section is proclaimed), shall be determined based on the D.C. in effect on the day of Site Plan or Zoning By-law Amendment application. If the development is not proceeding via these planning approvals, then the amount is determined the earlier of the date of issuance of a building permit.

On February 28, 2020, the Province released updated draft regulations related to the D.C.A. and the Planning Act. A summary of these changes to take effect upon proclamation by the Lieutenant Governor is provided below:

**Changes to Eligible Services** – Prior to Bill 108, the D.C.A. provided a list of ineligible services whereby municipalities could include growth related costs for any service that was not listed. With Bill 108, the changes to the D.C.A. would now specifically list the services that are eligible for inclusion in the by-law. Further, the initial list of eligible services under Bill 108 was limited to “hard services”, with the “soft services” being removed from the D.C.A. These services would be considered as part of a new community benefits charge (discussed below) imposed under the Planning Act. As noted in the next section this list of services has been amended through Bill 197.

**Mandatory 10% deduction** – The amending legislation would remove the mandatory 10% deduction for all services that remain eligible under the D.C.A.



**Remaining Services to be Included in a New Community Benefits Charge (C.B.C.) Under the Planning Act** – It is proposed that a municipality may, by by-law, impose a C.B.C. against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. The C.B.C. is proposed to include formerly eligible D.C. services that are not included in the above listing, in addition to parkland dedication and bonus zoning contributions.

### **1.4.2 Bill 138: Plan to Build Ontario Together Act, 2019**

On November 6, 2019, the Province release Bill 138 which provided further amendments to the D.C.A. and Planning Act. This Bill received Royal Assent on December 10, 2019 and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. The amendments to the D.C.A. included removal of instalment payments for commercial and industrial developments that were originally included in Bill 108.

### **1.4.3 Bill 197: COVID-19 Economic Recovery Act**

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197 which provided amendments to a number of Acts, including the D.C.A. and Planning Act. This Bill also revised some of the proposed changes identified in Bill 108. Bill 197 was tabled on July 8, 2020, received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the changes:

#### **1.4.3.1 D.C. Related Changes**

##### List of D.C. Eligible Services

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



- Electrical power services.
- Toronto-York subway extension.
- Transit services.
- Waste diversion services.
- Policing services.
- Fire protection services.
- Ambulance services.
- Library services
- Long-term Care services
- Parks and Recreation services, but not the acquisition of land for parks.
- Public Health services
- Childcare and early years services.
- Housing services.
- Provincial Offences Act services.
- Services related to emergency preparedness.
- Services related to airports, but only in the Regional Municipality of Waterloo.
- Additional services as prescribed.

### Classes of Services – D.C.

Pre-Bill 108/197 legislation (i.e., D.C.A., 1997) allowed for categories of services to be grouped together into a minimum of two categories (90% and 100% services).

The Act (as amended) repeals and replaces the above with the four following subsections:

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



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

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

### 10-Year Planning Horizon

- The 10-year planning horizon has been removed for all services except transit.

### *1.4.3.2 C.B.C. Related Changes*

#### C.B.C. Eligibility

- The C.B.C. is limited to lower-tier and single tier municipalities, whereas upper-tier municipalities will not be allowed to impose this charge.
- O. Reg. 509/20 was filed on September 18, 2020. This regulation provides for the following:
  - A maximum rate will be set as a percentage of the market value of the land the day before building permit issuance. The maximum rate is set at 4%. The C.B.C may only be imposed on developing or redeveloping buildings which have a minimum height of five stories and contain no less than 10 residential units.
  - Bill 197 states that before passing a C.B.C. by-law, the municipality shall prepare a C.B.C. strategy that (a) identifies the facilities, services, and matters that will be funded with C.B.C.s; and (b) complies with any prescribed requirements.
  - Only one C.B.C. by-law may be in effect in a local municipality at a time.

### *1.4.3.3 Combined D.C. and C.B.C. Impacts*

#### D.C. vs. C.B.C. Capital Cost

- A C.B.C. may be imposed with respect to the services listed in s. 2 (4) of the D.C.A. (eligible services), "provided that the capital costs that are intended to be funded by the community benefits charge are not capital costs that are intended to be funded under a development charge by-law."



## Transition – D.C. and C.B.C.

- The specified date for municipalities to transition to the D.C. and C.B.C. is two years after Schedules 3 and 17 of the COVID-19 Economic Recovery Act comes into force (i.e., September 18, 2022).
- Generally, for existing reserve funds (related to D.C. services that will be ineligible):
  - If a C.B.C. is passed, the funds are transferred to the C.B.C. special account;
  - If no C.B.C. is passed, the funds are moved to a general reserve fund for the same purpose;
  - If a C.B.C. is passed subsequent to moving funds to a general reserve fund, those monies are then moved again to the C.B.C. special account.
- For reserve funds established under s. 37 of the Planning Act (e.g., bonus zoning)
  - If a C.B.C. is passed, the funds are transferred to the C.B.C. special account;
  - If no C.B.C. is passed, the funds are moved to a general reserve fund for the same purpose;
  - If a C.B.C. is passed subsequent to moving funds to a general reserve fund, those monies are then moved again to the C.B.C. special account.

If a municipality passes a C.B.C. by-law, any existing D.C. credits a landowner may retain may be used towards payment of that landowner's C.B.C.

- As a result of the passage of Bill 197, and subsequent proclamation on September 18, 2020, this report has provided the D.C. calculations without the 10% mandatory deduction.

At this time, no decision has been made with respect to developing a C.B.C. therefore, this report does not address any Community Benefit Charges at this time.

### **1.4.4 Bill 213: Better for People, Smarter for Business Act, 2020**

On December 8, 2020, Bill 213 received Royal Assent. One of the changes of the Bill that took effect upon Royal Assent included amending the Ministry of Training, Colleges and Universities Act by introducing a new section that would exempt the payment of D.C.s for developments of land intended for use by a university that receives operating



funds from the Government. As a result, this mandatory exemption will be included in the D.C. by-law.



# Chapter 2

## Anticipated Development in the Municipality of Leamington



## 2. Anticipated Development in the Municipality of Leamington

### 2.1 Requirement of the Act

---

Chapter 2 provides the methodology for calculating a D.C. as per the D.C.A. Figure 3-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the D.C. that may be imposed, it is a requirement of Section 5 (1) of the D.C.A. that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.”

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Municipality of Leamington will be required to provide services, over a 10-year (early-2022 to early-2032) and longer-term (early-2022 to early-2042) time horizon.

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

---

The D.C. growth forecast has been derived by Watson, building on the area municipal growth allocation established the County of Essex Official Plan, 2014. In preparing the growth forecast, the following additional information sources were consulted to assess the residential and non-residential development potential for the Municipality over the forecast period, including:

- Municipality of Leamington Official Plan - Approved February 5, 2008;
- County of Essex Official Plan – Approved April 28, 2014;
- 2006, 2011 and 2016 population, household, and employment Census data;
- Historical residential and non-residential building permit data over the 2011 to 2020 period;
- Residential supply opportunities as provided by the Municipality of Leamington; and
- Discussions with municipal staff regarding anticipated residential and non-residential development in the Municipality of Leamington.



## 2.3 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 2-1. The discussion provided herein summarizes the anticipated growth for the Municipality and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 2-1 below, and Schedule 1 in Appendix A.

As identified in Table 2-1 and Appendix A, Schedule 1, population in Leamington is anticipated to reach approximately 36,900 by early-2032 and approximately 42,400 by early-2042, resulting in an increase of approximately 6,490 and 12,010 persons, respectively.<sup>1</sup>

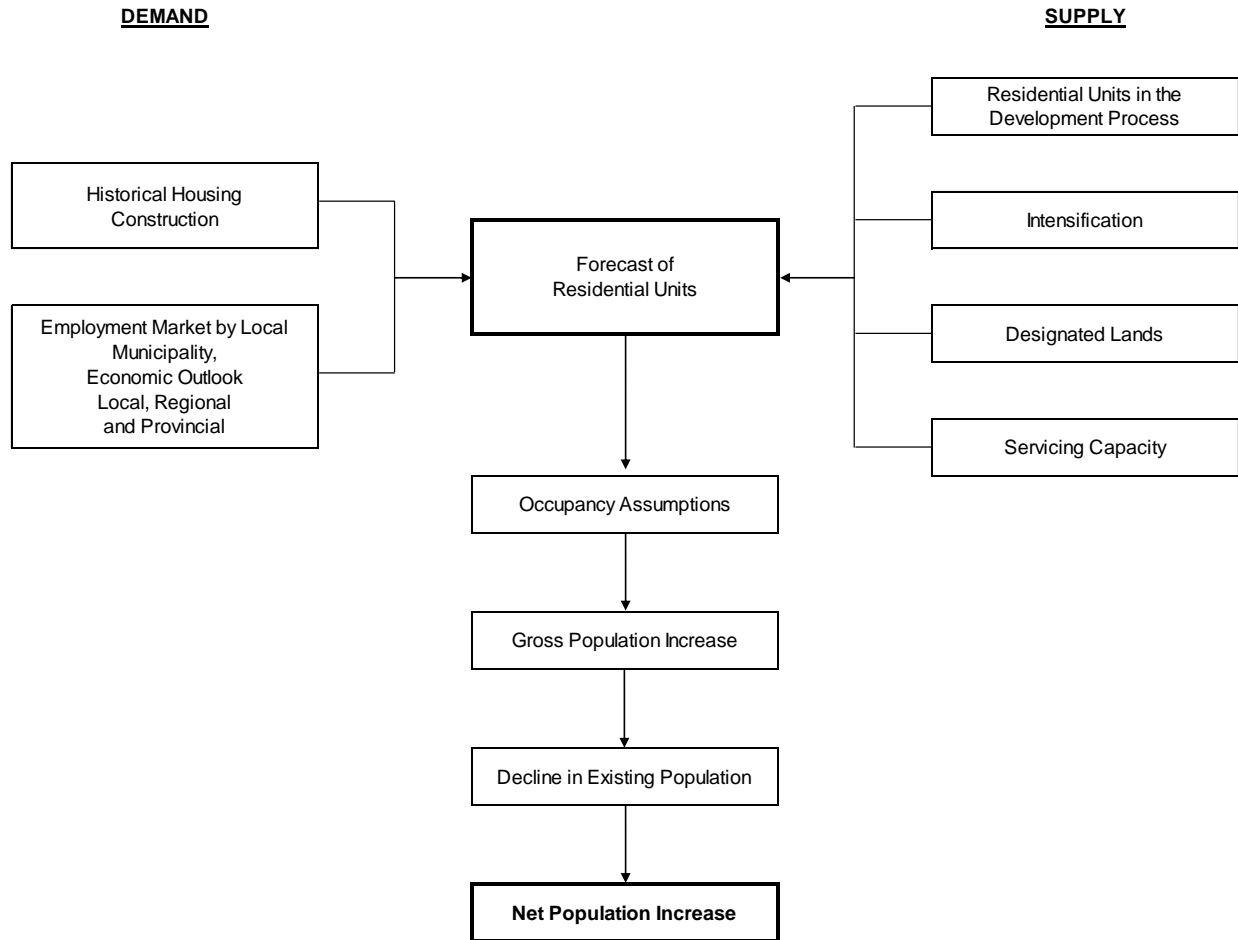
---

<sup>1</sup> The population figures used in the calculation of the 2022 D.C. exclude the net Census undercount, which is estimated at approximately 3.3%.

---



Figure 2-1  
Population and Household Forecast Model





**Table 2-1  
Municipality of Leamington  
Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) <sup>1</sup>	Excluding Census Undercount				Housing Units							Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Farm On-Site Bunk House Population	Population Excluding Institutional and Bunk House Population	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other	Total Households	Farm On-Site Bunk House Beds	Equivalent Institutional Households	
Historical	Mid 2006	29,780	28,833	1,778			7,365	955	1,440	55	9,815		1,616	2.938
	Mid 2011	29,330	28,403	1,873			7,468	974	1,388	34	9,864		1,703	2.879
	Mid 2016	28,500	27,595	1,640			7,435	1,055	1,490	25	10,005		1,491	2.758
Forecast	Early 2022	31,390	30,390	1,713	1,468	27,209	7,703	1,103	1,853	25	10,683	1,468	1,557	2.845
	Early 2032	38,090	36,882	1,998	3,172	31,712	8,971	1,578	2,002	25	12,576	3,172	1,816	2.933
	Early 2042	43,790	42,397	2,231	4,705	35,461	9,898	2,014	2,229	25	14,166	4,705	2,028	2.993
Incremental	Mid 2006 - Mid 2011	-450	-430	95			103	19	-52	-21	49		87	
	Mid 2011 - Mid 2016	-830	-808	-233			-33	81	102	-9	141		-212	
	Mid 2016 - Early 2022	2,890	2,795	73			268	48	363	0	678	1,468	66	
	Early 2022 - Early 2032	6,700	6,492	285	1,704	2,744	1,268	475	150	0	1,893	1,704	259	
	Early 2022 - Early 2042	12,400	12,007	518	3,237	8,252	2,195	911	376	0	3,483	3,237	471	

Derived from County of Essex Official Plan (Approved April 28, 2014) forecast for the Municipality of Leamington and discussions with municipal staff, by Watson & Associates Economists Ltd., 2022

<sup>1</sup> Census undercount estimated at approximately 3.3%. Note: Population including the undercount has been rounded.

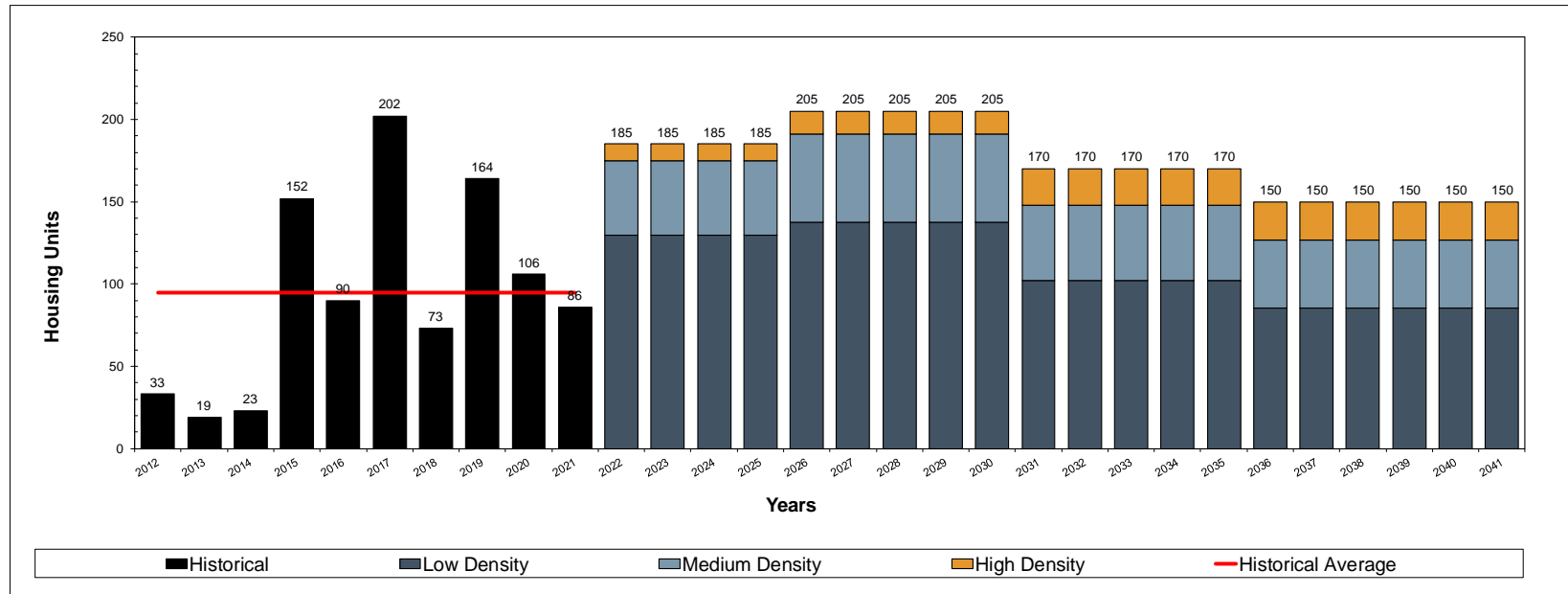
<sup>2</sup> Includes townhouses and apartments in duplexes.

<sup>3</sup> Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



Figure 2-2  
Municipality of Leamington  
Residential Growth Forecast Summary



Source: Historical housing activity derived from Statistics Canada building permit data for the Municipality of Leamington, 2012-2021.

<sup>1</sup> Growth forecast represents calendar year.



Provided below is a summary of the key assumptions and findings regarding the Municipality of Leamington D.C. growth forecast:

#### 1. Housing Unit Mix (Appendix A – Schedules 1 and 6)

- The housing unit mix for the Municipality was derived from a detailed review of historical development activity (as per Schedule 6), as well as active residential development applications and discussions with municipal staff regarding anticipated development trends for Leamington.
- Based on the above indicators, the 2022 to 2042 household growth forecast for the Municipality is comprised of a unit mix of 63% low density units (single detached and semi-detached), 26% medium density (multiples except apartments) and 11% high density (bachelor, 1-bedroom and 2-bedroom apartments).
- The forecast provided herein also accounts for on-farm bunk house development. In accordance with discussions with municipal staff, development charges associated with bunk house developments will be charged on a per-bed basis. As displayed in Table 2-1, there are approximately 3,240 additional on-farm bunk house beds forecast to be added between 2022 and 2042, based on an assumption of one bed per 43,560 sq.ft. of greenhouse development. Population associated with bunk house occupancy is captured within the total Municipal-wide population growth forecast.

#### 2. Geographic Location of Residential Development (Appendix A – Schedule 2)

- Schedule 2 summarizes the anticipated amount, type, and location of development by servicing area for the Municipality of Leamington.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2022 and 2042 by development location is summarized below.



Table 2-2  
Municipality of Leamington  
Residential Housing Growth Summary

Development Location	Amount of Housing Growth, 2022 to 2042	Percentage of Housing Growth, 2022 to 2042
Full Municipal Water and Wastewater Services (excluding Institutional)	3,263	94%
Partial Services (Water only Serviced Area, excluding on-farm bunk houses)	219	6%
<b>DCs Total</b>	<b>3,482</b>	<b>100%</b>

### 3. Planning Period

- Short- and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for transit services to a 10-year planning horizon. All other services can utilize a longer planning period if the Municipality has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.

### 4. Population in New Housing Units (Appendix A - Schedules 3, 4 and 5)

- The number of housing units to be constructed by 2042 in the Municipality of Leamington over the forecast period is presented in Figure 2-2. Over the 2022 to 2042 forecast period, the Municipality is anticipated to average 174 new housing units per year.
- Institutional population<sup>1</sup> is anticipated to increase by approximately 520 people between 2022 to 2042.

---

<sup>1</sup> Institutional population largely includes special care facilities such as nursing home or residences for senior citizens. A P.P.U. of 1.100 depicts 1-bedroom and 2- or more bedroom units in collective households.



- Population in new units is derived from Schedules 3, 4, and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 8 summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2016 custom Census data for the Municipality of Leamington and Essex County. The total calculated 20-year adjusted average P.P.U.s by dwelling type are as follows:
  - Low density: 3.354
  - Medium density: 1.954
  - High density:<sup>1</sup> 1.594

#### 5. Existing Units and Population Change (Appendix A - Schedules 3, 4 and 5)

- Existing households for early-2022 are based on the 2016 Census households, plus estimated residential units constructed between mid-2016 and early-2022, assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast period. The forecast population decline in existing households over the 2022 to 2042 forecast period is approximately 1,490.

#### 6. Employment (Appendix A, Schedules 10a, 10b, 10c)

- The employment projections provided herein are 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.
- 2016 employment data<sup>2</sup> (place of work) for the Municipality of Leamington is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
  - 1,780 primary (16%);
  - 750 work-at-home employment (6%);

---

<sup>1</sup> Includes bachelor, 1-bedroom and 2- or more bedroom apartments.

<sup>2</sup> 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.



- 2,910 industrial (26%);
  - 3,675 commercial/population related (33%); and
  - 2,115 institutional (19%).
- Total employment, including work at home and N.F.P.O.W. for the Municipality is anticipated to reach approximately 21,730 by Early-2032 and 26,700 by Early-2042. This represents an employment increase of approximately 5,800 for the 10-year forecast period and 10,770 for the longer-term forecast period.
  - Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation.
  - Total employment for the Municipality of Leamington (excluding work at home and N.F.P.O.W. employment) is anticipated to reach 18,860 by Early-2032 and approximately 23,080 by Early-2042. This represents an employment increase of approximately 5,000 for the 10-year forecast period and 9,220 for the longer-term forecast period.<sup>1</sup>

#### 7. Non-Residential Sq.ft. Estimates (G.F.A., Appendix A, Schedule 10b)

- Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
  - 20,000 sq. ft. per employee for primary – non-bona fide farming;
  - 1,200 sq. ft. per employee for industrial;
  - 550 sq. ft. per employee for commercial/population-related; and
  - 695 sq. ft. per employee for institutional employment.

---

<sup>1</sup> G.F.A. and employment associated within special care institutional dwellings treated as residential, resulting in an institutional employment difference between Schedules 10a and 10b. Total employment growth in Schedule 10b (excluding work at home and N.F.P.O.W. employment) has been downwardly adjusted to account for institutional employment associated with special care facilities.



- The DCs-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by 70 million sq. ft. over the 10-year forecast period and 133 million sq. ft. over the longer-term forecast period.
- In terms of percentage growth, the 2022 to 2042 incremental G.F.A. forecast by sector is broken down as follows:
  - Primary – non-bona fide farming – 98%;
  - Industrial – 1%;
  - Commercial/population-related – less than 1%; and
  - Institutional – less than 1%.

#### 8. Geography of Non-Residential Development (Appendix A, Schedule 10c)

- Schedule 10c summarizes the anticipated amount, type and location of non-residential development by servicing area for the Municipality of Leamington by area.
- The amount and percentage of forecast total non-residential growth between 2022 and 2042 by development location is summarized below in Table 2-3.

Table 2-3  
Municipality of Leamington  
Non-Residential Gross Floor Area Growth Summary

Development Location	Amount of Non-Residential G.F.A., 2022 to 2042	Percentage of Non-Residential G.F.A., 2022 to 2042
Full Services Water and Wastewater Services	1.7 million	1%
Partial Services (Water only Serviced Areas)	131.5 million	99%
<b>DCs Total</b>	<b>133.2 million</b>	<b>100%</b>



# Chapter 3

## The Approach to the Calculation of the Charge



## 3. The Approach to the Calculation of the Charge

### 3.1 Introduction

---

This chapter addresses the requirements of s. 5 (1) of the D.C.A. with respect to the establishment of the need for service which underpins the D.C. calculation. These requirements are illustrated schematically in Figure 3-1.

### 3.2 Services Potentially Involved

---

Table 3-1 lists the full range of municipal service categories that are provided within the Municipality.

A number of these services are defined in s. 2 (4) of the D.C.A. as being ineligible for inclusion in D.C.s. These are shown as “ineligible” on Table 3-1. Two ineligible costs defined in s. 5 (3) of the D.C.A. 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’s D.C. are indicated with a “Yes.”

### 3.3 Increase in the Need for Service

---

The D.C. 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. 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 3-1  
The Process of Calculating a Development Charge under the Act  
that must be followed

The Process of Calculating a Development Charge under the Act that must be followed

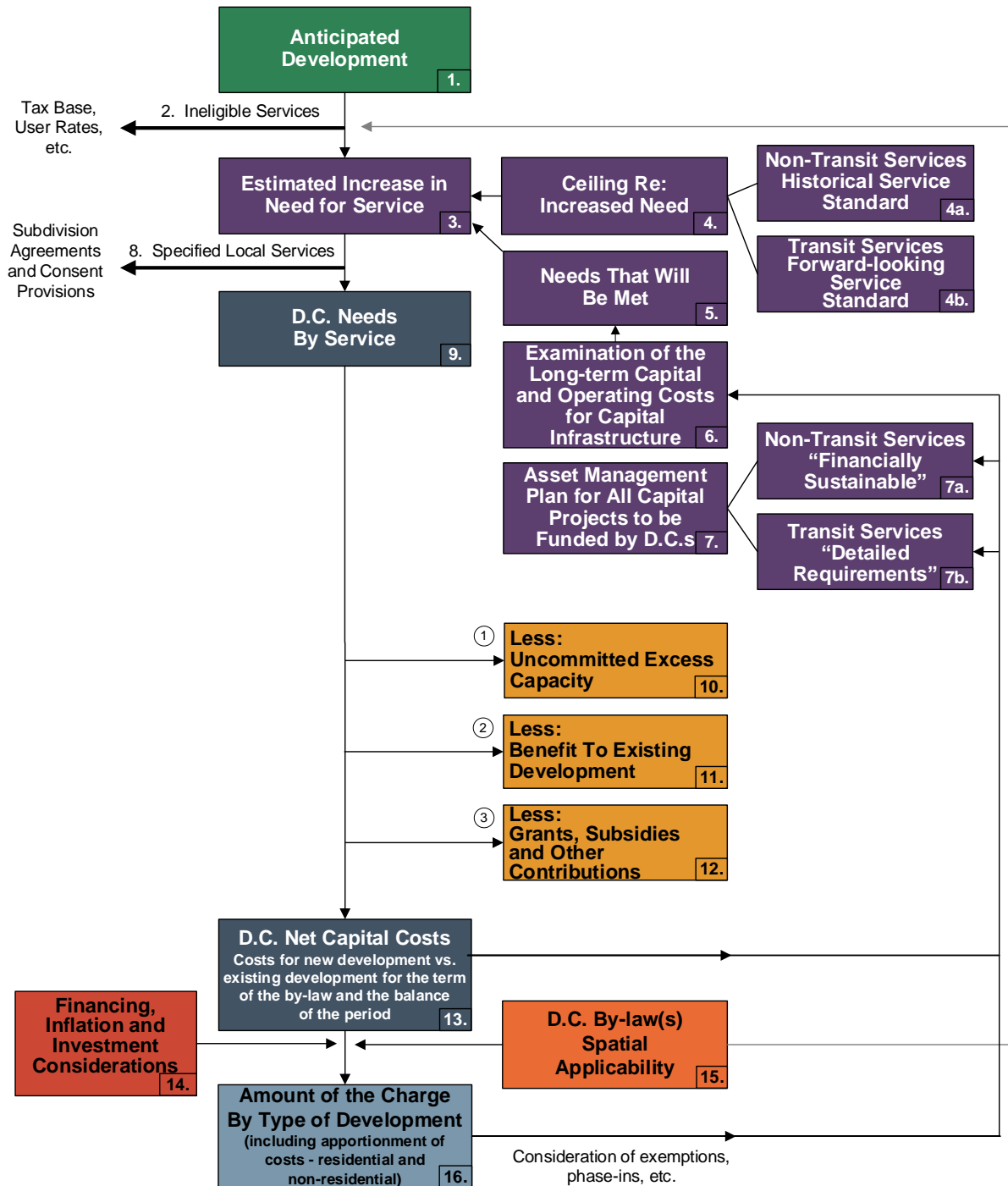




Table 3-1  
Categories of Municipal Services to be Addressed as Part of the Calculation

Eligibility for Inclusion in the D.C. Calculation	Description
Yes	Municipality provides the service – service has been included in the D.C. calculation.
No	Municipality provides the service – service has not been included in the D.C. calculation.
n/a	Municipality does not provide the service.
Ineligible	Service is ineligible for inclusion in the D.C. calculation.

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	Yes	1.3 Bridges, culverts and roundabouts	100
	No	1.4 Local municipal roads	0
	Yes	1.5 Traffic signals	100
	Yes	1.6 Sidewalks and streetlights	100
	Yes	1.7 Active transportation	100
2. Other Transportation Services	n/a	2.1 Transit vehicles <sup>1</sup> & facilities	100
	n/a	2.2 Other transit infrastructure	100
	Ineligible	2.3 Municipal parking spaces - indoor	0
	Ineligible	2.4 Municipal parking spaces - outdoor	0
	Yes	2.5 Works yards	100
	Yes	2.6 Rolling stock <sup>1</sup>	100
	Ineligible	2.7 Ferries	100
	n/a	2.8 Airport	100**

<sup>1</sup>with 7+ year lifetime

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

\*\*Airports only eligible for the Region of Waterloo



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
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
	No	3.4 Monitoring Programs	100
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, tankers, aerials, and rescue vehicles, etc. <sup>1</sup>	100
	Yes	4.3 Small equipment and gear	100
5. Parks Services (i.e., Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots, and E.S.A.s	0
	Yes	5.2 Development of area municipal parks	100
	Yes	5.3 Development of district parks	100
	Yes	5.4 Development of municipal-wide parks	100
	Yes	5.5 Development of special purpose parks	100
	Yes	5.6 Parks rolling stock <sup>1</sup> and yards	100
6. Recreation Services	Yes	6.1 Arenas, pools, fitness facilities, community centres, etc.	100
	Yes	6.2 Soccer fields, cricket pitches, multi-purposes fields, ball diamonds.	100
	Yes	6.3 Recreation vehicles and equipment <sup>1</sup>	100
	Yes	6.4 Recreation Land	100
7. Library Services	No	7.1 Public library space (incl. furniture and equipment)	100
	n/a	7.2 Library vehicles <sup>1</sup>	100
	n/a	7.3 Library materials	100
8. Emergency Preparedness Services	No	8.1 Facility space (incl. furniture and equipment)	100
	No	8.2 Vehicles <sup>1</sup>	100
	No	8.3 Equipment	100

---

<sup>1</sup>with 7+ year lifetime



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
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
10. Wastewater Services	Yes	10.1 Treatment plants	100
	Yes	10.2 Sewage trunks	100
	No	10.3 Local systems	0
	n/a	10.4 Vehicles and equipment <sup>1</sup>	100
11. Water Supply Services	No	11.1 Treatment plants	100
	Yes	11.2 Distribution systems	100
	No	11.3 Local systems	0
	Yes	11.4 Vehicles and equipment <sup>1</sup>	100
12. Waste Management Services	Ineligible	12.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	12.2 Landfills and other disposal facilities	0
	n/a	12.3 Waste diversion facilities	100
	n/a	12.4 Waste diversion vehicles and equipment <sup>1</sup>	100
13. Policing Services	Yes	13.1 Police detachments	100
	n/a	13.2 Police rolling stock <sup>1</sup>	100
	Yes	13.3 Small equipment and gear	100
14. Long-term Care	n/a	14.1 Homes for the aged space	100
	n/a	14.2 Vehicles <sup>1</sup>	100
15. Child Care and Early Years	n/a	15.1 Childcare and Early Years space	100
	n/a	15.2 Vehicles <sup>1</sup>	100
	n/a	15.3 Equipment	100
16. Public Health	n/a	16.1 Public Health space	100
	n/a	16.2 Public Health vehicles <sup>1</sup>	100
17. Housing Services	n/a	17.1 Housing Services space	100

---

<sup>1</sup>with 7+ year lifetime

---



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
18. <i>Provincial Offences Act</i> (P.O.A.)	n/a	18.1 P.O.A. including By-law Enforcement space	100
	n/a	18.1 P.O.A. including By-law Enforcement vehicles and equipment <sup>1</sup>	100
19. Social Services	ineligible	19.1 Social service space	0
20. Ambulance Services	n/a	20.1 Ambulance station space	100
	n/a	20.2 Vehicles <sup>1</sup>	100
	n/a	20.3 Equipment and gear	100
21. Hospital Provision	Ineligible	21.1 Hospital capital contributions	0
22. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible	22.1 Office space	0
	Ineligible	22.2 Office furniture	0
	Ineligible	22.3 Computer equipment	0
23. Other	Yes	23.1 Studies in connection with acquiring buildings, rolling stock, materials, and equipment, and improving land <sup>2</sup> and facilities, including the D.C. background study cost.	0-100
	Yes	23.2 Interest on money borrowed to pay for growth-related capital	0-100

<sup>1</sup>with a 7+ year lifetime

<sup>2</sup>same percentage as service component to which it pertains.

### 3.4 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. The Municipality's detailed Local Service Policy is provided in Appendix E.



## 3.5 Capital Forecast

---

Paragraph 7 of s. 5 (1) of the D.C.A. 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 a 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 D.C. background study.

In order for an increase in need for service to be included in the D.C. calculation, Municipal Council must indicate “that it intends to ensure that such an increase in need will be met” (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, section 3). The capital program contained herein reflects the Municipality’s approved and proposed capital budgets and master servicing/needs studies.

## 3.6 Treatment of Credits

---

Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Section 17, paragraph 4, of the same Regulation indicates that “the value of

---



the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. There are no current outstanding credits for inclusion in the D.C. calculations.

### **3.7 Classes of Services**

---

Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C. eligible service or the capital costs with respect to those services. Further, a class may be composed of any number or combination of services and may include parts or portions of each D.C. eligible service. With respect to growth-related studies, Section 7(3) of the D.C.A. states that:

“For greater certainty, a development charge by-law may provide for a class consisting of studies in respect of any service listed in subsection 2 (4) whose capital costs are described in paragraphs 5 and 6 of subsection 5 (3).”

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and by-law provided herein include a class for growth studies as well as a class for Public Works. These classes are comprised of the following services:

- Public Works – Facilities, fleet, and equipment
  - Services Related to a Highway.
- Growth Studies
  - Water Services;
  - Wastewater Services;
  - Services Related to a Highway;
  - Policing Services;
  - Fire Protection Services; and
  - Parks and Recreation Services.



## 3.8 Existing Reserve Funds

---

Section 35 of the D.C.A. states that:

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 7 of subsection 5 (1).”

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

For services that 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 D.C. 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 stopped imposing D.C.s in 2014. As a result, the balance in the D.C. reserve funds were transferred to capital reserve funds to be used for similar purposes (i.e., growth-related infrastructure). All reserve funds except for the water D.C. reserve fund (transferred to what is currently called the Water Expansion Reserve Fund), were utilized. As a result, there are no reserve fund balances to be included in the D.C. calculations for those services. The Water Expansion Reserve Fund had a balance of \$7,672,010 as of December 31, 2021. As a result, this amount will be transferred back to a D.C. reserve fund and included in the calculations for water services.



## 3.9 Deductions

---

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

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development;
- anticipated grants, subsidies, and other contributions; and
- costs related to services that are ineligible as per the D.C.A.

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

### ***3.9.1 Reduction Required by Level of Service Ceiling***

This is designed to ensure that the increase in need included in section 4.3 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 (section 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.

With respect to transit services, a result of Bill 73, the changes to the Act have provided for an alternative method for calculating the services’ standard ceiling. Transit services must now utilize a forward-looking service standard analysis, described later in this section.



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

### **3.9.2 Reduction for Uncommitted Excess Capacity**

Paragraph 5 of 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."

"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, e.g., if a road widening to accommodate increased traffic is not required because sufficient excess capacity is already available, then widening would not be included as an increase in need, in the first instance.

### **3.9.3 Reduction for Benefit to Existing Development**

Section 5 (1) 6 of the D.C.A. provides that, "The increase in the need for service must be reduced by the extent to which an increase in service to meet the increased need would benefit existing development." The general guidelines used to consider benefit to existing development include:

- the repair or unexpanded replacement of existing assets that are in need of repair;
- an increase in average service level of quantity or quality (compare water as an example);
- the elimination of a chronic servicing problem not created by growth; and
- providing services where none previously existed (generally considered for water or wastewater services).

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of service cap in section 4.9.1 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 services related to a highway, which do not have a fixed service area.



Where existing development has an adequate service level that 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.

### ***3.9.4 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 (including direct developer contributions required due to the local service policy) made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes (O. Reg. 82/98, section 6).

## **3.10 Municipal-wide vs. Area Rating**

---

This step involves determining whether all of the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the amended D.C.A., it is now mandatory to “consider” area-rating

---



of services (providing charges for specific areas and services); however, it is not mandatory to implement area rating. Further discussion is provided in section 6.4.4.

### **3.11 Allocation of Development**

---

This step involves relating the costs involved to anticipated development for each period under consideration and using allocations between residential and non-residential development and between one type of development and another, to arrive at a schedule of charges.

### **3.12 Asset Management**

---

The new legislation now requires that a D.C. background study must include an asset management plan (s. 10 (2) c.2). The asset management plan (A.M.P.) must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the A.M.P. related to transit services (as noted in the subsequent subsection); however, they are silent with respect to how the A.M.P. is to be provided for all other services. As part of any A.M.P., the examination should be consistent with the municipality's existing assumptions, approaches, and policies on asset management planning. This examination has been included in Appendix F.

### **3.13 Transit**

---

The most significant changes to the Act over the past four years, relate to the transit service. These changes relate to three areas of the calculations, as follows:

- A. Transit no longer requires the statutory 10% mandatory deduction from the net capital cost (subsection 5.2 (i) of the D.C.A.
- B. The background study requires the following in regard to transit costs (as per s. 8 (2) of the Regulations):
  - 1. The calculations that were used to prepare the estimate for the planned level of service for the transit services, as mentioned in s. 5.2 (3) of the Act.



2. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
    - i. the anticipated development over the 10-year period immediately following the preparation of the background study, or
    - ii. the anticipated development after the 10-year period immediately following the preparation of the background study.
  3. An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.
  4. An assessment of ridership forecasts for all modes of transit services proposed to be funded by the D.C. over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecast ridership will be from existing or planned development.
  5. An assessment of the ridership capacity for all modes of transit services proposed to be funded by the D.C. over the 10-year period immediately following the preparation of the background study.
- C. A new forward-looking service standard (as per s. 6.1 (2) of the Regulations):
1. The service is a discrete service.
  2. No portion of the service that is intended to benefit anticipated development after the 10-year period immediately following the preparation of the background study may be included in the estimate.
  3. No portion of the service that is anticipated to exist as excess capacity at the end of the 10-year period immediately following the preparation of the background study may be included in the estimate.
- D. A detailed asset management strategy and reporting requirements (s. 6.1 (3) of the Regulation) that includes lifecycle costs, action plans that will enable the assets to be sustainable, summary of how to achieve the proposed level of service, discussion on procurement measures and risk are required.



The Municipality does currently provide transit services; however, transit services have not been included in the D.C. background study and draft by-law. As a result, the above calculation and reporting requirements are not required.



# Chapter 4

## D.C.-Eligible Cost Analysis by Service and Class of Service



## 4. D.C.-Eligible Cost Analysis by Service and Class of Service

### 4.1 Introduction

---

This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform basis. In each case, the required calculation process set out in s. 5 (1) paragraphs 2 to 7 in the D.C.A. and described in Chapter 3 was followed in determining D.C.-eligible costs.

The nature of the capital projects and timing identified in the chapter reflects Council's current intention. Over time, however, Municipality 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.

### 4.2 Service Levels and 10-Year Capital Costs for Leamington' D.C. Calculation

---

This section evaluates the development-related capital requirements for parks & recreation services and growth studies, over a 10-year planning period. For parks and recreation services, the service component is evaluated on two format sheets: the average historical 10-year level of service calculation (see Appendix B), which "caps" the D.C. amounts; and, the infrastructure cost calculation, which determines the potential D.C. recoverable cost. For the growth studies class of service, the infrastructure cost calculation, which determines the potential D.C. recoverable cost is also provided.



### **4.2.1 Parks and Recreation Services**

The Municipality currently has 152.75 acres of land for outdoor recreation facilities and park purposes within its jurisdiction. This land consists of various sized parks, a beach, and sport fields. The average level of service provided by the Municipality over the previous 10-year period is 5.4 acres of parkland per 1,000 population. The Municipality also provides approximately 0.53 linear meters of trails per capita. Including parkland development, outdoor recreation facilities and amenities (e.g., playground equipment, storage structures, etc.), and trails, the level of service provided is \$1,298 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of \$8,427,850.

With respect to indoor recreation facilities, there are currently various facilities provided by the Municipality, including a community sports complex/arena, soccer facility, marina, and an amphitheater. These facilities currently provide 207,489 sq.ft. of space. The average historical level of service for the previous ten years equates to approximately 6.9 sq.ft. of space per capita or an investment of \$2,153 per capita. This service standard provides a D.C.-eligible amount of \$13,977,666.

The Municipality services the parks and recreation facilities with various vehicles and equipment. The inventory provides for a per capita standard of \$34. Over the forecast period, this provides for an additional D.C.-eligible amount of \$218,261.

In total the historical parks and recreation service standard equates to \$22,623,777.

Based on the projected growth over the 10-year forecast period, the Municipality has identified \$9,380,000 in future growth capital costs for parkland development, various additional amenities, trails, and facilities. Along with these projects, the outstanding growth-related debt, both principal and interest (discounted), for Seacliff Park and the Sports Complex, has been included in the D.C. calculations at a cost of \$610,660. Deductions to recognize existing benefit of \$5,493,000 have been made. Therefore, the net growth capital cost \$4,497,660 has been included in the D.C. calculations.

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



**Table 4-1**  
**Infrastructure Cost Included in the Development Charges Calculation**  
**Parks and Recreation Services**

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2022-2031									95%	5%
1	Community Parks - (Bayview Park) Phase 1	2023	410,000	-	-	410,000	-	-	410,000	389,500	20,500
2	Community Parks - (Bayview Park) Phase 2	2024	1,020,000	-	-	1,020,000	-	-	1,020,000	969,000	51,000
3	Mersea Park Replacement & Expansion	2022	360,000	-	-	360,000	180,000	-	180,000	171,000	9,000
4	Amphitheatre Performance Room and 3 bay Storage Building: new building	2022	310,000	-	-	310,000	217,000	-	93,000	88,350	4,650
5	Soccer Complex (including walking trails, lighting large fields, bleachers, irrigation equipment, barrier free play structure, asphalt parking area, and landscaping)	2026-2030	1,000,000	-	-	1,000,000	700,000	-	300,000	285,000	15,000
6	West Waterfront Lands - Connect Seacliff Beach to Promenade	2026	260,000	-	-	260,000	182,000	-	78,000	74,100	3,900
7	Rick Atkin Washrooms and Maintenance Garage Replacement and Expansion	2022	310,000	-	-	310,000	217,000	-	93,000	88,350	4,650
8	Waterfront Improvements Phase 1	2023-2025	1,430,000	-	-	1,430,000	1,001,000	-	429,000	407,550	21,450
9	Waterfront Improvements Phase 2	2026-2029	3,060,000	-	-	3,060,000	2,142,000	-	918,000	872,100	45,900
10	Kinsmen Ball Diamonds Facility Parking Lot creation and driveway upgrades.	2022-2027	1,220,000	-	-	1,220,000	854,000	-	366,000	347,700	18,300
	<b>Growth-Related Debt:</b>				-			-			
11	Sports Complex Debt Principal (Growth Related Portion Only) 172-11	2022-2026	534,679	-	-	534,679	-	-	534,679	507,945	26,734
12	Sports Complex Debt Interest (Discounted) (Growth Related Portion Only) 172-11	2022-2026	75,981	-	-	75,981	-	-	75,981	72,182	3,799
	<b>Total</b>		<b>9,990,660</b>	<b>-</b>	<b>-</b>	<b>9,990,660</b>	<b>5,493,000</b>	<b>-</b>	<b>4,497,660</b>	<b>4,272,777</b>	<b>224,883</b>



### **4.2.2 Library Services**

Leamington currently provides 7,700 sq.ft. of library space. Over the past ten years, the average level of service for library facilities was 0.27 sq.ft. of space per capita which equates to an investment of \$95 per capita. This level of service provides the Municipality with a maximum D.C.-eligible amount for recovery over the 10-year forecast period of \$619,921.

No future capital needs have been identified for the library services at this time, therefore, the D.C. will not recover for library services under the recommended by-law.



### **4.2.3 Growth Studies**

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the Municipality's capital works program. As discussed in Section 3.7, these studies have been allocated as a class of service based on each service to which the study relates.

The D.C. studies have been allocated to the class of service based on the proportion of the total net growth-related capital costs as follows:

- Services Related to a Highway – 24.6%
- Fire Protection Services – 2.9%
- Parks and Recreation Services – 4.2%
- Policing Services – 0.5%
- Water Services – 65.8%
- Wastewater Services – 2.0%

The remainder of the growth studies are service-specific including:

- Public Works Facility Expansion Study (100% services related to a highway);
- Pollution Control Plant Capacity Expansion Study (100% wastewater);
- Parks Master Plan (100% parks and recreation);
- Fire Department Needs Assessment Study (100% fire);
- Transportation Master Plan (100% services related to a highway); and
- Water System Master Plan (100% water).

The cost of these studies is \$1,665,440, of which \$191,000 is attributable to existing benefit. The net growth-related capital cost of \$1,474,440 has been included in the D.C. calculation.

These costs have been allocated 56% residential and 44% non-residential based on the incremental growth in population to employment for the 10-year forecast period.



**Table 4-2**  
**Infrastructure Cost Included in the Development Charges Calculation**  
**Growth Studies**

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2022-2031										56%	44%
1	<b>Development Charges Study:</b>											
1a	Development Charges Study	2022	Services Related to a Highway	14,810	-	-	14,810	-	-	14,810	8,294	6,516
1b	Development Charges Study	2022	Fire Protection Services	1,730	-	-	1,730	-	-	1,730	969	761
1c	Development Charges Study	2022	Policing Services	280	-	-	280	-	-	280	157	123
1d	Development Charges Study	2022	Parks and Recreation Services	2,510	-	-	2,510	-	-	2,510	1,406	1,104
1e	Development Charges Study	2022	Wastewater Services	1,170	-	-	1,170	-	-	1,170	655	515
1f	Development Charges Study	2022	Water Services	35,320	-	-	35,320	-	-	35,320	19,779	15,541
	<b>Sub-total Development Charges Study</b>			<b>55,820</b>	-	-	<b>55,820</b>	-	-	<b>55,820</b>	<b>31,259</b>	<b>24,561</b>
2	<b>Development Charges Study:</b>											
2a	Development Charges Study	2027	Services Related to a Highway	14,810	-	-	14,810	-	-	14,810	8,294	6,516
2b	Development Charges Study	2027	Fire Protection Services	1,730	-	-	1,730	-	-	1,730	969	761
2c	Development Charges Study	2027	Policing Services	280	-	-	280	-	-	280	157	123
2d	Development Charges Study	2027	Parks and Recreation Services	2,510	-	-	2,510	-	-	2,510	1,406	1,104
2e	Development Charges Study	2027	Wastewater Services	1,170	-	-	1,170	-	-	1,170	655	515
2f	Development Charges Study	2027	Water Services	35,320	-	-	35,320	-	-	35,320	19,779	15,541
	<b>Sub-total Development Charges Study</b>			<b>55,820</b>	-	-	<b>55,820</b>	-	-	<b>55,820</b>	<b>31,259</b>	<b>24,561</b>
3	Public Works Facility Expansion Study	2022	Services Related to a Highway	83,800	-	-	83,800	-	-	83,800	46,928	36,872
4	Pollution Control Plant Capacity Expansion Study	2024	Wastewater Services	510,000	-	-	510,000	-	-	510,000	285,600	224,400
5	Parks Master Plan	2022	Parks and Recreation Services	100,000	-	-	100,000	25,000	-	75,000	42,000	33,000
6	Fire Department Needs Assessment Study	2023	Fire Protection Services	150,000	-	-	150,000	75,000	-	75,000	42,000	33,000
7	Transportation MasterPlan	2024	Services Related to a Highway	200,000	-	-	200,000	40,000	-	160,000	89,600	70,400
8	Water System Master Plan	2022	Water Services	510,000	-	-	510,000	51,000	-	459,000	257,040	201,960
	<b>Total</b>			<b>1,665,440</b>	-	-	<b>1,665,440</b>	<b>191,000</b>	-	<b>1,474,440</b>	<b>825,686</b>	<b>648,754</b>



## 4.3 Service Levels and 20-Year Capital Costs for Leamington' D.C. Calculation

---

This section evaluates the development-related capital requirements for those services with capital costs associated with the 20-year forecast.

### 4.3.1 Fire Protection Services

The Municipality currently operates its fire services from 6,700 sq.ft. of facility space, providing for a per capita average level of service of approximately 0.24 sq.ft. of building space or \$91 per capita. This level of service provides the Municipality with a maximum D.C.-eligible amount for recovery over the forecast period of \$1,087,984.

Leamington has a current inventory of 11 vehicles providing for an average level of service of \$196 per capita which translates into a D.C.-eligible amount of \$2,358,939. In addition to vehicles, the fire service also has a variety of small equipment and gear which it provides to its firefighters for use in fire services. This results in an average level of service of \$9 per capita. The total D.C.-eligible amount for small equipment and gear is \$109,375.

The maximum D.C.-eligible amount for recovery over the 20-year forecast period for fire services is \$3,556,298.

The Municipality has identified the need for a new fire hall facility and additional vehicles at a gross capital cost of \$7,388,000. Deductions in the amounts of \$576,300 for post-period benefit and \$3,694,000 to recognize the benefit to existing development, have been made resulting in a net amount of \$3,117,700 being included in the D.C. calculations (as per Table 4-3).

The D.C. eligible costs are allocated to residential and non-residential development based on the incremental growth in population to employment for the 20-year forecast period. This results in a 57% allocation to residential development and 43% allocation to non-residential development.



**Table 4-3**  
**Infrastructure Cost Included in the Development Charges Calculation**  
**Fire Protection Services**

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2022-2041	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 57%	Non-Residential Share 43%
1	New Fire Hall Facility	2030	5,100,000	397,800	-	4,702,200	2,550,000	-	2,152,200	1,226,754	925,446
2	Vehicles - Pumper/Snorkle	2030	895,000	69,800	-	825,200	447,500	-	377,700	215,289	162,411
3	Vehicles - Rescue/Command	2030	782,000	61,000	-	721,000	391,000	-	330,000	188,100	141,900
4	Vehicles - Pumper/Rescue	2030	478,000	37,300	-	440,700	239,000	-	201,700	114,969	86,731
5	Utility Vehicles (2 Pickups)	2030	133,000	10,400	-	122,600	66,500	-	56,100	31,977	24,123
	<b>Total</b>		<b>7,388,000</b>	<b>576,300</b>	<b>-</b>	<b>6,811,700</b>	<b>3,694,000</b>	<b>-</b>	<b>3,117,700</b>	<b>1,777,089</b>	<b>1,340,611</b>



### **4.3.2 Policing Services**

Leamington's policing services are currently provided through the Ontario Provincial Police. The Municipality currently provides a police headquarters facility with 19,985 sq.ft. of building area, providing for an average level of service of 0.7 sq.ft. per capita or \$270 per capita. This level of service provides the Municipality with a maximum D.C.-eligible amount for recovery over the 20-year forecast period of \$3,245,342.

The police service contract currently provides an equivalent of 38.94 equipped officers, 15 patrol mobile radios and 8 vehicles for the provision of policing services. This equates to a service standard of \$21 per capita. This level of service provides the Municipality with a DC-eligible amount over the forecast period of \$248,164 for equipment and gear.

The total D.C.-eligible amount over the 20-year forecast period for Policing Services is \$3,493,506.

The Municipality has identified a provision for additional space in the amount of \$510,000 which has been included in the D.C. calculations.

The D.C. eligible costs are allocated to residential and non-residential development based on the incremental growth in population to employment for the 20-year forecast period. This results in a 57% allocation to residential development and 43% allocation to non-residential development.



Table 4-4  
Infrastructure Cost Included in the Development Charges Calculation  
Policing Services

Prj . No.	Increased Service Needs Attributable to Anticipated Development  2022-2041	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share  57%	Non- Residential Share  43%
1	Provision for Additional Space	2025	510,000	-	-	510,000	-	-	510,000	290,700	219,300
	<b>Total</b>		<b>510,000</b>	<b>-</b>	<b>-</b>	<b>510,000</b>	<b>-</b>	<b>-</b>	<b>510,000</b>	<b>290,700</b>	<b>219,300</b>



### **4.3.3 Services Related to a Highway**

The Municipality currently provides 79.53 kilometres of roads. The kilometres of roads in the Municipality over the historical 10-year period provides the Municipality with an average level of investment of \$10,748 per capita, resulting in a D.C.-eligible recovery amount of approximately \$129,035,686 over the 20-year forecast period.

The Municipality also has 73,767 linear metres of sidewalks, 2,269 streetlights, 21 traffic signals, and 7 pedestrian crossings. This provides an average per capita level of investment of \$578 for sidewalks, and \$680 for the traffic signals, streetlights, and pedestrian crossings. The D.C.-eligible recovery amount is approximately \$6.93 million for sidewalks, and \$8.16 million for streetlights, traffic signals and pedestrian crossings over the forecast period.

The total service standard for Services Related to a Highway is equal to \$144,129,630.

Municipal staff identified future capital infrastructure needs for services related to a highway (roads and related infrastructure) which include additional road expansions and upgrades, bridge widenings, construction of new roads, and a multi-use pedestrian and cyclist facility. Additional traffic signalization projects have also been identified. The total program cost is equal to \$41,997,000. Along with these projects, the outstanding growth-related debt, both principal and interest (discounted), for East Side Arterial Road (ESAR), has been included in the D.C. calculations at a cost of \$306,028. Deductions in the amounts of \$7,326,200 for post-period benefit and \$8,444,000 for costs that benefit existing development have been made to the calculations. These deductions result in a net D.C.-eligible amount of \$26,532,828 to be included in the D.C. calculations.

The residential/non-residential capital cost allocation for all services related to a highway is 57% residential and 43% non-residential based on the incremental growth in population to employment for the 20-year forecast period.



**Table 4-5  
Infrastructure Cost Included in the Development Charges Calculation  
Services Related to a Highway**

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2022-2041	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 57%	Non-Residential Share 43%
<b>Roads:</b>											
1	Seacliff Dr. E. - Phase 1 Cherry Lane to Regatta - Rehabilitation and Widening	2022	2,108,000	-	-	2,108,000	401,000	-	1,707,000	972,990	734,010
2	Seacliff Dr. E. - Phase 2- Regatta to Peter St - Rehabilitation and Widening	2026	2,250,000	-	-	2,250,000	428,000	-	1,822,000	1,038,540	783,460
3	Seacliff Dr. E. - Phase 3- Peter St to ESAR - Rehabilitation and Widening	2027	4,242,000	-	-	4,242,000	806,000	-	3,436,000	1,958,520	1,477,480
4	Oak St. E - ESAR to Road 12 - Rehabilitation and Widening	2030	5,014,000	-	-	5,014,000	1,254,000	-	3,760,000	2,143,200	1,616,800
5	Oak St. E - Bridge widening (2 bridges) for Active Transportation	2030	643,000	-	-	643,000	129,000	-	514,000	292,980	221,020
6	North/South Bound West Side Arterial - New Road	2035	8,717,000	3,922,500	-	4,794,500	872,000	-	3,922,500	2,235,825	1,686,675
7	Morse Rd (Wilkinson-Hwy 3) - Rehabilitation and Widening	2035	3,151,000	1,418,000	-	1,733,000	315,000	-	1,418,000	808,260	609,740
8	Wilkinson Dr (Hodgins to Morse Rd) - Rehabilitation and Widening	2035	3,832,000	1,724,500	-	2,107,500	383,000	-	1,724,500	982,965	741,535
9	Multi-Use Pedestrian and Cyclist Facility: Pelee Drive Road Right of Way	2026	2,550,000	-	-	2,550,000	1,275,000	-	1,275,000	726,750	548,250
10	Reconfigure Talbot/Oak/Fraser Intersection	2031	3,264,000	261,200	-	3,002,800	1,958,000	-	1,044,800	595,536	449,264
11	Oak Street East (Victoria to Pulford) Road Widening	2028	4,040,000	-	-	4,040,000	404,000	-	3,636,000	2,072,520	1,563,480
<b>Traffic Signalization:</b>											
12	Signalization Sherk @ Ellison	2022	386,000	-	-	386,000	97,000	-	289,000	164,730	124,270
13	Signalization Seacliff @ Cherry Lane	2022	643,000	-	-	643,000	122,000	-	521,000	296,970	224,030
14	Signalization of Seacliff @ Peter	2026	386,000	-	-	386,000	-	-	386,000	220,020	165,980
15	Provision for Traffic Signalization	2022-2030	771,000	-	-	771,000	-	-	771,000	439,470	331,530
<b>Debt and Reserve Adjustment:</b>											
16	ESAR Debt Principal (Discounted) (Growth Related Portion Only) 172-11	2022-2026	267,951	-	-	267,951	-	-	267,951	152,732	115,219
17	ESAR Debt Interest (Discounted) (Growth Related Portion Only) 172-11	2022-2026	38,077	-	-	38,077	-	-	38,077	21,704	16,373
<b>Total</b>			<b>42,303,028</b>	<b>7,326,200</b>	<b>-</b>	<b>34,976,828</b>	<b>8,444,000</b>	<b>-</b>	<b>26,532,828</b>	<b>15,123,712</b>	<b>11,409,116</b>



#### **4.3.4 Public Works (Facilities, Vehicles and Equipment)**

As per Section 3.7, a D.C. by-law may provide for any D.C.-eligible service to be included in a class set out in the by-law. Public Works is proposed as a class of service comprised of facilities, vehicles and equipment needs.

The Municipality operates its Public Works Department out of a number of facilities with 24,960 sq.ft. of current building area. The facility space provided over this historical 10-year period results in an average level of service of 0.88 sq.ft. per capita or a level of investment of \$142 per capita. This level of service provides the Municipality with a maximum D.C.-eligible amount for recovery over the 20-year forecast period of \$1,702,331.

The Municipality's public works fleet inventory includes 50 vehicles and equipment items. The number of items identified over the previous 10-year period provides for an average level of investment of \$148 per capita. Over the forecast period, the D.C.-eligible amount for vehicles and equipment is \$1,777,128.

The maximum D.C.-eligible amount for recovery over the forecast period for public works is \$3,479,459.

With respect to future growth needs, the Municipality has identified expansion to the equipment storage facility as well as to the fleet of vehicles and equipment at a total cost of \$2,113,000. A benefit to existing deduction of \$765,000 has been made, resulting in a cost of \$1,348,000 which has been included in the D.C. calculations at this time.

The D.C. eligible costs are allocated to residential and non-residential development based on the incremental growth in population to employment for the 20-year forecast period. This results in a 57% allocation to residential development and 43% allocation to non-residential development.



**Table 4-6**  
**Infrastructure Cost Included in the Development Charges Calculation**  
**Public Works**

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2022-2041	D.C. Eligible Service to Which the Project Relates	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 57%	Non-Residential Share 43%
1	Public Works - Expansion - Equipment Storage at Wilkinson Dr.	Services Related to a Highway	2025-2040	1,530,000	-	-	1,530,000	765,000	-	765,000	436,050	328,950
2	Snow Plow/Salter - (1 additional unit)	Services Related to a Highway	2029	190,000	-	-	190,000	-	-	190,000	108,300	81,700
3	Sidewalk Plow/Salter - (1 additional unit)	Services Related to a Highway	2030	50,000	-	-	50,000	-	-	50,000	28,500	21,500
4	Backhoe/loader- (1 additional unit)	Services Related to a Highway	2030	245,000	-	-	245,000	-	-	245,000	139,650	105,350
5	Pickup truck - (1 additional unit)	Services Related to a Highway	2022	49,000	-	-	49,000	-	-	49,000	27,930	21,070
6	Pickup truck - (1 additional unit)	Services Related to a Highway	2022	49,000	-	-	49,000	-	-	49,000	27,930	21,070
	<b>Total</b>			<b>2,113,000</b>	<b>-</b>	<b>-</b>	<b>2,113,000</b>	<b>765,000</b>	<b>-</b>	<b>1,348,000</b>	<b>768,360</b>	<b>579,640</b>



### 4.3.5 Water Services

The growth-related capital identified for water services includes a new Northwest trunk watermain along with a related environmental assessment (E.A.). This watermain is mainly intended to service growth in the greenhouse industry, however, it will also service growth in on-farm bunk houses. The total gross capital cost is estimated at \$60,006,000 and this has been included in the D.C. calculations.

The costs for this trunk watermain and E.A. are shared 3%/97% between residential on-farm bunk house growth and the non-residential greenhouse growth. This share is based on the estimated water capacity needs over the 20-year forecast period as follows:

Table 4-7  
Residential/Non-residential shares for Greenhouse and  
On-Farm Bunk House Growth over the 20-year Forecast Period

Water Capacity Requirements for Greenhouses and On-Farm Bunk Houses:	Capacity/ Worker Assumptions	Res/Non-Res Split for Greenhouses and Bunk Houses
Greenho uses - Litres per acre per day	27,000	97%
Greenho uses - Average workers per acre	2.5	
Litres per day required per worker for On-Farm Bunk Houses	300	
Total Litres per acre for bunk houses	750	3%

There is also a need to upgrade and expand the water service infrastructure for all other residential and non-residential growth in the water service areas of the Municipality. The total cost of the projects identified for upgrade and/or expansion totals \$17,606,200. In addition, outstanding growth-related debt of \$1,074,566 has been included. This debt was identified as growth-related in the Municipality's previous D.C. study, however with the discontinuation of D.C.s over the past few years, the debt payments have been funded from other Municipal sources over the past years. As the debt was originally identified as growth-related, the remaining future debt payments will again be recovered through D.C.s. A deduction of \$7,741,900 has been made to recognize the benefit to existing development. A further deduction of \$7,672,010 has been made to recognize the balance in the Water Expansion Reserve Fund (to be transferred back to the Water D.C. reserve fund).



The total gross cost of all capital needs is therefore, \$78,686,766, with a net capital cost of \$63,272,856 to be included in the D.C. calculations, after deductions for benefit to existing development and the reserve fund balance have been made. Table 4-8 provides a summary of these costs.

The costs for the water services in the serviced areas of the Municipality are shared between the anticipated residential and non-residential growth over the 20-year forecast period. As noted above, the costs associated with the Northwest trunk watermain and E.A. have been allocated based on capacity needs for greenhouses and on-farm bunk houses (97%/ 3%). All other water capital costs have been allocated based on the incremental growth in population to employment for the 20-year forecast period (i.e., 77%/23%), excluding the greenhouse and on-farm bunk house growth.



**Table 4-8**  
**Infrastructure Cost Included in the Development Charges Calculation**  
**Water Services**

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost					
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	On-Farm Bunkhouses	Non-Residential Share (ICI)	Greenhouse	
	2022-2041													
1	Northwest Trunk Watermain	2025	59,700,000	-	-	59,700,000	-	-	59,700,000	-	1,791,000	-	57,909,000	
2	Northwest Trunk Watermain EA	2022	306,000	-	-	306,000	-	-	306,000	-	9,180	-	296,820	
3	Sherk St Watermain- Increase to: 400mm	2023	894,000	-	-	894,000	521,500	-	372,500	286,825	-	85,675	-	
4	Jane St / Claire St- Increase to 150mm	2023	194,000	-	-	194,000	194,000	-	-	-	-	-	-	
5	Audrey St / Margaret St: Increase to 200mm	2023	233,000	-	-	233,000	194,200	-	38,800	29,876	-	8,924	-	
6	Erie St: Increase to:300mm	2023	87,200	-	-	87,200	58,100	-	29,100	22,407	-	6,693	-	
7	Talbot Rd: Increase to 300mm	2024	330,000	-	-	330,000	165,000	-	165,000	127,050	-	37,950	-	
9	Victoria St: Increase to 150mm	2024	199,000	-	-	199,000	176,500	-	22,500	17,325	-	5,175	-	
11	Montgomery: Increase to 150mm	2024	117,000	-	-	117,000	93,600	-	23,400	18,018	-	5,382	-	
12	Princess St: Increase to 150mm	2024	133,000	-	-	133,000	89,600	-	43,400	33,418	-	9,982	-	
14	NE Trunk (Talbot St E to Erie St N/Hwy77): Increase to 400mm	2025	2,520,000	-	-	2,520,000	-	-	2,520,000	1,940,400	-	579,600	-	
15	Talbot Rd: Increase to 400mm	2026	734,000	-	-	734,000	305,800	-	428,200	329,714	-	98,486	-	
16	Fraser Rd: Increase to 600mm	2026	2,660,000	-	-	2,660,000	738,900	-	1,921,100	1,479,247	-	441,853	-	
17	Bryon St and Warren Ave: Increase to 150mm	2027	230,000	-	-	230,000	205,400	-	24,600	18,942	-	5,658	-	
19	Maxon Ave / Wigle St / Sherman St / James St: Increase to 150mm	2027	469,000	-	-	469,000	437,400	-	31,600	24,332	-	7,268	-	
21	Seacliff Dr W: Increase to 600mm	2029	6,830,000	-	-	6,830,000	3,415,000	-	3,415,000	2,629,550	-	785,450	-	
22	Sherk St: Increase to 400mm	2030	820,000	-	-	820,000	478,300	-	341,700	263,109	-	78,591	-	
23	Malborough St E: Increase to 150mm	2030	97,000	-	-	97,000	77,600	-	19,400	14,938	-	4,462	-	
24	Martin Dr: Increase to 150mm	2030	71,000	-	-	71,000	56,800	-	14,200	10,934	-	3,266	-	
25	Grace Ave: Increase to 150mm	2030	56,000	-	-	56,000	44,800	-	11,200	8,624	-	2,576	-	
26	Danforth: Increase to 300mm	2033	881,000	-	-	881,000	489,400	-	391,600	301,532	-	90,068	-	
27	Outstanding Growth Related Debt (Principal)	2022-2025	1,074,566	-	-	1,074,566	-	-	1,074,566	827,416	-	247,150	-	
28	Water Services- New Vehicle	2022	51,000	-	-	51,000	-	-	51,000	39,270	-	11,730	-	
	Reserve Fund Adjustment						7,672,010	-	(7,672,010)	(920,641)	(230,160)	(306,880)	(6,214,328)	
	<b>Total</b>		<b>78,686,766</b>	<b>-</b>	<b>-</b>	<b>78,686,766</b>	<b>15,413,910</b>	<b>-</b>	<b>63,272,856</b>	<b>7,502,286</b>	<b>1,570,020</b>	<b>2,209,059</b>	<b>51,991,492</b>	



## **4.4 Service Levels and Fully Serviced Area (Urban) 20-Year Capital Costs for Leamington's D.C. Calculation**

---

This section evaluates the development-related capital requirements for wastewater services within the urban serviced area for 20-year capital costs.

### **4.4.1 Wastewater Services**

The Municipality owns and operates the wastewater treatment plant servicing some residents and businesses within the Municipality. The treatment plant went through several phases of reconstruction over the past years to assist in expanding capacity to service growth. The outstanding growth-related debt, both principal and interest (discounted), for the capital works, has been included in the D.C. calculations at a cost of \$6,972,651. Deductions to recognize existing benefit of \$4,839,699 have been made. Therefore, the net growth capital cost \$2,132,952 has been included in the D.C. calculations.

The costs for all wastewater services are shared 80%/20% between residential and non-residential based on the population to employment ratio over the fully serviced urban 20-year forecast period.



**Table 4-9**  
**Infrastructure Cost Included in the Development Charges Calculation**  
**Wastewater Services – Fully Serviced Water & Wastewater Areas of the Municipality**

Prj. No.	Increased Service Needs Attributable to Anticipated Development  2022-2041	Timing (year)	Gross Capital Cost Estimate (2022\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 80%	Non-Residential Share 20%
1	Debt Principal on Phase 1 & Portion of Phase 2	2022-2026	1,084,267	-		1,084,267	752,587		331,680	265,344	66,336
2	Debt Interest (Discounted) on Phase 1 & Portion of Phase 2	2022-2026	63,979	-		63,979	44,408		19,571	15,657	3,914
3	Debt Principal on Portion of Phase 2 - Growth Component Only	2022-2024	906,871	-		906,871	629,457		277,414	221,931	55,483
4	Debt Interest (Discounted) on Portion of Phase 2 - Growth Component Only	2022-2024	52,598	-		52,598	36,508		16,090	12,872	3,218
5	Debt Principal on Phases 3-5 - Growth Component Only	2022-2031	3,273,283	-		3,273,283	2,271,977		1,001,306	801,045	200,261
6	Debt Interest (Discounted) on Phases 3-5 - Growth Component Only	2022-2031	375,529	-		375,529	260,654		114,875	91,900	22,975
7	Debt Principal on Phases 3-5 - Growth Component Only	2022-2032	1,197,505	-		1,197,505	831,185		366,320	293,056	73,264
8	Debt Interest (Discounted) on Phases 3-5 - Growth Component Only	2022-2032	18,619	-		18,619	12,923		5,696	4,557	1,139
	<b>Total</b>		<b>6,972,651</b>	<b>-</b>	<b>-</b>	<b>6,972,651</b>	<b>4,839,699</b>	<b>-</b>	<b>2,132,952</b>	<b>1,706,362</b>	<b>426,590</b>



# Chapter 5

## D.C. Calculation



## 5. D.C. Calculation

For water and wastewater services, the D.C.s are calculated on a 20-year planning horizon based on the service areas as follows:

- For wastewater services, Table 5-1 provides for uniform D.C.s to be imposed for the urban wastewater the serviced area.
- For water services Table 5-2 provides for uniform D.C.s to be imposed for the water serviced areas for industrial, commercial & institutional growth, greenhouse growth, on-farm bunk house growth and residential (non-on-farm bunk house) growth.

Table 5-3 calculates the proposed uniform D.C. to be imposed on anticipated development for Municipal-wide services/classes of service over a 20-year planning horizon. Table 5-4 calculates the proposed uniform D.C. to be imposed on anticipated development for Municipal-wide services/classes of service over a 10-year planning horizon.

The calculation for residential development is generated on a per capita basis and is based upon six forms of housing types (singles and semi-detached, apartments with 2 or more bedrooms, bachelor and one-bedroom apartments, special care/special dwelling units, on-farm bunk houses, and other multiples). The non-residential D.C. have been calculated on a per sq.ft. of G.F.A. basis for all types of non-residential development and is differentiated for industrial, commercial, and institutional growth, vs. growth in the greenhouse industry.

The D.C.-eligible costs for each service component were developed in Chapter 4 for all Municipality services and classes, based on their proposed capital programs.

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible D.C. cost calculations set out in Chapter 4 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 5) to calculate the charge in Tables 5-1 through 5-4.



With respect to non-residential development, the total costs in the uniform charge allocated to non-residential development (based on need for service) have been divided by the anticipated development over the planning period to calculate a cost per sq.ft. of G.F.A. for industrial, commercial, and institutional growth or greenhouse growth, as applicable.

Table 5-5 summarizes the total D.C. that are applicable based on the serviced areas for the anticipated growth and Table 5-6 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the five-year life of the by-law.



Table 5-1  
Municipality of Leamington  
Development Charge Calculation  
Urban Wastewater Services  
2022 to 2041

SERVICE/CLASS	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.	Industrial, Commercial & Institutional	Greenhouses	Industrial, Commercial & Institutional per sq.ft.	Greenhouses per sq.ft.
1. <u>Wastewater Services</u>	\$	\$	\$	\$	\$	\$	\$	\$
1.1 Facilities	1,706,362	426,590	601	0.25	426,590	-	0.247	-
	1,706,362	426,590	601	0.25	426,590	-	0.247	-
<b>TOTAL</b>	<b>\$1,706,362</b>	<b>\$426,590</b>	<b>\$601</b>	<b>\$0.25</b>	<b>426,590</b>	<b>\$0.00</b>	<b>0.247</b>	<b>-</b>
D.C.-Eligible Capital Cost	\$1,706,362	\$426,590			\$426,590	-		
20-Year Gross Population/GFA Growth (sq.ft.)	9,526	1,729,200			1,729,200	-		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$179.13</b>	<b>\$0.25</b>			<b>\$0.247</b>	<b>\$0.000</b>		
<b><u>By Residential Unit Type</u></b>	<b><u>P.P.U.</u></b>							
Single and Semi-Detached Dwelling	3.354	\$601						
Other Multiples	1.954	\$350						
Apartments - 2 Bedrooms +	1.703	\$305						
Apartments - Bachelor and 1 Bedroom	1.316	\$236						
Special Care/Special Dwelling Units	1.100	\$197						



Table 5-2  
Municipality of Leamington  
Development Charge Calculation  
Municipal-Wide Water Services  
2022 to 2041

SERVICE/CLASS	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost			
	Residential (Non-On-Farm Bunk Houses)	Residential On-Farm Bunk Houses	Industrial, Commercial & Institutional	Greenhouses	Residential (Excluding On- Farm Bunk Houses) S.D.U.	Residential On- Farm Bunk Houses per capita	Industrial, Commercial & Institutional per sq.ft.	Greenhouse per sq.ft.
2. <u>Water Services</u>	\$	\$	\$	\$	\$	\$	\$	\$
2.1 Distribution System	7,502,286	1,570,020	2,209,059	51,991,492	2,452	485	1.046	0.397
	7,502,286	1,570,020	2,209,059	51,991,492	2,452	485	1.046	0.397
<b>TOTAL</b>	<b>\$7,502,286</b>	<b>\$1,570,020</b>	<b>\$2,209,059</b>	<b>\$51,991,492</b>	<b>\$2,452</b>	<b>\$485</b>	<b>\$1.046</b>	<b>\$0.397</b>
D.C.-Eligible Capital Cost	\$7,502,286	\$1,570,020	\$2,209,059	\$51,991,492				
20-Year Gross Population/GFA Growth (sq.ft.)	10,261	3,237	2,111,600	131,080,000				
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$731.15</b>	<b>\$485.02</b>	<b>\$1.046</b>	<b>\$0.397</b>				
<b>By Residential Unit Type</b>	<b>P.P.U.</b>							
Single and Semi-Detached Dwelling	3.354	\$2,452	\$0					
Other Multiples	1.954	\$1,429	\$0					
Apartments - 2 Bedrooms +	1.703	\$1,245	\$0					
Apartments - Bachelor and 1 Bedroom	1.316	\$962	\$0					
Special Care/Special Dwelling Units	1.100	\$804	\$0					
On-Farm Bunk Houses - per capita	1.000	\$0	\$485					



Table 5-3  
Municipality of Leamington  
Development Charge Calculation  
Municipal-wide Services and Classes of Service  
2022 to 2041

SERVICE/CLASS	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.	Industrial, Commercial & Institutional	Greenhouses	Industrial, Commercial & Institutional per sq.ft.	Greenhouses per sq.ft.
	\$	\$	\$	\$	\$	\$	\$	\$
<b>3. Services Related to a Highway</b>								
3.1 Roads and Related Infrastructure	15,123,712	11,409,116	3,758	0.086	3,298,992	8,110,124	1.562	0.062
	15,123,712	11,409,116	3,758	0.086	3,298,992	8,110,124	1.562	0.062
<b>4. Public Works</b>								
4.1 Services Related to a Highway	768,360	579,640	191	0.004	167,605	412,035	0.079	0.003
	768,360	579,640	191	0.004	167,605	412,035	\$0.079	\$0.003
<b>5. Fire Protection Services</b>								
5.1 Fire facilities, vehicles & equipment	1,777,089	1,340,611	442	0.010	387,643	952,968	0.184	0.007
	1,777,089	1,340,611	442	0.010	387,643	952,968	\$0.184	\$0.007
<b>6. Policing Services</b>								
6.1 Facilities	290,700	219,300	72	0.002	63,411	155,889	0.030	0.001
	290,700	219,300	72	0.002	63,411	155,889	\$0.030	\$0.001
<b>TOTAL</b>	<b>17,959,861</b>	<b>\$13,548,667</b>	<b>\$4,463</b>	<b>\$0.102</b>	<b>3,917,651</b>	<b>\$9,631,016</b>	<b>\$1.855</b>	<b>\$0.073</b>
D.C.-Eligible Capital Cost	\$17,959,861	\$13,548,667			\$3,917,651	\$9,631,016		
20-Year Gross Population/GFA Growth (sq.ft.)	13,498	133,191,600			2,111,600	131,080,000		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$1,330.56</b>	<b>\$0.102</b>			<b>\$1.855</b>	<b>\$0.073</b>		
<b>By Residential Unit Type</b>								
Single and Semi-Detached Dwelling			3.354	\$4,463				
Other Multiples			1.954	\$2,600				
Apartments - 2 Bedrooms +			1.703	\$2,265				
Apartments - Bachelor and 1 Bedroom			1.316	\$1,751				
Special Care/Special Dwelling Units			1.100	\$1,465				
On-Farm Bunk Houses - per capita			1.000	\$1,330				



Table 5-4  
Municipality of Leamington  
Development Charge Calculation  
Municipal-wide Services and Classes  
2022 to 2031

SERVICE/CLASS	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.	Industrial, Commercial & Institutional	Greenhouses	Industrial, Commercial & Institutional per sq.ft.	Greenhouses per sq.ft.
	\$	\$	\$	\$	\$	\$	\$	\$
<b>7. Parks and Recreation Services</b>								
Parkland Development, Amenities, Trails, Recreation Facilities, Vehicles and Equipment	4,272,777	224,883	1,934	0.003	69,776	155,107	0.056	0.003
<b>8. Growth Studies</b>								
8.1 Water Services	296,598	233,042	134	0.003	72,307	160,734	0.058	0.003
8.2 Wastewater Services	286,910	225,430	130	0.003	69,945	155,484	0.056	0.003
8.3 Services Related to a Highway	153,115	120,305	69	0.001	37,328	82,977	0.030	0.001
8.4 Policing Services	314	246	-	-	76	170	-	-
8.5 Fire Protection Services	43,938	34,522	20	-	10,711	23,811	0.009	-
8.6 Parks and Recreation Services	44,811	35,209	20	-	10,924	24,284	0.009	-
	825,686	648,754	373	0.007	201,293	447,461	0.162	0.007
<b>TOTAL</b>	<b>\$5,098,463</b>	<b>\$873,637</b>	<b>\$2,307</b>	<b>\$0.010</b>	<b>271,068</b>	<b>602,568</b>	<b>\$0.218</b>	<b>\$0.010</b>
D.C.-Eligible Capital Cost	\$5,098,463	\$873,637			\$271,068	\$602,568		
10-Year Gross Population/GFA Growth (sq.ft.)	7,408	70,244,700			1,244,700	69,000,000		
<b>Cost Per Capita/Non-Residential GFA (sq.ft.)</b>	<b>\$688.24</b>	<b>\$0.010</b>			<b>\$0.218</b>	<b>\$0.010</b>		
<b>By Residential Unit Type</b>	<b>P.P.U.</b>							
Single and Semi-Detached Dwelling	3.354	\$2,308						
Other Multiples	1.954	\$1,345						
Apartments - 2 Bedrooms +	1.703	\$1,173						
Apartments - Bachelor and 1 Bedroom	1.316	\$906						
Special Care/Special Dwelling Units	1.100	\$757						
On-Farm Bunk Houses - per capita	1.000	\$688						



Table 5-5  
Municipality of Leamington  
Development Charge Calculation  
Total All Services and Classes

SERVICE/CLASS	2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost		2022\$ D.C.-Eligible Cost	
	Residential	Non-Residential	Residential (Non-On-Farm Bunk Houses) S.D.U.	Residential On-Farm Bunk Houses per capita	Industrial, Commercial & Institutional	Greenhouses	Industrial, Commercial & Institutional per sq.ft.	Greenhouses per sq.ft.
Urban Wastewater Services 20 Year	\$ 1,706,362	\$ 426,590	\$ 601	\$ 0	\$ 426,590	\$ -	\$ 0.247	\$ -
Municipal-wide Water Services 20 Year	9,072,305	54,200,550	2,452	485	2,209,059	51,991,492	1.046	0.397
Municipal-wide Services/Classes 20 Year	17,959,861	13,548,667	4,463	1,330	3,917,651	9,631,016	1.855	0.073
Municipal-wide Services/Classes 10 Year	5,098,463	873,637	2,307	688	271,068	602,568	0.218	0.010
<b>TOTAL MUNICIPAL-WIDE CHARGES</b>	<b>\$32,130,630</b>	<b>\$68,622,854</b>	<b>\$9,222</b>	<b>\$2,504</b>	<b>\$6,397,779</b>	<b>\$62,225,075</b>	<b>\$3.119</b>	<b>\$0.480</b>
<b>TOTAL URBAN CHARGES</b>	<b>\$33,836,991</b>	<b>\$69,049,444</b>	<b>\$9,823</b>	<b>\$2,504</b>	<b>\$6,824,369</b>	<b>\$62,225,075</b>	<b>\$3.366</b>	<b>\$0.480</b>



**Table 5-6**  
**Municipality of Leamington**  
**Gross Expenditure and Sources of Revenue Summary**  
**for Costs to be Incurred over the Life of the By-law**

Service/Class	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Wastewater Services 1.1 Facilities	2,107,715	0	1,462,960	0	0	515,804	128,951
2. Water Services 2.1 Distribution System	68,158,200	0	2,537,200	0	0	6,123,730	59,497,270
3. Services Related to a Highway 3.1 Roads and Related Infrastructure	8,751,333	0	2,323,000	0	0	3,664,150	2,764,183
4. Public Works 4.1 Services Related to a Highway	289,250	0	95,625	0	0	110,366	83,259
5. Fire Protection Services 5.1 Fire facilities, vehicles & equipment	0	0	0	0	0	0	0
6. Policing Services 6.1 Facilities	510,000	0	0	0	0	290,700	219,300
7. Parks and Recreation Services 7.1 Parkland Development, Amenities, Trails, Recreation Facilities, Vehicles and Equipment	6,081,667	0	3,184,167	0	0	2,752,625	144,875
8. Growth Studies 8.1 Water Services	545,320	0	51,000	0	0	276,819	217,501
8.2 Wastewater Services	511,170	0	0	0	0	286,255	224,915
8.3 Services Related to a Highway	298,610	0	40,000	0	0	144,822	113,788
8.4 Policing Services	280	0	0	0	0	157	123
8.5 Fire Protection Services	151,730	0	75,000	0	0	42,969	33,761
8.6 Parks and Recreation Services	102,510	0	25,000	0	0	43,406	34,104
<b>Total Expenditures &amp; Revenues</b>	<b>\$87,507,785</b>	<b>\$0</b>	<b>\$9,793,952</b>	<b>\$0</b>	<b>\$0</b>	<b>\$14,251,802</b>	<b>\$63,462,031</b>



# Chapter 6

## D.C. Policy Recommendations and D.C. By-law Rules



## 6. D.C. Policy Recommendations and D.C. By-law Rules

### 6.1 Introduction

---

Subsection 5 (1) 9 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 D.C.s.

Subsection 5 (6) establishes the following restrictions on the rules:

- the total of all D.C.s that would be imposed on anticipated development must not exceed the capital costs determined under s. 5 (1) 2-7 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay D.C.s 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; and
- if the rules provide for a type of development to have a lower D.C. than is allowed, the rules for determining D.C.s may not provide for any resulting shortfall to be made up via other development.

With respect to “the rules,” s. 6 states that a D.C. by-law must expressly address the matters referred to above re s. 5 (1) paragraphs 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; with consideration for the recent changes to the D.C.A. resulting from Bills 108, 197 and 213. However, there are items under consideration at this time and these may be refined prior to adoption of the by-law.



## 6.2 D.C. By-law Structure

---

**It is recommended that:**

- classes of services be established for public works and growth studies;
- the Municipality uses a uniform Municipal-wide D.C. calculation for all municipal services and classes except water and wastewater services;
- water services be imposed on the municipal-wide water service area of the Municipality;
- wastewater services be imposed on the urban wastewater service area of the Municipality; and
- one municipal D.C. by-law be used for all services and classes of services referenced above.

## 6.3 D.C. By-law Rules

---

The following sets out the recommended rules governing the calculation, payment, and collection of D.C.s in accordance with s. 6 of the D.C.A.

**It is recommended that the following sections provide the basis for the D.C.s.:**

### ***6.3.1 Payment in any Particular Case***

In accordance with the D.C.A., s. 2 (2), a D.C. 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 subsection 50 (7) of the *Planning Act* applies;
- (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
- (e) a consent under section 53 of the *Planning Act*;
- (f) the approval of a description under section 9 of the *Condominium Act, 1998*; or



- (g) the issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure.”

### **6.3.2 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 assigned based on the amount of square feet of G.F.A. constructed for eligible uses (i.e., primary, industrial, commercial, and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, e.g.
  - for growth studies, the costs have been based on a population vs. employment growth ratio (56%/44%) for residential and non-residential uses, respectively over the 10-year forecast period;
  - for parks and recreation services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
  - for services related to a highway, fire protection services, police services and public works a 57% residential/43% non-residential attribution has been made based on a population vs. employment growth ratio over the 20-year forecast period;
  - for water services:
    - capital related to all growth except greenhouse and on-farm bunk house growth, the costs have been based on a population vs. employment ratio (77%/23%) growth over the 20-year forecast period for the water serviced area; and
    - capital related to greenhouses and on-farm bunk houses, the costs have been based on the anticipated capacity of water needs per bunk house based on 2.5 workers per acre of greenhouse and the capacity required for greenhouse growth (3%/97%) over the 20-year forecast period; and
  - for wastewater services, the costs have been shared 80%/20% between residential and non-residential based on the benefiting lands associated



with the wastewater facility works over the urban wastewater services area 20-year forecast period.

### **6.3.3 Application for Redevelopment of Land (Demolition and Conversion)**

Where, as a result of the redevelopment of land, a building or structure existing on the same land within three years prior to the date of payment of D.C.s in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the D.C.s otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- 1) the number of dwelling units demolished/converted multiplied by the relevant D.C.s when the D.C.s are calculated with respect to the redevelopment;
- 2) the G.F.A. of the building demolished/converted multiplied by the relevant D.C.s when the D.C.s are calculated with respect to the redevelopment.

The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

### **6.3.4 Exemptions (full or partial)**

a) Statutory exemptions:

- industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);
- buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education (section 3);
- residential development in existing buildings: development that results only in the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98);



- residential development in new dwellings: development that includes the creation of up to one additional dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98); and
- land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the Development Charges Act, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

b) Non-statutory exemptions:

- Agricultural buildings excluding:
  - On-farm bunk houses;
  - Greenhouses;
- Residential accessory buildings if a service connection already exists for the lot but excludes bunk houses;
- Private schools

### **6.3.5 Phasing in**

No provisions for phasing in the D.C. are provided in the D.C. by-law.

### **6.3.6 Timing of Collection**

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

Rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments commencing at occupancy. Moreover, the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the D.C. in effect on the day of the applicable Site Plan or Zoning By-law Amendment application.



Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges calculated based on the Municipality's D.C. Interest Rate Policy, as may be amended from time to time.

### **6.3.7 Indexing**

Indexing of the D.C.s shall be implemented annually on January 1<sup>st</sup> of each year, commencing from by-law passage and every year thereafter, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)<sup>1</sup> for the most recent year-over-year period.

### **6.3.8 The Applicable Areas**

The charges developed herein provide for varying charges within the Municipality, as follows:

- all municipal-wide services/classes - the full residential and non-residential charges will be imposed on all lands within the Municipality; and
- water – the full residential and non-residential charge will be imposed on the municipal-wide water serviced areas of the Municipality.
- wastewater – the full residential and non-residential charge will be imposed on the urban service areas of the Municipality.

## **6.4 Other D.C. By-law Provisions**

---

It is recommended that:

### **6.4.1 Categories of Services/Classes for Reserve Fund and Credit Purposes**

It is recommended that eight (8) separate reserve funds be created: Public Works, Fire Protection Services, Parks and Recreation Services, Services Related to a Highway, Policing Services, Growth Studies, Water Services and Wastewater Services.

---

<sup>1</sup> O. Reg. 82/98 referenced "The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007" as the index source. Since implementation, Statistics Canada has modified this index twice and the above-noted index is the most current. The draft by-law provided herein refers to O. Reg. 82/98 to ensure traceability should this index continue to be modified over time.

---



Additionally, it is recommended that the balance in the Water Expansion Reserve Fund be transferred to the water D.C. reserve fund.

Appendix D outlines the reserve fund policies that the Municipality is required to follow as per the D.C.A.

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

A by-law under the D.C.A. may come into force as early as the day after which the by-law is passed by Council. Currently the draft by-law is anticipated to come into effect on July 27, 2022 (rates will be indexed on January 1, 2023).

#### **6.4.3 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).

#### **6.4.4 Area Rating**

As noted earlier, Bill 73 has introduced two new sections where Council must consider the use of area-specific charges:

1. Section 2 (9) of the Act now requires a municipality to implement area-specific D.C.s for either specific services that are prescribed and/or for specific municipalities that are to be regulated (note that at this time, no municipalities or services are prescribed by the Regulations).
2. Section 10 (2) c.1 of the D.C.A. requires that “the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas.”

In regard to the first item, there are no services or specific municipalities identified in the regulations that must be area rated. The second item requires Council to consider the use of area rating.

It is recommended that the Municipality’s by-law provide for wastewater services on an urban area basis. All other Municipal services are to be recovered based on a uniform,



Municipal-wide basis. There have been several reasons why area-rating has not been imposed on these services, including:

1. All Municipal services, with the exception of water and wastewater, require that the average 10-year service standard be calculated. This average service standard multiplied by growth in the Municipality, establishes an upper ceiling on the amount of funds that can be collected from all developing landowners. Section 4 (4) of O. Reg. 82/98 provides that “if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality.” Put in layman terms, the average service standard multiplied by the growth within the specific area would establish an area-specific ceiling which would significantly reduce the total revenue recoverable for the Municipality hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.
2. Expanding on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a Municipality-wide approach to an area-specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area-rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The D.C.s would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the Municipality to provide less services to Areas B and C due to reduced revenue.
3. Many services that are provided (roads, parks & recreation facilities) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Municipality will be used by residents from all areas depending on the programming of the facility (i.e., a public skate is available each night, but at a different arena; hence usage of any one facility at any given time is based on programming availability).

For the reasons noted above, it is recommended that Council calculate the charges on a uniform Municipality-wide basis for all services/classes of services other than wastewater, which is recommended to be imposed on an urban area basis.



## 6.5 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;”

“Classes of service be established for growth studies and public works (facilities, vehicles, and equipment);”

“Adopt the D.C. approach to calculate the services on a uniform Municipal-wide basis (except for wastewater services);”

“Adopt the D.C. approach to calculate the wastewater charges on an area-specific basis;”

“Approve the capital project listing set out in Chapter 4 of the D.C.s Background Study dated May 16, 2022, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated May 16, 2022, as amended (if applicable);”

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

“Approve the D.C. by-law as set out in Appendix G.”



# Chapter 7

## By-law Implementation



## 7. By-law Implementation

### 7.1 Public Consultation Process

---

#### **7.1.1 Introduction**

This chapter addresses the mandatory, formal public consultation process (section 7.1.2), as well as the optional, informal consultation process (section 7.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 7.1.4 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

#### **7.1.2 Public Meeting of Council**

Section 12 of the D.C.A. indicates that before passing a D.C. 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, Council must determine whether a further meeting (under this section) is necessary (i.e., if the proposed by-law which is proposed for adoption has been changed in any respect, 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 Ontario Land Tribunal (O.L.T.) (formerly the Local Planning Appeal Tribunal (L.P.A.T.)).

#### **7.1.3 Other Consultation Activity**

There are three broad groupings of the public who are generally the most concerned with municipal D.C. policy:

1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the D.C. revenues. Others, such as realtors, are directly impacted by D.C.



policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the D.C. and the timing thereof, and municipal policy with respect to development agreements, D.C. 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.
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 D.C. policy. Their primary concern is frequently with the quantum of the charge, G.F.A. exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

## **7.2 Anticipated Impact of the Charge on Development**

---

The establishment of sound D.C. policy often requires the achievement of an acceptable balance between two competing realities. The first is that high non-residential D.C.s 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 D.C.s can ultimately be expected to be recovered via housing prices and can impact project feasibility in some cases (e.g., rental apartments).

On the other hand, D.C.s 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.



## 7.3 Implementation Requirements

---

### 7.3.1 Introduction

Once the Municipality has calculated the charge, prepared the complete background study, conducted 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 sections that follow present an overview of the requirements in each case.

### 7.3.2 Notice of Passage

In accordance with s. 13 of the D.C.A., when a D.C. 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 no 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;
- subsection 10 (4) lists the persons/organizations who must be given notice; and
- subsection 10 (5) lists the eight items that the notice must cover.

### 7.3.3 By-law Pamphlet

In addition to the "notice" information, the Municipality must prepare a "pamphlet" explaining each D.C. by-law in force, setting out:

- a description of the general purpose of the D.C.s;
- 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 D.C.s relate; and
- a 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 O.L.T., 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.

### **7.3.4 Appeals**

Sections 13 to 19 of the D.C.A. set out the requirements relative to making and processing a D.C. by-law appeal and O.L.T. hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the O.L.T. by filing a notice of appeal with the Municipal Clerk, 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 conducting a public consultation process in order to address the issues that come forward as part of that process, thereby avoiding or reducing the need for an appeal to be made.

### **7.3.5 Complaints**

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

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

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



### **7.3.6 Credits**

Sections 38 to 41 of the D.C.A. 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 D.C. by-law.

These credits would be used to reduce the amount of D.C.s 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 D.C. is payable.

### **7.3.7 Front-Ending Agreements**

The Municipality and one or more landowners may enter into a front-ending agreement that provides for the costs of a project that will benefit an area in the Municipality to which the D.C. 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 D.C.A. (sections 44 to 58) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the *Development Charges Act*, 1989. Accordingly, the Municipality assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Municipality funds being available.

### **7.3.8 Severance and Subdivision Agreement Conditions**

Section 59 of the D.C.A. 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*,” and
- “local services to be installed or paid for by the owner as a condition of approval under section 53 of the *Planning Act*.”

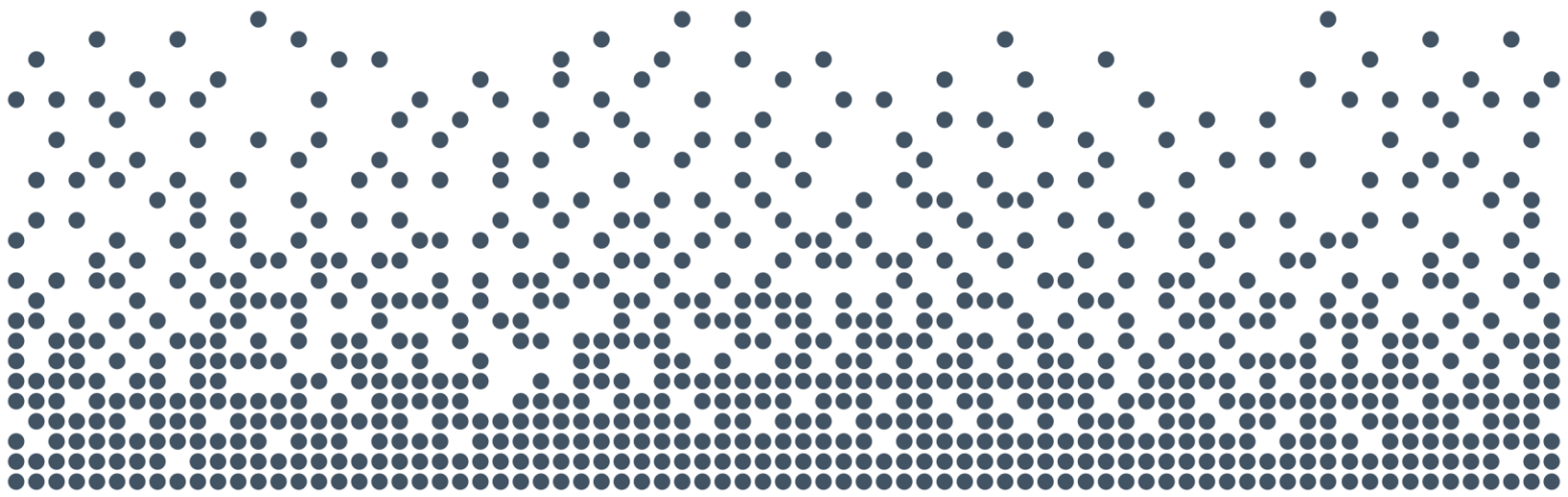


It is also noted that s. 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under s. 51 (31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the D.C.s related to the 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 s. 59 (4) of the D.C.A. it would need to provide to the approval authority information regarding the applicable municipal D.C.s related to the site.

If the Municipality is an approval authority for the purposes of s. 51 of the *Planning Act*, it would be responsible to ensure that it collects information from all entities that can impose a D.C.

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.



# Appendices



# Appendix A

## Background Information on Residential and Non- Residential Growth Forecast



## Schedule 1 Municipality of Leamington Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) <sup>1</sup>	Excluding Census Undercount				Housing Units							Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Farm On-Site Bunk House Population	Population Excluding Institutional and Bunk House Population	Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other	Total Households	Farm On-Site Bunk House Beds	Equivalent Institutional Households	
Historical	Mid 2006	29,780	28,833	1,778			7,365	955	1,440	55	9,815		1,616	2.938
	Mid 2011	29,330	28,403	1,873			7,468	974	1,388	34	9,864		1,703	2.879
	Mid 2016	28,500	27,595	1,640			7,435	1,055	1,490	25	10,005		1,491	2.758
Forecast	Early 2022	31,390	30,390	1,713	1,468	27,209	7,703	1,103	1,853	25	10,683	1,468	1,557	2.845
	Early 2032	38,090	36,882	1,998	3,172	31,712	8,971	1,578	2,002	25	12,576	3,172	1,816	2.933
	Early 2042	43,790	42,397	2,231	4,705	35,461	9,898	2,014	2,229	25	14,166	4,705	2,028	2.993
Incremental	Mid 2006 - Mid 2011	-450	-430	95			103	19	-52	-21	49		87	
	Mid 2011 - Mid 2016	-830	-808	-233			-33	81	102	-9	141		-212	
	Mid 2016 - Early 2022	2,890	2,795	73			268	48	363	0	678	1,468	66	
	Early 2022 - Early 2032	6,700	6,492	285	1,704	2,744	1,268	475	150	0	1,893	1,704	259	
	Early 2022 - Early 2042	12,400	12,007	518	3,237	8,252	2,195	911	376	0	3,483	3,237	471	

Derived from County of Essex Official Plan (Approved April 28, 2014) forecast for the Municipality of Leamington and discussions with municipal staff, by Watson & Associates Economists Ltd., 2022

<sup>1</sup> Census undercount estimated at approximately 3.3%. Note: Population including the undercount has been rounded.

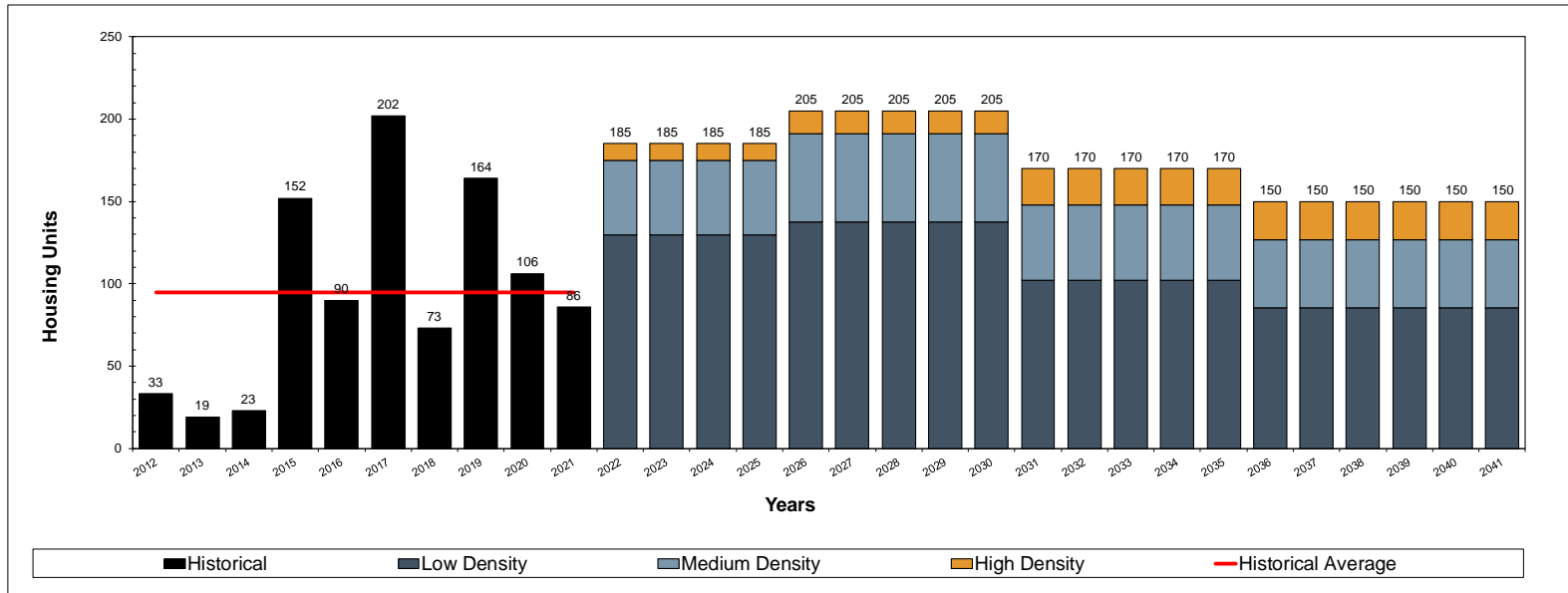
<sup>2</sup> Includes townhouses and apartments in duplexes.

<sup>3</sup> Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding



Figure A-1  
Municipality of Leamington  
Annual Housing Forecast



Source: Historical housing activity derived from Statistics Canada building permit data for the Municipality of Leamington, 2012-2021.  
<sup>1</sup> Growth forecast represents calendar year.



**Schedule 2**  
**Municipality of Leamington**  
**Estimate of the Anticipated Amount, Type and Location of**  
**Residential Development for Which Development Charges can be Imposed**

Development Location	Timing	Single & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional and Bunk House	Institutional Population	Farm On-Site Bunk House Population	Net Population Including Institutional and Bunk House Population
Water and Wastewater Serviced Areas	2022 - 2032	1,141	475	150	1,766	4,993	-603	4,390	285	0	4,675
	2022 - 2042	1,976	911	376	3,263	9,008	-982	8,026	518	0	8,544
Water only Serviced Areas	2022 - 2032	127	0	0	127	426	-313	113	0	1,704	1,817
	2022 - 2042	219	0	0	219	734	-509	225	0	3,237	3,462
Municipality of Leamington	2022 - 2032	1,268	475	150	1,893	5,419	-916	4,503	285	1,704	6,492
	2022 - 2042	2,195	911	376	3,482	9,743	-1,491	8,252	518	3,237	12,006

Forecast by Watson & Associates Economists Ltd., 2022.

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes accessory apartments, bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



**Schedule 3  
Municipality of Leamington  
Current Year Growth Forecast  
Mid-2016 to Early-2022**

		Population
Mid 2016 Population		27,595
Occupants of New Housing Units, Mid 2016 to Early 2022	<i>Units (2)</i>	678
	<i>multiplied by P.P.U. (3)</i>	2,326
	<i>gross population increase</i>	1,577
Occupants of New Equivalent Institutional Units, Mid 2016 to Early 2022	<i>Units</i>	66
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	72
Occupants of New Bunk House Dwellings Mid 2016 to Early 2022	<i>Units</i>	1,468
	<i>multiplied by P.P.U. (3)</i>	1,000
	<i>gross population increase</i>	1,468
Decline in Housing Unit Occupancy, Mid 2016 to Early 2022	<i>Units (4)</i>	10,005
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.032
	<i>total decline in population</i>	-322
Population Estimate to Early 2022		30,390
<i>Net Population Increase, Mid 2016 to Early 2022</i>		2,795

- (1) 2016 population based on Statistics Canada Census unadjusted for Census undercount.  
 (2) Estimated residential units constructed, Mid-2016 to the beginning of the growth period assuming a six-month lag between construction and occupancy.  
 (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.357	40%	1.327
<i>Multiples (6)</i>	1.897	7%	0.133
<i>Apartments (7)</i>	1.621	53%	0.867
<b>Total</b>		100%	2.326

<sup>1</sup> Based on 2016 Census custom database

<sup>2</sup> Based on Building permit/completion activity

- (4) 2016 households taken from Statistics Canada Census.  
 (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.  
 (6) Includes townhouses and apartments in duplexes.  
 (7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



**Schedule 4  
Municipality of Leamington  
Ten-Year Growth Forecast  
Mid-2022 to Mid-2032**

		Population
<b>Early 2022 Population</b>		<b>30,390</b>
Occupants of New Housing Units, Early 2022 to Early 2032	<i>Units (2)</i>	1,893
	<i>multiplied by P.P.U. (3)</i>	2,863
	<i>gross population increase</i>	5,419
Occupants of New Equivalent Institutional Units, Early 2022 to Early 2032	<i>Units</i>	259
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	285
Occupants of New Bunk House Dwellings, Early 2022 to Early 2032	<i>Units</i>	1,704
	<i>multiplied by P.P.U. (3)</i>	1,000
	<i>gross population increase</i>	1,704
Decline in Housing Unit Occupancy, Early 2022 to Early 2032	<i>Units (4)</i>	10,683
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.086
	<i>total decline in population</i>	-916
<b>Population Estimate to Early 2032</b>		<b>36,882</b>
<i>Net Population Increase, Early 2022 to Early 2032</i>		<i>6,492</i>

(1) Early 2022 Population based on:

2016 Population (27,595) + Mid 2016 to Early 2022 estimated housing units to beginning of forecast period (678 x 2.326 = 1,577) + (66 x 1.1 = 72) + (10,005 x -0.032 = -322) = 30,390

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

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.354	67%	2.246
<i>Multiples (6)</i>	1.954	25%	0.491
<i>Apartments (7)</i>	1.594	8%	0.126
<i>one bedroom or less</i>	1.316		
<i>two bedrooms or more</i>	1.703		
<b>Total</b>		<b>100%</b>	<b>2.863</b>

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

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

(4) Early 2022 households based upon 2016 Census (10,005 units) + Mid 2016 to Early 2022 unit estimate (678 units) = 10,683 units.

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

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



**Schedule 5  
Municipality of Leamington  
Longer-Term Growth Forecast  
Mid-2022 to Mid-2042**

		Population
<b>Early 2022 Population</b>		<b>30,390</b>
Occupants of New Housing Units, Early 2022 to Early 2042	<i>Units (2)</i>	3,483
	<i>multiplied by P.P.U. (3)</i>	2,797
	<i>gross population increase</i>	9,743
Occupants of New Equivalent Institutional Units, Early 2022 to Early 2042	<i>Units</i>	471
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	518
Occupants of New Bunk House Dwellings, Early 2022 to Early 2042	<i>Units</i>	3,237
	<i>multiplied by P.P.U. (3)</i>	1,000
	<i>gross population increase</i>	3,237
Decline in Housing Unit Occupancy, Early 2022 to Early 2042	<i>Units (4)</i>	10,683
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.140
	<i>total decline in population</i>	-1,491
<b>Population Estimate to Early 2042</b>		<b>42,397</b>
<b>Net Population Increase, Early 2022 to Early 2042</b>		<b>12,007</b>

(1) Early 2022 Population based on:

2016 Population (27,595) + Mid 2016 to Early 2022 estimated housing units to beginning of forecast period (678 x 2.326 = 1,577) + (66 x 1.1 = 72) + (10,005 x -0.032 = -322) = 30,390

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

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup> (P.P.U.)	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.354	63%	2.114
<i>Multiples (6)</i>	1.954	26%	0.511
<i>Apartments (7)</i>	1.594	11%	0.172
<i>one bedroom or less</i>	1.316		
<i>two bedrooms or more</i>	1.703		
<b>Total</b>		<b>100%</b>	<b>2.797</b>

<sup>1</sup> Persons per unit based on Statistics Canada Custom 2016 Census database.

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

(4) Early 2022 households based upon 2016 Census (10,005 units) + Mid 2016 to Early 2022 unit estimate (678 units) = 10,683 units.

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

(6) Includes townhouses and apartments in duplexes.

(7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



Schedule 6a  
Municipality of Leamington  
Summary of Vacant Land Supply Housing Potential as of January 2022

**Municipality of Leamington Full Services**

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
Registered Not Built	100	9	0	<b>109</b>
<i>% Breakdown</i>	92%	8%	0%	100%
Draft Plans Approved	303	125	0	<b>428</b>
<i>% Breakdown</i>	71%	29%	0%	100%
Application Under Review	109	170	0	<b>279</b>
<i>% Breakdown</i>	39%	61%	0%	100%
Vacant lands designated for Residential				<b>1,813</b>
<i>% Breakdown</i>	0%	0%	0%	100%
<b>Total</b>	<b>512</b>	<b>304</b>	<b>0</b>	<b>2,629</b>
<i>% Breakdown</i>	63%	37%	0%	100%

Source: Municipality of Leamington Development Services Department as of 01/2022.

<sup>1</sup> Includes townhomes and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 6b  
Municipality of Leamington  
Summary of Vacant Land Supply Housing Potential as of January 2022

**Municipality of Leamington Partial Services**

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
Registered Not Built	0	0	0	<b>0</b>
<i>% Breakdown</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>
Draft Plans Approved	0	0	0	<b>0</b>
<i>% Breakdown</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>
Application Under Review	0	0	0	<b>0</b>
<i>% Breakdown</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>
Vacant lands designated for Residential	0	0	0	<b>1,540</b>
<i>% Breakdown</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,540</b>
<i>% Breakdown</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>

Source: Municipality of Leamington Development Services Department as of 01/2022.

<sup>1</sup> Includes townhomes and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 6c  
Municipality of Leamington  
Summary of Vacant Land Supply Housing Potential as of January 2022

**Municipality of Leamington Total**

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
Registered Not Built	100	9	0	<b>109</b>
<i>% Breakdown</i>	<i>92%</i>	<i>8%</i>	<i>0%</i>	<i>100%</i>
Draft Plans Approved	303	125	0	<b>428</b>
<i>% Breakdown</i>	<i>71%</i>	<i>29%</i>	<i>0%</i>	<i>100%</i>
Application Under Review	109	170	0	<b>279</b>
<i>% Breakdown</i>	<i>39%</i>	<i>61%</i>	<i>0%</i>	<i>100%</i>
Vacant lands designated for Residential	0	0	0	<b>3,353</b>
<i>% Breakdown</i>	<i>0%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>
<b>Total</b>	<b>512</b>	<b>304</b>	<b>0</b>	<b>4,169</b>
<i>% Breakdown</i>	<i>63%</i>	<i>37%</i>	<i>0%</i>	<i>100%</i>

Source: Municipality of Leamington Development Services Department as of 01/2022.

<sup>1</sup> Includes townhomes and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 7  
Municipality of Leamington  
Historical Residential Building Permits  
Years 2012 to 2021

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
2012	24	3	6	33
2013	15	0	4	19
2014	21	0	2	23
2015	30	9	113	152
2016	39	21	30	90
Sub-total	129	33	155	317
<b>Average (2012 - 2016)</b>	<b>26</b>	<b>7</b>	<b>31</b>	<b>63</b>
% Breakdown	40.7%	10.4%	48.9%	100.0%
2017	53	10	139	202
2018	52	4	17	73
2019	56	4	104	164
2020	56	7	43	106
2021	24	3	59	86
Sub-total	241	28	362	631
<b>Average (2017 - 2021)</b>	<b>48</b>	<b>6</b>	<b>72</b>	<b>126</b>
% Breakdown	38.2%	4.4%	57.4%	100.0%
2012 - 2021				
Total	370	61	517	948
<b>Average</b>	<b>37</b>	<b>6</b>	<b>52</b>	<b>95</b>
% Breakdown	39.0%	6.4%	54.5%	100.0%

Source: Historical housing activity derived from Statistics Canada building permit data for the Municipality of Leamington, 2012-2021.

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Schedule 8a  
Municipality of Leamington  
Person Per Unit by Age and Type of Dwelling  
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						20 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	-	3.565	-	<b>3.357</b>	
6-10	-	-	-	3.188	-	<b>3.553</b>	
11-15	-	-	-	3.291	3.615	<b>3.313</b>	
16-20	-	-	-	3.253	-	<b>3.222</b>	3.354
20-25	-	-	-	2.804	-	<b>2.850</b>	
25-35	-	-	-	3.008	-	<b>2.978</b>	
35+	-	1.176	2.019	2.838	4.673	<b>2.710</b>	
<b>Total</b>	-	<b>1.300</b>	<b>2.048</b>	<b>2.939</b>	<b>4.309</b>	<b>2.855</b>	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	-	3.407	-	<b>3.313</b>
6-10	-	-	-	3.217	-	<b>3.221</b>
11-15	-	-	1.750	3.009	3.917	<b>2.878</b>
16-20	-	-	1.853	3.050	-	<b>2.770</b>
20-25	-	-	1.618	2.780	-	<b>2.529</b>
25-35	-	1.290	2.139	2.953	-	<b>2.599</b>
35+	-	1.295	1.949	2.841	4.714	<b>2.504</b>
<b>Total</b>	-	<b>1.317</b>	<b>1.920</b>	<b>2.905</b>	<b>4.543</b>	<b>2.601</b>

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

<sup>3</sup> Adjusted based on 2001-2016 historical trends.

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

*P.P.U. Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population.*



Schedule 8b  
Essex County  
Person Per Unit by Age and Type of Dwelling  
(2016 Census)

Age of Dwelling	Multiples <sup>1</sup>						20 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	-	1.612	2.465	-	<b>1.897</b>	
6-10	-	1.545	1.903	2.394	-	<b>2.090</b>	
11-15	-	-	1.626	2.293	-	<b>1.949</b>	
16-20	-	-	1.770	2.757	-	<b>2.389</b>	1.954
20-25	-	-	1.884	3.036	-	<b>2.458</b>	
25-35	-	1.000	2.045	3.124	-	<b>2.641</b>	
35+	-	1.251	1.887	2.830	4.053	<b>2.297</b>	
<b>Total</b>	<b>0.857</b>	<b>1.252</b>	<b>1.835</b>	<b>2.778</b>	<b>4.321</b>	<b>2.278</b>	

Age of Dwelling	Apartments <sup>2</sup>						20 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	
1-5	-	1.133	2.333	-	-	<b>1.621</b>	
6-10	-	1.421	1.784	2.083	-	<b>1.676</b>	
11-15	-	1.395	1.534	2.083	-	<b>1.536</b>	
16-20	-	1.506	1.764	2.400	-	<b>1.707</b>	1.594
20-25	-	1.288	1.732	2.667	-	<b>1.614</b>	
25-35	0.826	1.201	1.763	3.229	-	<b>1.529</b>	
35+	1.101	1.193	1.878	2.645	-	<b>1.494</b>	
<b>Total</b>	<b>1.052</b>	<b>1.212</b>	<b>1.816</b>	<b>2.653</b>	<b>2.300</b>	<b>1.523</b>	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.267	1.820	3.201	4.675	<b>3.014</b>
6-10	-	1.474	1.862	3.217	4.524	<b>3.017</b>
11-15	-	1.377	1.709	3.200	4.327	<b>2.973</b>
16-20	-	1.515	1.803	3.082	4.109	<b>2.891</b>
20-25	-	1.303	1.881	2.973	3.752	<b>2.731</b>
25-35	1.091	1.211	1.905	2.921	3.643	<b>2.525</b>
35+	1.176	1.221	1.819	2.579	3.600	<b>2.233</b>
<b>Total</b>	<b>1.217</b>	<b>1.239</b>	<b>1.820</b>	<b>2.785</b>	<b>3.965</b>	<b>2.458</b>

<sup>1</sup> Includes townhouses and apartments in duplexes.

<sup>2</sup> Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

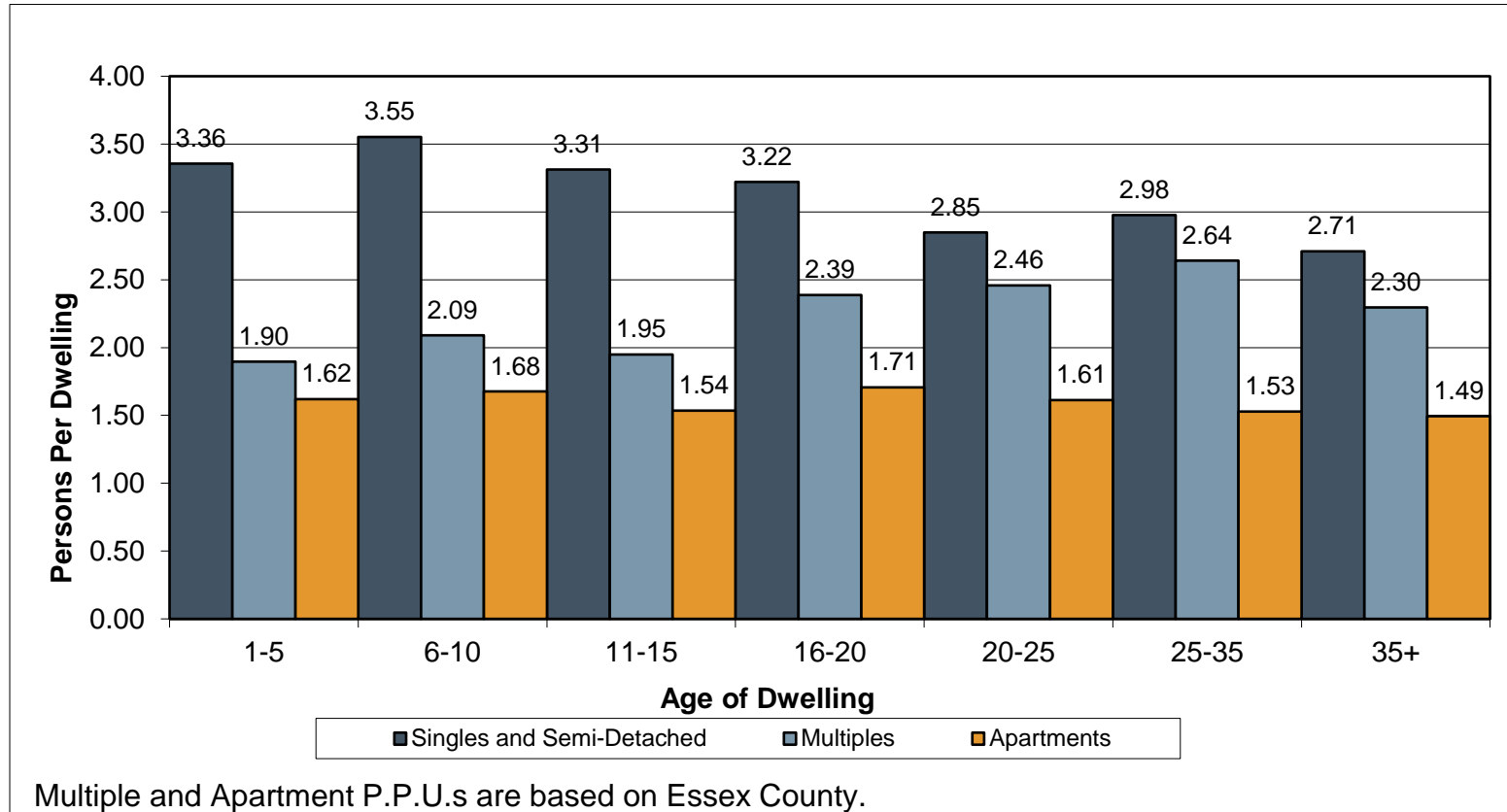
<sup>3</sup> Adjusted based on 2001-2016 historical trends.

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

*P.P.U. Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population.*



Schedule 9  
Municipality of Leamington  
Person Per Unit Structural Type and Age of Dwelling  
(2016 Census)





## Schedule 10a Municipality of Leamington Employment Forecast, 2022 to 2042

Period	Population (Excluding Bunk House Population)	Activity Rate								Employment								Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	N.F.P.O.W. <sup>1</sup>	Total Including NFPOW	Primary	Work at Home	Industrial	Commercial/Population Related	Institutional	Total	N.F.P.O.W. <sup>1</sup>	Total Employment (Including N.F.P.O.W.)	
Mid 2006	28,833	0.071	0.055	0.102	0.130	0.073	0.431	0.034	0.466	2,060	1,595	2,945	3,740	2,100	12,440	982	13,422	10,845
Mid 2011	28,403	0.072	0.019	0.102	0.139	0.073	0.404	0.042	0.447	2,050	535	2,885	3,945	2,070	11,485	1,199	12,684	10,950
Mid 2016	27,595	0.065	0.027	0.105	0.133	0.077	0.407	0.042	0.449	1,780	750	2,910	3,675	2,115	11,230	1,155	12,385	10,480
Early 2022	28,922	0.164	0.028	0.102	0.131	0.083	0.509	0.042	0.551	4,753	810	2,955	3,793	2,408	14,719	1,215	15,934	13,909
Early 2032	33,710	0.243	0.035	0.103	0.133	0.087	0.602	0.043	0.645	8,203	1,180	3,486	4,497	2,933	20,299	1,433	21,732	19,119
Early 2042	37,692	0.300	0.040	0.101	0.133	0.090	0.665	0.044	0.708	11,307	1,508	3,822	5,028	3,392	25,057	1,643	26,700	23,549
<b>Incremental Change</b>																		
Mid 2006 - Mid 2011	-430	0.001	-0.036	-0.001	0.009	0.000	-0.027	0.008	-0.019	-10	-1,060	-60	205	-30	-955	217	-738	105
Mid 2011 - Mid 2016	-808	-0.0077	0.0083	0.0039	-0.0057	0.0038	0.0026	-0.0003	0.0023	-270	215	25	-270	45	-255	-44	-299	-470
Mid 2016 - Early 2022	1,327	0.0998	0.0008	-0.0033	-0.0020	0.0066	0.1020	0.0001	0.1021	2,973	60	45	118	293	3,489	60	3,549	3,429
Early 2022 - Early 2032	4,788	0.0790	0.0070	0.0012	0.0023	0.0037	0.0932	0.0005	0.0937	3,450	370	531	704	525	5,580	218	5,798	5,210
Early 2022 - Early 2042	8,770	0.1356	0.0120	-0.0008	0.0023	0.0067	0.1559	0.0016	0.1575	6,554	698	867	1,235	984	10,338	428	10,766	9,640
<b>Annual Average</b>																		
Mid 2006 - Mid 2011	-86	0.0001	-0.0073	-0.0001	0.0018	0.0000	-0.0054	0.0016	-0.0038	-2	-212	-12	41	-6	-191	43	-148	21
Mid 2011 - Mid 2016	-162	-0.0015	0.0017	0.0008	-0.0011	0.0008	0.0005	-0.0001	0.0005	-54	43	5	-54	9	-51	-9	-60	-94
Mid 2016 - Early 2022	241	0.0182	0.0001	-0.0006	-0.0004	0.0012	0.0185	0.0000	0.0186	595	12	9	24	59	698	12	710	686
Early 2022 - Early 2032	479	0.0079	0.0007	0.0001	0.0002	0.0004	0.0093	0.0001	0.0094	345	37	53	70	53	558	22	580	521
Early 2022 - Early 2042	439	0.0068	0.0006	0.0000	0.0001	0.0003	0.0078	0.0001	0.0079	328	35	43	62	49	517	21	538	482

Source: Watson & Associates Economists Ltd., 2022

<sup>1</sup> Statistics Canada defines no fixed place of work (N.F.P.O.W.) employees as "persons who do not go from home to the same work place location at the beginning of each shift". Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.



Schedule 10b  
Municipality of Leamington  
Employment and Gross Floor Area (G.F.A.) Forecast, 2022 to 2042

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) <sup>1</sup>				
		Primary <sup>2</sup>	Industrial	Commercial/ Population Related	Institutional <sup>3</sup>	Total	Primary - Non- Bona Fide Farming <sup>4</sup>	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	28,833	2,060	2,945	3,740	2,100	10,845					
Mid 2011	28,403	2,050	2,885	3,945	2,070	10,950					
Mid 2016	27,595	1,780	2,910	3,675	2,115	10,480					
Early 2022	28,922	4,753	2,955	3,793	2,357	13,858					
Early 2032	33,710	8,203	3,486	4,497	2,674	18,860					
Early 2042	37,692	11,307	3,822	5,028	2,921	23,078					
<b>Incremental Change</b>											
Mid 2006 - Mid 2011	-430	-10	-60	205	-30	105					
Mid 2011 - Mid 2016	-808	-270	25	-270	45	-470					
Mid 2016 - Early 2022	1,327	2,973	45	118	242	3,378					
Early 2022 - Early 2032	4,788	3,450	531	704	317	5,002	69,000,000	637,200	387,200	220,300	70,244,700
Early 2022 - Early 2042	8,770	6,554	867	1,235	564	9,220	131,080,000	1,040,400	679,200	392,000	133,191,600
<b>Annual Average</b>											
Mid 2006 - Mid 2011	-86	-2	-12	41	-6	21					
Mid 2011 - Mid 2016	-162	-54	5	-54	9	-94					
Mid 2016 - Early 2022	241	541	8	21	44	614					
Early 2022 - Early 2032	479	345	53	70	32	500	6,900,000	63,720	38,720	22,030	7,024,470
Early 2022 - Early 2042	439	328	43	62	28	461	6,554,000	52,020	33,960	19,600	6,659,580

Source: Watson & Associates Economists Ltd., 2022.

<sup>1</sup> Square Foot Per Employee Assumptions

Primary - Non-Bona Fide Farming 20,000

Industrial 1,200

Commercial/ Population Related 550

Institutional 695

<sup>2</sup> Primary industry includes cannabis growing operation related employment.

<sup>3</sup> Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

<sup>4</sup> Non-bona fide farming is defined as cannabis growing operation related employment for G.F.A. purposes in Schedules 10b and 10c.

Note: Numbers may not add to totals due to rounding.



**Schedule 10c**  
**Municipality of Leamington**  
**Estimate of the Anticipated Amount, Type and Location of**  
**Non-Residential Development for Which Development Charges can be Imposed**

Development Location	Timing	Primary - Non-Bona Fide Farming G.F.A. S.F. <sup>1 2</sup>	Industrial G.F.A. S.F. <sup>1</sup>	Commercial G.F.A. S.F. <sup>1</sup>	Institutional G.F.A. S.F. <sup>1 3</sup>	Total Non-Residential G.F.A. S.F.	Employment Increase <sup>4</sup>
Water and Wastewater Serviced Areas	2022 - 2032	-	637,200	387,100	221,500	1,245,800	1,552
	2022 - 2042	-	832,800	543,300	353,100	1,729,200	2,190
Water only Serviced Areas	2022 - 2032	69,000,000	-	-	-	69,000,000	3,450
	2022 - 2042	131,080,000	207,600	135,900	38,900	131,462,400	7,030
Municipality of Leamington	2022 - 2032	69,000,000	637,200	387,200	220,300	70,244,700	5,002
	2022 - 2042	131,080,000	1,040,400	679,200	392,000	133,191,600	9,220

Source: Watson & Associates Economists Ltd., 2022.

<sup>1</sup> Square feet per employee assumptions:

Primary - Non-Bona Fide Farming	20,000
Industrial	1,200
Commercial	550
Institutional	695

<sup>2</sup> Non-bona fide farming is defined as cannabis growing operation related employment for G.F.A. purposes in Schedules 10b and 10c.

<sup>3</sup> Forecast institutional employment and gross floor area has been adjusted downward to account for employment associated with special care units.

<sup>4</sup> Employment Increase does not include No Fixed Place of Work.



Schedule 11  
Municipality of Leamington  
Non-Residential Construction Value  
Years 2007 to 2016  
(000's 2018 \$)

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2007	15,517	5,506	18,624	39,647	4,685	2,102	4,074	10,861	114	508	2,910	3,532	20,316	8,115	25,608	54,040
2008	2,660	827	798	4,284	2,866	1,402	1,033	5,301	11	720	0	732	5,537	2,949	1,831	10,317
2009	44,445	470	1,752	46,667	5,748	2,946	1,017	9,711	2,262	994	1,487	4,744	52,456	4,410	4,256	61,122
2010	5,441	1,753	875	8,069	161	2,265	0	2,425	10,513	424	3,791	14,728	16,115	4,441	4,666	25,222
2012	8,347	1,763	9,428	19,538	337	2,637	2,573	5,547	0	1,088	2,005	3,093	8,683	5,489	14,006	28,178
2013	7,534	3,297	10,152	20,983	1,436	3,016	421	4,873	17	3,391	284	3,691	8,987	9,704	10,857	29,548
2014	6,107	1,886	25,692	33,686	34	2,636	0	2,670	636	472	0	1,107	6,777	4,994	25,692	37,463
2015	12,981	917	8,807	22,705	2,075	3,705	549	6,329	10,600	1,361	0	11,961	25,656	5,983	9,356	40,995
2016	31,484	1,108	22,469	55,061	1,656	4,083	697	6,437	28,314	148	410	28,872	61,455	5,339	23,576	90,370
Subtotal	166,029	24,304	110,739	301,071	22,132	25,939	10,363	58,434	53,696	9,433	10,886	74,015	241,856	59,676	131,988	433,520
Percent of Total	55%	8%	37%	100%	38%	44%	18%	100%	73%	13%	15%	100%	56%	14%	30%	100%
Average	16,603	2,430	11,074	30,107	2,213	2,594	1,480	5,843	5,966	943	1,814	7,402	24,186	5,968	13,199	43,352
2007 - 2011 Period Total				149,098				32,579				25,291				206,968
<b>2007 - 2011 Average</b>				<b>29,820</b>				<b>6,516</b>				<b>5,058</b>				<b>41,394</b>
% Breakdown				72.0%				15.7%				12.2%				100.0%
2012 - 2016 Period Total				151,973				25,855				48,724				226,552
<b>2012 - 2016 Average</b>				<b>30,395</b>				<b>5,171</b>				<b>9,745</b>				<b>45,310</b>
% Breakdown				67.1%				11.4%				21.5%				100.0%
2007 - 2016 Period Total				301,071				58,434				74,015				433,520
<b>2007 - 2016 Average</b>				<b>30,107</b>				<b>5,843</b>				<b>7,402</b>				<b>43,352</b>
% Breakdown				69.4%				13.5%				17.1%				100.0%

Source: Statistics Canada Publication, 64-001-XIB

Note: Inflated to year-end 2017 (January, 2018) dollars using Reed Construction Cost Index



Schedule 12  
Municipality of Leamington  
Employment to Population Ratio by Major Employment Sector, 2006 to 2016

NAICS		Year			Change		Comments
		2006	2011	2016	06-11	11-16	
<b>Employment by industry</b>							
	<b>Primary Industry Employment</b>						Categories which relate to local land-based resources
11	<i>Agriculture, forestry, fishing and hunting</i>	3,010	2,190	2,000	-820	-190	
21	<i>Mining and oil and gas extraction</i>	0	45	20	45	-25	
	<b>Sub-total</b>	<b>3,010</b>	<b>2,235</b>	<b>2,020</b>	<b>-775</b>	<b>-215</b>	
	<b>Industrial and Other Employment</b>						Categories which relate primarily to industrial land supply and demand
22	<i>Utilities</i>	10	25	15	15	-10	
23	<i>Construction</i>	315	435	345	120	-90	
31-33	<i>Manufacturing</i>	1,805	1,395	1,510	-410	115	
41	<i>Wholesale trade</i>	410	525	615	115	90	
48-49	<i>Transportation and warehousing</i>	535	570	465	35	-105	
56	<i>Administrative and support</i>	120	70	120	-50	50	
	<b>Sub-total</b>	<b>3,195</b>	<b>3,020</b>	<b>3,070</b>	<b>-175</b>	<b>50</b>	
	<b>Population Related Employment</b>						Categories which relate primarily to population growth within the municipality
44-45	<i>Retail trade</i>	1,405	1,600	1,525	195	-75	
51	<i>Information and cultural industries</i>	50	60	65	10	5	
52	<i>Finance and insurance</i>	390	270	290	-120	20	
53	<i>Real estate and rental and leasing</i>	155	195	150	40	-45	
54	<i>Professional, scientific and technical services</i>	235	320	375	85	55	
55	<i>Management of companies and enterprises</i>	0	0	0	0	0	
56	<i>Administrative and support</i>	120	70	120	-50	50	
71	<i>Arts, entertainment and recreation</i>	140	135	150	-5	15	
72	<i>Accommodation and food services</i>	1,035	755	855	-280	100	
81	<i>Other services (except public administration)</i>	525	700	430	175	-270	
	<b>Sub-total</b>	<b>4,055</b>	<b>4,105</b>	<b>3,960</b>	<b>50</b>	<b>-145</b>	
	<b>Institutional</b>						
61	<i>Educational services</i>	575	500	560	-75	60	
62	<i>Health care and social assistance</i>	1,320	1,320	1,370	0	50	
91	<i>Public administration</i>	285	305	250	20	-55	
	<b>Sub-total</b>	<b>2,180</b>	<b>2,125</b>	<b>2,180</b>	<b>-55</b>	<b>55</b>	
	<b>Total Employment</b>	<b>12,440</b>	<b>11,485</b>	<b>11,230</b>	<b>-955</b>	<b>-255</b>	
	<b>Population</b>	<b>28,833</b>	<b>28,403</b>	<b>27,595</b>	<b>-430</b>	<b>-808</b>	
	<b>Employment to Population Ratio</b>						
	<b>Industrial and Other Employment</b>	<b>0.11</b>	<b>0.11</b>	<b>0.11</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Population Related Employment</b>	<b>0.14</b>	<b>0.14</b>	<b>0.14</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Institutional Employment</b>	<b>0.08</b>	<b>0.07</b>	<b>0.08</b>	<b>0.00</b>	<b>0.00</b>	
	<b>Primary Industry Employment</b>	<b>0.10</b>	<b>0.08</b>	<b>0.07</b>	<b>-0.03</b>	<b>-0.01</b>	
	<b>Total</b>	<b>0.43</b>	<b>0.40</b>	<b>0.41</b>	<b>-0.03</b>	<b>0.00</b>	

Source: Statistics Canada Employment by Place of Work

Note: 2006-2016 employment figures are classified by North American Industry Classification System (NAICS) Code



# Appendix B

## Level of Service



# Appendix B: Level of Service

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service/Class of Service Category	Sub-Component	10 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)		Quantity (per capita)	Quality (per capita)		
Service Related to a Highway	Services Related to a Highway - Roads	\$10,747.60	0.0028	km of roadways	\$3,838,429	per km	\$129,035,686
	Services Related to a Highway - Sidewalks and Active Transportation	\$577.60	2.5899	Linear metres of sidewalks	\$223	per km	\$6,934,666
	Services Related to a Highway - Traffic Signals & Streetlights	\$679.60	0.0776	No. of Traffic Signals	\$8,758	per signal	\$8,159,278
Public Works	Public Works - Facilities	\$141.79	0.8750	square feet. of building area	\$162	per sq.ft.	\$1,702,331
	Public Works - Vehicles & Equipment	\$148.02	0.0016	No. of vehicles and equipment	\$92,513	per vehicle	\$1,777,128
Fire Protection Services	Fire Protection Services - Facilities	\$90.62	0.2354	sq.ft. of building area	\$385	per sq.ft.	\$1,087,984
	Fire Protection Services - Vehicles & Equipment	\$196.48	0.0004	No. of vehicles	\$491,200	per vehicle	\$2,358,939
	Fire Protection Services - Small Equipment and Gear	\$9.11	0.0011	No. of equipment and gear	\$8,282	per item	\$109,375
Policing Services	Policing Services - Facilities	\$270.31	0.7021	sq.ft. of building area	\$385	per sq.ft.	\$3,245,342
	Policing Services - Small Equipment and Gear	\$20.67	0.0022	No. of equipment and gear	\$9,395	per item	\$248,164
Parks & Recreation Services	Parks and Recreation Services - Parkland Development	\$529.20	0.0054	Acres of Parkland	\$98,000	per acre	\$3,435,566
	Parks and Recreation Services - Outdoor Recreation and Park Amenities	\$700.56	0.0608	No. of parkland amenities	\$11,522	per item	\$4,548,036
	Parks and Recreation Services - Trails	\$68.43	0.5297	Linear Metres of Paths and Trails	\$129	per linear metre	\$444,248
	Parks & Recreation Services - Vehicles and Equipment	\$33.62	0.0009	No. of vehicles and equipment	\$37,356	per item	\$218,261
	Parks and Recreation Services - Recreation Facilities	\$2,153.06	6.9050	sq.ft. of building area	\$312	per sq.ft.	\$13,977,666
Library Services	Library Services - Facilities	\$95.49	0.2705	sq.ft. of building area	\$353	per sq.ft.	\$619,921



**Municipality of Leamington  
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Roads  
Unit Measure: km of roadways

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/km)
<b>Arterial</b>											
Talbot Street	7.04	7.04	7.04	7.04	7.04	7.04	7.04	7.04	7.04	7.04	\$4,195,000
Oak Street	5.56	5.56	5.56	5.56	5.56	5.56	5.56	5.56	5.56	5.56	\$4,195,000
Seacliff Drive	5.46	5.46	5.46	5.46	5.46	5.46	5.46	5.46	5.46	5.46	\$4,195,000
Erie Street	11.35	11.35	11.35	11.35	11.35	11.75	11.75	11.75	11.75	11.75	\$4,195,000
Sherk Street	2.81	2.81	2.81	2.81	2.81	2.81	2.81	2.81	2.81	2.81	\$4,195,000
<b>Collector</b>											
Erie Street	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	1.38	\$4,016,000
Carter Ave	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	\$3,660,000
Robson Road	6.51	6.51	6.51	6.51	6.51	6.51	6.51	6.51	6.51	6.51	\$3,660,000
Monarch Lane	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	\$3,660,000
Cherry Lane	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	\$3,660,000
Ellison Avenue	3.48	3.48	3.48	3.48	3.48	3.48	3.48	3.48	3.48	3.48	\$3,660,000
Pulford Avenue	1.77	1.77	1.77	1.77	1.77	1.77	1.77	1.77	1.77	1.77	\$3,660,000
Danforth Avenue	3.22	3.22	3.22	3.22	3.22	3.22	3.22	3.22	3.22	3.22	\$3,660,000
Plumbrook Drive	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	\$3,660,000
Eastern Street	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	\$3,660,000
Bennie Avenue	2.42	2.42	2.42	2.42	2.42	2.42	2.42	2.42	2.42	2.42	\$3,660,000
Sherman Street	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$3,660,000
Alderton Street	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	\$3,660,000
Chestnut Street	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$3,660,000
Fox Street	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	\$3,660,000
Victoria Street	1.54	1.54	1.54	1.54	1.54	1.54	1.54	1.54	1.54	1.54	\$3,660,000
Wigle Street	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	\$3,660,000
Whitwam Avenue	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	\$3,660,000
Lutsch Avenue	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	\$3,660,000
Marlborough Street	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88	2.88	\$3,660,000
Orange Street	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	\$3,660,000
Elliot Street	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	\$3,660,000
John Street	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	\$3,660,000



**Municipality of Leamington  
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Roads  
Unit Measure: km of roadways

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/km)
Clark Street	1.59	1.59	1.59	1.59	1.59	1.59	1.59	1.59	1.59	1.59	\$3,660,000
Ivan Street	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	1.06	\$3,660,000
Wilkinson Drive	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	\$3,660,000
Sturgeon Meadows	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	\$3,660,000
Clarence Avenue	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.78	0.78	\$3,660,000
Peter Avenue	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	\$3,660,000
Carolina Woods	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	\$3,660,000
Augusta Drive	-	-	-	-	-	0.55	0.55	0.55	0.55	0.55	\$3,660,000
<b>Total</b>	<b>78.17</b>	<b>78.17</b>	<b>78.17</b>	<b>78.17</b>	<b>78.17</b>	<b>79.12</b>	<b>79.12</b>	<b>79.12</b>	<b>79.53</b>	<b>79.53</b>	

Population	28,209	28,018	27,789	27,575	27,595	28,036	28,679	29,111	29,696	30,188
Per Capita Standard	0.0028	0.0028	0.0028	0.0028	0.0028	0.0028	0.0028	0.0027	0.0027	0.0026

10 Year Average	2012-2021
Quantity Standard	0.0028
Quality Standard	\$3,838,429
Service Standard	\$10,748

D.C. Amount (before deductions)	20 Year
Forecast Population	12,006
\$ per Capita	\$10,748
Eligible Amount	\$129,035,686



**Municipality of Leamington  
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Sidewalks and Active Transportation  
Unit Measure: Linear metres of sidewalks

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Linear Metre)
Sidewalks	73,299	73,767	73,767	73,767	73,767	73,767	73,767	73,767	73,767	73,767	\$223
<b>Total</b>	<b>73,299</b>	<b>73,767</b>	<b>73,767</b>	<b>73,767</b>	<b>73,767</b>	<b>73,767</b>	<b>73,767</b>	<b>73,767</b>	<b>73,767</b>	<b>73,767</b>	

Population	28,209	28,018	27,789	27,575	27,595	28,036	28,679	29,111	29,696	30,188
Per Capita Standard	2.60	2.63	2.65	2.68	2.67	2.63	2.57	2.53	2.48	2.44

10 Year Average	2012-2021
Quantity Standard	2.5899
Quality Standard	\$223
Service Standard	\$578

D.C. Amount (before deductions)	20 Year
Forecast Population	12,006
\$ per Capita	\$578
Eligible Amount	\$6,934,666



**Service Standard Calculation Sheet**

Service: Services Related to a Highway - Traffic Signals & Streetlights  
 Unit Measure: No. of Traffic Signals

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Streetlights	2,059	2,080	2,080	2,080	2,256	2,263	2,263	2,263	2,269	2,269	\$6,800
Traffic Signals - Full	16	16	16	16	17	17	17	18	18	18	\$235,800
Traffic Signals - Mid-Block Pedestrian	3	3	3	3	3	3	3	3	3	3	\$127,500
Pedestrian Crossing - PXO Flashing	-	-	-	-	-	-	-	6	7	7	\$56,200
<b>Total</b>	<b>2,078</b>	<b>2,099</b>	<b>2,099</b>	<b>2,099</b>	<b>2,276</b>	<b>2,283</b>	<b>2,283</b>	<b>2,290</b>	<b>2,297</b>	<b>2,297</b>	

Population	28,209	28,018	27,789	27,575	27,595	28,036	28,679	29,111	29,696	30,188
Per Capita Standard	0.0737	0.0749	0.0755	0.0761	0.0825	0.0814	0.0796	0.0787	0.0774	0.0761

10 Year Average	2012-2021
Quantity Standard	0.0776
Quality Standard	\$8,758
Service Standard	\$680

D.C. Amount (before deductions)	20 Year
Forecast Population	12,006
\$ per Capita	\$680
Eligible Amount	\$8,159,278



**Municipality of Leamington  
Service Standard Calculation Sheet**

Class of Service: Public Works - Facilities  
Unit Measure: square feet. of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Public Works Garage	7,910	7,910	7,910	7,910	7,910	7,910	7,910	7,910	7,910	7,910	\$162	\$190
Public Works Office	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	3,420	\$236	\$272
Back (Well) Building	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	\$69	\$88
Salt Shed	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	\$66	\$84
Gasoline Storage Building	130	130	130	130	130	130	130	130	130	130	\$240	\$276
Sign Storage Building	460	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$24	\$38
Fleet Services - Hwy 77 - Maintenance Building	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	\$142	\$163
Fleet Services - Hwy 77 - Salt Shed	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	\$83	\$98
<b>Total</b>	<b>24,420</b>	<b>24,960</b>	<b>24,960</b>	<b>24,960</b>	<b>24,960</b>	<b>24,960</b>	<b>24,960</b>	<b>24,960</b>	<b>24,960</b>	<b>24,960</b>		

Population	28,209	28,018	27,789	27,575	27,595	28,036	28,679	29,111	29,696	30,188
Per Capita Standard	0.8657	0.8909	0.8982	0.9052	0.9045	0.8903	0.8703	0.8574	0.8405	0.8268

10 Year Average	2012-2021
Quantity Standard	0.8750
Quality Standard	\$162
Service Standard	\$142

D.C. Amount (before deductions)	20 Year
Forecast Population	12,006
\$ per Capita	\$142
Eligible Amount	\$1,702,331



**Municipality of Leamington  
Service Standard Calculation Sheet**

Class of Service: Public Works - Vehicles & Equipment  
Unit Measure: No. of vehicles and equipment

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
2020 Johnston VT652 Vacuum Sweeper #39	1	1	1	1	1	1	1	1	1	1	\$409,000
2012 International 7400 Tandem	1	1	1	1	1	1	1	1	1	1	\$224,000
00 Red Intl Tandem Dump/Salter	-	-	-	-	-	-	-	-	-	-	\$261,000
2012 John Deere 544K Loader	1	1	1	1	1	1	1	1	1	1	\$180,000
2019 International 7500 with Dump Body (#36)	1	1	1	1	1	1	1	1	1	1	\$273,000
2014 John Deere Grader model 770G	1	1	1	1	1	1	1	1	1	1	\$409,000
2017 Freightliner 108 SD diesel cab and chassis	1	1	1	1	1	1	1	1	1	1	\$310,000
2017 Ford Haul-All Solid Waste	1	1	1	1	1	1	1	1	1	1	\$176,000
2018 Freightliner Dump/Plow/Salter	1	1	1	1	1	1	1	1	1	1	\$265,000
2019 Freightliner 108SD diesel cab and chassis #37	1	1	1	1	1	1	1	1	1	1	\$267,000
2005 444J John Deere Loader	1	1	1	1	1	1	1	1	1	1	\$135,000
Caterpillar 416F2ST Backhoe Loader	1	1	1	1	1	1	1	1	1	1	\$133,800
00 Red GMC 3500HD Dump Truck	-	-	-	-	-	-	-	-	-	-	\$99,000
2001 White Intl 3 Ton Truck	1	1	-	-	-	-	-	-	-	-	\$94,000
UTILITY FARM TRACTOR	1	1	1	1	1	1	1	1	1	1	\$76,000
2012 Red Ford F550 Dump Truck	1	1	1	1	1	1	1	1	1	1	\$70,000
2017 Ford F550 4x2 Chas Sign Truck	1	1	1	1	1	1	1	1	1	1	\$129,700
2018 Ford Super Duty F-5 Cab & Chassis with Dump/Plow	1	1	1	1	1	1	1	1	1	1	\$131,000
Wood Chipper	1	1	1	1	1	1	1	1	1	1	\$57,600
Leaf Vacuum	1	1	1	1	1	1	1	1	1	1	\$53,300
Utility Tractor - John Deere	1	1	1	1	1	1	1	1	1	1	\$51,000
Utility Tractor - John Deere	1	1	1	1	1	1	1	1	1	1	\$40,900
Dump Box/Salter	1	1	1	1	1	1	-	-	-	-	\$45,000
2017 Dodge Ram Pickup SXT	1	1	1	1	1	1	1	1	1	1	\$36,000
Leaf Vacuum	1	1	1	1	1	1	1	1	1	1	\$49,400
2018 Chevrolet Silverado 1500 4WD	1	1	1	1	1	1	1	1	1	1	\$40,000
2005 Chevrolet 1500	1	1	1	1	1	1	1	1	1	1	\$41,100
ASPHALT SPREADER	1	1	1	1	1	1	1	1	1	1	\$36,800
2000 Ford F-150 - Pickup	-	-	-	-	-	-	-	-	-	-	\$45,000
2018 Chevrolet Silverado 1500 4WD	1	1	1	1	1	1	1	1	1	1	\$40,000
Tiger Boom Flail	1	1	1	1	1	1	1	1	1	1	\$34,600
2011 Red GMC Sierra - Pickup	1	1	1	1	1	1	1	1	1	1	\$33,000
Stump Cutter	1	1	1	1	1	1	1	1	1	1	\$37,000
Compaction Equipment - Bomag roller	1	1	1	1	1	1	1	1	1	1	\$33,500
Loader Wing	1	1	1	1	1	1	1	1	1	1	\$29,100
Loader Broom	1	1	1	1	1	1	-	-	-	-	\$23,000
GPS Units	1	1	1	1	1	1	1	1	1	1	\$18,900



**Municipality of Leamington  
Service Standard Calculation Sheet**

Class of Service: Public Works - Vehicles & Equipment  
Unit Measure: No. of vehicles and equipment

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
MOWER - BUSH HOG	1	1	1	1	1	1	1	1	1	1	\$18,200
90 IT18 Cat Loader Attachment: Tree Spade	1	1	1	1	-	-	-	-	-	-	\$24,000
Retroreflectometer	1	1	1	1	1	1	1	1	1	1	\$14,900
Line Painter	1	1	1	1	1	1	1	1	1	1	\$13,100
Loader Plow	1	1	1	1	-	-	-	-	-	-	\$15,000
Sidewalk Salters	1	1	1	1	1	1	1	1	1	1	\$13,300
ASPHALT SPREADER	-	-	-	-	-	-	-	-	-	-	\$13,000
Pothole Patcher	1	1	1	1	1	1	1	1	1	1	\$9,800
Spreader Control System	1	1	1	1	1	1	1	1	1	1	\$9,800
Trailer	1	1	1	1	1	1	1	1	1	1	\$10,100
88 730A Champion Grader Attachment: Wing	1	1	-	-	-	-	-	-	-	-	\$13,000
2015 RAM 1500ST Quad Cab 4x4 (#13)	-	-	-	1	1	1	1	1	1	1	\$35,600
2016 Chevrolet Silverado 1500	-	-	-	-	1	1	1	1	1	1	\$40,600
2020 Chevrolet Silverado 1500 WT 4WD	-	-	-	-	-	1	1	1	1	1	\$39,300
2018 Chevrolet Silverado 1500 4WD	-	-	-	-	-	-	1	1	1	1	\$41,500
Delta Power Tractor	-	-	-	-	-	-	1	1	1	1	\$56,200
John Deere Z920 Riding Mower	-	-	-	-	-	-	1	1	1	1	\$12,600
John Deere Tractor 3046R	-	-	-	-	-	-	-	1	1	1	\$51,000
John Deere Tractor 3046R	-	-	-	-	-	-	-	1	1	1	\$51,000
Woods TBW180 Turf Mower	-	-	-	-	-	-	-	1	1	1	\$23,800
2020 Chevrolet Silverado 1500 WT 4WD	-	-	-	-	-	-	-	-	1	1	\$39,300
2020 Ford SuperDuty F-5 XL 2WD	-	-	-	-	-	-	-	-	1	1	\$52,100
2017 Ford F-5 - CAB & CHASSIS WITH SALTER & PLOW	-	-	-	-	-	1	1	1	1	1	\$122,700
<b>Total</b>	<b>44</b>	<b>44</b>	<b>42</b>	<b>43</b>	<b>42</b>	<b>44</b>	<b>45</b>	<b>48</b>	<b>50</b>	<b>50</b>	

Population	28,209	28,018	27,789	27,575	27,595	28,036	28,679	29,111	29,696	30,188
Per Capita Standard	0.0016	0.0016	0.0015	0.0016	0.0015	0.0016	0.0016	0.0016	0.0017	0.0017

10 Year Average	2012-2021
Quantity Standard	0.0016
Quality Standard	\$92,513
Service Standard	\$148

D.C. Amount (before deductions)	20 Year
Forecast Population	12,006
\$ per Capita	\$148
Eligible Amount	\$1,777,128



**Municipality of Leamington  
Service Standard Calculation Sheet**

Service: Fire Protection Services - Facilities  
Unit Measure: sq.ft. of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
5 Clark Street West	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	6,700	\$323	\$385
<b>Total</b>	<b>6,700</b>	<b>6,700</b>	<b>6,700</b>	<b>6,700</b>	<b>6,700</b>	<b>6,700</b>	<b>6,700</b>	<b>6,700</b>	<b>6,700</b>	<b>6,700</b>		

Population	28,209	28,018	27,789	27,575	27,595	28,036	28,679	29,111	29,696	30,188
Per Capita Standard	0.2375	0.2391	0.2411	0.2430	0.2428	0.2390	0.2336	0.2302	0.2256	0.2219

10 Year Average	2012-2021
Quantity Standard	0.2354
Quality Standard	\$385
Service Standard	\$91

D.C. Amount (before deductions)	20 Year
Forecast Population	12,006
\$ per Capita	\$91
Eligible Amount	\$1,087,984



**Municipality of Leamington  
Service Standard Calculation Sheet**

Service: Fire Protection Services - Vehicles & Equipment  
Unit Measure: No. of vehicles

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
Pumper / Rescues	2	2	2	1	1	1	1	1	1	1	\$512,900
Pumper / Snorkle	1	1	1	1	1	1	1	1	1	1	\$961,700
Tanker / Pumper	1	1	1	2	2	2	2	2	2	2	\$735,500
Rescue / Command	1	1	1	1	1	1	1	1	1	1	\$839,800
Chiefs /4 Wheel Drive S/U Vehicle	1	1	1	1	1	1	1	1	1	1	\$59,700
Deputy Chiefs 4 Wheel Drive Pickups	2	2	2	2	2	2	2	2	2	2	\$99,700
Rescue Boat / 23 Foot	1	1	1	1	1	1	1	1	1	1	\$77,900
95 Foot Aerial / Platform Pumper	1	1	1	1	1	1	1	1	1	1	\$1,488,700
Fire Prevention Van	1	1	1	1	1	1	1	1	1	1	\$49,500
<b>Total</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	

Population	28,209	28,018	27,789	27,575	27,595	28,036	28,679	29,111	29,696	30,188
Per Capita Standard	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004	0.0004

10 Year Average	2012-2021
Quantity Standard	0.0004
Quality Standard	\$491,200
Service Standard	\$196

D.C. Amount (before deductions)	20 Year
Forecast Population	12,006
\$ per Capita	\$196
Eligible Amount	\$2,358,939



**Municipality of Leamington  
Service Standard Calculation Sheet**

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

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Equipped Firefighters F/T	3	3	3	3	3	3	3	3	3	3	\$8,200
Equipped Firefighters P/T	28	28	28	28	28	28	28	28	28	28	\$8,200
Full Time Fire Prevention Inspector	1	1	1	1	1	1	1	1	2	2	\$4,300
<b>Total</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>32</b>	<b>33</b>	<b>33</b>	

Population	28,209	28,018	27,789	27,575	27,595	28,036	28,679	29,111	29,696	30,188
Per Capita Standard	0.0011	0.0011	0.0012	0.0012	0.0012	0.0011	0.0011	0.0011	0.0011	0.0011

10 Year Average	2012-2021
Quantity Standard	0.0011
Quality Standard	\$8,282
Service Standard	\$9

D.C. Amount (before deductions)	20 Year
Forecast Population	12,006
\$ per Capita	\$9
Eligible Amount	\$109,375



**Municipality of Leamington  
Service Standard Calculation Sheet**

Service: Policing Services - Facilities  
Unit Measure: sq.ft. of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Headquarters	19,985	19,985	19,985	19,985	19,985	19,985	19,985	19,985	19,985	19,985	\$323	\$385
<b>Total</b>	<b>19,985</b>	<b>19,985</b>	<b>19,985</b>	<b>19,985</b>	<b>19,985</b>	<b>19,985</b>	<b>19,985</b>	<b>19,985</b>	<b>19,985</b>	<b>19,985</b>		

Population	28,209	28,018	27,789	27,575	27,595	28,036	28,679	29,111	29,696	30,188
Per Capita Standard	0.7085	0.7133	0.7192	0.7248	0.7242	0.7128	0.6969	0.6865	0.6730	0.6620

10 Year Average	2012-2021
Quantity Standard	0.7021
Quality Standard	385
Service Standard	\$270

D.C. Amount (before deductions)	20 Year
Forecast Population	12,006
\$ per Capita	\$270
Eligible Amount	\$3,245,342



**Municipality of Leamington  
Service Standard Calculation Sheet**

Service: Policing Services - Small Equipment and Gear  
Unit Measure: No. of equipment and gear

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Equipped Officers*	38.94	38.94	38.94	38.94	38.94	38.94	38.94	38.94	38.94	38.94	\$5,000
Patrol Mobile Radios	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	\$10,400
Vehicle Equipment	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	\$29,700
<b>Total</b>	<b>61.94</b>	<b>61.94</b>	<b>61.94</b>	<b>61.94</b>	<b>61.94</b>	<b>61.94</b>	<b>61.94</b>	<b>61.94</b>	<b>61.94</b>	<b>61.94</b>	

Population	28,209	28,018	27,789	27,575	27,595	28,036	28,679	29,111	29,696	30,188
Per Capita Standard	0.0022	0.0022	0.0022	0.0022	0.0022	0.0022	0.0022	0.0021	0.0021	0.0021

10 Year Average	2012-2021
Quantity Standard	0.0022
Quality Standard	\$9,395
Service Standard	\$21

D.C. Amount (before deductions)	20 Year
Forecast Population	12,006
\$ per Capita	\$21
Eligible Amount	\$248,164



**Municipality of Leamington  
Service Standard Calculation Sheet**

Service: Parks and Recreation Services - Parkland Development  
Unit Measure: Acres of Parkland

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Acre)
Community Park and Beach	42.71	42.71	42.71	42.71	42.71	42.71	42.71	42.71	42.71	42.71	\$132,000
Neighbourhood Parks	27.76	27.76	27.76	27.76	27.76	27.76	27.76	27.76	27.76	27.76	\$87,600
Sports Fields	82.28	82.28	82.28	82.28	82.28	82.28	82.28	82.28	82.28	82.28	\$85,000
<b>Total</b>	<b>152.75</b>	<b>152.75</b>	<b>152.75</b>	<b>152.75</b>	<b>152.75</b>	<b>152.75</b>	<b>152.75</b>	<b>152.75</b>	<b>152.75</b>	<b>152.75</b>	

Population	28,209	28,018	27,789	27,575	27,595	28,036	28,679	29,111	29,696	30,188
Per Capita Standard	0.0054	0.0055	0.0055	0.0055	0.0055	0.0054	0.0053	0.0052	0.0051	0.0051

10 Year Average	2012-2021
Quantity Standard	0.0054
Quality Standard	\$98,000
Service Standard	\$529

D.C. Amount (before deductions)	10 Year
Forecast Population	6,492
\$ per Capita	\$529
Eligible Amount	\$3,435,566



**Municipality of Leamington  
Service Standard Calculation Sheet**

Service: Parks and Recreation Services - Outdoor Recreation and Park Amenities  
Unit Measure: No. of parkland amenities

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Carolina Woods	6	6	6	6	6	6	6	6	6	6	\$4,000
Chestnut Park	13	13	13	13	13	13	13	13	13	13	\$8,400
Donald Park	3	3	3	3	3	3	3	3	3	3	\$18,700
Downtown Core	138	138	138	138	138	138	138	138	138	138	\$400
Eastside Park	26	26	26	26	26	26	26	26	26	26	\$10,000
Garrison Memorial Gardens	21	21	21	21	21	21	21	21	21	21	\$5,700
Henry Park	19	19	19	19	19	19	19	19	19	19	\$5,600
Hyatt Park	6	6	6	6	6	6	6	6	6	6	\$8,500
Kinsmen Ball Diamonds	243	243	243	243	243	243	243	243	243	243	\$5,800
Leash Free Dog Park	6	6	6	6	6	6	6	6	6	6	\$500
Legion Park	7	7	7	7	7	7	7	7	7	7	\$6,400
Lloyd Wilkinson Park	24	24	24	24	24	24	24	24	24	24	\$17,300
Marina Park	79	82	82	82	82	82	82	82	82	82	\$11,500
Mersea Park	365	365	365	365	365	365	365	365	365	365	\$1,900
Mill Street Park	7	7	7	7	7	7	7	7	7	7	\$9,400
Pearl Park	11	11	11	11	11	11	11	11	11	11	\$5,800
Rickway Park	1	1	1	1	1	1	1	1	1	1	\$2,400
Scout Memorial Park	18	18	18	18	18	18	18	18	18	18	\$6,700
Seacliff Park	209	212	212	212	212	212	212	212	212	212	\$27,400
Selkirk Park	10	10	10	10	10	10	10	10	10	10	\$2,400
Soccer Field Complex	9	9	9	9	9	9	9	9	9	9	\$134,600
Warren Park	16	16	16	16	16	16	16	16	16	16	\$9,600
Water Front Promenade/Robson Rd Park	131	131	131	131	131	131	131	131	131	131	\$33,400
Wilhelm Park	7	7	7	7	7	7	7	7	7	7	\$10,500
William Simpson Memorial Park	10	10	10	10	10	10	10	10	10	10	\$18,800
Amenities along Trails (e.g. Benches, Receptacles, etc.)	37	37	37	37	37	37	37	37	37	37	\$2,000



**Municipality of Leamington  
Service Standard Calculation Sheet**

Service: Parks and Recreation Services - Outdoor Recreation and Park Amenities  
Unit Measure: No. of parkland amenities

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/item)
Marina slips (number of slips)	292	292	292	292	292	292	292	292	292	292	\$11,900
Marina Jet-ski docks	-	-	-	7	7	13	19	19	25	25	\$2,300
<b>Total</b>	<b>1,714</b>	<b>1,720</b>	<b>1,720</b>	<b>1,727</b>	<b>1,727</b>	<b>1,733</b>	<b>1,739</b>	<b>1,739</b>	<b>1,745</b>	<b>1,745</b>	

Population	28,209	28,018	27,789	27,575	27,595	28,036	28,679	29,111	29,696	30,188
Per Capita Standard	0.0608	0.0614	0.0619	0.0626	0.0626	0.0618	0.0606	0.0597	0.0588	0.0578

10 Year Average	2012-2021
Quantity Standard	0.0608
Quality Standard	\$11,522
Service Standard	\$701

D.C. Amount (before deductions)	10 Year
Forecast Population	6,492
\$ per Capita	\$701
Eligible Amount	\$4,548,036



**Municipality of Leamington  
Service Standard Calculation Sheet**

Service: Parks and Recreation Services - Trails  
Unit Measure: Linear Metres of Paths and Trails

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/ Linear Metre)
Robson Road to Seacliff Drive	536	536	536	536	536	536	536	536	536	536	\$150
Pulford to Oak	851	851	851	851	851	851	851	851	851	851	\$220
Seacliff to Pulford	520	520	520	520	520	520	520	520	520	520	\$220
Erie to Sherk	376	376	376	376	376	376	376	376	376	376	\$150
Ellison to Talbot	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	1,146	\$240
Hazelton to Erie (Municipal Office adjacent)	361	361	361	361	361	361	361	361	361	361	\$280
Talbot to Hazelton	-	735	735	735	735	735	735	735	735	735	\$160
Mersea Rd #3 Trail from 83 Wilkinson to County Rd 31 (TR-504 & 505)	-	-	-	3,048	3,048	3,048	3,048	3,048	3,048	3,048	\$120
Serenity Trail from Leamington Hospice to Trail 711 (TR-725)	-	-	-	800	800	800	800	800	800	800	\$170
Trans Can Trail from County Rd 18 to County Rd 8 (TR-431, 447, 477, 478, 495, 499, 500, and 502)	-	-	-	10,918	10,918	10,918	10,918	10,918	10,918	10,918	\$70
Wilkinson to Smith (TR-714)	-	-	-	-	436	436	436	436	436	436	\$450
Asphalt Trail TR-720 (from TR-707 to TS-10)	-	-	-	-	-	-	270	270	270	270	\$300
<b>Total</b>	<b>3,790</b>	<b>4,525</b>	<b>4,525</b>	<b>19,291</b>	<b>19,727</b>	<b>19,727</b>	<b>19,997</b>	<b>19,997</b>	<b>19,997</b>	<b>19,997</b>	

Population	28,209	28,018	27,789	27,575	27,595	28,036	28,679	29,111	29,696	30,188
Per Capita Standard	0.1344	0.1615	0.1628	0.6996	0.7149	0.7036	0.6973	0.6869	0.6734	0.6624

10 Year Average	2012-2021
Quantity Standard	0.5297
Quality Standard	\$129
Service Standard	\$68

D.C. Amount (before deductions)	10 Year
Forecast Population	6,492
\$ per Capita	\$68
Eligible Amount	\$444,248



**Municipality of Leamington  
Service Standard Calculation Sheet**

Service: Parks & Recreation Services - Vehicles and Equipment  
Unit Measure: No. of vehicles and equipment

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
1/2 TON PICKUP	1	1	1	1	1	1	1	1	1	1	\$25,600
Ice Resurfacer	1	1	1	1	1	1	1	1	1	1	\$118,600
Ice Resurfacer	1	1	1	1	1	1	1	1	1	1	\$116,800
Karcher Scrubber	-	-	1	1	1	1	1	1	1	1	\$14,300
Tennant Speedscrub Walkbehind SPNSTK	-	-	-	1	1	1	1	1	1	1	\$16,100
Scissor Lift 30-35' Electric	-	-	-	-	-	-	-	1	1	1	\$25,800
Scissor Lift 10-13' Electric	-	-	-	-	-	-	-	1	1	1	\$13,600
Golf cart #79	1	1	1	1	1	1	1	1	1	1	\$4,800
Golf cart (s/n 2794028)	1	1	1	1	1	1	1	1	1	1	\$6,100
Golf cart with dump box	1	1	1	1	1	1	1	1	1	1	\$6,100
14' Rotary Mower - John Deere	1	1	1	1	1	1	1	1	1	1	\$16,600
Beach Surface Rake	1	1	1	1	1	1	1	1	1	1	\$49,500
Utility Tractor - John Deere #58, #61, #63	1	1	1	1	1	1	1	3	3	3	\$51,300
Bannerman Turf Topper - Top Dresser	1	1	1	1	1	1	1	1	1	1	\$33,400
Utility Vehicle (Gator)	1	1	1	1	1	1	1	1	1	1	\$10,900
Riding Mower - John Deere Z-Trak #68	1	1	1	1	1	1	1	1	1	1	\$12,700
Riding Mower - Z-Trak #57	1	1	1	1	1	1	1	1	1	1	\$18,500
Woods Tow Behind Gang Mower #82	1	1	1	1	1	1	1	1	1	1	\$23,900
Plug Aerator	1	1	1	1	1	1	1	1	1	1	\$4,500
Bannerman Disc Seeder #70	1	1	1	1	1	1	1	1	1	1	\$4,500
Riding Mower #67	1	1	1	1	1	1	1	1	1	1	\$79,800
Bannerman Rake	1	1	1	1	1	1	1	1	1	1	\$8,500
03 Red GMC 4x4 Sierra 1500 - 1/2 Ton Pickup	1	1	1	-	-	-	-	-	-	-	\$8,500
2015 Ford F550 - CAB & CHASSIS WITH SALTER & PLOW (#33) (Previously 06 RED GMC)	1	1	1	1	1	1	1	1	1	1	\$109,700
2012 International Terrastar - 1/2 ton (#23)	1	1	1	1	1	1	1	1	1	1	\$77,600
2005 Red Chev 4x4 Ext. Cab - 1/2 Ton Pickup	1	1	1	1	-	-	-	-	-	-	\$8,500
2008 Chevy Colorado Pickup truck	-	-	-	-	-	-	-	-	1	1	\$30,000
Utility Tractor #59	-	-	-	-	-	-	1	1	1	1	\$56,700
John Deere TX 4x2 Gator #65	-	-	-	-	-	-	-	-	1	1	\$14,500
Utility Trailer #99	-	-	-	-	-	-	-	1	1	1	\$8,400
Utility Trailer #188	-	-	-	-	-	-	-	-	1	1	\$3,200



**Municipality of Leamington  
Service Standard Calculation Sheet**

Service: Parks & Recreation Services - Vehicles and Equipment  
Unit Measure: No. of vehicles and equipment

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Value (\$/Vehicle)
Trail Pro TP60 Groomer #104	-	-	-	-	-	-	-	-	1	1	\$22,100
Marina Pump-out	-	-	-	-	-	-	-	1	1	1	\$26,000
Marina Fuel Distribution System	-	-	-	-	-	-	-	-	1	1	\$331,300
<b>Total</b>	<b>22</b>	<b>22</b>	<b>23</b>	<b>23</b>	<b>22</b>	<b>22</b>	<b>23</b>	<b>29</b>	<b>34</b>	<b>34</b>	

Population	28,209	28,018	27,789	27,575	27,595	28,036	28,679	29,111	29,696	30,188
Per Capita Standard	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0010	0.0011	0.0011

10 Year Average	2012-2021
Quantity Standard	0.0009
Quality Standard	\$37,356
Service Standard	\$34

D.C. Amount (before deductions)	10 Year
Forecast Population	6,492
\$ per Capita	\$34
Eligible Amount	\$218,261



**Municipality of Leamington  
Service Standard Calculation Sheet**

Service: Parks and Recreation Services - Recreation Facilities  
Unit Measure: sq.ft. of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Sports Complex / Arena	179,000	179,000	179,000	179,000	179,000	179,000	179,000	179,000	179,000	179,000	\$283	\$324
Picnic Shelter Pavilion (ID 8674)	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	\$67	\$74
Marina (ID 8670)	4,650	4,650	4,650	4,650	4,650	4,650	4,650	4,650	4,650	4,650	\$283	\$319
Soccer Facility	-	-	-	-	-	10,149	10,149	10,149	10,149	10,149	\$91	\$100
Baseball Fieldhouse	-	-	-	-	-	-	6,270	6,270	6,270	6,270	\$91	\$100
Seacliff Beach Amphitheatre	-	-	-	-	-	-	3,120	3,120	3,120	3,120	\$562	\$620
<b>Total</b>	<b>187,950</b>	<b>187,950</b>	<b>187,950</b>	<b>187,950</b>	<b>187,950</b>	<b>198,099</b>	<b>207,489</b>	<b>207,489</b>	<b>207,489</b>	<b>207,489</b>		

Population	28,209	28,018	27,789	27,575	27,595	28,036	28,679	29,111	29,696	30,188
Per Capita Standard	6.6628	6.7082	6.7635	6.8160	6.8110	7.0659	7.2349	7.1275	6.9871	6.8732

10 Year Average	2012-2021
Quantity Standard	6.9050
Quality Standard	\$312
Service Standard	\$2,153

D.C. Amount (before deductions)	10 Year
Forecast Population	6,492
\$ per Capita	\$2,153
Eligible Amount	\$13,977,666



**Municipality of Leamington  
Service Standard Calculation Sheet**

Service: Library Services - Facilities  
Unit Measure: sq.ft. of building area

Description	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Library Complete Building (ID 8711)	7,700	7,700	7,700	7,700	7,700	7,700	7,700	7,700	7,700	7,700	\$283	\$353
<b>Total</b>	<b>7,700</b>	<b>7,700</b>	<b>7,700</b>	<b>7,700</b>	<b>7,700</b>	<b>7,700</b>	<b>7,700</b>	<b>7,700</b>	<b>7,700</b>	<b>7,700</b>		

Population	28,209	28,018	27,789	27,575	27,595	28,036	28,679	29,111	29,696	30,188
Per Capita Standard	0.2730	0.2748	0.2771	0.2792	0.2790	0.2746	0.2685	0.2645	0.2593	0.2551

10 Year Average	2012-2021
Quantity Standard	0.2705
Quality Standard	\$353
Service Standard	\$95

D.C. Amount (before deductions)	10 Year
Forecast Population	6,492
\$ per Capita	\$95
Eligible Amount	\$619,921



# Appendix C

## Long-Term Capital and Operating Cost Examination



# Appendix C: Long-Term Capital and Operating Cost Examination

## Municipality of Leamington Annual Capital and Operating Cost Impact

As a requirement of the D.C.A. under s. 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 D.C. 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., sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Municipality’s approved 2020 Financial Information Return (F.I.R.).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs that 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 lifecycle 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. Table C-1 provides for the 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:

Table C-1  
Municipality of Leamington  
Lifecycle Cost Factors and Average Useful Lives

Asset	Lifecycle Cost Factors	
	Average Useful Life	Factor
Water and Wastewater Infrastructure	100	0.0032
Facilities	50	0.0118
Services Related to a Highway	50	0.0118
Parkland Development and Amenities	40	0.0166
Vehicles	15	0.0578
Small Equipment & Gear	10	0.0913



Table C-2 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 Municipality 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 C-2  
Municipality of Leamington  
Operating and Capital Expenditure Impacts  
for Future Capital Expenditures

SERVICE/CLASS OF SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
<b>1. Wastewater Services</b>				
1.1 Facilities	2,132,952	-	2,661,722	2,661,722
<b>2. Water Services</b>				
2.1 Distribution System	63,272,856	1,609,489	6,176,504	7,785,993
<b>3. Services Related to a Highway</b>				
3.1 Roads and Related Infrastructure	33,859,028	1,067,763	2,394,537	3,462,300
<b>4. Public Works</b>				
4.1 Services Related to a Highway	1,348,000	52,448	95,332	147,780
<b>5. Fire Protection Services</b>				
5.1 Fire facilities, vehicles & equipment	3,694,000	175,281	993,378	1,168,659
<b>6. Policing Services</b>				
6.1 Facilities	510,000	16,230	2,473,643	2,489,873
<b>7. Parks and Recreation Services</b>				
7.1 Parkland Development, Amenities, Trails, Recreation Facilities, Vehicles and Equipment	4,497,660	156,846	2,356,956	2,513,802
<b>8. Growth Studies</b>				
8.1 Water Services	529,640	-	-	-
8.2 Wastewater Services	512,340	-	-	-
8.3 Services Related to a Highway	273,420	-	-	-
8.4 Policing Services	560	-	-	-
8.5 Fire Protection Services	78,460	-	-	-
8.6 Parks and Recreation Services	80,020	-	-	-
<b>Total</b>	<b>110,788,936</b>	<b>3,078,057</b>	<b>17,152,072</b>	<b>20,230,129</b>



# Appendix D

## Development Charge Reserve Fund Policy



# Appendix D: Development Charge Reserve Fund Policy

## D.1 Legislative Requirements

The Development Charges Act, 1997 (D.C.A.) requires development charge (D.C.) 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 D.C. by-law relates; s. 7 (1), however, allows services to be grouped into categories of services for reserve fund (and credit) purposes and for classes of services to be established.
- The municipality shall pay each D.C. 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 to 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).
- D.C. reserve funds may not be consolidated with other municipal reserve funds for investment purposes and may only be as an interim financing source for capital undertakings for which D.C.s may be spent (s. 37).

Annually, the Treasurer of the municipality is required to provide Council with a financial statement related to the D.C. by-law(s) and reserve funds. This statement must be made available to the public and may be requested to be forwarded to the Minister of Municipal Affairs and Housing. The D.C.A. does not prescribe how the statement is to be made available to the public. We would recommend that a resolution of Council make the statement available on the municipality’s website or upon request.

Subsection 43 (2) and 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 (including a list of services within a service category);
- transactions for the year (e.g. collections, draws) including each assets capital costs to be funded from the D.C. reserve fund and the manner for funding the capital costs not funded under the D.C. by-law (i.e. non-D.C. recoverable cost share and post-period D.C. recoverable cost share);
- for projects financed by D.C.s, the amount spent on the project from the D.C. reserve fund and the amount and source of any other monies spent on the project.
- 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 D.C. reserve fund;
- 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);
- for credits granted under s. 14 of the previous D.C.A., a 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
- a statement as to compliance with s. 59 (1) of the D.C.A., whereby the municipality shall not impose, directly or indirectly, a charge related to a development or a requirement to construct a service related to development, except as permitted by the D.C.A. or another Act.

Based upon the above, Figure 1, and Attachments 1 and 2, set out the format for which annual reporting to Council should be provided.

## **D.2 D.C. Reserve Fund Application**

Section 35 of the D.C.A. states that:

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 7 of subsection 5 (1).”



This provision clearly establishes that reserve funds collected for a specific service are only to be used for that service, or to be used as a source of interim financing of capital undertakings for which a D.C. may be spent



Figure D-1  
Municipality of Leamington  
Annual Treasurer's Statement of Development Charge Reserve Funds

Description	Services to which the Development Charge Relates								Total
	Services Related to a Highway	Public Works	Fire Protection Services	Policing Services	Parks and Recreation Services	Growth Studies	Wastewater Services	Water Services	
<b>Opening Balance, January 1, _____</b>									<b>0</b>
Plus:									
Development Charge Collections									0
Accrued Interest									0
Repayment of Monies Borrowed from Fund and Associated Interest <sup>1</sup>									0
<b>Sub-Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Less:									
Amount Transferred to Capital (or Other) Funds <sup>2</sup>									0
Amounts Refunded									0
Amounts Loaned to Other D.C. Service Category for Interim Financing									0
Credits <sup>3</sup>									0
<b>Sub-Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Closing Balance, December 31, _____</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<sup>1</sup> Source of funds used to repay the D.C. reserve fund

<sup>2</sup> See Attachment 1 for details

<sup>3</sup> See Attachment 2 for details

The Municipality is compliant with s.s. 59.1 (1) of the *Development Charges Act*, whereby charges are not directly or indirectly imposed on development nor has a requirement to construct a service related to development been imposed, except as permitted by the *Development Charges Act* or another Act.



**Figure D-2a**  
**Municipality of Leamington**  
**Attachment 1**  
**Annual Treasurer's Statement of Development Charge Reserve Funds**  
**Amount Transferred to Capital (or Other) Funds – Capital Fund Transactions**

Capital Fund Transactions	Gross Capital Cost	D.C. Recoverable Cost Share					Non-D.C. Recoverable Cost Share				
		D.C. Forecast Period		Post D.C. Forecast Period			Other Reserve/Reserve Fund Draws	Tax Supported Operating Fund Contributions	Rate Supported Operating Fund Contributions	Debt Financing	Grants, Subsidies Other Contributions
		D.C. Reserve Fund Draw	D.C. Debt Financing	Grants, Subsidies Other Contributions	Post-Period Benefit/Capacity Interim Financing	Grants, Subsidies Other Contributions					
<b>Services Related to a Highway</b>											
Capital Cost A											
Capital Cost B											
Capital Cost C											
<b>Sub-Total - Services Related to Highways</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Wastewater Services</b>											
Capital Cost D											
Capital Cost E											
Capital Cost F											
<b>Sub-Total - Water</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Parks and Recreation Services</b>											
Capital Cost G											
Capital Cost H											
Capital Cost I											
<b>Sub-Total - Wastewater</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



**Figure D-2b**  
**Municipality of Leamington**  
**Attachment 1**  
**Annual Treasurer's Statement of Development Charge Reserve Funds**  
**Amount Transferred to Operating (or Other) Funds - Operating Fund Transactions**

Operating Fund Transactions	Annual Debt Repayment Amount	D.C. Reserve Fund Draw		Post D.C. Forecast Period			Non-D.C. Recoverable Cost Share		
		Principal	Interest	Principal	Interest	Source	Principal	Interest	Source
<u>Services Related to a Highway</u>									
Capital Cost J									
Capital Cost K									
Capital Cost L									
<b>Sub-Total - Services Related to a Highway</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	
<u>Wastewater Services</u>									
Capital Cost M									
Capital Cost N									
Capital Cost O									
<b>Sub-Total - Water</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	
<u>Parks and Recreation Services</u>									
Capital Cost P									
Capital Cost Q									
Capital Cost R									
<b>Sub-Total - Wastewater</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	



Figure D-3  
Municipality of Leamington  
Attachment 2  
Annual Treasurer's Statement of Development Charge Reserve Funds  
Statement of Credit Holder Transactions

Credit Holder	Applicable D.C. Reserve Fund	Credit Balance Outstanding Beginning of Year _____	Additional Credits Granted During Year	Credits Used by Holder During Year	Credit Balance Outstanding End of Year _____
Credit Holder A					
Credit Holder B					
Credit Holder C					
Credit Holder D					
Credit Holder E					
Credit Holder F					



# Appendix E

## Local Service Policy



# Appendix E: Local Service Policy

## Municipality of Leamington

This Appendix sets out the Municipality's General Policy Guidelines on Development Charges (D.C.) and local service funding for Services Related to a Highway, Stormwater Management, Water Works, Wastewater Works, and Parkland Development. The guidelines outline, in general terms, the size and nature of engineered infrastructure that is included in the study as a development charge project, versus infrastructure that is considered as a local service, to be emplaced separately by landowners, pursuant to a development agreement.

The following policy guidelines are general principles by which staff will be guided in considering development applications. Each application will be considered, however, in the context of these policy guidelines as subsection 59 (2) of the Development Charges Act, 1997 (D.C.A.), on its own merits having regard to, among other factors, the nature, type and location of the development and any existing and proposed development in the surrounding area, as well as the location and type of services required and their relationship to the proposed development and to existing and proposed development in the area.

### **1. Services Related to a Highway**

A highway and services related to a highway are intended for the transportation of people and goods via many different modes including, but not limited to passenger automobiles, commercial vehicles, transit vehicles, bicycles, and pedestrians. The highway shall consist of all land and associated infrastructure built to support (or service) this movement of people and goods regardless of the mode of transportation employed, thereby achieving a complete street. A complete street is the concept whereby a highway is planned, designed, operated, and maintained to enable pedestrians, cyclists, public transit users and motorists to safely and comfortably be moved, thereby allowing for the efficient movement of persons and goods.

The associated infrastructure to achieve this concept shall include, but is not limited to: road pavement structure and curbs; grade separation/bridge structures (for any vehicles, railways and/or pedestrians); grading, drainage and retaining wall features;



culvert structures; storm water drainage systems; utilities; traffic control systems; signage; gateway features; street furniture; active transportation facilities (e.g. sidewalks, bike lanes, multi-use trails which interconnect the transportation network, etc.); transit lanes & lay-bys; roadway illumination systems; boulevard and median surfaces (e.g. sod & topsoil, paving, etc.); street trees and landscaping; parking lanes & lay-bys; (excluding on-street parking in the downtown) and driveway entrances; noise attenuation systems; railings and safety barriers.

### **Infrastructure Assets Constructed by Developers:**

All infrastructure assets constructed by Developers must be designed in accordance with the Municipality's Development Manual as revised.

All infrastructure assets shall be conveyed in accordance with the Municipality's Development Manual as revised.

Any Parks and Open Space infrastructure assets approved to be built by the developer on behalf of the Municipality shall be in accordance with the Municipality's Development Manual as revised.

### **Local and Collector Roads including Land:**

- 1) The costs of the following items shall be direct developer responsibilities as a local service:
  - a. Collector roads internal to development, inclusive of all land and associated infrastructure. (under s.59).
  - b. Collector roads external to development, inclusive of all land and associated infrastructure – if needed to support a specific development or required to link with the area to which the plan relates. (under s.59); otherwise, included in D.C. calculation to the extent permitted under s.5(1).
  - c. Local roads internal to development.
  - d. Local roads external to development being roads connecting developments- if needed to support a specific development or required to



link with the area to which the plan relates. (under s.59); otherwise, included in D.C. calculation to the extent permitted under s.5(1).

### **Arterial Roads including Land:**

- 1) The costs of the following items shall be direct developer responsibilities as a local service:
  - a. n/a
- 2) The costs of the following items shall be paid through D.C.s:
  - a. New, widened, extended, or upgraded arterial roads, inclusive of all associated infrastructure. (under s. 5(1)).
  - b. Land acquisition for arterial roads on existing rights-of-way (ROW) to achieve a complete street: dedication under the Planning Act provisions (s. 41, 51 and s. 53) through development lands; in area with limited development.
  - c. Land acquisition for arterial roads on new rights-of-way to achieve a complete street: dedication, where possible, under the Planning Act provisions (s. 51 and s. 53) through development lands up to the ROW specified in the Official Plan.
  - d. Land acquisition beyond normal dedication requirements to achieve transportation corridors as services related to highways including grade separation infrastructure for the movement of pedestrians, cyclists, public transit and/or railway vehicles.

### **Rural Roads:**

- 1) The costs of the following items shall be direct developer responsibilities as a local service:
  - a. Rural roads internal to development, inclusive of all land and associated infrastructure (under s.59).
  - b. Rural roads external to development, inclusive of all land and associated infrastructure – if needed to support a specific development or required to



link with the area to which the plan relates. (under s.59); otherwise, included in D.C. calculation to the extent permitted under s.5(1))

- c. Rural Roads external to the development that require upgrades and/or rehabilitation to the satisfaction of the Municipality as determined by the municipal engineer.
- 2) The costs of the following items shall be paid through D.C.s:
    - a. Local roads external to development being roads connecting developments or crossing hydro corridors. (to the extent permitted under s.5(1)).

### **Traffic Control Systems, Signals, and Intersection Improvements**

- 1) The costs of the following items shall be direct developer responsibilities as a local service:
  - a. Traffic control systems, signals, and intersection improvements on any roads, or for any private site entrances, related to a specific development. (under s.59).
- 2) The costs of the following items shall be paid through D.C.s:
  - a. Traffic control systems, signals and intersection improvements on arterial roads, arterial road improvements, collector roads and collector road improvements unrelated to a specific development.
  - b. Intersection improvements, new or modified signalization, signal timing & optimization plans, area traffic studies for highways attributed to growth and unrelated to a specific development. (under s.5(1))

### **Streetlights**

- 1) The costs of the following items shall be direct developer responsibilities as a local service:
  - a. Streetlights on all roads required as a result of a specific development. (under s.59).



- 2) The costs of the following items shall be paid through D.C.s:
  - a. Streetlights on new arterial roads and arterial road improvements: considered part of the complete street and included as part of the road costing funded through D.C.'s or in exceptional circumstances, may be direct developer responsibility through local service provisions (under s.59).
  - b. Streetlights on non-arterial roads external to development, needed to support a specific development or required to link with the area to which the plan relates: considered part of the complete street.

### **Transportation-Related Pedestrian and Cycling Facilities**

- 1) The costs of the following items shall be direct developer responsibilities as a local service:
  - a. Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within or linking to road corridors internal to development: direct developer responsibility through local service provisions (under s.59).
- 2) The costs of the following items shall be paid through D.C.s:
  - a. Sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within arterial roads, County roads and provincial highway corridors: considered part of the complete street and included in D.C.'s, or, in exceptional circumstances, may be direct developer responsibility.
  - b. Other sidewalks, multi-use trails, cycle tracks, and bike lanes, inclusive of all required infrastructure, located within non-arterial road corridors external to development.
  - c. Multi-use trails (not associated with a road), inclusive of all land and required infrastructure, that go beyond the function of a (parkland) recreational trail and form part of the Municipality's active transportation network for cycling and/or walking.



## **Noise Abatement Measures**

- 1) The costs of the following items shall be direct developer responsibilities as a local service:
  - a. Noise abatement measures external and internal to development where it is related to, or a requirement of a specific development. (under s.59)
- 2) The costs of the following items shall be paid through D.C.s:
  - a. Noise abatement measures on new arterial roads and arterial road improvements abutting an existing community and unrelated to a specific development

## **Stormwater Management**

Stormwater Management facilities will be the responsibility of the developing landowners, designed and constructed to the Municipality's satisfaction and fulfilling the Municipality's objective for larger, regional facilities.

- 1) The costs of the following items shall be direct developer responsibilities as a local service:
  - a. Stormwater facilities for quality and/or quantity management, including downstream erosion works, inclusive of land and all associated infrastructure, such as landscaping and perimeter fencing.
  - b. Erosion works, inclusive of all restoration requirements, related to a development application.
  - c. Storm sewer systems and drainage works that are required for a specific development, either internal or external to the area to which the plan relates.



## **Underground Services (Stormwater, Water and Sanitary Sewers)**

Underground services (linear infrastructure for stormwater, water, and sanitary services) within the road allowance are not included in the cost of road infrastructure and are treated separately. The responsibility for such services as well as stormwater management ponds and pumping stations, which are undertaken as part of new developments or redevelopments, will be determined by the following principles:

- 1) The costs of the following items shall be direct developer responsibilities as a local service:
  - a. providing all underground services internal to the development, including storm, water, and sanitary services;
  - b. providing service connections from existing underground services to the development;
  - c. providing new underground services or upgrading existing underground services external to the development if the services are required to service the development. If external services are required by two or more developments, the developer for the first development will be responsible for the cost of the external services and may enter into front-ending/cost-sharing agreements with other developers independent of the Municipality;
  - d. providing stormwater management ponds and other facilities required by the development including all associated features such as landscaping and fencing;
  - e. water booster pumping stations, reservoir pumping stations and/or sanitary pumping stations serving individual developments;
- 2) The costs of the following items shall be paid through development charges:
  - a. external underground services involving infrastructure attributed to growth and unrelated to a specific development. (under s.5(1))
  - b. water, reservoir and/or sanitary pumping stations not required for the individual development.



- c. water treatment, storage facilities, transmission mains, including pump stations, re-chlorination/sampling stations and wells associated with municipal service areas.
- d. wastewater treatment plants and transmission mains associated with municipal service areas.

## **Parkland Development**

### **Parkland**

- 1) The costs of the following items shall be direct developer responsibilities as a local service for Parkland development for Community Parks, District Parks, Neighbourhood Parks, and Village Squares:
  - a. Clearing and grubbing. Tree removals as per the subdivision's tree preservation and removals plan.
  - b. Topsoil Stripping, screening, and stockpiling.
  - c. Rough grading (pre-grading) to allow for positive drainage of the Park, with minimum slopes of 2%. If necessary, this may include some minor drainage tile work and grading as per the overall subdivision grading design complete with any required swales or catch basins. Runoff from the development property shall not drain into the park unless approved by the Municipality's Manager of Engineering or designate.
  - d. Spreading of topsoil to 150mm depth (import topsoil if existing on-site is insufficient to reach required depth).
  - e. Seeding of site with Municipality-approved seed mix. Maintenance of seed until acceptance by Municipality.
  - f. Parks shall be free of any contaminated soil or subsoil.
  - g. Parks shall not be mined for fill.
  - h. Parks shall be conveyed free and clear of all encumbrances.



- i. 100% of perimeter fencing to the Municipal standards where such fencing is deemed appropriate by the Municipality. When Park parcels cannot be developed in a timely manner, they shall be graded to ensure positive drainage and seeded to minimize and dust. These shall be maintained by the developer until construction commences thereon.
  - j. The Park block shall not be used for topsoil or other construction material, equipment storage, or sales pavilions.
  - k. Required heritage features within the Park as set out within the Development Approvals conditions.
- 2) The costs of the following items shall be paid through D.C.s: Program facilities, amenities, and furniture, within parkland: are included in D.C.'s.

**Landscape Buffer Blocks, Features, Cul-de-sac Islands, Berms, Grade Transition Areas, Walkway Connections to Adjacent Arterial Roads, Open Space, etc.**

- 1) The cost of developing all landscape buffer blocks, landscape features, cul-de-sac islands, berms, grade transition areas, walkway connections to adjacent arterial roads, open space and other remnant pieces of land conveyed to the Municipality shall be a direct developer responsibility as a local service. Such costs include but are not limited to:
- a. Pre-grading, sodding or seeding, supply and installation of amended topsoil, (to the Municipality's required depth), landscape features, perimeter fencing and amenities and all planting.
  - b. Perimeter fencing to the Municipal standard located on the public property side of the property line adjacent land uses (such as but limited to arterial roads) as directed by the Municipality.

**Natural Heritage System (NHS)**

NHS includes engineered and in situ stream corridors, natural buffers for woodlots, wetland remnants, etc. as well as subwatersheds within the boundaries of the Municipality.



- 1) Direct developer responsibility as a local service provision including but not limited to the following:
  - a. Riparian planting and landscaping requirements (as required by the Municipality, Conservation Authority or other authorities having jurisdiction) as a result of creation of, or construction within in the N.H.S. and associated buffers.
  - b. Perimeter fencing of the N.H.S. to the Municipal standard located on the public property side of the property line adjacent land uses (residential, industrial, commercial) as required by the Municipality.

All works to be constructed to the satisfaction of the municipal engineer for stream corridors, natural buffers and subwatersheds areas as directed by the approved studies and reports.

Note: for any and all of the above, the Municipality may facilitate cost sharing agreements.



# Appendix F

## Asset Management Plan



## Appendix F: Asset Management Plan

The D.C.A. (s. 10 (2) (c.2)) requires that the background study must include an asset management plan (A.M.P.) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

“The asset management plan shall,

- (a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;
- (b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;
- (c) contain any other information that is prescribed; and
- (d) be prepared in the prescribed manner.”

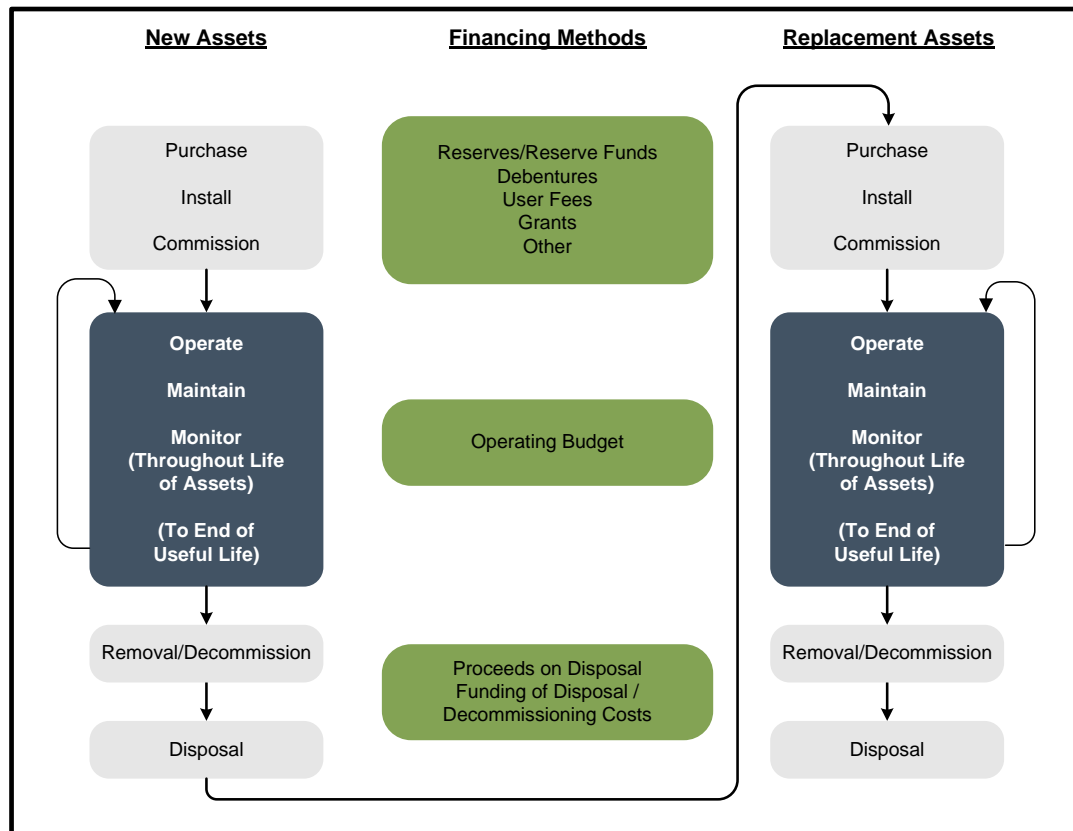
In regard to the above, s. 8 of the Regulations was amended to include s. (2), s. (3) and s. (4) which set out for specific detailed requirements for transit (only). For all services except transit, there are no prescribed requirements at this time thus requiring the municipality to define the approach to include within the background study. For transit, the amended regulations provide for a prescriptive evaluation (as discussed later in this Appendix).

At a broad level, the A.M.P. provides for the long-term investment in an asset over its entire useful life along with the funding. The schematic below identifies the costs for an asset through its entire lifecycle. For growth-related works, the majority of capital costs will be funded by the D.C. Non-growth-related expenditures will then be funded from non-D.C. revenues as noted below. During the useful life of the asset, there will be minor maintenance costs to extend the life of the asset along with additional program related expenditures to provide the full services to the residents. At the end of the life of the asset, it will be replaced by non-D.C. financing sources.

It should be noted that with the recent passing of the Infrastructure for Jobs and Prosperity Act (I.J.P.A.) municipalities are now required to complete A.M.P.s, based on certain criteria, which are to be completed by 2022 for core municipal services and 2024 for all other services. The amendments to the D.C.A. do not require municipalities to complete these A.M.P.s (required under I.J.P.A.) for the D.C. background study, rather



the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.



In 2012, the Province developed Building Together: Guide for municipal A.M.P.s which outlines the key elements for an A.M.P., as follows:

**State of local infrastructure:** asset types, quantities, age, condition, financial accounting valuation and replacement cost valuation.

**Desired levels of service:** defines levels of service through performance measures and discusses any external trends or issues that may affect expected levels of service or the municipality's ability to meet them (for example, new accessibility standards, climate change impacts).

**Asset management strategy:** the asset management strategy is the set of planned actions that will seek to generate the desired levels of service in a sustainable way, while managing risk, at the lowest lifecycle cost.



**Financing strategy:** having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.

Commensurate with the above, the Municipality prepared an A.M.P. in early 2022 for its existing assets; however, it did not take into account future growth-related assets. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2022\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. Due to the timing of the A.M.P. updated currently underway, not all capital costs included in the D.C.-eligible capital costs are included in the Municipality's A.M.P. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from municipal financial resources (i.e., taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2022 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$22.73 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$19.72 million. This amount, totaled with the existing revenues of \$92.77 million, provide annual revenues of \$112.49 million by 2041.



6. In consideration of the above, the capital plan is deemed to be financially sustainable.

Table F-1  
Municipality of Leamington  
Asset Management – Future Expenditures and Associated Revenues  
2022\$

	2041 (Total)
<b>Expenditures (Annualized)</b>	
Annual Debt Payment on Non-Growth Related Capital <sup>1</sup>	1,923,272
Annual Debt Payment on Post Period Capital <sup>2</sup>	581,480
<b>Lifecycle:</b>	
<b>Annual Lifecycle</b>	\$3,078,057
<b>Incremental Operating Costs (for D.C. Services)</b>	\$17,152,072
<b>Total Expenditures</b>	<b>\$22,734,881</b>
<b>Revenue (Annualized)</b>	
Total Existing Revenue <sup>3</sup>	\$92,774,442
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$19,719,875
<b>Total Revenues</b>	<b>\$112,494,317</b>

<sup>1</sup> Non-Growth Related component of Projects

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

<sup>3</sup> As per Sch. 10 of FIR



# Appendix G

## Proposed Development Charges By-law



## The Corporation of the Municipality of Leamington By-Law No. 2022-xxx

### A By-law to establish Development Charges for the Municipality of Leamington

**Whereas** the *Development Charges Act, 1997* (the "Act") provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services;

**And whereas** a Development Charges Background Study has been completed in accordance with the Act;

**And whereas** Council has before it a report entitled "Municipality of Leamington Development Charge Background Study" prepared by Watson & Associates Economists Ltd. dated May 16, 2022;

**And whereas** the Council of the Corporation of the Municipality of Leamington has given notice of and held a public meeting on the 31<sup>st</sup> day of May, 2022 in accordance with the Act and the regulations thereto;

**Now therefore** the Council of the Corporation of the Municipality of Leamington hereby enacts as follows:

#### 1.0 Definitions

In this by-law, "Act" means the Development Charges Act, 1997, as amended, or any successor thereto;

"Accessory use" means where used to describe a use, building or structure, that the use, building, or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure, but is not an ancillary residential building;

"Agricultural Use" means use or intended use for bona fide farming purpose:



(a) including (but not limited to):

- i. cultivation of crops on open land, including (but not limited to) fruit, vegetables, herbs, grains, field crops, cannabis, sod, trees, shrubs, flowers, and ornamental plants;
- ii. raising of animals, including (but not limited to) cattle, horses, pigs, poultry, livestock, fish; and
- iii. agricultural animal husbandry, dairying, equestrian activities, horticulture, fallowing, pasturing, and market gardening;

(b) but excluding:

- i. retail sales activities; including but not limited to restaurants, banquet facilities, hospitality facilities and gift shops; and
- ii. services related to grooming, boarding, or breeding of household pets.

“ancillary residential building” means a residential building that would be ancillary to a detached dwelling, semi-detached dwelling, or row dwelling.

“apartment unit” means any residential dwelling unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor;

“back-to-back townhouse dwelling” means a building containing more than two dwelling units separated vertically by a common wall, including a rear common wall, which do not have rear yards;

“bedroom” means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;



“Board of Education” has the same meaning as that specified in the Education Act or any successor thereto;

"building permit" means a permit pursuant to the *Building Code Act, 1992*, S.O. 1992, c. 23, as amended;

“Building Code Act” means the *Building Code Act, 1992*, as mended; or any successor thereto;

“Bunk House” means a temporary dwelling used for the housing of seasonal farm workers which is intended not to be used year-round and not used as a permanent residence and includes a communal kitchen, bathrooms, and sleeping facilities and may include a mobile home;

“cannabis plant” means a plant that belongs to the genus Cannabis.

“calculation date” means the date on which the first building permit is issued by the local municipality, unless otherwise stipulated in this by-law;

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

- 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, construct or improve facilities including:
  - a. furniture and equipment other than computer equipment, and
  - b. materials acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, and



- c. rolling stock with an estimated useful life of seven years or more,  
and
- v. to undertake studies in connection with any matter under the Act and any of the matters in clauses (i) to (iv), including the development charge background study required for the provision of services designated in this by-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (i), (ii), (iii) and (iv) that are growth-related;

“commercial purpose” means used, designed, or intended for use for or in connection with the purchase and/or sale and/or rental of commodities; the provision of services for a fee; or the operation of a business office, and includes hotels and motels;

“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 an 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 replacement thereto. A correction 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 nor any correctional institution or secure custody and detention facility operated by the Province of Ontario;

“Council” means the Council of the municipality;

“County” means the County of Essex;

“development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof,



and includes redevelopment; notwithstanding the foregoing, development does not include temporary structures, including but not limited to, seasonal hoop structures, seasonal fabric structures, tents, or produce sales stands;

“development charge” means a charge imposed with respect to this by-law.

“dwelling room” means either:

- a) each bedroom used, designed, or intended for use by one or more persons living together in a lodging home, dormitories, or
- b) in the case of a special care/special dwelling unit/room, each individual room or suite of rooms used, designed, or intended for use by one or two persons with or without exclusive sanitary and/or culinary facilities.

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

"existing industrial building" means a building or buildings existing on site in the Municipality of Leamington on July 28, 2022, or the first building constructed and occupied on a vacant site pursuant to site plan approval under Section 41 of the Planning Act, R.S.O. c.P.13 of the Planning Act subsequent to this by-law coming to effect for which full development charges were paid, and is being used for or in conjunction with:

- i. the production, compounding, processing, packaging, crating, bottling, packing, or assembling of raw or semi-processed goods or materials in not less than seventy-five percent of the total gross floor area of the building or buildings on a site ("manufacturing") or warehousing related to the manufacturing use carried on in the building or buildings;



- ii. research or development in connection with manufacturing in not less than seventy-five percent of the total gross floor area of the building or buildings on a site;
- iii. retail sales by a manufacturer, if the retail sales are at the site where the manufacturing is carried out, such retail sales are restricted to goods manufactured at the site, and the building or part of a building where such retail sales are carried out does not constitute greater than twenty-five percent of the total gross floor area of the building or buildings on the site; or
- iv. Office or administrative purposes, if they are,
  - a. carried out with respect to manufacturing or warehousing; and
  - b. In or attached to the building or structure used for such manufacturing or warehousing;

“farm building” means that part of a bona fide farming operation encompassing barns, silos, and other ancillary development to an agricultural use, but excluding a residential use;

“garden suite” means a one-unit detached residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable;

“greenhouse” means 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 or conservatory, covering acres of ground and used for growing fruits, vegetables, flowers, or cannabis;

“grade” means the average level of finished ground adjoining a building or structure at all exterior walls;



“granny flat” means a one-unit detached, temporary residential structure, containing culinary and sanitary facilities, which is ancillary to an existing residential structure and that is designed to be temporary;

“gross floor area” means the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from other dwelling unit or other portion of a building;

In the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:

- a room or enclosed area within the building or structure above or below grade that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
- loading facilities above or below grade; and
- a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use;

“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;



“hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care;

“industrial use” means land, buildings or structures used for or in connection with manufacturing by:

- (a) manufacturing, producing, and processing goods for a commercial purpose, as well as storing and/or distribution of goods manufactured, produced, or processed on site;
- (b) research or development in connection with manufacturing, producing, or processing good for a commercial purpose;
- (c) retail sales by a manufacturer, producer, or processor of goods they manufactured, produced, or processed, if the retail sales are at the site where the manufacturing, production or processing takes place;
- (d) office or administrative purposes if it is:
  - i. carried out with respect to manufacturing, producing, processing, storage or distributing of something; and
  - ii. in or attached to the building or structure used for that manufacturing, producing, processing, storage, or distribution;

“institutional” means lands, buildings or structures used or designed or intended for use by an organized body, society, or religious group for promoting a public or non-profit purpose and shall include, but without limiting the generality of the foregoing, places of worship, and special care facilities;

“live/work unit” means a unit which contains separate residential and non-residential areas intended for both residential and non-residential uses concurrently, and shares a common wall or floor with direct access between the residential and non-residential areas;



“local board” means a municipal service board, transportation commission, public library board, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes of one or more local municipalities or the County, but excluding a board of education, a conservation authority, any municipal services corporation that is not deemed to be a local board under O. Reg. 599/06 made under the Municipal Act, 2001, S.O. 2001, c. 25, as amended.

“local services” means those services, facilities or things which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 51 or 53 of the *Planning Act* as amended or any successor thereto;

“lodging home” means a boarding, lodging, or rooming house in which lodging is provided for more than four persons in return for remuneration or for the provision of services, or for both, and in which the lodging rooms do not have both bathrooms and kitchen facilities for the exclusive use of individual occupants;

“long term care home” means homes, nursing homes or homes for the aged where the Ministry of Health and Long-Term Care funds the care provided in such homes and application for accommodation is made through a Community Care Access Centre;

“mezzanine” means an intermediate floor assembly between the floor and ceiling of any room or storey and includes an interior balcony;

“mixed-use building” means a building or structure used for both residential and non-residential use;

“mobile home” means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer;



“multiplex dwelling” means a residential building containing three or more dwelling units, each of which unit has a separate entrance to grade;

“municipality” means The Corporation of the Municipality of Leamington;

“non-profit housing development” means development of a building or structure intended for use as residential premises by,

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

"non-residential building" means a building or structure used exclusively for non-residential use, including the non-residential component of a live/work unit;

“non-residential use” means a building or structure of any kind whatsoever used, designed, or intended to be used for other than a residential use and includes all commercial, industrial, and institutional uses;

“other multiple” means all residential units other than a single detached dwelling, semi-detached dwelling, apartment dwelling or a special care/special dwelling unit, including, but not limited to, row dwellings, multiplex, back-to-back townhouse dwelling, stacked townhouse dwelling, and the residential component of live/work units;

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



“owner” means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;

“parking structure” means buildings or structures used for the parking of motor vehicles;

“place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the Assessment Act, as amended or any successor thereto;

“premise” means one or more dwelling units and/or one or more square feet used for non-residential use;

"redevelopment" means the construction, erection or placing of one or more buildings on land where all or part of a building on such land has been previously demolished, or changing the use of all or part of a building from a residential purpose to a non-residential purpose or from a non-residential purpose to a residential purpose, or changing all or part of a building from one form of residential development to another form of residential development or from one form of non-residential development to another form of non-residential development;

“Regulation” means any regulation made pursuant to the Act.

“rental housing” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;

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



“residential use” means land or buildings, or structures of any kind whatsoever used, designed, or intended to be used as living accommodations for one or more individuals;

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

“semi-detached dwelling” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal walls, but no other parts, attached or another dwelling unit where the residential units are not connected by an interior corridor;

“service” (or "class of service") means those services designated in Schedule "A" to this by- law;

“servicing agreement” means an agreement between a landowner and the municipality relative to the provision of municipal services to specified lands within the municipality;

“single detached dwelling unit” means a residential building consisting of one dwelling unit and not attached to another structure and includes mobile homes.

“special care/special dwelling” means a residence:

- a) containing two or more dwelling rooms, which rooms have common entrance from street level; and
- b) where the occupants have the right to use in common with other occupants, halls, stairs, yards, common room, and accessory buildings; and
- c) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements; and where support services, such as meal preparation, grocery shopping, laundry, housing, nursing, respite care and attending services are provided at



various levels; and includes but is not limited to retirement homes or lodges, group homes, dormitories, and hospices;

“stacked townhouse dwelling” means a building containing two or more dwelling units where each dwelling unit is separated horizontally and/or vertically from another dwelling unit by a common wall or floor;

“student residence” means a Residential Development that is solely owned by a University, college of applied arts and technology or other accredited post-secondary institution, designated, or intended to be used for sleeping and living accommodations by students of the university, college of applied arts and technology or other accredited post-secondary institution that owns the Residential Development.

“use” means either residential use or non-residential use.

## **2.0 Designation of Services and Classes**

2.1 The categories of services and classes of services for which development charges are imposed under this by-law are as follows:

- (a) Services Related to a Highway;
- (b) Public Works;
- (c) Fire Protection Services;
- (d) Parks and Recreation Services;
- (e) Policing Services;
- (f) Wastewater Services;
- (g) Water Services; and
- (h) Growth Studies.

2.2 The components of the services and classes designated in subsection 2.1 are described in Schedule A.



### **3.0 Application of By-law Rules**

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

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

### **Area to Which By-law Applies**

3.2 Subject to subsection 3.3, this by-law applies to all lands in the geographic area of the Municipality of Leamington.

3.3 This by-law shall not apply to lands that are owned by and used for the purposes of:

- (a) The Municipality of Leamington or a local board thereof;
- (b) A board as defined in section 1(1) of the Education Act;
- (c) The Corporation of the County of Essex or a local board thereof.

### **Approvals for Development**

3.4

- (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
  - (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
  - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
  - (iii) a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;



- (iv) the approval of a plan of subdivision under section 51 of the Planning Act;
  - (v) a consent under section 53 of the Planning Act;
  - (vi) the approval of a description under section 50 of the *Condominium Act*; or
  - (vii) the issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings, or structures to which this by-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.
- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

## **Exemptions**

### **Rules with Respect to Exemptions for Intensification of Existing Housing or New Housing**

3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to developments or portions of developments as follows:

- a) the enlargement to an existing residential dwelling unit;
- b) the creation of up to two additional dwelling units in existing dwellings as the following table sets out:



<b>Item</b>	<b>Name of Class of Existing Residential Building</b>	<b>Description of Class of Existing Residential Buildings</b>	<b>Maximum number of Additional Dwelling Units</b>	<b>Restrictions</b>
<b>1</b>	<b>Existing single detached dwellings</b>	<b>Existing residential buildings, each of which contains a single dwelling unit, which are not attached to other buildings.</b>	<b>Two</b>	<b>The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the building.</b>
<b>2</b>	<b>Existing semi-detached dwellings or row dwellings</b>	<b>Existing residential buildings, each of which contains a single dwelling unit, which have one or two vertical walls, but no other parts, attached to other buildings.</b>	<b>One</b>	<b>The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the building.</b>
<b>3</b>	<b>Existing rental residential buildings</b>	<b>Existing residential rental buildings, each of which contains four or more dwelling units.</b>	<b>Greater of one and 1% of the existing units in the building</b>	<b>None.</b>
<b>4</b>	<b>Other existing residential buildings</b>	<b>An existing residential building not in another class of residential building described in this table.</b>	<b>One</b>	<b>The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building</b>

c) the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:



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



- 3.5.1 Notwithstanding subsection 3.5(b), development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.
- 3.5.2 Notwithstanding subsection 3.5(d), development charges shall be imposed if the additional unit has a gross floor area greater than:
- (a) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
  - (b) in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.
- 3.6 **Exemption for Industrial Development:**
- 3.6.1 For the purpose of sections 3.6.2 to 3.7.3 inclusive, the term “existing industrial building” shall have the same meaning as that term has in the Regulation and shall not include self-storage or mini-storage facilities.
- 3.6.2 Notwithstanding any other provision of this By-law, but subject to sections 3.7.2 and 3.7.3 below, no development charge is payable with respect to the enlargement of the total floor area of an existing industrial building where the total floor area is enlarged by 50 percent or less:
- 3.7 If the total floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
- a) determine the amount by which the enlargement exceeds 50 percent of the total floor area before the enlargement;
  - b) divide the amount determined under subsection 3.7(a) by the amount of the enlargement.



- 3.7.1 For greater certainty in applying the exemption in this section, the total floor area of an existing industrial building is enlarged where there is a bona fide increase in the size of the existing industrial building, the enlarged area is attached to the existing industrial building, there is a direct means of ingress and egress from the existing industrial building to and from the enlarged area for persons, goods and equipment and the existing industrial building and the enlarged area are used for or in connection with an industrial purpose as set out in subsection 1(1) of the Regulation. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the existing industrial building by means only of a tunnel, bridge, canopy, corridor, or other passageway, or through a shared below-grade connection such as a service tunnel, foundation, footing or parking facility.
- 3.7.2 The exemption for an existing industrial building provided by this section shall be applied up to a maximum of 50 percent of the total floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to this By-law or any previous development charges by-law of the Municipality made pursuant to the Act or its predecessor legislation. Development charges shall be imposed in accordance with Schedule B with respect to the amount of floor area of an enlargement that results in the total floor area of the industrial building being increased by greater than 50 percent of the total floor area of the existing industrial building.
- 3.7.3 For the purposes of this section, despite any new sites created which result in an existing industrial building being on a site separate from its enlargement or enlargements for which an exemption was granted under this section, further exemptions, if any, pertaining to the existing industrial building shall be calculated in accordance with section 3.7.2 on the basis of its site prior to any division.



### 3.8 **Other Exemptions/Reductions**

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

- Residential accessory buildings if a service connection already exists for the lot but excludes bunk houses;
- Private schools;
- Agricultural buildings excluding bunk houses and greenhouse uses;
- Land vested in or leased to a university that receives regular and ongoing operating funds from the government for the purposes of post-secondary education is exempt from development charges imposed under the Development Charges Act, 1997 if the development in respect of which development charges would otherwise be payable is intended to be occupied and used by the university.

### **Reduction of Development Charges with Respect to Redevelopment and Conversion**

3.9 Despite any other provision of this By-law, 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 in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.10 of this by-law by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and provided that such amounts shall not exceed, in total, the amount of the



development charges otherwise payable with respect to the redevelopment.

- b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.11 by the gross floor area that has been or will be demolished or converted to another principal use; provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.
- c) Where an existing Building is converted in whole or in part from one use (hereinafter referred to in this Section as the “First Use”) to another use,
  - (i) the amount of Development Charges payable shall be reduced by the amount, calculated pursuant to this By-law at the current Development Charges rates in respect of the First Use;
  - (ii) the First Use shall be the use as confirmed through the Municipality’s Building Division and related permit records;
  - (iii) for greater certainty, and without limiting the generality of the foregoing, no credit shall be allowed where the converted Building or part thereof would have been exempt pursuant to this By-law; and
  - (iv) the amount of any credit pursuant to this Section shall not exceed, in total, the amount of the Development Charges otherwise payable pursuant to this By-law with respect to the Redevelopment.



## **Amount of Charges**

### **Residential**

3.10 The development charges set out in Schedule B to this By-law shall be imposed on residential uses of lands, buildings, or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed-use building or structure, on the residential uses in the mixed-use building or structure, including the residential component of a live/work unit, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

### **Non-Residential**

3.11 The development charges described in Schedule B to this By-law shall be imposed on non-residential uses of lands, buildings, or structures, and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed-use building or structure, including the non-residential component of a live/work unit, and calculated with respect to each of the services according to the gross floor area of the non-residential use.

## **Time of Calculation and Payment of Development Charges**

3.12 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of the first building permit for the development.

3.13 Notwithstanding subsection 3.12, the timing of calculation and payment of the services related to a highway component of development charge with respect to an approval of a Plan of Subdivision under section 51 of the Planning Act, R.S.O., 1990 as amended, shall be addressed in the subdivision agreement, subject to any applicable exemptions contained in this By-law, and calculated in accordance with subsections 3.10 and 3.11 of this by-law.

3.14 Notwithstanding subsections 3.12 and 3.13, development charges for rental housing and institutional developments are due and payable in 6 installments



commencing with the first installment payable on the date of occupancy, and each subsequent installment annually, including interest as provided in the Municipality's Council approved development charge interest policy, as may be revised from time to time.

- 3.15 Notwithstanding subsections 3.12 and 3.13, development charges for non-profit housing developments are due and payable in 21 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment annually, including interest as provided in the Municipality's Council approved development charge interest policy, as may be revised from time to time.
- 3.16 Where the development of land results from the approval of a site plan or zoning by-law amendment received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under subsections 3.10 and 3.11 shall be calculated on the rates set out in Schedule "B" on the date of the planning application, including interest. Where both planning applications apply development charges under subsections 3.10 and 3.11 shall be calculated on the rates, including interest as provided in the Municipality's Council approved development charge interest policy, as may be revised from time to time, payable on the anniversary date each year thereafter, set out in Schedule "B" on the date of the later planning application, including interest.
- 3.17 Despite subsections 3.12 to 3.16, and in accordance with section 27 of the Act, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable.

#### 4.0 **Alternative Payment Agreements**

- 4.1 Council may enter into an agreement under section 27 of the Act, in a form and having content satisfactory to the Municipality's solicitor and having content satisfactory to the Treasurer, with any person who is required to pay a



development charge providing for all or any part of the development charge to be paid before or after it would otherwise be payable.

- 4.2 Council directs the Chief Building Official or his or her designate to withhold the issuance of a building permit in relation to a building on land to which the development charge applies unless the development charge has been paid.

5.0 **Payment by Services**

- 5.1 Payment of development charges shall be by debit, bank draft or certified cheque or as otherwise approved at the sole discretion of the Treasurer.
- 5.2 In the alternative to payment by the means provided in section 5.1 herein, the Municipality may, by a written agreement entered into with the owner, accept the provision of services in full or partial satisfaction of the development charges otherwise payable.
- 5.3 If the Municipality and the owner cannot agree as to the reasonable cost of doing the work under section 5.2, the dispute shall be referred to Council whose decision shall be final and binding.
- 5.4 Nothing in this By-law prevents Council from requiring, as a condition of any approval given under the Planning Act, that the owner, at the owner's expense, install such local services as Council may require or that local connections to storm drainage facilities be installed at the owner's expense.
- 5.5 Any refund or credit required to be given by the Municipality to an owner shall be in relation to a service as per subsection 39(1) of the Act. The Municipality may agree by agreement to provide a credit in relation to another service as per subsection 39(3) of the Act or may provide for another basis for recovery.
- 5.6 If development charges or any part thereof payable pursuant to this By-law remain unpaid after such charges are payable, the amount unpaid shall be added to the tax roll and shall be collected in the same manner as taxes.



## 6.0 **Indexing**

6.1 Development charges imposed pursuant to this by-law shall be adjusted annually on January 1st of each year, without amendment to this by-law in accordance with the Act, beginning on January 1, 2023.

## 7.0 **Schedules**

7.1 The following schedules to this by-law form an integral part thereof:

Schedule A - Components of Services Designated in subsection 2.1

Schedule B - Residential and Non-Residential Development Charges

## 8.0 **Date By-law in Force**

8.1 This By-law shall come into force on the 27<sup>th</sup> day of July, 2022.

## 9.0 **Date By-law Expires**

9.1 This By-law will expire on the 27<sup>th</sup> day of July, 2027 unless it is repealed at an earlier date.

**READ A FIRST AND SECOND TIME THIS 26<sup>th</sup> DAY OF JULY, 2022.**

**READ A THIRD TIME AND FINALLY PASSED THIS 26<sup>th</sup> DAY OF JULY, 2022.**

**THE CORPORATION OF THE MUNICIPALITY OF LEAMINGTON**

---

Mayor, Hilda MacDonald

---

Clerk, Brenda Percy



**Schedule “A”  
To By-law 22-\_\_\_\_  
Components of Services and Classes of Services Designated  
in Subsection 2.1**

**D.C.-Eligible Services:**

Services Related to a Highway

    Roads and Related Infrastructure

Fire Protection Services

    Fire Facilities

    Fire Vehicles

    Fire Small Equipment and Gear

Parks and Recreation Services

    Parkland Development

    Parkland Amenities

    Park Trails

    Parks and Recreation Vehicles and Equipment

    Recreation Facilities

Policing Services

    Policing Facilities

    Policing Equipment and Gear

Wastewater Services

    Treatment and Collection System

Water Services

    Distribution System



**Schedule “A”  
To By-law 22-\_\_\_\_  
Components of Services and Classes of Services Designated  
in Subsection 2.1**

**D.C.-Eligible Classes:**

Public Works

    Facilities

    Vehicles and Equipment

Growth Studies

    Services Related to a Highway

    Water Services

    Wastewater Services

    Fire Protection Services

    Parks and Recreation Services

    Policing Services



Schedule "B"  
To By-law 22-\_\_\_\_  
Schedule of Development Charges

Service/Class of Service	RESIDENTIAL						NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	On-Farm Bunk Houses (per capita)	Industrial, Commercial & Institutional (per sq.ft. of Gross Floor Area)	Greenhouse (per sq.ft. of Gross Floor Area)
<b>Municipal Wide Services/Class of Service:</b>								
Services Related to a Highway	3,758	2,189	1,908	1,475	1,232	1,120	1.562	0.062
Public Works	191	111	97	75	63	57	0.079	0.003
Fire Protection Services	442	258	224	173	145	132	0.184	0.007
Policing Services	72	42	37	28	24	21	0.030	0.001
Parks and Recreation Services	1,934	1,127	982	759	634	577	0.056	0.003
Growth Studies	373	217	189	146	122	111	0.162	0.007
<b>Total Municipal Wide Services/Class of Services</b>	<b>6,770</b>	<b>3,944</b>	<b>3,437</b>	<b>2,656</b>	<b>2,220</b>	<b>2,018</b>	<b>2.073</b>	<b>0.083</b>
<b>Municipal-Wide Water Serviced Area</b>								
Water Services	2,452	1,429	1,245	962	804	556	1.046	0.397
<b>Total Water Serviced Area</b>	<b>9,222</b>	<b>5,373</b>	<b>4,682</b>	<b>3,618</b>	<b>3,024</b>	<b>2,575</b>	<b>3.119</b>	<b>0.480</b>
<b>Urban Wastewater Serviced Area</b>								
Wastewater Services	601	350	305	236	197	-	0.247	-
<b>Total Urban Water and Wastewater Serviced Area</b>	<b>9,823</b>	<b>5,723</b>	<b>4,987</b>	<b>3,854</b>	<b>3,221</b>	<b>2,575</b>	<b>3.366</b>	<b>0.480</b>