

DATE: April 23, 2019
REPORT NO: RFI-T-09-19
SUBJECT: **Development Charges Background Study**
CONTACT: Donna DeFilippis, Treasurer/Director of Finance

OVERVIEW:

- **The current Development Charge By-Law expires on July 19, 2019**
- **Attached to this report is the draft Development Charges Background Study and By-Law**
- **A public meeting will be held on May 21st, 2019 where a formal presentation of the Background Study will be made**
- **The final By-Law will be presented for Council approval on June 24th, 2019**

RECOMMENDATION:

That, report RFI-T-09-19, regarding “Development Charges Background Study”, dated April 23, 2019, be received for information.

BACKGROUND:

Municipalities have the authority to impose Development Charges through the Development Charges Act (DCA). These charges are designed to recover the capital costs associated with residential and non-residential growth within the municipality.

The Township has a Development Charges By-Law in place that will expire on July 19, 2019. The fees collected by the Township are imposed to recover capital costs related to the following services:

- Road Network and related assets
- Fire Protection
- Outdoor Recreation
- Indoor Recreation
- Library
- Administrative studies related to growth
- Storm
- Sanitary
- Water

CURRENT SITUATION:

One of the key elements in establishing development charges is the need to prepare a Development Charges Background Study and pass a by-law setting out the development charge (DC) fee to be collected from developers. Attached to this report is a draft Background Study and By-Law that was completed by BMA Consultants.

Township staff provided the details related to growth related projects planned over the next ten years as well as various growth statistics. This data forms the basis of the Background Study which ultimately calculates a revised DC fee.

The Development Charges Act outlines some key instructions regarding proper notice as follows:

1. *Council shall ensure that a development charge background study is made available to the public at least 60 days prior to the passing of the development charges by-law.* The presentation of the draft background study and by-law this evening meet this requirement.
2. *Before passing a by-law the municipality must hold at least one public meeting.* A public meeting will be held at the Administration Committee meeting scheduled for May 21st, 2019. In addition, the representative from BMA consultants will hold an additional meeting with developers in the West Lincoln area to discuss the proposed charges. The date for that meeting has not been determined.
3. *Notice of at least 20 days must be given for the above noted public meeting.* Notice will be placed in the paper the week of April 23rd.
4. *Ensure that the proposed by-law and background study are made available to the public at least two weeks prior the above public meeting.* These two items have been clearly made available on the Township website as of Tuesday, April 23rd, 2019.
5. *The clerk of a municipality that has passed a development charge by-law shall give written notice of the passing of the by-law, and of the last day for appealing the by-law, which shall be the day that is 40 days after the day the by-law is passed.*

Significant review of both the background study and by-law was conducted by staff. In particular, alignment with the Niagara Region development charges was a priority. This resulted in changes to the By-law as follows:

- January 1 indexing date commencing in 2020, in the past indexing date was September 1st
- Added exemptions for granny flats, canopies, and affordable housing projects
- DCs due upon issuance of 1st building permit

This background study also recommends the elimination of the area rating for the Industrial Park. These capital costs have been deemed to apply to the entire Township.

Jim Bruzzese from BMA consultants will be in attendance at the May 21st Public Meeting to make a presentation and answer any questions for Council.

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FINANCIAL IMPLICATIONS:

Development Charge Fees are a key component in financing growth related capital items. The Township Ten Year Capital plans include growth related capital financed either completely or partially with development charges. The proposed increase in fees is reflective of the proposed capital projects and the anticipated increase in population.

INTER-DEPARTMENTAL COMMENTS:

The development of this background study and by-law was a Township wide project with input from all Senior Managers.

CONCLUSION:

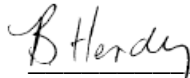
It is recommended that Council receive the attached as an item of information. The public meeting on May 21st will be an opportunity for Council to have any questions and concerns addressed.

Prepared by:



Donna DeFilippis
Treasurer/Director of Finance

Approved by:



Bev Hendry
CAO

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Draft Development Charges Background Study – Township of West Lincoln

Prepared by BMA Management Consulting Inc.

4/15/2019

Draft Development Charges Background Study – Township of West Lincoln

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Executive Summary

The Development Charges Act, 1997, as amended (DCA) identifies Ontario's regulatory and legislative framework which municipalities must follow to levy development charges. One of the key elements in establishing development charges is the need to prepare a Development Charges Background Study and pass a by-law setting out the development charges (dc's) to be collected from developers.

The purpose of this report is to provide the basis for the preparation of a Development Charges By-law for the Township of West Lincoln and meet the requirements of the DCA. In addition, Bill 73, Smart Growth for Our Communities Act, 2015 has imposed a number of changes to the development charge process which have also been addressed in this report and the draft bylaw. When approved, the Development Charges By-law will apply for a maximum of five years in accordance with the *Development Charges Act, 1997*, as amended.

The following summarizes the key information that was used to calculate the proposed development charges for 2019:

- Legislative and regulatory requirements which prescribe the mandatory discounts, the use of reserve funds and the grants and subsidies available to net against the gross capital costs as well as other requirements that must be adhered to in the development of the study
- Region of Niagara Municipal Comprehensive Review (MCR) Phase 3 Strategic Option Summary Report which updated the Niagara Region's population and employment forecast dated November 2016
- Town of West Lincoln Development Charge Background Study and By-Law 2014-61
- Capital budget as prepared by the Township of West Lincoln
- Master Plans, as prepared by and on behalf of the Township of West Lincoln

The existing development charges are summarized in Table 1 which are in effect since September 1st, 2018.

Table 1 – Existing Development Charges – Township of West Lincoln

Existing - Service	Residential Unit Type				Wind Turbines	Non-Residential per sq.ft
	Single / Semi-Detached / Duplex	Rows & Other Multiples	Apartments - One Bedroom or Less	Apartments - Two or More Bedrooms		
Roads and Related	\$ 2,955	\$ 1,794	\$ 1,037	\$ 1,572	\$ 2,956	\$ 1.59
Fire Protection Services	\$ 702	\$ 427	\$ 246	\$ 374	\$ 702	\$ 0.10
Outdoor Recreation Services	\$ 472	\$ 285	\$ 166	\$ 252		\$ 0.04
Indoor Recreation Services	\$ 1,489	\$ 905	\$ 523	\$ 792		\$ 0.09
Library Services	\$ 507	\$ 307	\$ 177	\$ 269		\$ 0.03
Administration	\$ 617	\$ 375	\$ 216	\$ 328	\$ 617	\$ 0.34
Total Township Wide Services	\$ 6,742	\$ 4,093	\$ 2,365	\$ 3,587	\$ 4,275	\$ 2.19
Urban Services						
Storm Sewer Services	\$ 70	\$ 43	\$ 25	\$ 37		\$ 0.04
Sanitary Sewer Services	\$ 770	\$ 467	\$ 270	\$ 410		\$ 0.43
Water Services	\$ 910	\$ 552	\$ 319	\$ 485		\$ 0.49
Total Urban Services	\$ 1,750	\$ 1,063	\$ 614	\$ 932	\$ -	\$ 0.96
Grand Total Rural Area	\$ 6,742	\$ 4,093	\$ 2,365	\$ 3,587	\$ 4,275	\$ 2.19
Grand Total Urban Area	\$ 8,492	\$ 5,156	\$ 2,979	\$ 4,519	\$ 4,275	\$ 3.15

Note: Smithville Industrial Park Area (per acre):

- Sanitary Sewer \$6,305
- Storm Sewer \$4,840
- Water Services \$5,046

As shown above, the Township wide development charges for a single or semi-detached or duplex dwelling is currently \$6,742. If the property under development is within the urban boundary, as set out in the Township’s Official Plan, an additional \$1,750 is charged for storm, sanitary sewer and water services for a total of \$8,492.

Table 2 provides a summary of the 2018 proposed development charges, based on the calculations and analysis undertaken as part of this Development Charges Background Study.

Table 2 – Proposed Development Charges – Township of West Lincoln

Proposed - Service	Residential Unit Type				Wind Turbines	Non-Residential per sq.ft
	Single / Semi-Detached / Duplex	Rows & Other Multiples	Apartments - One Bedroom or Less	Apartments - Two or More Bedrooms		
Roads and Related	\$ 6,306	\$ 4,204	\$ 2,484	\$ 4,013	\$ 6,306	\$ 2.38
Fire Protection Services	\$ 373	\$ 249	\$ 147	\$ 237	\$ 373	\$ 0.15
Outdoor Recreation Services	\$ 858	\$ 572	\$ 338	\$ 546	\$ -	\$ 0.06
Indoor Recreation Services	\$ 2,548	\$ 1,698	\$ 1,004	\$ 1,621	\$ -	\$ 0.20
Library Services	\$ 604	\$ 403	\$ 238	\$ 384	\$ -	\$ 0.05
Administration	\$ 317	\$ 211	\$ 125	\$ 202	\$ 317	\$ 0.13
Total Township Wide Services	\$ 11,006	\$ 7,337	\$ 4,336	\$ 7,004	\$ 6,996	\$ 2.97
Urban Services						
Storm Sewer Services	\$ 716	\$ 477	\$ 282	\$ 456	\$ -	\$ 0.25
Sanitary Sewer Services	\$ 927	\$ 618	\$ 365	\$ 590	\$ -	\$ 0.33
Water Services	\$ 2,204	\$ 1,470	\$ 868	\$ 1,403	\$ -	\$ 0.78
Total Urban Services	\$ 3,848	\$ 2,565	\$ 1,516	\$ 2,449	\$ -	\$ 1.36
Grand Total Rural Area	\$ 11,006	\$ 7,337	\$ 4,336	\$ 7,004	\$ 6,996	\$ 2.97
Grand Total Urban Area	\$ 14,853	\$ 9,902	\$ 5,851	\$ 9,452	\$ 6,996	\$ 4.33

As shown in Table 2, the proposed Township wide fees for a single or semi detached or duplex dwelling is \$11,006. If the property is within the urban boundary, an additional \$3,848 is charged for storm, water and sanitary sewer. The non-residential rate in the urban boundary is \$4.33/sq.ft. The area rate for the Smithville Industrial Park has been eliminated.

As shown in Table 3, the development charges proposed for the Township of West Lincoln are very competitive in relation to the other municipalities in the Region of Niagara. It should also be noted that a number of the municipalities are currently reviewing their development charges.

Table 3 – Development Charges Comparison - 2019

	Municipality	Development Charges					
		Single Detached Dwellings per unit	Multiples Dwelling	Apartment units >=2 per unit	Apartment units < 2 per unit	Non-Residential Commercial per sq. ft.	Non-Residential Industrial per sq. ft.
	Fort Erie	\$ 17,318	\$ 12,096	\$ 11,377	\$ 7,361	\$ 6.18	\$ -
2014	Grimsby	\$ 16,288	\$ 10,979	\$ 9,690	\$ 6,444	\$ 7.70	\$ 3.43
2019	Lincoln	\$ 22,603	\$ 18,264	\$ 15,223	\$ 12,691	\$ 13.91	\$ 5.80
Proposed	Niagara Falls	\$ 12,790	\$ 8,022	\$ 6,081	\$ 6,081	\$ 4.01	\$ 4.01
2018	Niagara-on-the-Lake	\$ 11,776	\$ 8,483	\$ 7,452	\$ 4,897	\$ 7.72	\$ 7.72
2018	Pelham	\$ 17,750	\$ 12,646	\$ 12,153	\$ 7,431	\$ 8.97	\$ 8.97
	Port Colborne	N/A	N/A	N/A	N/A	N/A	N/A
	St. Catharines	N/A	N/A	N/A	N/A	N/A	N/A
2019	Thorold	\$ 14,549	\$ 9,622	\$ 9,396	\$ 5,745	\$ 6.10	\$ 6.14
2014	Welland	\$ 8,009	\$ 6,279	\$ 5,345	\$ 3,565	\$ 6.10	\$ 6.10
	Average	\$ 15,135	\$ 10,799	\$ 9,590	\$ 6,777	\$ 7.59	\$ 5.27
	Median	\$ 15,419	\$ 10,301	\$ 9,543	\$ 6,263	\$ 6.94	\$ 5.95
	Existing West Lincoln Urban	\$ 8,492	\$ 5,156	\$ 4,519	\$ 2,979	\$ 3.15	\$ 3.15
	Proposed West Lincoln Urban	\$ 14,853	\$ 9,902	\$ 9,452	\$ 5,851	\$ 4.33	\$ 4.33

Section 1 - Introduction

The Township of West Lincoln provides recreation, facilities, library facilities and materials, transportation, water, wastewater, storm, fire services and parklands to its residents. Expansion of these services is required to facilitate growth.

The *Development Charges Act, 1997* governs the calculation of growth-related capital expenditures rates and collection of Development Charges. The *Development Charges Act, 1997* (DCA) and Ontario Regulation 82/98 (O. Reg. 82/98) require that a Development Charges Background Study be undertaken every five years and pass a by-law setting out the Development Charges (DC's) to be collected from developers.

The Township's current Development Charges By-law expires July 19, 2019.

The purpose of this report is to meet the requirements of the legislation by providing a Development Charges Background Study. The Background Study provides an overview of the calculations for the Township of West Lincoln's proposed development charges, a summary of the legislative and regulatory requirements, the source data used to undertake the calculations and the methodology used to establish each charge.

Section 2 - Legislative Framework and Methodology

The Development Charges Act, 1997 identifies the regulatory (Ontario Regulation 428/15) and legislative framework which Ontario municipalities must follow to levy development charges. This legislation is based on the principle that development charges are a primary tool in ensuring that "growth pays for growth." The Development Charges Act was amended in 2015 as a result of Bill 73 Smart Growth for Our Communities Act, and Ontario Regulation 428/15. This section of the report provides key highlights from Ontario Regulations 82/98 and Bill 73.

There are specific requirements for the content of the Background Study which have been included in this report, in accordance with the legislation and regulation.

Background Study

Specifically, section 8 of O. Reg. 82/98 states the following information for each service will be included in the development charges:

1. *"The total of the estimated capital costs relating to the service.*
2. *The allocation of the costs referred to in paragraph 1 between costs that would benefit new development and costs that would benefit existing development.*
3. *The total of the estimated capital costs relating to the service that will be incurred during the term of the proposed development charges by-law.*
4. *The allocation of the costs referred to in paragraph 3 between costs that would benefit new development and costs that would benefit existing development.*
5. *The estimated and actual value of credits that are being carried forward relating to the service."*

Capital Cost Inclusions

In accordance with section 5(3) of the Act, capital costs, can include the following:

1. *"Costs to acquire land or an interest in land, including a leasehold interest.*
2. *Costs to improve land.*
3. *Costs to acquire, lease, construct or improve buildings and structures.*
4. *Costs to acquire, lease, construct or improve facilities including,*
 - a. *rolling stock with an estimated useful life of seven years or more,*

- b. furniture and equipment, other than computer equipment, and*
 - c. materials acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act.*
- 5. Costs to undertake studies in connection with any of the matters referred to in paragraphs 1 to 4.*
- 6. Costs of the development charge background study;*
- 7. Interest on money borrowed to pay for costs described in paragraphs 1 to 4.”*

Determination of Development Charges

As stated in section 5.(1) of the Act: *“The following is the method that must be used, in developing a development charge by-law, to determine the development charges that may be imposed:*

- 1. The anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.*
- 2. The increase in the need for service attributable to the anticipated development must be estimated for each service to which the development charge by-law would relate.*
- 3. The estimate under paragraph 2 may include an increase in need only if the council of the municipality has indicated that it intends to ensure that such an increase in need will be met. The determination as to whether a council has indicated such an intention may be governed by the regulations.*
- 4. The estimate under paragraph 2 must not include an increase that would result in the level of service exceeding the average level of that service provided in the municipality over the 10-year period immediately preceding the preparation of the background study required under section 10. The estimate also must not include an increase in the need for service that relates to a time after the 10-year period immediately following the preparation of the background study unless the service is set out in subsection (5).*
- 5. The increase in the need for service attributable to the anticipated development must be reduced by the part of that increase that can be met using the municipality’s excess capacity, other than excess capacity that the council of the municipality has indicated an intention would be paid for by new development.*

6. *The increase in the need for service must be reduced by the extent to which an increase in service to meet the increased need would benefit existing development.*
7. *The capital costs necessary to provide the increased services must be estimated.*
8. *The capital costs must be reduced by 10 per cent. This paragraph does not apply to services related to fire, roads, water, storm and wastewater. The calculation of eligible charges must be reduced by capital grants, subsidies or other contributions. See section 60 of the Act.*
9. *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).*
10. *The rules may provide for full or partial exemptions for types of development and for the phasing in of development charges.*

Mandatory Exemptions

The Act imposes mandatory exemptions and adjustments that must be incorporated into the Development Charge By-law. These have been taken into consideration in the calculation of the fees:

- Industrial Expansion Exemption: The Act exempts the payment of development charges on the enlargement of an existing building equal to 50% of the footprint of the existing building. (see section 4(2) of the Act).
- Services subject to the 10% mandatory reduction are restricted to a 10-year timeframe for the forecasting of eligible costs/recoveries.

Duration of Development Charge By-law

As stated in section 9. (1) of the Act, “unless it expires or is repealed earlier, a development charge by-law expires five years after the day it comes into force.” As such, this report is prepared to provide an updated Development Charges Background Study.

Phasing in of the Charges

Section 6, paragraph 2 requires that a Development Charge By-law must set out an express statement indicating how, if at all, the rules provide for the phasing in of development charges.

Indexing of the Charges

For development charges, the “prescribed index” is defined in O. Reg. 82/98 s.7 as, “The Statistics Quarterly, Construction Price Statistics, catalogue number 62-007 as the index for the purpose of

paragraph 10 subsection 5(1) of the Act.” Costs should be indexed annually as of January 1st of each year

Public Meeting/Consultation/Appeals

The legislation also requires input from stakeholders to the process and allows for a process of appeal to the D.C. by-law approved by municipal council.

In addition, under Bill 73 the following changes must be addressed in the Development Charge Background Report and By-law.

- I) Council must consider the use of area specific charges.
- II) The Background Study must include an asset management plan for new capital infrastructure
- III) Development charges are to be collected at the time of the first building permit
- IV) The DC background Study must be made available to the public at least 60 days prior to the passage of the DC By-law.

Section 3 - Steps in the Calculations of Development Charges

In accordance with the legislative and regulatory framework, the key steps followed in the calculation of the proposed development charges included:

1. Legislative Review

A review of the legislation and regulations was conducted to ensure the calculations are in compliance. This includes the Development Charges Act, 1997, Ontario Regulation 82/98 and Ontario Regulation 428/15. Additional detail was provided in **Section 2** which summarizes the key elements of the legislation and regulations. A review of the existing DC By-law was also conducted to identify existing policies, rules and charges.

2. Services Eligible for Development Charges

The services eligible for inclusion in the calculation of development charges were identified. The following provides a summary of the services included, in accordance with the legislation and regulations:

- **Administration** – this includes studies undertaken that relate to growth including master plans, official plans and corporate plans.
- **Fire Protection Services** – this includes fire facilities, fire equipment and fire vehicles.
- **Parks and Recreation** – this includes parkland development, parks vehicles and equipment and recreation facilities.
- **Library** – this includes library facilities as well as library materials.
- **Roads and Related Services** – this includes roads, bridges, sidewalks, street lighting and culverts.
- **Public Works Services** – this includes public works facilities, salt domes and vehicles and equipment.
- **Storm Sewer Services**
- **Sanitary Sewer Services**
- **Water Services**

It should be noted storm sewer, sanitary sewer and water services will only be charged in the urban areas where services are provided.

3. Population and Employment Growth Forecast

Growth projections are the basis for the determination of the growth-related capital needs used in the Development Charge rate calculations. Growth projections are also used to determine service level standards. The main sources of information used in the development of the forecast include:

- Historical trends using Census data (Stats Canada)
- Historical building permit statistics
- Municipal Comprehensive Review (MCR)) Phase 3 Strategic Growth Option Summary Report for Niagara Region (Nov. 2016) prepared by Hemson Consulting Ltd.

The MCR is a growth management exercise that updates the Niagara Region's population and employment forecasts to the year 2041 in order to conform to the provincial growth plan. The MCR allocates population and employment to local municipalities.

Table 4 provides a summary of the population household and employment growth forecast over the next 10 years.

Table 4 – 10 Year Growth Forecast (2019-2029)

Year	Population	Households	Employment # of Employees
2019	16,061	5,470	5,558
2029	20,873	7,254	6,834
Total Change	4,812	1,784	1,276

- The projected population increase is 4,812 related to 1,784 new household units.
- The number of new employees is projected to increase by 1,276.

Table 5 summarizes the anticipated type of housing development over the next 10 years derived from the MCR.

Table 5 – 10 Year Household Growth Forecast by Type of Residential Development

Single & Semi-Detached	Multiple Dwellings	Apartments	Total
983	480	321	1,784

Table 6 provides a breakdown of the anticipated employment growth and square footage in each sector over the next 10 years.

- Square footage assumptions were used in the calculation of gross floor area related to industrial, commercial and institutional employment are consistent with the assumptions used in the Township’s last development charge study and is also consistent with assumptions used in development charge calculations in other Niagara municipalities.

Table 6 – 10 Employment Growth Forecast

10 Year Employment Growth	New Employees	Square Footage Assumption Per Employee	Total New Square Footage
Industrial	301	2,000	602,000
Commercial	597	500	298,500
Institutional	187	700	130,900
Other	191	N/A	N/A
Total	1,276		1,031,400

Appendix A provides additional information with respect to the growth forecast.

4. Service Levels and Service Standards

To ensure that municipalities do not improve their existing levels of service through capital improvements funded by development charges, the DCA Section 5(1)4 provides restrictions on service levels to the same as the average level of service over the 10-year period immediately preceding the year of the new DC Background Study.

Establishment of current service levels and service standards ensures new residents/businesses do not receive a service level greater than that provided to current residents/businesses.

To address this requirement, another key step in the process was to identify for general services (recreation, library, fire, etc.) existing service levels and service standards for eligible services. Township staff provided an inventory of all capital and replacement costs related to each of the service areas based on historical records and experience with acquiring or constructing new assets. Service level standards were calculated by averaging the replacement cost per capita over the 10-year period from 2009 to 2018. The average annual replacement costs per person was multiplied by the projected population growth for the forecast period to obtain the maximum amount (service level cap) that could be recovered from DCs.

By using replacement costs to calculate the existing standard (as required by regulation), an objective comparison can be made between the current cost estimate of planned future services and the current cost equivalent (considering quality and quantity) of existing services.

The amount to be recovered through development charges for non-engineered services must not exceed the 10-year service level (service level cap). Table 7 provides a summary of the results.

Table 7 – 10 Year Service Level Standards

Service	\$ per	10 Year Average Service Level	Service Standard Cap	Was Cap Exceeded?
Administration - Studies	N/A		N/A	N/A
Parks and Recreation Services				
Parkland	\$ 505.58	Average Cost per Capita	\$ 2,432,761	No
Parks Vehicles	\$ 44.36	Average Cost per Capita	\$ 213,452	No
Recreation Facilities	\$ 874.07	Average Cost per Capita	\$ 4,205,919	Yes
Library Services				
Library Facilities	\$ 149.96	Average Cost per Capita	\$ 721,582	Yes
Library Materials	\$ 127.77	Average Cost per Capita	\$ 614,801	No
Fire Protection Services				
Fire Equipment	\$ 64.46	Average Cost per Capita	\$ 310,183	No
Fire Facilities	\$ 262.92	Average Cost per Capita	\$ 1,265,120	No
Fire Vehicles	\$ 237.97	Average Cost per Capita	\$ 1,145,091	No
Public Works	\$ 217.06	Average Cost per Capita	\$ 1,044,440	No
Roads and Related	\$ 299.35		N/A	N/A
Storm Sewer Services	N/A		N/A	N/A
Sanitary Sewer Services	N/A		N/A	N/A
Water Services	N/A		N/A	N/A

As shown in Table 7, the service level cap is imposed in recreation facilities and library services whereby the net capital cost attributed to growth exceeds the service level standard. This limits the amount to be recovered within the next 10 years from development charges to the service level cap.

Appendix B provides the 10-year average service level standards for each of the services, where required.

5. Develop a Growth-Related Capital Forecast

The next step in the process was to develop the gross growth-related capital needs over the next 10 years. The total capital costs over a 10-year period; 2019-2029 were identified by staff using the Township’s five-year capital plan as well as other Master Plans and studies. Table 8 provides a summary of the gross capital costs by service.

Table 8 – Gross Capital Costs

Service		10 Year Gross Capital Cost
Administration - Studies		\$ 2,295,000
Parks and Recreation		
	Parkland	\$ 3,886,600
	Parks Vehicles	\$ 85,000
	Recreation Facilities	\$ 21,013,600
Library		
	Library Facilities	\$ 4,514,300
	Library Materials	\$ 312,000
Fire		
	Fire Equipment	\$ 216,300
	Fire Facilities	\$ 1,880,000
	Fire Vehicles	\$ 700,000
Public Works		\$ 1,557,000
Roads and Related		\$ 27,130,900
Township Wide Services		\$ 63,590,700
Urban Services		
Storm		\$ 1,695,698
Water		\$ 6,307,550
Sanitary Sewer		\$ 3,817,415
Total Urban Services		\$ 11,820,663
Total 10 Year		\$ 75,411,363

Approximately \$75.4 million in growth-related capital infrastructure has been identified over the next 10 years.

6. Determine the Net Eligible Capital Costs

The legislation and regulations are prescriptive to ensure that Township takes into consideration the benefit to **existing development** as well as development beyond the 10 year horizon (**excess capacity**). There are also a number of **mandatory exemptions** that must be made as well as **other sources of revenues** that must be considered before calculating development charges. Once the capital projects have been identified, each project has been assessed to determine the appropriate deductions. This step in the process considers the gross capital costs and makes appropriate deductions as follows:

- **Benefit to Existing Development Adjustment** - The allocation of costs between existing development and growth, isolating only those costs related to growth in the calculation of development charges. The allocation of beneficiaries between existing and new development has been undertaken on a project specific basis. Of the \$75.4 million in growth related gross capital expenditures, it is estimated that \$36.4 million benefits existing development and, as such, has been excluded from eligible development recoverable costs.
- **Mandatory Reductions** – There is a statutory 10% deduction of all services with the exception of water, wastewater, storm, roads and fire. As stated in the Ministry of Municipal Affairs and Housing’s report titled Development Charge in Ontario, Consultation Document, Fall 2013, *“this measure was put in place so that a portion of growth-related costs is paid out of municipal general revenues. The deductions and adjustments attempt to identify the capital cost that can be attributed to the infrastructure needed to service growth and development. Therefore, revenue municipalities raise through development charges will help ensure growth-related capital costs are not borne by existing taxpayers.”* In total, there is approximately \$1.5 million in mandatory reductions that have been excluded from the development charge calculation, in accordance with the legislation.
- **Grants, Subsidies and Developer Contributions** – If a municipality receives a grant, subsidy or other contribution for a municipal service for which a development charge is being levied, growth-related capital costs must be reduced to reflect the grant, subsidy or other contribution. As such, the grants and subsidies available for each capital project have been deducted from the eligible capital costs. In total, there is an estimated \$1.5 million in grants, subsidies or developer contributions available over the next 10 years related to growth related projects.
- **Reserve Fund Balances** – In accordance with Section 35 of the DCA, 1997, the money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5 (1). To comply with the requirements, the uncommitted Development Charge Reserve Fund balances as of

December 31, 2018, as well as projects previously funded from reserves available for each service are taken into consideration as this is another source of funding. These uncommitted Reserve Funds have been accumulated in the past, for projects that remain to be completed in the future, and are available to fund a portion of the growth needs identified in this study. The uncommitted Reserve Fund Development Charge and projects previously funded from reserves of \$5.8 million has been excluded from the development charge calculation.

- **Post Period Benefit** - Some growth-related capital projects are oversized to accommodate future growth beyond the 10-year timeframe. This step in the process, therefore, takes into consideration the portion that is related to growth beyond the 10-year timeframe on a service-by-service basis. These costs have been excluded in the calculation of development charges. The costs that benefit growth beyond the 10-year time horizon can be included in future development charge calculations. The total post period capacity is estimated at \$3.1 million and therefore, has been excluded from the development charge calculation.

Table 9 summarizes the adjustments by service required to identify the net capital costs that can be included in the development charge calculation:

Table 9 – Net Eligible Costs

Service	10 Year Gross Capital Cost	Benefit To Existing Development	Required Service Discount	Grants/ Subsidies	Available DC Reserves	Post 2028 Benefit	Total DC Eligible Costs for Recovery
Administration - Studies	\$ 2,295,000	\$ 456,927	\$ 93,147	\$ 900,000	\$ 218,080	\$ -	\$ 625,085
Parks and Recreation							
Parkland	\$ 3,886,600	\$ 2,364,343	\$ 152,226	\$ -	\$ 32,297	\$ -	\$ 1,337,734
Parks Vehicles	\$ 85,000	\$ -	\$ 8,500	\$ -	\$ 1,803	\$ -	\$ 74,697
Recreation Facilities	\$ 21,013,600	\$ 11,288,832	\$ 972,477	\$ -	\$ 2,195,790	\$ 2,350,582	\$ 4,205,919
Library							
Library Facilities	\$ 4,514,300	\$ 2,204,172	\$ 187,013	\$ 440,000	\$ 199,359	\$ 762,174	\$ 721,582
Library Materials	\$ 312,000	\$ -	\$ 31,200	\$ -	\$ 7,035	\$ -	\$ 273,765
Fire							
Fire Equipment	\$ 216,300	\$ -	\$ -	\$ -	\$ 77,569	\$ -	\$ 138,731
Fire Facilities	\$ 1,880,000	\$ 1,165,600	\$ -	\$ -	\$ 256,195	\$ -	\$ 458,205
Fire Vehicles	\$ 700,000	\$ 480,195	\$ -	\$ -	\$ 78,826	\$ -	\$ 140,979
Public Works	\$ 1,557,000	\$ 742,000	\$ -	\$ -	\$ -	\$ -	\$ 815,000
Roads and Related	\$ 27,130,900	\$ 13,692,622	\$ -	\$ 77,000	\$ 1,674,033	\$ -	\$ 11,687,245
Township Wide Services	\$ 63,590,700	\$ 32,394,692	\$ 1,444,562	\$ 1,417,000	\$ 4,740,987	\$ 3,112,756	\$ 20,478,942
Urban Services							
Storm	\$ 1,695,698	\$ 415,500	\$ -	\$ -	\$ 34,773	\$ -	\$ 1,245,425
Water	\$ 6,307,550	\$ 2,052,675	\$ -	\$ -	\$ 414,651	\$ -	\$ 3,840,224
Sanitary Sewer	\$ 3,817,415	\$ 1,523,995	\$ -	\$ 109,492	\$ 569,631	\$ -	\$ 1,614,297
Total Urban Services	\$ 11,820,663	\$ 3,992,170	\$ -	\$ 109,492	\$ 1,019,055	\$ -	\$ 6,699,946
Total 10 Year	\$ 75,411,363	\$ 36,386,861	\$ 1,444,562	\$ 1,526,492	\$ 5,760,043	\$ 3,112,756	\$ 27,178,888

As illustrated in Table 9, of the \$75.4 million in gross growth-related capital costs, only 36% or \$27.2 million has been included in the Development Charge calculation. Appendix B provides the details on a project- by-project basis for each of the services.

7. Allocation of Net Development Charge Eligible Capital Costs

Once all deductions and mandatory exemptions are made, the net capital costs are then allocated to residential and non-residential development, in accordance with the legislative and regulatory requirements. This is undertaken on a service-by-service basis, taking into consideration a number of factors. Table 10 provides the basis used for the allocation of net cost to be recovered between residential and non-residential growth from Development Charges by service type:

Table 10 – Allocation of Residential and Non-Residential Growth Related Capital

Service	Residential	Non-Residential	Allocation Methodology
Township Wide Services			
Administration	79%	21%	% of Population and Growth
Parks and Recreation			
Parkland	95%	5%	Estimated Benefit
Parks Vehicles	95%	5%	Estimated Benefit
Recreation Facilities	95%	5%	Estimated Benefit
Library			
Library Facilities	95%	5%	Estimated Benefit
Library Materials	95%	5%	Estimated Benefit
Fire			
Fire Equipment	79%	21%	% of Population and Growth
Fire Facilities	79%	21%	% of Population and Growth
Fire Equipment	79%	21%	% of Population and Growth
Public Works			
Roads and Related	79%	21%	% of Population and Growth
Urban Services			
Storm	79%	21%	% of Population and Growth
Water	79%	21%	% of Population and Growth
Wastewater	79%	21%	% of Population and Growth

8. Calculate Development Charges

Residential development costs per capita were calculated by dividing the residential net growth related capital costs by the population growth forecast over the entire Township over the next 10 years. Urban services were calculated based on the population growth forecast in the urban areas of the Township. The per capita costs are then used to calculate costs for the various types of residential properties by using an estimated average household size for single and semi dwelling units (3.3), multiples (2.2), and one and two bedroom apartments (1.3 and 2.1 respectively). This approach is consistent with O.Reg. 82/98, section 2. The non-residential calculation takes the net capital costs attributed to growth in employment divided by the estimated increase in square footage of gross floor area related to non-residential growth (1,031,400). Gross floor area is defined in O. Reg. 82/98.

Table 11 summarizes the development charge calculations by service based on the above mentioned assumptions.

Table 11 – 2019 Proposed Development Charges

Proposed - Service	Residential Unit Type				Wind Turbines	Non-Residential per sq.ft
	Single / Semi-Detached / Duplex	Rows & Other Multiples	Apartments - One Bedroom or Less	Apartments - Two or More Bedrooms		
Roads and Related	\$ 6,306	\$ 4,204	\$ 2,484	\$ 4,013	\$ 6,306	\$ 2.38
Fire Protection Services	\$ 373	\$ 249	\$ 147	\$ 237	\$ 373	\$ 0.15
Outdoor Recreation Services	\$ 858	\$ 572	\$ 338	\$ 546	\$ -	\$ 0.06
Indoor Recreation Services	\$ 2,548	\$ 1,698	\$ 1,004	\$ 1,621	\$ -	\$ 0.20
Library Services	\$ 604	\$ 403	\$ 238	\$ 384	\$ -	\$ 0.05
Administration	\$ 317	\$ 211	\$ 125	\$ 202	\$ 317	\$ 0.13
Total Township Wide Services	\$ 11,006	\$ 7,337	\$ 4,336	\$ 7,004	\$ 6,996	\$ 2.97
Urban Services						
Storm Sewer Services	\$ 716	\$ 477	\$ 282	\$ 456	\$ -	\$ 0.25
Sanitary Sewer Services	\$ 927	\$ 618	\$ 365	\$ 590	\$ -	\$ 0.33
Water Services	\$ 2,204	\$ 1,470	\$ 868	\$ 1,403	\$ -	\$ 0.78
Total Urban Services	\$ 3,848	\$ 2,565	\$ 1,516	\$ 2,449	\$ -	\$ 1.36
Grand Total Rural Area	\$ 11,006	\$ 7,337	\$ 4,336	\$ 7,004	\$ 6,996	\$ 2.97
Grand Total Urban Area	\$ 14,853	\$ 9,902	\$ 5,851	\$ 9,452	\$ 6,996	\$ 4.33

Wind turbine development charges have been calculated based on the residential rate for roads, fire and administration- studies, consistent with the existing by-law.

9. Area Rating

Section 10(2)c.1 of the Development Charges Act requires that the development charge background study include consideration of the use of area rating to reflect different needs for different areas. The current by-law provides for area rating for water, wastewater, storm sewers and water, wastewater and storm sewers in the Smithville Industrial Park Area. The Township recovers water and wastewater costs based on a uniform rate. It is therefore recommended that all water, wastewater and storm charges for Smithville Industrial Park be eliminated and the costs be recovered on a uniform basis in the urban areas of the Township.

Area rating is appropriate where there is a clear benefit to specific areas, therefore, it is recommended that Council calculate the charges on an urban area basis for all water wastewater and storm services and charge the other services on a uniform Township wide basis.

10. Operating Costs

The following table provides the increase in annual net tax operating costs associated with growth at the end of the 10-year forecast.

Table 12 – Net Annual Increase in Tax Operating Costs

Service	Net Annual Tax Increase in Operating Costs
Administration - Studies	N/A
Outdoor Parks and Recreation	\$ 67,322
Indoor Parks and Recreation	\$ 174,700
Library	\$ 107,787
Fire Protection	\$ 234,790
Public Works	N/A
Roads and Related Services	\$ 385,320
Total	\$ 969,919

11. Asset Management Plan

Bill 73 which amended the Development Charges Act, now requires the Development Charge Background Study to include an asset management plan related to new infrastructure. The asset management plan must demonstrate that all assets are financially sustainable for all

assets funded from development charges over their full lifecycle. Table 13 provides the estimated annual amortization expense based on the full cost of each service by 2029.

Table 13 – Long Term Capital Amortization Costs

Service	Estimated Amortization Expense
Administration - Studies	N/A
Outdoor Parks and Recreation	\$ 58,500
Indoor Parks and Recreation	\$ 105,100
Library	\$ 45,400
Fire Protection	\$ 25,400
Public Works	\$ 23,300
Roads and Related Services	\$ 264,800
Storm Services	\$ 15,600
Sanitary Sewer Services	\$ 20,200
Water Services	\$ 48,000
Total	\$ 606,400

The estimated annual amortization expense related to new capital infrastructure at the end of the 10 year forecast from development charges is \$606,400. It is forecast that over the next 10 years there will be an additional 1,784 new households and 1,031,400 additional square feet of non-residential construction resulting in new assessment. It is anticipated that this increase can be absorbed from the increased assessment and user fees attributed to new growth.

12. Complete Draft Background Study and Draft By-law

This report provides the detail required in the completion of the background study in accordance with the requirements of the DCA Section (10). The draft by-law attached (Appendix C) was prepared in accordance with the DCA Section (6).

13. Public Meeting and Consultation

The next step in the process is to make the Development Charges Background Study available to the public. The draft background study and draft bylaw will be made available for public review at least 60 days prior to approval of the by-law. The public review process provides the opportunity for interested parties to make representations on the proposed by-law. The legislation prescribes that Council conduct a public meeting with at least 20 days’ notice of

the meeting. It further states that any person who attends the public meeting be allowed to make representations concerning the proposed by-law.

14. Seek Approval of the By-law

Council is scheduled to receive the Development Charge Background Study on April 23, 2019. A public meeting is scheduled for May 21, 2019. Final approval of the By-law is scheduled for June 24, 2019.

Section 4 – Comparison of Development Charges with Other Niagara Municipalities

Table 14 summarizes the most current Development Charges in each area municipality. As illustrated below, the proposed West Lincoln development charges is below the Niagara municipality average and median. It should also be noted, Grimsby, Niagara Falls and Welland will be updating their development charges in 2019.

Table 14 – Comparative Analysis

	Municipality	Development Charges					
		Single Detached Dwellings per unit	Multiples Dwelling	Apartment units >=2 per unit	Apartment units < 2 per unit	Non-Residential Commercial per sq. ft.	Non-Residential Industrial per sq. ft.
	Fort Erie	\$ 17,318	\$ 12,096	\$ 11,377	\$ 7,361	\$ 6.18	\$ -
2014	Grimsby	\$ 16,288	\$ 10,979	\$ 9,690	\$ 6,444	\$ 7.70	\$ 3.43
2019	Lincoln	\$ 22,603	\$ 18,264	\$ 15,223	\$ 12,691	\$ 13.91	\$ 5.80
Proposed	Niagara Falls	\$ 12,790	\$ 8,022	\$ 6,081	\$ 6,081	\$ 4.01	\$ 4.01
2018	Niagara-on-the-Lake	\$ 11,776	\$ 8,483	\$ 7,452	\$ 4,897	\$ 7.72	\$ 7.72
2018	Pelham	\$ 17,750	\$ 12,646	\$ 12,153	\$ 7,431	\$ 8.97	\$ 8.97
	Port Colborne	N/A	N/A	N/A	N/A	N/A	N/A
	St. Catharines	N/A	N/A	N/A	N/A	N/A	N/A
2019	Thorold	\$ 14,549	\$ 9,622	\$ 9,396	\$ 5,745	\$ 6.10	\$ 6.14
2014	Welland	\$ 8,009	\$ 6,279	\$ 5,345	\$ 3,565	\$ 6.10	\$ 6.10
	Average	\$ 15,135	\$ 10,799	\$ 9,590	\$ 6,777	\$ 7.59	\$ 5.27
	Median	\$ 15,419	\$ 10,301	\$ 9,543	\$ 6,263	\$ 6.94	\$ 5.95
	Existing West Lincoln Urban	\$ 8,492	\$ 5,156	\$ 4,519	\$ 2,979	\$ 3.15	\$ 3.15
	Proposed West Lincoln Urban	\$ 14,853	\$ 9,902	\$ 9,452	\$ 5,851	\$ 4.33	\$ 4.33

Appendix A – GROWTH FORECAST

This appendix provides additional detail with respect to the formulation of the growth forecast and includes historical and forecast growth to help identify patterns.

Table A.1 – Residential Development Units (Building Permits Issued)

Year	Low Density (Singles & Semis)	Medium Density	High Density	Total
2008	49	10		59
2009	40	10	2	52
2010	64	9		73
2011	55	22		77
2012	45			45
2013	41	40		81
2014	74	7		81
2015	73	46		119
2016	116			116
2017	44	20		64
Total	601	164	2	767
Annual Average	60	16	0	77

Source: West Lincoln Building Permit Activity

Table A.2 – 10 Year Growth Forecast

Year	Population (Including Census Undercount) ¹	Total Households	Total Employees
2019	16,061	5,470	5,558
2020	16,399	5,611	5,674
2021	16,737	5,751	5,790
2022	17,075	5,891	5,906
2023	17,414	6,032	6,023
2024	17,752	6,172	6,139
2025	18,090	6,313	6,256
2026	18,632	6,507	6,372
2027	19,379	6,756	6,488
2028	20,126	7,005	6,642
2029	20,873	7,254	6,834
10 Year 2019-2029	4,812	1,784	1,276

Source: Municipal Comprehensive Review (MCR)) Phase 3 Strategic Growth Option Summary Report for Niagara Region (Nov. 2016) prepared by Hemson Consulting Ltd.

Table A.3 – 10 Year Household Type Growth Forecast

Year	Housing Units			Total Households
	Singles & Semi-Detached	Multiple Dwellings ²	Apartments ³	
2019	4,788	448	234	5,470
2020	4,855	490	266	5,611
2021	4,922	531	298	5,751
2022	4,989	572	330	5,891
2023	5,056	614	362	6,032
2024	5,123	655	394	6,172
2025	5,190	696	426	6,313
2026	5,302	747	458	6,507
2027	5,458	808	491	6,756
2028	5,615	868	523	7,005
2029	5,771	928	555	7,254
Forecast Population Growth (2019 to 2029)	983	480	321	1,784

Source: Municipal Comprehensive Review (MCR) Phase 3 Strategic Growth Option Summary Report for Niagara Region (Nov. 2016) prepared by Hemson Consulting Ltd.

Table A.4 – Urban Rural Allocation (2013-2017 Building Permit Activity)

	Total Units (2013-2017)	Singles & Semis	Townhouse	Apartments
Urban	400	287	113	-
Rural	59	59	-	-
Total	459	346	113	-

Source: Building Permits Issued – Analysis of Residential Development Units

Appendix B – SERVICE LEVEL STANDARDS AND CAPITAL COST ANALYSIS

Appendix B.1 – ADMINISTRATION - STUDIES

Draft Development Charges Background Study – Township of West Lincoln



TABLE B.1.1 CAPITAL COSTS INCLUDED IN DEVELOPMENT CHARGES CALCULATION - ADMINISTRATION STUDIES



Township of West Lincoln Development Charges Study

Capital Project Description	Year Required	Gross Project Cost	Grants Subsidies and Other Contributions	Net Municipal Capital Costs	Less:	Total Development Recoverable Costs	Less:	Total Development Recoverable Costs Net of Stat Deductions	Deduction Uncommitted Reserve Balance	Total Development Recoverable Costs Net of Reserves	Post Period Capacity	Total Development Cost Adjustment Due to Service Level Cap	DC Eligible Costs	
					Benefit to Existing		Other (e.g. 10%)						Residential Share	Non-Res. Share
					\$		\$						79%	21%
Development Charge Study	2023	\$ 50,000		\$ 50,000	\$ -	\$ 50,000	\$ 5,000	\$ 45,000	\$ 11,639	\$ 33,361	\$ -	\$ 33,361	\$ 26,369	\$ 6,992
Development Charge Study	2028	\$ 60,000		\$ 60,000	\$ -	\$ 60,000	\$ 6,000	\$ 54,000	\$ 13,967	\$ 40,033	\$ -	\$ 40,033	\$ 31,642	\$ 8,391
Fire Protection Master Plan	2026	\$ 50,000		\$ 50,000	\$ 12,500	\$ 37,500	\$ 3,750	\$ 33,750	\$ 8,729	\$ 25,021	\$ -	\$ 25,021	\$ 19,776	\$ 5,244
Traffic Master Plan	2019	\$ 65,000		\$ 65,000	\$ 16,250	\$ 48,750	\$ 4,875	\$ 43,875	\$ 11,348	\$ 32,527	\$ -	\$ 32,527	\$ 25,709	\$ 6,818
Traffic Master Plan	2027	\$ 80,000		\$ 80,000	\$ 20,000	\$ 60,000	\$ 6,000	\$ 54,000	\$ 13,967	\$ 40,033	\$ -	\$ 40,033	\$ 31,642	\$ 8,391
Bike Trails Master Plan	2019	\$ 25,000		\$ 25,000	\$ 17,150	\$ 7,850	\$ 785	\$ 7,065	\$ 1,827	\$ 5,238	\$ -	\$ 5,238	\$ 4,140	\$ 1,098
Railroad Crossing Justification Study	2019	\$ 30,000		\$ 30,000	\$ -	\$ 30,000	\$ 3,000	\$ 27,000	\$ 6,983	\$ 20,017	\$ -	\$ 20,017	\$ 15,821	\$ 4,195
Urban Boundary Expansion	2019	\$ 1,000,000	\$ 900,000	\$ 100,000	\$ -	\$ 100,000	\$ 10,000	\$ 90,000	\$ 23,278	\$ 66,722	\$ -	\$ 66,722	\$ 52,737	\$ 13,985
Corporate Strategic Plan	2019	\$ 45,000		\$ 45,000	\$ 30,870	\$ 14,130	\$ 1,413	\$ 12,717	\$ 3,289	\$ 9,428	\$ -	\$ 9,428	\$ 7,452	\$ 1,976
Wellandport Streetscape Master Plan	2019	\$ 60,000		\$ 60,000	\$ 41,160	\$ 18,840	\$ 1,884	\$ 16,956	\$ 4,386	\$ 12,571	\$ -	\$ 12,571	\$ 9,936	\$ 2,635
Economic Development Master Plan - Industrial Park	2020	\$ 60,000		\$ 60,000	\$ 30,000	\$ 30,000	\$ 3,000	\$ 27,000	\$ 6,983	\$ 20,017	\$ -	\$ 20,017	\$ 15,821	\$ 4,195
Township Trails and Corridors Master Plan	2020	\$ 100,000		\$ 100,000	\$ 68,599	\$ 31,401	\$ 3,140	\$ 28,261	\$ 7,309	\$ 20,951	\$ -	\$ 20,951	\$ 16,560	\$ 4,391
Smithville Parks and Recreation Master Plan	2025	\$ 70,000		\$ 70,000	\$ 17,500	\$ 52,500	\$ 5,250	\$ 47,250	\$ 12,221	\$ 35,029	\$ -	\$ 35,029	\$ 27,687	\$ 7,342
Municipal Comprehensive Review	2023	\$ 50,000		\$ 50,000	\$ 12,500	\$ 37,500	\$ 3,750	\$ 33,750	\$ 8,729	\$ 25,021	\$ -	\$ 25,021	\$ 19,776	\$ 5,244
Smithville Parks and Recreation Master Plan	2020	\$ 70,000		\$ 70,000	\$ 17,500	\$ 52,500	\$ 5,250	\$ 47,250	\$ 12,221	\$ 35,029	\$ -	\$ 35,029	\$ 27,687	\$ 7,342
Smithville Trails and Corridors Master Plan (update)	2026	\$ 40,000		\$ 40,000	\$ 27,440	\$ 12,560	\$ 1,080	\$ 9,720	\$ 2,514	\$ 7,206	\$ -	\$ 7,206	\$ 5,696	\$ 1,510
Official Plan Update	2020	\$ 50,000		\$ 50,000	\$ 12,500	\$ 37,500	\$ 3,750	\$ 33,750	\$ 8,729	\$ 25,021	\$ -	\$ 25,021	\$ 19,776	\$ 5,244
Zoning By-law Update	2021	\$ 50,000		\$ 50,000	\$ 12,500	\$ 37,500	\$ 3,750	\$ 33,750	\$ 8,729	\$ 25,021	\$ -	\$ 25,021	\$ 19,776	\$ 5,244
Zoning By-law Update	2026	\$ 60,000		\$ 60,000	\$ 15,000	\$ 45,000	\$ 4,500	\$ 40,500	\$ 10,475	\$ 30,025	\$ -	\$ 30,025	\$ 23,732	\$ 6,293
Agricultural CIP	2019	\$ 80,000		\$ 80,000	\$ 54,879	\$ 25,121	\$ 2,160	\$ 22,961	\$ 5,939	\$ 17,022	\$ -	\$ 17,022	\$ 13,454	\$ 3,568
Mandatory Parks Study	2019	\$ 30,000		\$ 30,000	\$ 20,580	\$ 9,420	\$ 810	\$ 8,610	\$ 2,227	\$ 6,383	\$ -	\$ 6,383	\$ 5,045	\$ 1,338
Municipal Comprehensive Review	2025	\$ 60,000		\$ 60,000	\$ 15,000	\$ 45,000	\$ 4,500	\$ 40,500	\$ 10,475	\$ 30,025	\$ -	\$ 30,025	\$ 23,732	\$ 6,293
Official Plan Update	2026	\$ 60,000		\$ 60,000	\$ 15,000	\$ 45,000	\$ 4,500	\$ 40,500	\$ 10,475	\$ 30,025	\$ -	\$ 30,025	\$ 23,732	\$ 6,293
Secondary Plan-South Smithville	2021	\$ 50,000		\$ 50,000	\$ -	\$ 50,000	\$ 5,000	\$ 45,000	\$ 11,639	\$ 33,361	\$ -	\$ 33,361	\$ 26,369	\$ 6,992
Total Estimated Capital Costs		\$ 2,295,000	\$ 900,000	\$ 1,395,000	\$ 456,927	\$ 938,073	\$ 93,147	\$ 843,165	\$ 218,080	\$ 625,085	\$ -	\$ 625,085	\$ 494,069	\$ 131,016

Appendix B.2 – PARKS AND RECREATION

Draft Development Charges Background Study – Township of West Lincoln



**Table B.2.1 Calculation of Service Standards - Development Parkland
Township of West Lincoln**



Unit Measure: Value of Developed Parkland Per Capita
Inventory (Acres)

1.64%

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018 Value (\$/acre)
Community Parks											
Wellandport Community Centre	30	30	30	30	30	30	30	30	30	30	\$ 33,700
Caistor Community Centre	10	10	10	10	10	10	10	10	10	10	\$ 54,100
West Lincoln Community Centre	14	14	14	14	14	14	14	14	14	14	\$ 170,000
Silverdale Community Centre	1	1	1	1	1	1	1	1	1	1	\$ 51,300
Urban Parks											\$ -
Rock Street	11	11	11	11	11	11	11	11	11	11	\$ 17,400
Station Meadows Park	5	5	5	5	5	5	5	5	5	5	\$ 22,100
Hank MacDonald Park	1	1	1	1	1	1	1	1	1	1	\$ 167,100
Parkette -Murgatord	1	1	1	1	1	1	1	1	1	1	\$ 78,800
Alma Park	3	3	3	3	3	3	3	3	3	3	\$ 90,400
Anastasio Park	1	1	1	1	1	1	1	1	1	1	\$ 274,000
Trails											\$ -
South Creek Trail						10	10	10	10	10	\$ 15,000
Township Parks											\$ -
Leisureplex	112	112	112	112	112	112	112	112	112	112	\$ 17,900
Roadside											\$ -
St Annes Park	3	3	3	3	3	3	3	3	3	3	\$ 40,500
Old Bridge Park	1	1	1	1	1	1	1	1	1	1	\$ 5,000
Total	193	193	193	193	193	203	203	203	203	203	
Total Value(\$)	\$ 7,168,200	\$ 7,168,200	\$ 7,168,200	\$ 7,168,200	\$ 7,168,200	\$ 7,318,200	\$ 7,318,200	\$ 7,318,200	\$ 7,318,200	\$ 7,318,200	

10-Year (2009-2018) Historical Service Level (\$/ Capita)

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Average
Population	13,636	13,770	13,917	14,086	14,228	14,337	14,446	14,665	14,994	15,324	
Value Per Capita (\$)	\$ 525.68	\$ 520.57	\$ 515.07	\$ 508.91	\$ 503.81	\$ 510.46	\$ 506.61	\$ 499.03	\$ 488.06	\$ 477.56	\$ 505.58

Service Level Cap	
Forecast Population Growth (2019 to 2029)	4,812
Average Service Level (\$ per Capita)	\$ 505.58
Service Level Cap	\$ 2,432,761

Draft Development Charges Background Study – Township of West Lincoln



TABLE B.2.2 CAPITAL COSTS INCLUDED IN DEVELOPMENT CHARGES CALCULATION - PARKLAND DEVELOPMENT



Township of West Lincoln Development Charges Study

Capital Project Description	Year Required	Gross Project Cost	Grants Subsidies and Other Contributions	Net Municipal Capital Costs	Less:		Total Development Recoverable Costs	Less:		Total Development Recoverable Costs Net of Stat Deductions	Deduction Uncommitted Reserve Balance	Total Development Recoverable Costs Net of Reserves	Post Period Capacity	Total Development Cost Adjustment Due to Service Level Cap	DC Eligible Costs	
					Benefit to Existing	Other (e.g. 10%)		Residential Share	Non-Res. Share							
					\$	\$		95%	5%							
North Creek Trail - Streamside Park to MURS	2021	\$ 300,000		\$ 300,000	\$ 205,798	\$ 94,202	\$ 9,420	\$ 84,782	\$ 1,999	\$ 82,783	\$ -	\$ 82,783	\$ -	\$ 82,783	\$ 78,644	\$ 4,139
Smithville Square Parkette	2019	\$ 295,000		\$ 295,000	\$ 202,368	\$ 92,632	\$ 9,263	\$ 83,369	\$ 1,965	\$ 81,404	\$ -	\$ 81,404	\$ -	\$ 81,404	\$ 77,333	\$ 4,070
Streamside Playground - New playground equipment	2019	\$ 32,000		\$ 32,000	\$ 21,952	\$ 10,048	\$ 1,005	\$ 9,043	\$ 213	\$ 8,830	\$ -	\$ 8,830	\$ -	\$ 8,830	\$ 8,389	\$ 442
Alma Acres Park Trail - New trail	2019	\$ 49,500		\$ 49,500	\$ 33,957	\$ 15,543	\$ 1,554	\$ 13,989	\$ 330	\$ 13,659	\$ -	\$ 13,659	\$ -	\$ 13,659	\$ 12,976	\$ 683
College Street Trail - New trail	2019	\$ 36,400		\$ 36,400	\$ 24,970	\$ 11,430	\$ 1,143	\$ 10,287	\$ 243	\$ 10,044	\$ -	\$ 10,044	\$ -	\$ 10,044	\$ 9,542	\$ 502
Leisureplex Trail - Oakland to Leisureplex	2020	\$ 294,000		\$ 294,000	\$ 201,682	\$ 92,318	\$ 9,232	\$ 83,086	\$ 1,959	\$ 81,128	\$ -	\$ 81,128	\$ -	\$ 81,128	\$ 77,071	\$ 4,056
Rock Street Trail - New trail	2021	\$ 98,200		\$ 98,200	\$ 67,365	\$ 30,835	\$ 3,084	\$ 27,752	\$ 654	\$ 27,098	\$ -	\$ 27,098	\$ -	\$ 27,098	\$ 25,743	\$ 1,355
Leisureplex Trail - Extend to South Creek Trail	2022	\$ 168,000		\$ 168,000	\$ 115,247	\$ 52,753	\$ 5,275	\$ 47,478	\$ 1,119	\$ 46,359	\$ -	\$ 46,359	\$ -	\$ 46,359	\$ 44,041	\$ 2,318
Station Meadows Playground - Playground Equipment	2022	\$ 80,000		\$ 80,000	\$ 54,879	\$ 25,121	\$ 2,512	\$ 22,609	\$ 533	\$ 22,076	\$ -	\$ 22,076	\$ -	\$ 22,076	\$ 20,972	\$ 1,104
Leisureplex - New soccer field - no lighting / irrigation	2023	\$ 60,000		\$ 60,000	\$ 41,160	\$ 18,840	\$ 1,884	\$ 16,956	\$ 400	\$ 16,557	\$ -	\$ 16,557	\$ -	\$ 16,557	\$ 15,729	\$ 828
Townline Road-St. Catherine St. Connection - New trail	2023	\$ 111,300		\$ 111,300	\$ 76,351	\$ 34,949	\$ 3,495	\$ 31,454	\$ 741	\$ 30,713	\$ -	\$ 30,713	\$ -	\$ 30,713	\$ 29,177	\$ 1,536
Spring Creek Nature Trail - New trail	2024	\$ 33,600		\$ 33,600	\$ 23,049	\$ 10,551	\$ 1,055	\$ 9,496	\$ 224	\$ 9,272	\$ -	\$ 9,272	\$ -	\$ 9,272	\$ 8,808	\$ 464
North Loop Trail - New trail	2025	\$ 313,500		\$ 313,500	\$ 215,059	\$ 98,441	\$ 9,844	\$ 88,597	\$ 2,089	\$ 86,508	\$ -	\$ 86,508	\$ -	\$ 86,508	\$ 82,183	\$ 4,325
Leisureplex - New baseball diamond	2026	\$ 655,000		\$ 655,000	\$ 449,325	\$ 205,675	\$ 20,567	\$ 185,107	\$ 4,364	\$ 180,743	\$ -	\$ 180,743	\$ -	\$ 180,743	\$ 171,706	\$ 9,037
Skate Park - MURS	2019	\$ 468,200		\$ 468,200	\$ 321,182	\$ 147,018	\$ 14,702	\$ 132,316	\$ 3,119	\$ 129,197	\$ -	\$ 129,197	\$ -	\$ 129,197	\$ 122,737	\$ 6,460
Splash Pad - MURS	2019	\$ 233,300		\$ 233,300	\$ 160,042	\$ 73,258	\$ 7,326	\$ 65,932	\$ 1,554	\$ 64,378	\$ -	\$ 64,378	\$ -	\$ 64,378	\$ 61,159	\$ 3,219
Playground - MURS	2019	\$ 106,600		\$ 106,600	\$ 73,127	\$ 33,473	\$ 3,347	\$ 30,126	\$ 710	\$ 29,416	\$ -	\$ 29,416	\$ -	\$ 29,416	\$ 27,945	\$ 1,471
New Playground Equipment-Caistorville	2021	\$ 60,000		\$ 60,000	\$ 41,160	\$ 18,840	\$ 1,884	\$ 16,956	\$ 400	\$ 16,557	\$ -	\$ 16,557	\$ -	\$ 16,557	\$ 15,729	\$ 828
New Playground Equipment - Smithville Station Park	2019	\$ 140,000		\$ 140,000	\$ -	\$ 140,000	\$ 14,000	\$ 126,000	\$ 2,970	\$ 123,030	\$ -	\$ 123,030	\$ -	\$ 123,030	\$ 116,878	\$ 6,151
New Playground Equipment - Station Meadows West	2021	\$ 150,000		\$ 150,000	\$ -	\$ 150,000	\$ 15,000	\$ 135,000	\$ 3,182	\$ 131,818	\$ -	\$ 131,818	\$ -	\$ 131,818	\$ 125,227	\$ 6,591
New Playground Equipment - South Community Park	2021	\$ 150,000		\$ 150,000	\$ -	\$ 150,000	\$ 15,000	\$ 135,000	\$ 3,182	\$ 131,818	\$ -	\$ 131,818	\$ -	\$ 131,818	\$ 125,227	\$ 6,591
Leisureplex-New Pavillion	2020	\$ 52,000		\$ 52,000	\$ 35,672	\$ 16,328	\$ 1,633	\$ 14,696	\$ 346	\$ 14,349	\$ -	\$ 14,349	\$ -	\$ 14,349	\$ 13,632	\$ 717
Total Estimated Capital Costs		\$ 3,886,600	\$ -	\$ 3,886,600	\$ 2,364,343	\$ 1,522,257	\$ 152,226	\$ 1,370,031	\$ 32,297	\$ 1,337,734	\$ -	\$ 1,337,734	\$ -	\$ 1,337,734	\$ 1,270,847	\$ 66,887

Draft Development Charges Background Study – Township of West Lincoln



*Table B.2.3 Calculation of Service Standards - Parks and Recreation Vehicles and Equipment
Township of West Lincoln*



Unit Measure: No. of Vehicles and Equipment
Quantity Measure

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018 Value (\$/vehicle)	1.64%
Front Mount Riding Mower John Deere (AR-4001)	1	1	1	1	1	1	1	1	1	1	\$ 17,900	
GMC Sierra Pickup - RD-10012	1	1	1	1	1	1	1	1	1	1	\$ 35,100	
Ford F150 Pickup (RD-10013)	1	1	1	1	1	1	1	1	1	1	\$ 35,100	
2015 GMC Sierra - 1GTR1TECSFZ146780(RD-10017)						1	1	1	1	1	\$ 27,400	
2015 GMC Sierra - 1GTR1TECSFZ146603(RD-10018)						1	1	1	1	1	\$ 27,400	
2015 Top Dresser							1	1	1	1	\$ 17,400	
2016 John Deere Tractor 5045E AR-41003								1	1	1	\$ 36,600	
John Deere Front Mount 6 feet Mower (AR-40018) SOLD/EXCHANGED 2008										-	\$ 28,900	
Kubota Riding Lawn Mower (AR-40017)	1	1	1	1	1	1	1	1	1	1	\$ 22,700	
John Deere Farm Tractor (AR-40004)	1	1	1	1	1	1	1	1	1	1	\$ 36,600	
Chevrolet Silverado (RD 10015)			1	1	1	1	1	1	1	1	\$ 35,100	
Recreation - Ford Tractor M/2910 S/BB20027 (AR-40008)											\$ 39,700	
Recreation - Massey Ferguson 235 Tractor (AR-40008) SOLD										-	\$ 37,900	
Chev. Pickup (RD-10005)	1									-	\$ 18,400	
Kubota Farm Tractor (RD-40101) PLUS ATTACHM	1	1	1	1	1	1	1	1	1	1	\$ 84,200	
Ford F150 Pickup (RD-10008)	1	1									\$ 31,000	
Ford Truck One Ton (RD-25015)	1	1		1	1						\$ 54,300	
Sound Equipment			1	1	1	1	1	1	1	1	\$ 6,900	
Split Seeder Unit AR50006			1	1	1	1	1	1	1	1	\$ 7,600	
Infr. Red Ice Temp Controller					1	1	1	1	1	1	\$ 8,300	
Ice Edger AR44001								1	1	1	\$ 6,200	
Arena Condensor							1	1	1	1	\$ 69,600	
Arena Scoreboard	1	1	1	1	1	1	1	1	1	1	\$ 12,400	
Zamboni Ice Resurfacer	1	1	1	1	1	1	1				\$ 103,300	
Floor Cleaning Machine (AR-70011)	1	1	1	1	1	1	1	1	1	1	\$ 7,300	
Floor Sweeper AR71001	1	1	1	1	1	1	1	1	1	1	\$ 6,900	
Olympia Ice Resurfacer (AR-44002)								1	1	1	\$ 86,200	
John Deere Riding Mower 60" AR 40020		1	1	1	1	1	1	1	1	1	\$ 15,800	
Turf Edger	1	1	1	1	1	1	1	1	1	1	\$ 2,500	
Gator Vehicle AR41001				1	1	1	1	1	1	1	\$ 56,200	
2012 John Deere 1600 Lawnmower				1	1	1	1	1	1	1	\$ 53,400	
2013 Kubota Zero turn mower AR40022					1	1	1	1	1	1	\$ 49,800	
Nando Landscape Trailer(AR-40002)	1	1	1	1	1	1	1	1	1	1	\$ 4,600	
									1	1		
Total Units	15	15	17	19	21	22	24	26	27	27		
Total \$	\$ 472,300	\$ 469,700	\$ 488,300	\$ 597,900	\$ 656,000	\$ 656,500	\$ 743,500	\$ 769,200	\$ 769,200	\$ 769,200		

10-Year (2009-2019) Historical Service Level (\$/ Capita)

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Average
Population	13,636	13,770	13,917	14,086	14,228	14,337	14,446	14,665	14,994	15,324	
Value Per Capita	\$ 34.64	\$ 34.11	\$ 35.09	\$ 42.45	\$ 46.11	\$ 45.79	\$ 51.47	\$ 52.45	\$ 51.30	\$ 50.20	\$ 44.36

Service Level Cap	10-Year Forecast
Forecast Population Growth (2019 to 2029)	4,812
Average Service Level (\$ per Capita)	\$ 44.36
Service Level Cap	\$ 213,452

Draft Development Charges Background Study – Township of West Lincoln



TABLE B.2.4 CAPITAL COSTS INCLUDED IN DEVELOPMENT CHARGES CALCULATION - PARKS AND RECREATION VEHICLES



Township of West Lincoln Development Charges Study

Capital Project Description	Year Required	Gross Project Cost	Grants Subsidies and Other Contributions	Net Municipal Capital Costs	Less:		Total Development Recoverable Costs	Less:		Total Development Recoverable Costs Net of Stat Deductions	Deduction Uncommitted Reserve Balance	Total Development Recoverable Costs Net of Reserves	Post Period Capacity	Total Development Cost Adjustment Due to Service Level Cap	DC Eligible Costs	
					Benefit to Existing			Other (e.g. 10%)							Residential Share	Non-Res. Share
					\$	\$		\$	\$						95%	5%
Tractor	2021	\$ 85,000		\$ 85,000	\$ -	\$ 85,000	\$ 8,500	\$ 76,500	\$ 1,803	\$ 74,697	\$ -	\$ 74,697	\$ -	\$ 74,697	\$ 70,962	\$ 3,735
Total Estimated Capital Costs		\$ 85,000	\$ -	\$ 85,000	\$ -	\$ 85,000	\$ 8,500	\$ 76,500	\$ 1,803	\$ 74,697	\$ -	\$ 74,697	\$ -	\$ 74,697	\$ 70,962	\$ 3,735

Draft Development Charges Background Study – Township of West Lincoln



Table B.2.5 Calculation of Service Standards - Recreation Facilities
Township of West Lincoln



Unit Measure: ft² of building area

Quantity Measure

1.64%

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018 Value with land site works, etc. (\$/unit)
Smithville Arena & Community Centre	31,635	31,635	31,635	31,635	31,635	31,635	31,635	31,635	31,635	31,635	\$ 285
Leisureplex	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	12,800	\$ 84
Silverdale Community Centre	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	1,653	\$ 207
Caistor Community Centre - Abingdon Hall	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,592	4,592	\$ 195
Wellandport Community Centre (Excluding Library)	6,106	6,106	6,106	6,106	6,106	6,106	6,106	6,106	6,106	6,106	\$ 195
Total	56,786	56,786	56,786	56,786	56,786	56,786	56,786	56,786	56,786	56,786	
Total \$	\$ 12,518,818	\$ 12,518,818	\$ 12,518,818	\$ 12,518,818	\$ 12,518,818	\$ 12,518,818	\$ 12,518,818	\$ 12,518,818	\$ 12,518,818	\$ 12,518,818	

10-Year (2009-2018) Historical Service Level (\$/ Capita)

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Average
Population	13,636	13,770	13,917	14,086	14,228	14,337	14,446	14,665	14,994	15,324	
Value Per Capita	\$ 918.07	\$ 909.14	\$ 899.53	\$ 888.77	\$ 879.87	\$ 873.21	\$ 866.62	\$ 853.66	\$ 834.90	\$ 816.94	\$ 874.07
Square Footage per Capita	4.16	4.12	4.08	4.03	3.99	3.96	3.93	3.87	3.79	3.71	3.96

Service Level Cap	10-Year Forecast
Forecast Population Growth (2019 to 2029)	4,812
Average Service Level (\$ per Capita)	\$ 874.07
Service Level Cap	\$ 4,205,919

Draft Development Charges Background Study – Township of West Lincoln



TABLE B.2.6 CAPITAL COSTS INCLUDED IN DEVELOPMENT CHARGES CALCULATION - RECREATION FACILITIES



Township of West Lincoln Development Charges Study

Capital Project Description	Year Required	Gross Project Cost	Grants Subsidies and Other Contributions	Net Municipal Capital Costs	Less:		Total Development Recoverable Costs	Less:		Total Development Recoverable Costs Net of Stat Deductions	Previously Reduction & Deduction Uncommitted Reserve Balance	Total Development Recoverable Costs Net of Reserves	Post Period Capacity	Total Development Cost Adjustment Due to Service Level Cap	DC Eligible Costs	
					Benefit to Existing			Other (e.g. 10%)							Residential Share	Non-Res. Share
					\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	95%	5%
Multi-Use Recreation Site	2019	\$ 20,061,600		\$ 20,061,600	\$ 10,432,032	\$ 9,629,568	\$ 962,957	\$ 8,666,611	\$ 2,194,190	\$ 6,472,421	\$ 2,350,582	\$ 4,151,983	\$ 3,944,384	\$ 207,599		
Wellandport Community Centre	2025	\$ 952,000		\$ 952,000	\$ 856,800	\$ 95,200	\$ 9,520	\$ 85,680	\$ 1,599	\$ 84,081	\$ -	\$ 53,937	\$ 51,240	\$ 2,697		
Total Estimated Capital Costs		\$ 21,013,600	\$ -	\$ 21,013,600	\$ 11,288,832	\$ 9,724,768	\$ 972,477	\$ 8,752,291	\$ 2,195,790	\$ 6,556,501	\$ 2,350,582	\$ 4,205,919	\$ 3,995,624	\$ 210,296		

Appendix B.3 – LIBRARY SERVICES

Draft Development Charges Background Study – Township of West Lincoln



Table B.3.1 Calculation of Service Standards - Library Facilities
Township of West Lincoln



Unit Measure: ft² of building area

Quantity Measure

1.64%

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018 Value with land site works, etc. (\$/unit)
Smithville Branch	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	\$ 318
Caistor New Library Building	3,154	3,154	3,154	3,154	3,154	3,154	3,154	3,154	3,154	3,154	\$ 318
Caistor Former Library Building	-	-	-	-	-	-	-	-	-	-	\$ -
Wellandport - Library Only	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$ 318
Total	6,754	6,754	6,754	6,754	6,754	6,754	6,754	6,754	6,754	6,754	
Total Value \$	\$ 2,147,772	\$ 2,147,772	\$ 2,147,772	\$ 2,147,772	\$ 2,147,772	\$ 2,147,772	\$ 2,147,772	\$ 2,147,772	\$ 2,147,772	\$ 2,147,772	\$ 2,147,772

10-Year (2009-2018) Historical Service Level (\$/ Capita)

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Average
Population	13,636	13,770	13,917	14,086	14,228	14,337	14,446	14,665	14,994	15,324	
Value per Capita	\$ 157.51	\$ 155.97	\$ 154.33	\$ 152.48	\$ 150.95	\$ 149.81	\$ 148.68	\$ 146.46	\$ 143.24	\$ 140.16	\$ 149.96
Square Footage per Capita	0.50	0.49	0.49	0.48	0.47	0.47	0.47	0.46	0.45	0.44	0.47

Service Level Cap	10 Year
Forecast Population Growth (2019 to 2029)	4,812
Average Service Level (\$ per Capita)	\$ 149.96
Service Level Cap	\$ 721,582

Draft Development Charges Background Study – Township of West Lincoln



TABLE B.3.2 CAPITAL COSTS INCLUDED IN DEVELOPMENT CHARGES CALCULATION - LIBRARY FACILITIES



Township of West Lincoln Development Charges Study

Capital Project Description	Year Required	Gross Project Cost	Grants Subsidies and Other Contributions	Net Municipal Capital Costs	Less:	Total Development Recoverable Costs	Less:	Total Development Recoverable Costs Net of Stat Deductions	Previously Reduction & Deduction Uncommitted Reserve Balance	Total Development Recoverable Costs Net of Reserves	Post Period Capacity	Total Development Cost Adjustment Due to Service Level Cap	DC Eligible Costs	
					Benefit to Existing		Other(e.g. 10%)						Residential Share	Non-Res. Share
					\$		\$						95%	5%
Library_Wellandport - Addition of 2,000 sqft to building	2019	\$ 1,338,000	\$ 440,000	\$ 898,000	\$ 616,022	\$ 281,978	\$ 28,198	\$ 253,780	\$ 6,358	\$ 247,422	\$ -	\$ 120,327	\$ 114,310	\$ 6,016
smithville	2019	\$ 3,176,300		\$ 3,176,300	\$ 1,588,150	\$ 1,588,150	\$ 158,815	\$ 1,429,335	\$ 193,001	\$ 1,236,334	\$ 762,174	\$ 601,256	\$ 571,193	\$ 30,063
Total Estimated Capital Costs		\$ 4,514,300	\$ 440,000	\$ 4,074,300	\$ 2,204,172	\$ 1,870,128	\$ 187,013	\$ 1,683,115	\$ 199,359	\$ 1,483,756	\$ 762,174	\$ 721,582	\$ 685,503	\$ 36,079

Draft Development Charges Background Study – Township of West Lincoln



Table B.3.3 Calculation of Service Standards - Library Materials
Township of West Lincoln



Unit Measure: Number of Library Collections
Quantity Measure

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018 Value (\$/Unit)
Books	53,737	54,767	55,108	50,558	52,000	44,088	45,780	41,389	38,612	38,612	\$ 36
References	133	129	131	125	130	314	398	-	260	260	\$ 36
Periodicals	100	101	102	102	103	68	74	68	64	64	\$ 41
Electronic Media	1,793	1,971	2,005	2,010	2,400	3,939	4,301	4,180	4,368	4,368	\$ 31
Total	55,763	56,968	57,346	52,795	54,633	48,409	50,553	45,637	43,304	43,304	
Total Value \$	\$ 2,007,501	\$ 2,050,156	\$ 2,063,653	\$ 1,899,075	\$ 1,963,523	\$ 1,730,349	\$ 1,806,032	\$ 1,628,876	\$ 1,543,529	\$ 1,543,529	1.64%

10-Year (2009-2018) Historical Service Level (\$/Capita)

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Average
Population	13,636	13,770	13,917	14,086	14,228	14,337	14,446	14,665	14,994	15,324	
Value Per Capita	\$ 147.22	\$ 148.89	\$ 148.28	\$ 134.82	\$ 138.00	\$ 120.70	\$ 125.02	\$ 111.07	\$ 102.94	\$ 100.73	\$ 127.77

Service Level Cap	10 Year
Forecast Population Growth (2019 to 2029)	4,812
Average Service Level (\$ per Capita)	\$ 127.77
Service Level Cap	\$ 614,801

Draft Development Charges Background Study – Township of West Lincoln



TABLE B.3.4 CAPITAL COSTS INCLUDED IN DEVELOPMENT CHARGES CALCULATION - LIBRARY MATERIALS



Township of West Lincoln Development Charges Study

Capital Project Description	Year Required	Gross Project Cost	Grants Subsidies and Other Contributions	Net Municipal Capital Costs	Less:		Total Development Recoverable Costs	Less:		Total Development Recoverable Costs Net of Stat Deductions	Deduction Uncommitted Reserve Balance	Total Development Recoverable Costs Net of Reserves	Post Period Capacity	Total Development Cost Adjustment Due to Service Level Cap	DC Eligible Costs	
					Benefit to Existing	Other(e.g. 10%)		Residential Share	Non-Res. Share							
					\$	\$		95%	5%							
Library_Smithville - Addition to printed collection	2019-2028	\$ 144,000		\$ 144,000	\$ -	\$ 14,400	\$ 144,000	\$ 129,600	\$ 14,400	\$ 129,600	\$ 3,247	\$ 126,353	\$ -	\$ 126,353	\$ 120,035	\$ 6,318
Library_Caistorville - Addition to printed collection	2019-2028	\$ 76,500		\$ 76,500	\$ -	\$ 7,650	\$ 76,500	\$ 68,850	\$ 7,650	\$ 68,850	\$ 1,725	\$ 67,125	\$ -	\$ 67,125	\$ 63,769	\$ 3,356
Library_Wellandport - Addition to printed collection	2019-2028	\$ 91,500		\$ 91,500	\$ -	\$ 9,150	\$ 91,500	\$ 82,350	\$ 9,150	\$ 82,350	\$ 2,063	\$ 80,287	\$ -	\$ 80,287	\$ 76,272	\$ 4,014
Total Estimated Capital Costs		\$ 312,000	\$ -	\$ 312,000	\$ -	\$ 31,200	\$ 312,000	\$ 280,800	\$ 31,200	\$ 280,800	\$ 7,035	\$ 273,765	\$ -	\$ 273,765	\$ 260,076	\$ 13,688

Appendix B.4 – FIRE PROTECTION SERVICES

Draft Development Charges Background Study – Township of West Lincoln



Table B.4.1 Calculation of Service Standards - Fire Facilities
Township of West Lincoln



Unit Measure: Value of Building Area Per Capita

Inventory (Square Feet - ft²) & Value

1.64%

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018 Value with land site works, etc. (\$/unit)
Smithville Fire Hall - old	6,755	6,755									\$ 258
Caistor Fire Station	4,985	4,985	4,985	4,985	4,985	4,985	4,985	4,985	4,985	4,985	\$ 258
Smithville Fire Hall			10,365	10,365	10,365	10,365	10,365	10,365	10,365	10,365	\$ 258
Total	11,740	11,740	15,350	15,350	15,350	15,350	15,350	15,350	15,350	15,350	
Total Value \$	\$ 3,028,920	\$ 3,028,920	\$ 3,960,300	\$ 3,960,300	\$ 3,960,300	\$ 3,960,300	\$ 3,960,300	\$ 3,960,300	\$ 3,960,300	\$ 3,960,300	

10-Year (2009-2018) Historical Service Level (\$/ Capita)

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Average
Population	13,636	13,770	13,917	14,086	14,228	14,337	14,446	14,665	14,994	15,324	
Square Footage per Population	0.86	0.85	1.10	1.09	1.08	1.07	1.06	1.05	1.02	1.00	1.02
Per Capita Service Level (\$/Capita)	\$ 222.13	\$ 219.97	\$ 284.57	\$ 281.16	\$ 278.35	\$ 276.24	\$ 274.15	\$ 270.05	\$ 264.12	\$ 258.44	\$ 262.92

Service Level Cap	10 Year
Forecast Population Growth (2019 to 2029)	4,812
Total Forecast Population Growth	4,812
10-Year Average Service Level (\$ per Capita)	\$ 262.92
Service Level Cap	\$ 1,265,120

Draft Development Charges Background Study – Township of West Lincoln



Township of West Lincoln Development Charges Study

Capital Project Description	Year Required	Gross Project Cost	Grants Subsidies and Other Contributions	Net Municipal Capital Costs	Less:	Total Development Recoverable Costs	Less:	Total Development Recoverable Costs Net of Stat Deductions	Deduction Uncommitted Reserve Balance	Total Development Recoverable Costs Net of Reserves	Post Period Capacity	Total Development Cost Adjustment Due to Service Level Cap	DC Eligible Costs	
					Benefit to Existing		Other(e.g. 10%)						Residential Share	Non-Res. Share
					\$		\$						79%	21%
Caistor Fire Hall - Replacement	2020	\$ 1,880,000		\$ 1,880,000	\$ 1,165,600	\$ 714,400	\$ -	\$ 714,400	\$ 256,195	\$ 458,205	\$ -	\$ 458,205	\$ 362,166	\$ 96,038
Total Estimated Capital Costs		\$ 1,880,000	\$ -	\$ 1,880,000	\$ 1,165,600	\$ 714,400	\$ -	\$ 714,400	\$ 256,195	\$ 458,205	\$ -	\$ 458,205	\$ 362,166	\$ 96,038

Draft Development Charges Background Study – Township of West Lincoln



Table B.4.3 - Calculation of Service Standards - Fire Equipment

Township of West Lincoln



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

Inventory (No. of Equipment)

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018 Value (\$/unit)	1.64%	
Fire Department - Uniform	47	47	47	47	47	47	47	47	47	47	47	\$ 3,400	
Stn 2 - Cistern	1	1	1	1	1	1	1	1	1	1	1	\$ 18,300	
Fire Hoses	15	15	15	15	15	15	15	15	15	15	15	\$ 2,200	
Portable Pump	1	1	1	1	1	1	1	1	1	1	1	\$ 9,500	
Extrication Stabilization Kit			2	2	2	2	2	2	2	2	2	\$ 6,600	
Thermo Imaging Camera			2	2	2	2	2	2	2	2	2	\$ 11,000	
Infr. Red Ice Temp. Controller			1	1	1	1	1	1	1	1	1	\$ 8,200	
Fire - Bunker Gear (Pooled 10 Years)	47	47	47	47	47	47	47	47	47	47	47	\$ 1,900	
Fire - SCBA Cylinder	90	90	90	90	90	90	90	90	90	90	90	\$ 1,300	
Fire - SCBA (Pooled 10 Years)	35	35	35	35	35	35	35	35	35	35	35	\$ 8,000	
Portable Pump				1	1	1	1	1	1	1	1	\$ 9,500	
Beavercreek Cistern	1	1	1	1	1	1	1	1	1	1	1	\$ 18,300	
David Street Cistern	1	1	1	1	1	1	1	1	1	1	1	\$ 18,300	
Attema Cistern	1	1	1	1	1	1	1	1	1	1	1	\$ 18,300	
Meadowview Cistern	1	1	1	1	1	1	1	1	1	1	1	\$ 18,300	
Brohman Court Cistern	2	2	2	2	2	2	2	2	2	2	2	\$ 18,300	
Penny Lane Cistern	1	1	1	1	1	1	1	1	1	1	1	\$ 18,300	
Grassie Estates Cistern - Michael Street	1	1	1	1	1	1	1	1	1	1	1	\$ 18,300	
Grassie Estates Cistern - Sheridan Crescent	1	1	1	1	1	1	1	1	1	1	1	\$ 18,300	
Small Equipment - Training Room					1	1	1	1	1	1	1	\$ 7,900	
Equipment - Confined Space Rescue					1	1	1	1	1	1	1	\$ 10,500	
Total	245	245	250	251	253	253	253	253	253	253	253		
Total Value \$	\$ 871,600	\$ 871,600	\$ 915,000	\$ 924,500	\$ 942,900	\$ 942,900	\$ 942,900	\$ 942,900	\$ 942,900	\$ 942,900	\$ 942,900		

10-Year (2009-2018) Historical Service Level (\$/ Capita)

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Average
Population	13,636	13,770	13,917	14,086	14,228	14,337	14,446	14,665	14,994	15,324	
Total Historic Population	13,636	13,770	13,917	14,086	14,228	14,337	14,446	14,665	14,994	15,324	
Per Capita Service Level (\$/Capita)	\$ 63.92	\$ 63.30	\$ 65.75	\$ 65.63	\$ 66.27	\$ 65.77	\$ 65.27	\$ 64.30	\$ 62.88	\$ 61.53	\$ 64.46

Service Level Cap	10 Year
Forecast Population Growth (2019 to 2029)	4,812
Total Forecast Population Growth	4,812
10-Year Average Service Level (\$ per Capita)	\$ 64.46
Service Level Cap	\$ 310,183

Draft Development Charges Background Study – Township of West Lincoln



Township of West Lincoln Development Charges Study

Capital Project Description	Year Required	Gross Project Cost	Grants Subsidies and Other Contributions	Net Municipal Capital Costs	Less:	Total Development Recoverable Costs	Less:	Total Development Recoverable Costs Net of Stat Deductions	Deduction Uncommitted Reserve Balance	Total Development Recoverable Costs Net of Reserves	Post Period Capacity	Total Development Cost Adjustment Due to Service Level Cap	DC Eligible Costs	
					Benefit to Existing		Other (e.g. 10%)						Residential Share	Non-Res. Share
					\$		\$						79%	21%
Extraction Equipment - New	2021	\$ 80,000		\$ 80,000	\$ -	\$ 80,000	\$ -	\$ 80,000	\$ 28,689	\$ 51,311	\$ -	\$ 51,311	\$ 40,556	\$ 10,755
Equipment & Gear for 10 additional Firefighters	2021	\$ 136,300		\$ 136,300	\$ -	\$ 136,300	\$ -	\$ 136,300	\$ 48,879	\$ 87,421	\$ -	\$ 87,421	\$ 69,098	\$ 18,323
Total Estimated Capital Costs		\$ 216,300	\$ -	\$ 216,300	\$ -	\$ 216,300	\$ -	\$ 216,300	\$ 77,569	\$ 138,731	\$ -	\$ 138,731	\$ 109,654	\$ 29,078

Draft Development Charges Background Study – Township of West Lincoln



Table B.4.5 - Calculation of Service Standards - Fire Vehicles

Township of West Lincoln



1.64%

Unit Measure: Value of Fire Protection Vehicles Per Capita
Inventory (No. of Vehicles) & Value

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018 Value (\$/vehicles)
International Fire Pumper	1	1	1	1	1	1	1	1	1	1	\$ 568,200
Dodge Truck - Deputy Chief Vehicle				1	1	1	1	1	1	1	\$ 41,300
Dodge Truck - Chief's Vehicle		1	1	1	1	1	1	1	1	1	\$ 41,300
Ford 150 Squad			1	1	1	1	1	1	1	1	\$ 41,300
Chev. Tank Fire Truck	1	1							-	-	\$ 464,900
GMC Rescue Van	1	1	1	1	1	1	1				\$ 555,600
2016 Spartan Chasis								1	1	1	\$ 555,600
Chev. Astro Van - Deputy Vehicle	1	1	1						-	-	\$ 41,300
Freightliner Tanker	1	1	1	1	1	1	1	1	1	1	\$ 464,900
Silver Fox Rescue Pumper	1	1	1	1	1	1	1	1	1	1	\$ 568,200
Ford F550 Rescue Truck	1	1	1	1	1	1	1	1	1	1	\$ 50,000
Expedition - Chief Vehicle	1								-	-	\$ 41,300
1992 Emergency One Hurricane Aerial					1	1	1	1	1	1	\$ 1,033,100
2000 Hitman Trailer	1	1	1	1	1	1	1	1	1	1	\$ 15,500
Freightliner Tanker			1	1	1	1	1	1	1	1	\$ 464,900
Total	9	9	10	10	11	11	11	11	11	11	
Total Value \$	\$ 2,769,900	\$ 2,769,900	\$ 2,811,200	\$ 2,811,200	\$ 3,844,300	\$ 3,844,300	\$ 3,844,300	\$ 3,844,300	\$ 3,844,300	\$ 3,844,300	\$ 3,844,300

10-Year (2009-2018) Historical Service Level (\$/ Capita)

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Average
Population	13,636	13,770	13,917	14,086	14,228	14,337	14,446	14,665	14,994	15,324	
Employment	-	-	-	-	-	-	-	-	-	-	
Total Historic Population & Employment*	13,636	13,770	13,917	14,086	14,228	14,337	14,446	14,665	14,994	15,324	
Per Capita & Employment Service Level (\$/Capita & Employment)	\$ 203.13	\$ 201.15	\$ 202.00	\$ 199.58	\$ 270.19	\$ 268.15	\$ 266.12	\$ 262.14	\$ 256.38	\$ 250.87	\$ 237.97

Service Level Cap	10 Year
Forecast Population Growth (2019 to 2029)	4,812
Total Forecast Population and Employment Growth	4,812
10-Year Average Service Level (\$ per Capita)	\$ 238
Service Level Cap	\$ 1,145,091

Draft Development Charges Background Study – Township of West Lincoln



TABLE B.4.6 CAPITAL COSTS INCLUDED IN DEVELOPMENT CHARGES CALCULATION - FIRE VEHICLES



Township of West Lincoln Development Charges Study

Capital Project Description	Year Required	Gross Project Cost	Grants Subsidies and Other Contributions	Net Municipal Capital Costs	Less:	Total Development Recoverable Costs	Less:	Total Development Recoverable Costs Net of Stat Deductions	Deduction Uncommitted Reserve Balance	Total Development Recoverable Costs Net of Reserves	Post Period Capacity	Total Development Cost Adjustment Due to Service Level Cap	DC Eligible Costs	
					Benefit to Existing		Other(e.g. 10%)						Residential Share	Non-Res. Share
					\$		\$						79%	21%
Fire Pumper	2019	\$ 700,000		\$ 700,000	\$ 480,195	\$ 219,805	\$ -	\$ 219,805	\$ 78,826	\$ 140,979	\$ -	\$ 140,979	\$ 111,430	\$ 29,549
Total Estimated Capital Costs		\$ 700,000	\$ -	\$ 700,000	\$ 480,195	\$ 219,805	\$ -	\$ 219,805	\$ 78,826	\$ 140,979	\$ -	\$ 140,979	\$ 111,430	\$ 29,549

Appendix B.5 – PUBLIC WORKS SERVICES

Draft Development Charges Background Study – Township of West Lincoln



Table B.5.1 - Calculation of Service Standards - Public Works Facilities
Township of West Lincoln



Unit Measure: ft² of building area

Quantity Measure

1.64%

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018 Value (\$/sq.ft with land site works etc.)
	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	
Smithville Depot	10,529	10,529	10,529	10,529	10,529	10,529	10,529	10,529	10,529	10,529	\$ 280
Salt Depot (2)	3,176	3,176	3,176	3,176	3,176	3,176	3,176	3,176	3,176	3,176	\$ 20
Water Dept. Storage Building	601	601	601	601	601	601	601	601	601	601	\$ 70
Truck Filling Station	344	344	344	344	344	344	344	344	344	344	\$ 160
Total	14,650	14,650	14,650	14,650	14,650	14,650	14,650	14,650	14,650	14,650	
Total Value \$	\$ 3,108,750	\$ 3,108,750	\$ 3,108,750	\$ 3,108,750	\$ 3,108,750	\$ 3,108,750	\$ 3,108,750	\$ 3,108,750	\$ 3,108,750	\$ 3,108,750	

10-Year (2009-2018) Historical Service Level (\$/ Capita)

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Average
Population	13,636	13,770	13,917	14,086	14,228	14,337	14,446	14,665	14,994	15,324	
Value per capita	\$ 227.98	\$ 225.76	\$ 223.38	\$ 220.71	\$ 218.50	\$ 216.84	\$ 215.21	\$ 211.99	\$ 207.33	\$ 202.87	\$ 217.06
Square Footage per capita	1.07	1.06	1.05	1.04	1.03	1.02	1.01	1.00	0.98	0.96	1.02

Service Level Cap	10 Year
Forecast Population Growth (2019 to 2029)	4,812
Average Service Level (\$ per Capita)	\$ 217.06
Service Level Cap	\$ 1,044,440

Draft Development Charges Background Study – Township of West Lincoln



TABLE B.5.2 CAPITAL COSTS INCLUDED IN DEVELOPMENT CHARGES CALCULATION - PUBLIC WORKS FACILITIES



Township of West Lincoln Development Charges Study

Capital Project Description	Year Required	Gross Project Cost	Grants Subsidies and Other Contributions	Net Municipal Capital Costs	Less:		Total Development Recoverable Costs	Less:		Total Development Recoverable Costs Net of Stat Deductions	Deduction Uncommitted Reserve Balance	Total Development Recoverable Costs Net of Reserves	Post Period Capacity	Total Development Cost Adjustment Due to Service Level Cap	DC Eligible Costs	
					Benefit to Existing	Other (e.g. 10%)		Residential Share	Non-Res. Share							
					\$	\$		79%	21%							
Smithville Depot Expansion- addition of two bays	2026	\$ 1,484,000		\$ 1,484,000	\$ 742,000		\$ 742,000	\$ -		\$ 742,000		\$ 742,000	\$ -	\$ 742,000	\$ 586,479	\$ 155,521
Salt Depot	2026	\$ 73,000		\$ 73,000	\$ -		\$ 73,000	\$ -		\$ 73,000		\$ 73,000	\$ -	\$ 73,000	\$ 57,699	\$ 15,301
Total Estimated Capital Costs		\$ 1,557,000	\$ -	\$ 1,557,000	\$ 742,000		\$ 815,000	\$ -		\$ 815,000	\$ -	\$ 815,000	\$ -	\$ 815,000	\$ 644,178	\$ 170,822

Draft Development Charges Background Study – Township of West Lincoln



TABLE B.5.4 CAPITAL COSTS INCLUDED IN DEVELOPMENT CHARGES CALCULATION - VEHICLES



Township of West Lincoln Development Charges Study

Capital Project Description	Year Required	Gross Project Cost	Grants Subsidies and Other Contributions	Net Municipal Capital Costs	Less:	Total Development Recoverable Costs	Less:	Total Development Recoverable Costs Net of Stat Deductions	Deduction Uncommitted Reserve Balance	Total Development Recoverable Costs Net of Reserves	Post Period Capacity	Total Development Cost Adjustment Due to Service Level Cap	DC Eligible Costs	
					Benefit to Existing		Other(e.g. 10%)						Residential Share	Non-Res. Share
					\$		\$						79%	21%
Pickup Truck - New to fleet	2019	\$ 72,000		\$ 72,000	\$ -	\$ 72,000	\$ -	\$ 72,000		\$ 72,000	\$ -	\$ 72,000	\$ 56,909	\$ 15,091
Road Roller - new	2019	\$ 81,000		\$ 81,000	\$ -	\$ 81,000	\$ -	\$ 81,000		\$ 81,000	\$ -	\$ 81,000	\$ 64,023	\$ 16,977
Pickup Truck - addition to Fleet	2020	\$ 42,000		\$ 42,000	\$ -	\$ 42,000	\$ -	\$ 42,000		\$ 42,000	\$ -	\$ 42,000	\$ 33,197	\$ 8,803
Tandem Truck and Plow Unit - Addition to Fleet	2022	\$ 300,000		\$ 300,000	\$ -	\$ 300,000	\$ -	\$ 300,000		\$ 300,000	\$ -	\$ 300,000	\$ 237,121	\$ 62,879
Sidewalk Tractor and Attachment - Addition to Fleet	2021	\$ 170,000		\$ 170,000	\$ -	\$ 170,000	\$ -	\$ 170,000		\$ 170,000	\$ -	\$ 170,000	\$ 134,368	\$ 35,632
Grade All 4x4- Excavator for ditches and tree trimming - Addition to Fleet	2026	\$ 600,000		\$ 600,000	\$ -	\$ 600,000	\$ -	\$ 600,000		\$ 600,000	\$ -	\$ 600,000	\$ 474,242	\$ 125,758
Total Estimated Capital Costs		\$ 1,265,000	\$ -	\$ 1,265,000	\$ -	\$ 1,265,000	\$ -	\$ 1,265,000	\$ -	\$ 1,265,000	\$ -	\$ 1,265,000	\$ 999,860	\$ 265,140

Appendix B.6 – ROADS AND RELATED SERVICES

Draft Development Charges Background Study – Township of West Lincoln



TABLE B.6.1 CAPITAL COSTS INCLUDED IN DEVELOPMENT CHARGES CALCULATION - ROADS



Township of West Lincoln Development Charges Study

Capital Project Description	Year Required	Gross Project Cost	Grants Subsidies and Other Contributions	Net Municipal Capital Costs	Less:		Total Development Recoverable Costs	Total Development Recoverable Costs Net of Stat Deductions	Deduction Uncommitted Reserve Balance	Total Development Recoverable Costs Net of Reserves	Post Period Capacity	Total Development Cost Adjustment Due to Service Level Cap	DC Eligible Costs	
					Benefit to Existing	Other(e.g. 10%)							79%	Non-Res. Share 21%
<i>Roadways</i>														
General Road Improvements	2019-2029	\$ 8,572,500		\$ 8,572,500	\$ 7,715,250	\$ 857,250	\$ 857,250	\$ 118,637	\$ 738,613	\$ -	\$ 738,613	\$ 583,802	\$ 154,811	
SG RD 6: Extension for Urban Boundary Expansion - From: HWY20 To: Spring Creek Rd	2023	\$ 885,000		\$ 885,000	\$ -	\$ 885,000	\$ -	\$ 885,000	\$ 122,477	\$ 762,523	\$ -	\$ 762,523	\$ 602,700	\$ 159,823
Spring Creek Rd : Reconstruction and Road Urbanization - From: Regional Rd 14 To: Hornak Rd	2023	\$ 365,000		\$ 365,000	\$ -	\$ 365,000	\$ -	\$ 365,000	\$ 50,513	\$ 314,487	\$ -	\$ 314,487	\$ 248,571	\$ 65,916
Spring Creek Rd Extension: New Road for Urban Boundary Expansion - From: Hornak Rd To: SG Rd 6	2023	\$ 3,306,000		\$ 3,306,000	\$ -	\$ 3,306,000	\$ -	\$ 3,306,000	\$ 457,525	\$ 2,848,475	\$ -	\$ 2,848,475	\$ 2,251,442	\$ 597,032
<i>Bridges and Culverts</i>														
North Creek Trail Bridge	2026	\$ 750,000		\$ 750,000	\$ 514,495	\$ 235,505	\$ -	\$ 235,505	\$ 32,592	\$ 202,913	\$ -	\$ 202,913	\$ 160,383	\$ 42,530
Provision for Bridge Rehabilitation and Replacement	2019-2029	\$ 2,994,000		\$ 2,994,000	\$ 2,694,600	\$ 299,400	\$ -	\$ 299,400	\$ 41,435	\$ 257,965	\$ -	\$ 257,965	\$ 203,896	\$ 54,069
Pedestrian Trial Bridge - Forestview	2019	\$ 40,000	\$ -	\$ 40,000	\$ 27,440	\$ 12,560	\$ -	\$ 12,560	\$ 1,738	\$ 10,822	\$ -	\$ 10,822	\$ 8,554	\$ 2,268
SG RD 6 - Extension - From: HWY20 To: Spring Creek Rd New Bridge over CPR Railway for Urban Bou	2023	\$ 3,000,000		\$ 3,000,000	\$ -	\$ 3,000,000	\$ -	\$ 3,000,000	\$ 415,177	\$ 2,584,823	\$ -	\$ 2,584,823	\$ 2,043,051	\$ 541,772
<i>Sidewalks</i>														
RR 20 West St (north side) - From: Wade Rd To: South Grimsby Rd 5 - 600m-upgrade	2019	\$ 225,000		\$ 225,000	\$ 154,348	\$ 70,652	\$ -	\$ 70,652	\$ 9,778	\$ 60,874	\$ -	\$ 60,874	\$ 48,115	\$ 12,759
RR 20 West St (South side) - From: 280 West St To: Griffin St - 775m	2019	\$ 280,000		\$ 280,000	\$ 192,078	\$ 87,922	\$ -	\$ 87,922	\$ 12,168	\$ 75,754	\$ -	\$ 75,754	\$ 59,876	\$ 15,878
RR 63 Canborough Rd - From: House # 5103 To: House # 5065 - 250m-upgrade	2021	\$ 250,000		\$ 250,000	\$ 171,498	\$ 78,502	\$ -	\$ 78,502	\$ 10,864	\$ 67,638	\$ -	\$ 67,638	\$ 53,461	\$ 14,177
Brock St (East side) - From: RR 20 To: North End - 375m	2021	\$ 250,000		\$ 250,000	\$ 171,498	\$ 78,502	\$ -	\$ 78,502	\$ 10,864	\$ 67,638	\$ -	\$ 67,638	\$ 53,461	\$ 14,177
Colver St (North side) - From: Wade Rd To: Canborough St - 450m NEW	2022	\$ 230,000		\$ 230,000	\$ 157,778	\$ 72,222	\$ -	\$ 72,222	\$ 9,995	\$ 62,227	\$ -	\$ 62,227	\$ 49,184	\$ 13,043
SG Rd 6 - From: Gateway Ave To: Highway 20-new	2019	\$ 85,000		\$ 85,000	\$ 58,309	\$ 26,691	\$ -	\$ 26,691	\$ 3,694	\$ 22,997	\$ -	\$ 22,997	\$ 18,177	\$ 4,820
SG RD 6 - Extension - From: Highway 20 To: Spring Creek Rd-new	2023	\$ 354,000		\$ 354,000	\$ -	\$ 354,000	\$ -	\$ 354,000	\$ 48,991	\$ 305,009	\$ -	\$ 305,009	\$ 241,080	\$ 63,929
Spring Creek Rd - From: Regional Rd 14 To: Hornak Rd-new	2023	\$ 145,000		\$ 145,000	\$ 99,469	\$ 45,531	\$ -	\$ 45,531	\$ 6,301	\$ 39,230	\$ -	\$ 39,230	\$ 31,007	\$ 8,222
Spring Creek Rd Extension - From: Hornak Rd To: South Grimsby Rd 6	2023	\$ 1,322,400		\$ 1,322,400	\$ -	\$ 1,322,400	\$ -	\$ 1,322,400	\$ 183,010	\$ 1,139,390	\$ -	\$ 1,139,390	\$ 900,577	\$ 238,813
Townline Rd - From: Harvest Gate To: Leisureplex - 360m	2023	\$ 188,000		\$ 188,000	\$ 128,967	\$ 59,033	\$ -	\$ 59,033	\$ 8,170	\$ 50,864	\$ -	\$ 50,864	\$ 40,203	\$ 10,661
Industrial Pkwy - From: RR 20 To: RR Tracks - 420m-new	2024	\$ 170,000		\$ 170,000	\$ 116,619	\$ 53,381	\$ -	\$ 53,381	\$ 7,388	\$ 45,994	\$ -	\$ 45,994	\$ 36,354	\$ 9,640
McMurchie Ln - From: Griffin St To: End - 60m-new	2024	\$ 25,000		\$ 25,000	\$ 17,150	\$ 7,850	\$ -	\$ 7,850	\$ 1,086	\$ 6,764	\$ -	\$ 6,764	\$ 5,346	\$ 1,418
Northridge Dr (South side) - From: South Grimsby Rd 5 To: Bulb - 310m-new	2025	\$ 130,000		\$ 130,000	\$ 89,179	\$ 40,821	\$ -	\$ 40,821	\$ 5,649	\$ 35,172	\$ -	\$ 35,172	\$ 27,800	\$ 7,372
RR 14 Station St (West side) - From: Hornak Rd To: Spring Creek Rd-new	2026	\$ 10,000		\$ 10,000	\$ 6,860	\$ 3,140	\$ -	\$ 3,140	\$ 435	\$ 2,706	\$ -	\$ 2,706	\$ 2,138	\$ 567
Highway 20 (south side) - From: SG Rd 5 To: East to Existing Sidewalk	2027	\$ 725,000		\$ 725,000	\$ 362,500	\$ 362,500	\$ -	\$ 362,500	\$ 50,167	\$ 312,333	\$ -	\$ 312,333	\$ 246,869	\$ 65,464
HWY 20 (south side) from S.G. Road 6 to Streamside Drive - 256 m	2020	\$ 85,000	\$ 77,000	\$ 8,000	\$ -	\$ 8,000	\$ -	\$ 8,000	\$ 1,107	\$ 6,893	\$ -	\$ 6,893	\$ 5,448	\$ 1,445
Northridge Drive - From: SG Rd 5 To: Bulb-new	2027	\$ 184,000		\$ 184,000	\$ 126,223	\$ 57,777	\$ -	\$ 57,777	\$ 7,996	\$ 49,781	\$ -	\$ 49,781	\$ 39,347	\$ 10,434
Orland Drive - From: Northridge Dr To: Westlea Drive-new	2027	\$ 45,000		\$ 45,000	\$ 30,870	\$ 14,130	\$ -	\$ 14,130	\$ 1,956	\$ 12,175	\$ -	\$ 12,175	\$ 9,623	\$ 2,552
RR 14 Station St (west side) - From: Hornak Rd To: Spring Creek Rd - 500m	2027	\$ 205,000		\$ 205,000	\$ 140,629	\$ 64,371	\$ -	\$ 64,371	\$ 8,909	\$ 55,463	\$ -	\$ 55,463	\$ 43,838	\$ 11,625
SG Rd 6 - From: Townline Rd To: Gateway Ave-new	2027	\$ 1,045,000		\$ 1,045,000	\$ 716,863	\$ 328,137	\$ -	\$ 328,137	\$ 45,412	\$ 282,726	\$ -	\$ 282,726	\$ 223,467	\$ 59,259
Total Estimated Capital Costs		\$ 25,865,900	\$ 77,000	\$ 25,788,900	\$ 13,692,622	\$ 12,096,278	\$ -	\$ 12,096,278	\$ 1,674,033	\$ 10,422,245	\$ -	\$ 10,422,245	\$ 8,237,771	\$ 2,184,474

Draft Development Charges Background Study – Township of West Lincoln



Township of West Lincoln
Calculation of Service Standards



Service: Parking Spaces
Unit Measure: No. of spaces
Quantity Measure

1.64%

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2018 Value (\$/space)
Convenience Street	36	36	36	36	36	36	36	36	36	36	\$ 12,300
CIBC	26	26	26	26	26	26	26	26	26	26	\$ 10,300
Total	62	62	62	62	62	62	62	62	62	62	
Total Value	\$ 710,600	\$ 710,600	\$ 710,600	\$ 710,600	\$ 710,600	\$ 710,600	\$ 710,600	\$ 710,600	\$ 710,600	\$ 710,600	

10-Year (2009-2018) Historical Service Level (\$/ Capita)

Description	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Average
Population	13,636	13,770	13,917	14,086	14,228	14,337	14,446	14,665	14,994	15,324	
Value Per Capita	\$ 52.11	\$ 51.60	\$ 51.06	\$ 50.45	\$ 49.94	\$ 49.57	\$ 49.19	\$ 48.46	\$ 47.39	\$ 46.37	\$ 49.61

Service Level Cap	10 Year
Forecast Population Growth (2019 to 2029)	4,812
10-Year Average Service Level (\$ per Capita)	\$ 49.61
Maximum Amount before Capacity Deductions (\$)	\$ 238,739
Less: Uncommitted Capacity	
Maximum DC Eligible Amount (\$)	\$ 238,739

Appendix B.7 – STORM SEWER SERVICES

Draft Development Charges Background Study – Township of West Lincoln



TABLE B.7 CAPITAL COSTS INCLUDED IN DEVELOPMENT CHARGES CALCULATION - STORM SEWER SERVICES



Township of West Lincoln Development Charges Study

Capital Project Description	Year Required	Gross Project Cost	Grants Subsidies and Other Contributions	Net Municipal Capital Costs	Less:		Total Development Recoverable Costs Net of Stat Deductions	Deduction Uncommitted Reserve Balance	Total Development Recoverable Costs Net of Reserves	Post Period Capacity	Total Development Cost Adjustment Due to Service Level Cap	DC Eligible Costs		
					Benefit to Existing	Total Development Recoverable Costs						Other (e.g. 10%)	Residential Share	Non-Res. Share
					\$	\$						\$	79%	21%
Colver St: Canborough St to Wade Rd	2023	\$ 305,000		\$ 305,000	\$ 274,500	\$ 30,500	\$ -	\$ 30,500	\$ 828	\$ 29,672	\$ -	\$ 29,672	\$ 23,452	\$ 6,219
McMurchie Ln: Storm Drainage Improvements	2025	\$ 115,000		\$ 115,000	\$ 103,500	\$ 11,500	\$ -	\$ 11,500	\$ 312	\$ 11,188	\$ -	\$ 11,188	\$ 8,843	\$ 2,345
Stormwater Master Drainage Plan	2019	\$ 150,000		\$ 150,000	\$ 37,500	\$ 112,500	\$ -	\$ 112,500	\$ 3,056	\$ 109,444	\$ -	\$ 109,444	\$ 86,505	\$ 22,939
Storm sewer industrial park unfunded	2019	\$ 1,125,698		\$ 1,125,698	\$ -	\$ 1,125,698	\$ -	\$ 1,125,698	\$ 30,576	\$ 1,095,122	\$ -	\$ 1,095,122	\$ 865,587	\$ 229,534
Total Estimated Capital Costs		\$ 1,695,698	\$ -	\$ 1,695,698	\$ 415,500	\$ 1,280,198	\$ -	\$ 1,280,198	\$ 34,773	\$ 1,245,425	\$ -	\$ 1,245,425	\$ 984,388	\$ 261,038

Appendix B.8 – SANITARY SEWER SERVICES

Draft Development Charges Background Study – Township of West Lincoln



TABLE B.8 CAPITAL COSTS INCLUDED IN DEVELOPMENT CHARGES CALCULATION - SANITARY SEWER



Township of West Lincoln Development Charges Study

Capital Project Description	Year Required	Gross Project Cost	Grants Subsidies and Other Contributions	Net Municipal Capital Costs	Less:	Total Development Recoverable Costs	Less:	Total Development Recoverable Costs Net of Stat Deductions	Deduction Uncommitted Reserve Balance	Total Development Recoverable Costs Net of Reserves	Post Period Capacity	Total Development Cost Adjustment Due to Service Level Cap	DC Eligible Costs	
					Benefit to Existing		Other (e.g. 10%)						Residential Share	Non-Res. Share
					\$		\$						79%	21%
Wade Rd - From: Margaret St To: Twenty Mile Creek 300mm to 375mm PVC pipe	2019	\$ 210,000		\$ 210,000	\$ 105,000	\$ 105,000	\$ -	\$ 105,000	\$ 27,387	\$ 77,613	\$ -	\$ 77,613	\$ 61,346	\$ 16,267
West St - From: S. Grimsby Rd 5 To: Wade St 200mm to 250/300mm PVC pipe	2019	\$ 575,000		\$ 575,000	\$ 287,500	\$ 287,500	\$ -	\$ 287,500	\$ 74,988	\$ 212,512	\$ -	\$ 212,512	\$ 167,970	\$ 44,542
Hornak Rd - From: Station St (MH 167) To: Van Wouderberg Way (MH 340) 200mm to 250mm	2024	\$ 550,000		\$ 550,000	\$ 275,000	\$ 275,000	\$ -	\$ 275,000	\$ 71,728	\$ 203,272	\$ -	\$ 203,272	\$ 160,667	\$ 42,605
Van Wouderberg Way/Hornak Rd - From: Hornak Rd (MH 454) To: Las Rd (MH 340) 200mm to 250mm	2025	\$ 352,000		\$ 352,000	\$ 176,000	\$ 176,000	\$ -	\$ 176,000	\$ 45,906	\$ 130,094	\$ -	\$ 130,094	\$ 102,827	\$ 27,267
Anderson Court - From: MH 230 To: MH 1 250mm to 300mm PVC pipe	2027	\$ 332,000		\$ 332,000	\$ 166,000	\$ 166,000	\$ -	\$ 166,000	\$ 43,298	\$ 122,702	\$ -	\$ 122,702	\$ 96,984	\$ 25,718
Sanitary Sewer Master Plan	2019	\$ 75,000		\$ 75,000	\$ -	\$ 75,000	\$ -	\$ 75,000	\$ 19,562	\$ 55,438	\$ -	\$ 55,438	\$ 43,818	\$ 11,620
Inflow & Infiltration Reduction Program - Remedial Property Disconnection Works	2021-2024, 2026	\$ 500,000		\$ 500,000	\$ 342,996	\$ 157,004	\$ -	\$ 157,004	\$ 40,951	\$ 116,052	\$ -	\$ 116,052	\$ 91,728	\$ 24,324
Pollution Control Plan - CSO Study - Extraneous Flow Reduction Program	2023, 2028	\$ 250,000		\$ 250,000	\$ 171,498	\$ 78,502	\$ -	\$ 78,502	\$ 20,476	\$ 58,026	\$ -	\$ 58,026	\$ 45,864	\$ 12,162
Sanitary sewer industrial park - unfunded	2019	\$ 973,415	\$ 109,492	\$ 863,923	\$ -	\$ 863,923	\$ -	\$ 863,923	\$ 225,336	\$ 638,587	\$ -	\$ 638,587	\$ 504,741	\$ 133,846
Total Estimated Capital Costs		\$ 3,817,415	\$ 109,492	\$ 3,707,923	\$ 1,523,995	\$ 2,183,928	\$ -	\$ 2,183,928	\$ 569,631	\$ 1,614,297	\$ -	\$ 1,614,297	\$ 1,275,945	\$ 338,352

Appendix B.9 – WATER SERVICES

Draft Development Charges Background Study – Township of West Lincoln



TABLE B.9 CAPITAL COSTS INCLUDED IN DEVELOPMENT CHARGES CALCULATION - WATER SERVICES



Township of West Lincoln Development Charges Study

Capital Project Description	Year Required	Gross Project Cost	Grants Subsidies and Other Contributions	Net Municipal Capital Costs	Less:	Total Development Recoverable Costs	Less:	Total Development Recoverable Costs Net of Stat Deductions	Deduction Uncommitted Reserve Balance	Total Development Recoverable Costs Net of Reserves	Post Period Capacity	Total Development Cost Adjustment Due to Service Level Cap	DC Eligible Costs	
					Benefit to Existing		Other(e.g. 10%)						Residential Share	Non-Res. Share
					\$		\$						79%	21%
Water Master Plan	2019	\$ 75,000		\$ 75,000	\$ -	\$ 75,000	\$ -	\$ 75,000	\$ 7,309	\$ 67,691	\$ -	\$ 67,691	\$ 53,503	\$ 14,188
West St - From: South Grimsby Rd 5 To: Wade Rd	2019	\$ 610,000		\$ 610,000	\$ 305,000	\$ 305,000	\$ -	\$ 305,000	\$ 29,723	\$ 275,277	\$ -	\$ 275,277	\$ 217,580	\$ 57,697
Spring Creek Rd - From: Hornak Rd To: SG Rd 5	2022-2023	\$ 821,400		\$ 821,400	\$ 410,700	\$ 410,700	\$ -	\$ 410,700	\$ 40,024	\$ 370,676	\$ -	\$ 370,676	\$ 292,983	\$ 77,693
Spring Creek Rd - From: SG Rd 5 To: SG Rd 6 Extention	2022-2023	\$ 430,200		\$ 430,200	\$ -	\$ 430,200	\$ -	\$ 430,200	\$ 41,924	\$ 388,276	\$ -	\$ 388,276	\$ 306,894	\$ 81,381
Spring Creek Rd - From: Station St To: Hornak Rd 150mm to 250mm	2022-2023	\$ 130,000		\$ 130,000	\$ 65,000	\$ 65,000	\$ -	\$ 65,000	\$ 6,334	\$ 58,666	\$ -	\$ 58,666	\$ 46,369	\$ 12,296
SG RD 5 - From: Northridge Dr To: HWY 20 150mm to 250mm	2023	\$ 315,000		\$ 315,000	\$ 157,500	\$ 157,500	\$ -	\$ 157,500	\$ 15,349	\$ 142,151	\$ -	\$ 142,151	\$ 112,357	\$ 29,794
SG RD 5 - From: Spring Creek Rd To: Northridge Dr new	2023	\$ 441,000		\$ 441,000	\$ -	\$ 441,000	\$ -	\$ 441,000	\$ 42,977	\$ 398,023	\$ -	\$ 398,023	\$ 314,599	\$ 83,425
SG RD 6 - From: Spring Creek Rd To: HWY 20 Extention	2023	\$ 355,000		\$ 355,000	\$ -	\$ 355,000	\$ -	\$ 355,000	\$ 34,596	\$ 320,404	\$ -	\$ 320,404	\$ 253,248	\$ 67,156
Griffin St. N - From: Griffin St To: Station & West St 150mm to 300mm	2024	\$ 134,000		\$ 134,000	\$ 67,000	\$ 67,000	\$ -	\$ 67,000	\$ 6,529	\$ 60,471	\$ -	\$ 60,471	\$ 47,796	\$ 12,674
St. Catherines St - From: Frank St To: Griffin St	2024-2025	\$ 115,000		\$ 115,000	\$ 57,500	\$ 57,500	\$ -	\$ 57,500	\$ 5,604	\$ 51,896	\$ -	\$ 51,896	\$ 41,019	\$ 10,877
St. Catherines St - From: Industrial Park Rd To: Frank St 150mm to 300mm	2024-2025	\$ 785,000		\$ 785,000	\$ 392,500	\$ 392,500	\$ -	\$ 392,500	\$ 38,250	\$ 354,250	\$ -	\$ 354,250	\$ 280,000	\$ 74,250
Van Woudenberg Way - From: Station St To: West Boundary Limits 150mm to 250mm	2024	\$ 392,750		\$ 392,750	\$ 196,375	\$ 196,375	\$ -	\$ 196,375	\$ 19,137	\$ 177,238	\$ -	\$ 177,238	\$ 140,089	\$ 37,149
Griffin St. N - From: Griffin St To: Station St 150mm to 300mm	2025	\$ 150,000		\$ 150,000	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ 7,309	\$ 67,691	\$ -	\$ 67,691	\$ 53,503	\$ 14,188
Colver St - From: RR14 To: Wade Rd	2026-2027	\$ 652,200		\$ 652,200	\$ 326,100	\$ 326,100	\$ -	\$ 326,100	\$ 31,780	\$ 294,320	\$ -	\$ 294,320	\$ 232,632	\$ 61,689
Spring Creek Road	2019-2023	\$ 321,200		\$ 321,200	\$ -	\$ 321,200	\$ -	\$ 321,200	\$ 31,302	\$ 289,898	\$ -	\$ 289,898	\$ 229,136	\$ 60,762
Industrial Park Road North of London Rd to Spring Rd	2019-2023	\$ 100,000		\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ 9,745	\$ 90,255	\$ -	\$ 90,255	\$ 71,338	\$ 18,917
Industrial Park Rd Spring Creek Rd to Pearson	2019-2023	\$ 237,600		\$ 237,600	\$ -	\$ 237,600	\$ -	\$ 237,600	\$ 23,155	\$ 214,445	\$ -	\$ 214,445	\$ 169,498	\$ 44,947
Pearson Rd-East pearson Limits to Industrial Park Rd	2019-2023	\$ 242,200		\$ 242,200	\$ -	\$ 242,200	\$ -	\$ 242,200	\$ 23,603	\$ 218,597	\$ -	\$ 218,597	\$ 172,780	\$ 45,817
Total Estimated Capital Costs		\$ 6,307,550	\$ -	\$ 6,307,550	\$ 2,052,675	\$ 4,254,875	\$ -	\$ 4,254,875	\$ 414,651	\$ 3,840,224	\$ -	\$ 3,840,224	\$ 3,035,323	\$ 804,900

THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN

BY-LAW NUMBER 2019-XX

A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGE

WHEREAS the Township of West Lincoln will experience growth through development and re-development;

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

AND WHEREAS 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 Charge Background Study dated April 10, 2019 has been completed in accordance with the Act;

AND WHEREAS the Council of The Corporation of the Township of West Lincoln has given notice of and held a public meeting on the day of in accordance with the Act and the regulations thereto;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WEST LINCOLN ENACTS AS FOLLOWS:

1. INTERPRETATION

1.1 In this By-law the following items shall have the corresponding meanings:

"Act" means the *Development Charges Act*, as amended, or any successor thereof;

"accessory use" means a use of land, building, or structures, which is incidental and subordinate to the principal use of the lands, buildings or structures;

"agricultural use" means use or intended use for bona fide farming purposes where the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs or be assessed in the Farmland Realty Tax Category by the Municipal Property Assessment Corporation;

a) including (but not limited to):

- (i) cultivation of crops, whether on open land or in greenhouses, including (but not limited to) fruit, vegetables, herbs, grains, field crops, sod, trees, shrubs, flowers, and ornamental plants;

- (ii) agricultural raising of animals, including (but not limited to) cattle, horses, pigs, poultry, livestock, fish; and
- (iii) 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;
- (ii) services related to grooming, boarding or breeding of household pets; and
- (iii) marijuana processing or production facilities.

“apartment unit” means any residential unit within a building containing more than four dwelling units where the units are connected by an interior corridor but does not include a special care/special need dwelling unit/room or, dormitories;

“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 that do not have rear yards;

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

“Board of Education” has the same meaning as set out in the Education Act, R.S.O. 1990, Chap. E.2, as amended, or any successor thereof;

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

“calculation date” means the date on which the first building permit is issued by the Township;

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

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, construct or improve facilities including,
 - (i) furniture and equipment other than computer equipment, and

- (ii) material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, Chap. P.44, as amended, or any successor thereof; and
 - (iii) rolling stock with an estimated useful life of seven years or more, and
- (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, 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 (a) to (e) above that are growth-related;

“commercial” means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial, institutional or agricultural uses as defined herein, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;

“Council” means the Council of the Township of West Lincoln;

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

“development charge” means a charge imposed with respect to this By-law;

“dwelling unit” means any part of a building or structure used, designed or intended to be used by one or more persons as a residence which has access to culinary and sanitary facilities;

“existing industrial building” has the same meaning as in O. Reg. 82/98;

“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;

“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 that is ancillary to an existing residential structure and that is designed to be temporary;

“gross floor area” means the total area of all floors measured between the outside of exterior walls, virtual walls or between the outside surfaces of exterior walls or virtual walls and the centre line of party walls dividing the building from another building of all floors and mezzanines, above and below the average level of finished ground adjoining the building at its exterior walls;

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

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

“institutional use” 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 offices where such uses are accessory to an institutional use;

“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” has the same meaning as in the Act;

“local services” means those services, facilities or things which are under the jurisdiction of the Township of West Lincoln and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the *Planning Act*, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

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

“multiple dwellings” means all dwellings other than single-detached, semi-detached and apartment unit dwellings or a dwelling room, including, but not

limited to, row dwellings, multiplex, back-to-back townhouse dwelling, stacked townhouse dwelling, and the residential component of live/work units;

“municipality” means the Corporation of the Township of West Lincoln;

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

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

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

“place of worship” means that part of a building or structure owned by a church for religious organization that is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

“regulation” means any regulation made pursuant to the Act;

“residential building” means a building used exclusively for residential use, including but not limited to a single detached dwelling, a semi-detached dwelling, a row dwelling, stacked townhouse dwelling back-to-back townhouse dwelling, a multiplex dwelling, an apartment dwelling, a dwelling room; or the residential component of a live/work unit;

“residential use” means the use or intended use for human habitation and ancillary purposes, and includes such use related to agricultural use, but does not include a hotel/motel use; for purposes of this definition “ancillary purposes” includes (but is not limited to) vehicle storage and equipment storage;

“row dwelling” means a residential building containing three or more attached dwelling units separated by vertical division, each of which units has a separate entrance to grade;

“rural area” means those areas within the municipality not shown as being within the urban boundary in schedule C of this by-law;

“semi-detached dwelling” means a dwelling unit in a residential building consisting of two dwelling units separated by vertical division each of which units has a separate entrance to grade;

“service” means a service designed in Schedule “A” to this By-law, and “services” shall have a corresponding meaning;

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

“**single detached dwelling unit**” means a residential building containing one dwelling unit and not attached to another structure. Where it is attached to another structure by footings or below grade walls only, it shall be considered a single detached dwelling for the purposes of this By-law;

“**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;

“**Township**” means the area within the geographic limits of the Township of West Lincoln; and

“**urban serviced area**” means the area within the municipality shown as being within the urban boundary in Schedule C of this by-law;

“**wind turbine**” means a part of a system that converts energy into electricity, and consists of a wind turbine, a tower and associated control or conversion electronics. A wind turbine and energy system may be connected to the electricity grid in circuits at a substation to provide electricity off-site for sale to an electrical utility or other intermediary, where there is a rated output of more than 3 kilowatts;

“**Zoning By-Law**” means the Zoning By-Law of the Township of West Lincoln or any successor thereof passed pursuant to Section 34 of the Planning Act, S.O. 1998.

2. DESIGNATION OF SERVICES

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

- (a) Roads and Related;
- (b) Fire Protection Services;
- (c) Outdoor Recreation Services;
- (d) Indoor Recreation Services;
- (e) Library Services;
- (f) Administration Services;
- (g) Storm Sewer Services (urban serviced area);
- (h) Sanitary Sewer Services (urban serviced area);
- (i) Water Services (urban serviced area)

2.2 The components of the services designated in section 2.1 are described in Schedule A to this By-law.

3. APPLICATION OF DEVELOPMENT CHARGES

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 section 3.3, this By-law applies to all lands in the Township of West Lincoln whether or not the land or use thereof is exempt from taxation under s.13 or the Assessment Act.
- 3.3. Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
 - (a) the municipality or a local board thereof;
 - (b) a Board of Education;
 - (c) the Regional Municipality of Niagara 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*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
 - (vii) the issuing of a permit under the *Building Code Act* 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

- 3.5 (a) Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:
- (i) an enlargement of an existing dwelling unit;
 - (ii) the creation of the first two additional dwelling units in an existing single detached dwelling; or
 - (iii) the creation of the first additional dwelling unit in any other existing residential building;
- (b) Despite Subsection 3.5(a), development charges shall be imposed if the total gross floor area of the additional one or two dwelling units exceeds the gross floor area of the existing single detached dwelling.
- (c) Despite Subsection 3.5(a), development charges shall be imposed if the additional unit has a gross floor area greater than:
- (i) in the case of a semi-detached dwelling or multiple dwelling, the gross floor area of the existing dwelling unit; and
 - (ii) in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the existing residential building.

3.6 Exemption for Industrial Expansion

- 3.6.1 Pursuant to the Act, and notwithstanding any other provisions of this By-law, there shall be an exemption from the payment of development charges for one or more enlargements of existing industrial buildings on a site, up to a maximum of fifty percent of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to the Development Charges Act or this section. The development need not be an attached addition or expansion of an existing industrial building, but rather may be a new standalone structure, provided it is located on the same parcel of land. Development charges shall be imposed in accordance with this By-law with respect to the amount of floor area of an enlargement that results in the gross floor area of the industrial building on the site being increased by greater than fifty percent of the gross floor area of all existing industrial buildings on the site.
- 3.6.2 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

- (i) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
- (ii) divide the amount determined under subsection 1) by the amount of the enlargement

3.6.3 For the purpose of section 3.6 herein, “existing industrial building” is used as defined in the Regulation made pursuant to the Act.

3.7 Other Exemptions

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

- (a) lands, buildings or structures used or to be used for the purposes of a cemetery or burial ground exempt from taxation under the *Assessment Act*;
- (b) that portion of the place of worship which is used exclusively as a place of worship for religious services and any reception and meeting areas used in connection with, or integral to the place of worship space;
- (c) agricultural uses;
- (d) granny flats;
- (e) canopies including gas station canopies and those intended for the parking and loading or unloading of vehicles;
- (f) lands and buildings used or intended to be used as municipal housing project facilities, as set out in section 110 of the Municipal Act, 2001, S.O. 2001 c.25, O.Reg. 603/06 under the Municipal Act 2001, and the Region’s Municipal Housing Facility By-law, all as may be amended;
- (g) lands and buildings used for affordable housing projects that receive funding through an agreement with Niagara Regional Housing or a department or designated agency of the Niagara Region, provided that:
 - (i) this exemption shall only apply to that proportion or number of units in a development which are designated or identified as affordable housing; and
 - (ii) the owner of the lands continues to use the lands and buildings for affordable housing. If the owner ceases to use the proportionate share of the lands and buildings for affordable housing, the development charges exempted under this section shall become due and payable. The owner shall be required to enter into an agreement with the Town under section 27 of the Act respecting the timing and

calculation of payment of development charges, notice of which the owner shall register on the title to the lands at its sole cost and expense with the intention that the provisions shall bind and run with title to the lands.

3.8 **Reduction of Development Charges for Redevelopment**

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

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

A credit can, in no case, exceed the amount of the development charge that would otherwise be payable, and no credit is available if the existing land use is exempt under this By-law.

3.9 **Amount of Charges**

3.9.1 **Residential**

The development charges, set out in Schedule B shall be imposed on all residential development, including a dwelling unit accessory to a non-residential development and the residential component of a mixed-use building, including the residential component of a live/work unit, according to the number and type of dwelling unit and calculated with respect to each of the services according to the type of residential use.

3.9.2 **Non-Residential**

For development for non-residential purposes as set out in Schedule B, development charges shall be imposed on all non-residential development and,

in the case of a mixed-use building, on the non-residential component of the mixed-use building, including the non-residential component of a live/work unit, according to the type and gross floor area of the non-residential component.

3.9.3 **Wind Turbines**

The development charges described in Schedule B to this by-law shall be imposed on industrial wind turbines, and calculated at the single-detached and semi-detached dwelling rate with respect to roads and related, fire protection and administration services.

4. **TIME OF PAYMENT OF DEVELOPMENT CHARGES**

4.1 The development charges under this By-law shall be calculated using the rate effective on the calculation date with respect to such development and shall be payable on the issuance of the first building permit with respect to the structure.

4.2 Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charge has been paid in full.

4.3 Where any Development Charge, or part thereof, remain unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected in like manner as taxes.

5. **SERVICES IN LIEU**

5.1 Council may authorize an owner, through an agreement under s.38 of the Act to substitute such part of the development charge applicable to the owner's development as may be specified in the agreement, by the provision at the sole expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu in accordance with the agreement, Council shall give to the owner a credit against the development charge in accordance with the agreement provisions and the provisions of s.39 of the Act, equal to the reasonable cost to the owner of providing the services in lieu. In no case shall the agreement provide for a credit which exceeds the total development charge payable by an owner to the municipality in respect of the development to which the agreement relates.

5.2 In any agreement under Section 7(1), Council may also give a further credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this by-law.

5.3 The credit provided for in Subsection (2) shall not be charged to any development charge reserve fund prescribed in this by-law.

6. **LOCAL SERVICE INSTALLATION**

- 6.1 Nothing in this by-law prevents Council from requiring, as a condition of an agreement under Sections 40, 51 or 53 of the *Planning Act*, that the owner, at his or her own expense, shall install such local services within the plan of subdivision, and otherwise, as Council may require, that the owner pay for, or install local services within the area to which the plan relates.

7. RESERVE FUNDS

- 7.1 Development charge payments received by the Municipality pursuant to this By-law shall be maintained in a separate reserve fund or funds for each service to which the development charge relates and shall be spent only for the capital costs determined under paragraphs 2 to 8 of Subsection 5(1) of the *Act*.
- 7.2 Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- 7.3 Where any unpaid development charges are collected as taxes under subsection (6.4), the monies so collected shall be credited to the development charge reserve fund or funds referred to in subsection (6.1).
- 7.4 The Treasurer of the Municipality shall furnish to Council an annual statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Sections 12 and 13 of O.Reg. 82/98.

8. FRONT ENDING AGREEMENTS

- 8.1 The Municipality may enter into agreements with an owner or owners of land in accordance with Section 44 of the *Act*.

9. BY-LAW AMENDMENT OR REPEAL

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

10. INDEXING

10.1 Development charges imposed pursuant to this By-law as set out in Schedule “B” shall be adjusted annually, without amendment to this By-law, in accordance with the Statistics Canada Quarterly Construction Price Statistics (catalogue number 62-007) as follows:

- (a) The initial adjustment shall be January 1, 2020, and
- (b) Thereafter, adjustment shall be made on January 1 of each year.

10.2 For greater certainty, on January 1 of each year, the annual indexation adjustment shall be applied to the development charge as set out in Schedule “B” plus the accumulated annual indexation adjustment from previous years if any.

11. SCHEDULES

11.1 The following schedules shall form part of this By-law:

- Schedule A - Components of Services Designated in section 2.1
- Schedule B - Residential and Non-Residential Development Charges
- Schedule C - Urban Serviced Area

12. CONFLICTS

12.1 Where the Township and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.

12.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

13. SEVERABILITY

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

14. DATE BY-LAW IN FORCE

14.1 This By-law shall come into force upon its final passage thereof.

15. DATE BY-LAW EXPIRES

15.1 This By-law will expire five years from date of passage unless it is repealed by Council at an earlier date.

16. EXISTING DEVELOPMENT CHARGE BY-LAW REPEAL

16.1 By-law 2014-61 is hereby repealed as of the date and time of this by-law coming into effect.

17. CORRECTIONS

17.1 The Clerk of the Township is authorized to effect any minor modifications, corrections or omissions solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or its schedules after the passage of this by-law.

**READ A FIRST, SECOND AND THIRD
TIME AND FINALLY PASSED THIS
15th DAY OF JULY, 2019.**

MAYOR DAVE BYLSMA

JOANNE SCIME, CLERK

SCHEDULE "A" TO BY-LAW 2019-XX

COMPONENTS OF SERVICES DESIGNATED IN SUBSECTION 2.1

TOWNSHIP-WIDE SERVICES

100% Eligible Services

Roads and Related

Roads (incl. streetlights, sidewalks, bridges and culverts)

Depots and Domes

Public Works Rolling Stock

Fire Protection Services

Fire Facilities

Fire Vehicles

Fire Small Equipment and Gear

90% Eligible Services

Outdoor Recreation Services

Parkland Development, Amenities & Trails

Parks Vehicles and Equipment

Indoor Recreation Services

Recreation Facilities

Library Services

Library Facilities

Library Materials

Administration Services

Growth Related Studies

URBAN SERVICED AREA SERVICES

Storm Water Drainage and Control Services

Storm Sewers

Wastewater Services

Sanitary Sewers

Water Services

Distribution Systems

SCHEDULE "B" TO BY-LAW 2019-XX

**SCHEDULE OF DEVELOPMENT CHARGES
FOR TOWNSHIP-WIDE AND URBAN SERVICED AREA**

Proposed - Service	Residential Unit Type				Wind Turbines	Non-Residential per sq.ft
	Single / Semi-Detached / Duplex	Rows & Other Multiples	Apartments - One Bedroom or Less	Apartments - Two or More Bedrooms		
Roads and Related	\$ 6,306	\$ 4,204	\$ 2,484	\$ 4,013	\$ 6,306	\$ 2.38
Fire Protection Services	\$ 373	\$ 249	\$ 147	\$ 237	\$ 373	\$ 0.15
Outdoor Recreation Services	\$ 858	\$ 572	\$ 338	\$ 546	\$ -	\$ 0.06
Indoor Recreation Services	\$ 2,548	\$ 1,698	\$ 1,004	\$ 1,621	\$ -	\$ 0.20
Library Services	\$ 604	\$ 403	\$ 238	\$ 384	\$ -	\$ 0.05
Administration	\$ 317	\$ 211	\$ 125	\$ 202	\$ 317	\$ 0.13
Total Township Wide Services	\$ 11,006	\$ 7,337	\$ 4,336	\$ 7,004	\$ 6,996	\$ 2.97
Urban Services						
Storm Sewer Services	\$ 716	\$ 477	\$ 282	\$ 456	\$ -	\$ 0.25
Sanitary Sewer Services	\$ 927	\$ 618	\$ 365	\$ 590	\$ -	\$ 0.33
Water Services	\$ 2,204	\$ 1,470	\$ 868	\$ 1,403	\$ -	\$ 0.78
Total Urban Services	\$ 3,848	\$ 2,565	\$ 1,516	\$ 2,449	\$ -	\$ 1.36
Grand Total Rural Area	\$ 11,006	\$ 7,337	\$ 4,336	\$ 7,004	\$ 6,996	\$ 2.97
Grand Total Urban Area	\$ 14,853	\$ 9,902	\$ 5,851	\$ 9,452	\$ 6,996	\$ 4.33

SCHEDULE "C" TO BY-LAW 2019-XX

