

Development Charges Background Study

Municipality of Central Elgin

November 27, 2026

Watson & Associates Economists Ltd.
905-272-3600
info@watsonecon.ca

Table of Contents

Page

Executive Summary ..... **i**

1. Introduction **1-1**
- 1.1 Purpose of this Document 1-1
- 1.2 Summary of the Process 1-2
- 1.3 Changes to the Development Charges Act 1-3

2. Current Municipality of Central Elgin Development Charge Policies **2-1**
- 2.1 Schedule of Charges 2-1
- 2.2 Services Covered 2-1
- 2.3 Timing of Development Charge Calculation and Payment 2-1
- 2.4 Indexing 2-1
- 2.5 Redevelopment Allowance 2-1
- 2.6 Exemptions 2-2

3. Anticipated Development in the Municipality of Central Elgin **3-2**
- 3.1 Requirement of the Act 3-2
- 3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast 3-3
- 3.3 Summary of Growth Forecast 3-3

4. The Approach to the Calculation of the Charge **4-1**
- 4.1 Introduction 4-1
- 4.2 Services Potentially Involved 4-1
- 4.3 Increase in the Need for Service 4-1
- 4.4 Local Service Policy 4-6
- 4.5 Capital Forecast 4-6
- 4.6 Treatment of Credits 4-7
- 4.7 Classes of Services 4-8
- 4.8 Existing Reserve Funds 4-8
- 4.9 Deductions 4-9
- 4.10 Municipal-wide vs. Area Rating 4-12

Table of Contents (Cont'd)

Page

4.11 Allocation of Development 4-12
4.12 Asset Management 4-12
4.13 Transit 4-13

5. Development Charge Eligible Cost Analysis by Service 5-1
5.1 Introduction 5-1
5.2 Service Levels and 10-Year Capital Costs for Development Charge Calculation 5-1
5.3 Service Levels and 25-Year Capital Costs for Development Charge Calculation 5-2

6. Development Charge Calculations 6-1

7. Development Charge Policy Recommendations and Development Charge By-law Rules 7-1
7.1 Introduction 7-1
7.2 Development Charge By-law Structure 7-2
7.3 Development Charge By-law Rules 7-2
7.4 Other Development Charge By-law Provisions 7-6
7.5 Other Recommendations 7-9

8. By-law Implementation 8-1
8.1 Introduction 8-1
8.2 Anticipated Impact of the Charge on Development 8-2
8.3 Implementation Requirements 8-3

Appendix A Background Information on Residential and Non-Residential Growth Forecast A-1

Appendix B Level of Service B-1

Appendix C Long-Term Capital and Operating Examination C-1

Appendix D Development Charge Reserve Fund Policy D-1

Appendix E Local Service Policy E-1

Appendix F Asset Management Plan F-1

Appendix G Changes to the Development Charges Act G-1

Appendix H Benefit to Existing Methodology H-1

Appendix I Proposed Development Charges By-law - Draft I-1

List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
A.M.P.	Asset management plan
B.T.E.	Benefit to existing
D.C.	Development charge
D.C.A.	*Development Charges Act, 1997*, as amended
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
km	Kilometres
LPAT	Local Planning Appeal Tribunal
N.F.P.O.W.	No fixed place of work
OLT	Ontario Land Tribunal
O.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
O. Reg.	Ontario Regulation
P.O.A.	*Provincial Offences Act*
P.P.U.	Persons per unit
S.D.E.	Single detached equivalent
S.D.U.	Single detached unit
S.W.M.	Stormwater management
sq.ft.	square foot
sq.m.	square metre

Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Municipality of Central Elgin required by the *Development Charges Act, 1997*, as amended (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:

    - Chapter 1 – Overview of the legislative requirements of the Act;
    - Chapter 2 – Review of present D.C. policies of the Municipality;
    - Chapter 3 – Summary of the residential and non-residential growth forecasts for the Municipality;
    - Chapter 4 – Approach to calculating the D.C.;
    - Chapter 5 – Review of historical service standards and identification of future capital requirements to service growth and related deductions and allocations;
    - Chapter 6 – Calculation of the D.C.s;
    - Chapter 7 – D.C. policy recommendations and rules; and
    - Chapter 8 – By-law implementation.

2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. is the statutory basis to recover these charges. The methodology is detailed in Chapter 4; a simplified summary is provided below.

    1) Identify the amount, type, and location of growth.
    2) Identify servicing needs to accommodate growth.
    3) Identify capital costs to provide services to meet the needs.
    4) Deduct:
        - Grants, subsidies, and other contributions;
        - Benefit to existing development;
        - Amounts in excess of 15-year historical service calculation; and
        - D.C. reserve funds (where applicable);
    5) Net costs are then allocated between residential and non-residential benefit; and
    6) Net costs are divided by the growth to provide the D.C.

3. Several changes to the D.C.A. have occurred since the passage of the Municipality's 2021 D.C. By-law. These changes include additional mandatory exemptions, discounts, and limitations on imposing D.C.s. Further discussion is provided in Chapter 1, and a detailed summary of the changes is provided in Appendix G.

4. The growth forecast (Chapter 3) on which the D.C. study is based projects the following population, housing, and non-residential floor area for the 10-year (2026 to 2035) and 25-year (2026 to 2051) periods.

Table ES-1
Summary of Growth Forecast by Planning Period
Municipality of Central Elgin

Measure	10 Year 2026 to 2035	25 Year 2026 to 2051	25 Year - Hospital Lands 2026 to 2051	25 Year - Southblock 2026 to 2051
(Net) Population Increase	3,605	9,116	5,916	445
Residential Unit Increase	1,912	4,628	2,456	163
Non-Residential Gross Floor Area Increase (sq.ft.)	971,100	2,084,100	328,000	-

Source: Watson & Associates Economists Ltd. Forecast 2026

5. On January 25, 2021, the Municipality of Central Elgin passed By-law 2556 under the D.C.A. The by-law imposes D.C.s on residential and non-residential development in the Municipality. The Municipality is undertaking a D.C. public process and anticipates passing a new by-law on January 27, 2027. The mandatory public meeting is proposed to be scheduled for December 2026 / January 2027.

6. The Municipality charges Municipal-wide D.C.s as well as urban area-specific D.C.s. The urban services areas are subject to charges for water, wastewater, and administration studies services in addition to the Municipal-wide D.C.s. Each area identified is subject to the D.C.s based on its own mix of urban services. The following table shows the current charges for both Municipal-wide and urban services D.C.s.

Table ES-2
Current D.C. Rates in Effect
Municipality of Central Elgin

Service	Residential					Non-Residential
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	Special Care/Special Dwelling Units	per sq.ft.
Municipal Wide						
Services Related to a Highway	1,139	865	674	432	436	0.87
Fire Protection Services	2,372	1,801	1,406	900	910	1.80
Parks and Recreation Services	2,852	2,165	2,165	1,083	1,094	0.38
Library Services	159	121	95	60	62	0.03
Growth Studies	858	652	510	326	330	0.64
Total Municipal Wide Services	**7,380**	**5,604**	**4,850**	**2,801**	**2,832**	**3.72**
Urban Area						
Growth Studies - Urban	**267**	**203**	**158**	**101**	**102**	**0.14**
Total Urban Area	**267**	**203**	**158**	**101**	**102**	**0.14**
Belmont Area Specific Services						
Water Services	1,078	818	639	409	413	0.62
Wastewater Services	8,246	6,256	4,888	3,131	3,162	7.12
Total Belmont Area Specific Services	**9,324**	**7,074**	**5,527**	**3,540**	**3,575**	**7.74**
Port Stanley Area Specific Services						
Water Services	1,078	818	639	409	413	0.62
Wastewater Services	8,246	6,256	4,888	3,131	3,162	7.12
Total Port Stanley Area Specific Services	**9,324**	**7,074**	**5,527**	**3,540**	**3,575**	**7.74**
Union Area Specific Services						
Water Services	1,078	818	639	409	413	0.62
Wastewater Services	8,246	6,256	4,888	3,131	3,162	7.12
Total Union Area Specific Services	**9,324**	**7,074**	**5,527**	**3,540**	**3,575**	**7.74**
Norman/Lyndale Area Specific Services						
Water Services	1,078	818	639	409	413	0.62
Wastewater Services	8,246	6,256	4,888	3,131	3,162	7.12
Total Norman/Lyndale Area Specific Services	**9,324**	**7,074**	**5,527**	**3,540**	**3,575**	**7.74**
Lynhurst Area Specific Services						
Water Services	1,078	818	639	409	413	0.62
Wastewater Services	8,246	6,256	4,888	3,131	3,162	7.12
Total Lynhurst Area Specific Services	**9,324**	**7,074**	**5,527**	**3,540**	**3,575**	**7.74**
Meadowgreen Area Specific Services						
Water Services	1,078	818	639	409	413	-
Wastewater Services	-	-	-	-	-	-
Total Meadowgreen Area Specific Services	**1,078**	**818**	**639**	**409**	**413**	**-**
Southblock Area Specific Services						
Water Services	1,078	818	639	409	413	-
Wastewater Services	8,246	6,256	4,888	3,131	3,162	-
Total Southblock Area Specific Services	**9,324**	**7,074**	**5,526**	**3,540**	**3,576**	**-**

7. The Municipal-wide D.C.s currently in effect (as of May 1, 2026) for single detached dwelling units are $7,380. Depending on the area, up to an additional $9,591 for urban studies, water services, and wastewater services is applicable. Non-residential charges per sq.ft. of gross floor area are $3.72. Depending on the area, an additional $7.88 per sq.ft. for urban studies, water services, and wastewater services is applicable.

8. This report has undertaken a recalculation of the charges based on future identified needs (presented in Schedule ES-3 for residential and non-residential development). The corresponding Municipal-wide single detached unit charge is $11,551, with an urban-wide area specific (excluding other noted area specifics)

of $13,848, a Hospital Lands area specific charge of $1,921, and a Southblock area specific charge of $2,888. The Municipal-wide non-residential charge per sq.ft. is $3.44, with an urban-wide area specific (excluding other noted area specifics) of $6.23 per sq.ft., and a Hospital Lands area specific charge of $1.26 per sq.ft. Developments within Southblock are only subject to the residential D.C.s. Note that for developments in Lynhurst, Yarmouth Industrial & Commercial Lands, and Norman/Lyndale (excluding Southblock), they are only subject to the Municipal-wide charges. These rates are submitted to Council for its consideration.

9. The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-4. A summary of these costs is provided below:

Table ES-3
Summary of Expenditures Anticipated Over the Life of the By-law

Summary of Expenditures Anticipated Over the Life of the By-law	Expenditure Amount
Total gross expenditures planned over the next ten years	$143,003,791
Less: Benefit to existing development	$38,333,912
Less: Post planning period benefit	$25,311,800
Less: Ineligible re: Level of Service	$39,130
Less: Grants, subsidies, and other contributions	$0
Net costs to be recovered from development charges	**$79,318,949**

This suggests that for the non-D.C. cost over the ten-year D.C. by-law (benefit to existing development, and grants, subsidies, and other contributions), approximately $38.37 million (or an annual amount of $3.84 million) will need to be contributed from taxes and rates, or other sources.

Based on the above table, the Municipality plans to spend approximately $143.00 million over the life of the by-law, of which $79.32 million (55%) is recoverable from D.C.s. Of this net amount, $66.53 million is recoverable from residential development and $12.79 million from non-residential development. It is also

noted that any exemptions or reductions in the charges would further reduce this recovery.

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

    The following services are calculated based on a 25-year area-specific (2026 to 2051) forecast:

    - Wastewater Services

    The following services are calculated based on a 25-year (2026 to 2051) forecast:

    - Water Services;
    - Services Related to a Highway – Roads and Related;
    - Services Related to a Highway – Public Works (Facilities and Fleet); and
    - Parks and Recreation Services.

    The following services are calculated based on a 10-year (2026 to 2035) forecast:

    - Fire Protection Services;
    - Library Services;
    - Growth Studies (as a class of service);[1] and
    - Land Acquisition.

    Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These decisions may include:

    - Adopting the charges and policies recommended herein;
    - Considering additional exemptions to the by-law;
    - Considering if any changes are required to the Local Service Policy; and

[1] As per section 7 of the D.C.A., eligible services, including their costs, may be grouped together for the purposes of the D.C. by-law. As such, a class of service for Growth Studies has been established (all D.C. eligible services included in the by-law).

- Considering reductions in the charge by class of development (obtained by removing certain services on which the charge is based and/or by a general reduction in the charge).

Table ES-4
Municipality of Central Elgin
Schedule of Development Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:						
Services Related to a Highway	705	609	485	285	285	0.33
Fire Protection Services	2,024	1,747	1,392	819	819	0.88
Parks and Recreation Services	4,628	3,995	3,183	1,872	1,872	0.46
Growth Studies	372	321	256	150	150	0.14
Land Acquisition	585	505	402	237	237	0.13
Water Services	3,237	2,794	2,226	1,310	1,310	1.50
Total Municipal Wide Services/Class of Services	**11,551**	**9,971**	**7,944**	**4,673**	**4,673**	**3.44**
Urban-Wide Area Specific (Excluding Other Noted Area Specifics):						
Wastewater Services	13,848	11,953	9,524	5,602	5,602	6.23
Total Urban-wide Area Specific (Excluding Other Noted Area Specific	**13,848**	**11,953**	**9,524**	**5,602**	**5,602**	**6.23**
Hospital Lands Area Specific:						
Wastewater Services	1,921	1,658	1,321	777	777	1.26
Total Hospital Lands Area Specific	**1,921**	**1,658**	**1,321**	**777**	**777**	**1.26**
Southblock Area Specific:						
Wastewater Services	2,888	2,493	1,986	1,168	1,168	-
Total Southblock Area Specific	**2,888**	**2,493**	**1,986**	**1,168**	**1,168**	**-**
Lynhurst Area Specific:						
Wastewater Services	-	-	-	-	-	-
Total Lynhurst Area Specific	**-**	**-**	**-**	**-**	**-**	**-**
Yarmouth Industrial & Commercial Lands Area Specific:						
Wastewater Services	-	-	-	-	-	-
Total Yarmouth Industrial & Commercial Lands Area Specific	**-**	**-**	**-**	**-**	**-**	**-**
Norman/Lyndale (Excluding Southblock) Area Specific:						
Wastewater Services	-	-	-	-	-	-
Total Norman/Lyndale (Excluding Southblock) Area Specific	**-**	**-**	**-**	**-**	**-**	**-**
Grand Total - Municipal wide (Excluding Other Noted Area Specifics)	**25,399**	**21,924**	**17,468**	**10,275**	**10,275**	**9.67**
Grand Total - Hospital Lands	**13,472**	**11,629**	**9,265**	**5,450**	**5,450**	**4.70**
Grand Total - Southblock	**14,439**	**12,464**	**9,930**	**5,841**	**5,841**	**3.44**
Grand Total - Lynhurst	**11,551**	**9,971**	**7,944**	**4,673**	**4,673**	**3.44**
Grand Total - Yarmouth Industrial & Commercial Lands	**11,551**	**9,971**	**7,944**	**4,673**	**4,673**	**3.44**
Grand Total - Norman/Lyndale (Excluding Southblock)	**11,551**	**9,971**	**7,944**	**4,673**	**4,673**	**3.44**

Note: Named areas are subject to the City of St. Thomas's wastewater connection fee where appropriate.

1. Introduction

1.1 Purpose of this Document

This background study has been prepared pursuant to the requirements of the *Development Charges Act*, as amended, (D.C.A.) (section 10) and, accordingly, recommends new development charges (D.C.s) and policies for the Municipality of Central Elgin.

The Municipality retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C. study process throughout early 2026. Watson worked with Municipality staff in preparing the D.C. analysis and policy recommendations.

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

This report has been prepared to meet the statutory requirements applicable to the Municipality's D.C. background study, as summarized in Chapter 4. It also addresses the requirement for "rules" (contained in Chapter 7) and the proposed by-law to be made available as part of the approval process (included as Appendix I).

In addition, the report is designed to set out sufficient background on the legislation (Chapter 4), Central Elgin's current D.C. policies (Chapter 2) and the policies underlying the proposed by-law, to make the exercise understandable to those who are involved.

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

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

1.2 Summary of the Process

The public meeting required under section 12 of the D.C.A. is proposed to be scheduled for December 2026 / January 2027. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology, and the proposed modifications to the Municipality's D.C.s.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on November 27, 2026.

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

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

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

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

Schedule of Study Milestone	Dates
1. Data collection, staff review, D.C. calculations, and policy work	April 2025 to October 2026
2. Public release of final D.C. Background study and proposed by-law	November 27, 2026
3. Public meeting advertisement placed in newspaper	At least 21 days prior to the Public Meeting
4. Public meeting of Council	December 2026 / January 2027
5. Council considers adoption of background study and passage of by-law	January 27, 2027
6. Newspaper notice given of by-law passage	By 20 days after passage
7. Last day for by-law appeal	40 days after passage
8. Municipality makes pamphlet available (where by-law not appealed)	By 60 days after in force date

1.3 Changes to the Development Charges Act

Since the passage of the Municipality's previous by-law, there have been a number of changes to the D.C.A. These changes include various additional mandatory exemptions, discounts, and limitations of imposing D.C.s. A high-level summary is provided below, and a detailed summary of the changes is provided in Appendix G.

- *Bill 109: More Homes for Everyone Act, 2022* – additional reporting requirements for the Annual Treasurer's statement on D.C. reserve funds;
- *Bill 23: More Homes Built Faster Act, 2022* – additional mandatory exemptions, discounts, and other changes:
    - Additional Residential Unit Exemption – add up to 2 units in a detached, semi-detached, or rowhouse within certain parameters and the units are exempt;
    - Housing was removed as a D.C. eligible service;
    - New exemption for Non-profit Housing;
    - New exemption for Affordable and Attainable Units;
    - New exemption for affordable units required through Inclusionary Zoning;
    - Extension of the historical level of service calculations from 10 years to 15 years;
    - Revised definition of capital costs and a mandatory phase-in (later reversed by Bill 185);
    - Extension of the by-law expiry requirements from 5 years to 10 years;
    - Discount for rental housing based on the number of bedrooms (15% to 25%);
    - Maximum interest rate for instalment payments and the rate freeze; and
    - Requirement to spend or allocate at least 60% of reserve funds for water, wastewater, and services related to a highway;
- *Bill 134: Affordable Homes and Good Jobs Act, 2023* – refinement to the definition of affordable housing for the purposes of the exemption;
- *Bill 185: Cutting Red Tape to Build More Homes Act, 2024* – reversal of changes from Bill 23 and public process changes:
    - Revised definition of capital costs to reinclude growth-related studies;
    - Removed the mandatory phase-in from Bill 23;
    - Introduced a streamlined process for minor by-law amendments;
    - Reduced the rate freeze timing from 2 years to 18 months; and

    - Modernized public notice requirements in certain instances.
- *Bill 17: Protect Ontario by Building Faster and Smarter Act, 2025* – introduces additional exemptions, changes to the timing of payment for residential D.C.s, and provides regulatory authority to make future changes;
    - Exemption for long-term care homes;
    - Change in definition of capital costs to allow changes via regulation;
    - Expansion of the simplified by-law amendment process to include scenarios where D.C.s are reduced;
    - Requirement to impose the lower of the current D.C. or the rate freeze (with interest); and
    - Allowance for regulation to group services together for the purposes of D.C. credits.
    - Deferral of D.C.s to occupancy for all residential development;
    - Removal of interest for legislated instalments; and
    - The ability to waive the requirement for instalments or payment at occupancy without the need for an early payment agreement.
    - Ontario Regulation 164/25 – Introduction of London Series for the purposes of indexing a D.C. by-law and expansion of the requirement to spend or allocate 60% of reserve fund balances to all services.
- *Bill 60: Fighting Delays, Building Faster Act, 2025 and Regulatory Changes* – introduces class of service for land acquisition and other reporting requirements;
    - Addition of class of service for land acquisition (with removal of land costs from level of service calculations);
    - Additional requirements related to providing a local service policy;
    - Merging of credits for water supply services and wastewater services;
    - Requirement to provide greater details in background study with respect to how capital costs are determined and how growth-related and non-growth-related shares of costs are determined;
    - Additional requirements to provide documents to the Minister;
    - Deadlines provided for Treasurer's Statement completion and submission of documents to the Minister of Municipal Affairs and Housing; and
    - Additional reporting requirements for the Treasurer's Statement.
- *Bill 98: Building Homes and Improving Transportation Infrastructure Act, 2026 and Regulatory Changes* – introduces a mandatory exemption;
    - New exemption for Non-profit Retirement Home Developments;

- Announcement of a new funding partnership between the federal and provincial governments that would provide a combined $8.8 billion over 10 years for infrastructure investments in Ontario. Funding would be prioritized for municipalities that reduce and maintain reductions on D.C.s, and where the governments agree on a list of priority municipalities where D.C.s are seen as cost-prohibitive and where growth is essential to support Ontario's future.

2. Current Municipality of Central Elgin Development Charge Policies

2.1 Schedule of Charges

On January 25, 2021, the Municipality of Central Elgin passed By-law 2556 under the D.C.A.

The by-law imposes D.C.s for residential and non-residential uses. Table 2-1 provides the rates currently in effect, as of May 1, 2026.

2.2 Services Covered

The following services are covered under By-law 2556:

- Services Related to a Highway;
- Fire Protection Services;
- Parks and Recreation Services;
- Library Services;
- Growth Studies;
- Water Services; and
- Wastewater Services.

Table 2-1
Municipality of Central Elgin
Current D.C. Rates
January 1, 2026

Service	Residential					Non-Residential
	Single & Semi Detached	Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	Special Care/Special Dwelling Units	per sq.ft.
Municipal Wide						
Services Related to a Highway	1,139	865	674	432	436	0.87
Fire Protection Services	2,372	1,801	1,406	900	910	1.80
Parks and Recreation Services	2,852	2,165	2,165	1,083	1,094	0.38
Library Services	159	121	95	60	62	0.03
Growth Studies	858	652	510	326	330	0.64
Total Municipal Wide Services	**7,380**	**5,604**	**4,850**	**2,801**	**2,832**	**3.72**
Urban Area						
Growth Studies - Urban	**267**	**203**	**158**	**101**	**102**	**0.14**
Total Urban Area	**267**	**203**	**158**	**101**	**102**	**0.14**
Belmont Area Specific Services						
Water Services	1,078	818	639	409	413	0.62
Wastewater Services	8,246	6,256	4,888	3,131	3,162	7.12
Total Belmont Area Specific Services	**9,324**	**7,074**	**5,527**	**3,540**	**3,575**	**7.74**
Port Stanley Area Specific Services						
Water Services	1,078	818	639	409	413	0.62
Wastewater Services	8,246	6,256	4,888	3,131	3,162	7.12
Total Port Stanley Area Specific Services	**9,324**	**7,074**	**5,527**	**3,540**	**3,575**	**7.74**
Union Area Specific Services						
Water Services	1,078	818	639	409	413	0.62
Wastewater Services	8,246	6,256	4,888	3,131	3,162	7.12
Total Union Area Specific Services	**9,324**	**7,074**	**5,527**	**3,540**	**3,575**	**7.74**
Norman/Lyndale Area Specific Services						
Water Services	1,078	818	639	409	413	0.62
Wastewater Services	8,246	6,256	4,888	3,131	3,162	7.12
Total Norman/Lyndale Area Specific Services	**9,324**	**7,074**	**5,527**	**3,540**	**3,575**	**7.74**
Lynhurst Area Specific Services						
Water Services	1,078	818	639	409	413	0.62
Wastewater Services	8,246	6,256	4,888	3,131	3,162	7.12
Total Lynhurst Area Specific Services	**9,324**	**7,074**	**5,527**	**3,540**	**3,575**	**7.74**
Meadowgreen Area Specific Services						
Water Services	1,078	818	639	409	413	-
Wastewater Services	-	-	-	-	-	-
Total Meadowgreen Area Specific Services	**1,078**	**818**	**639**	**409**	**413**	**-**
Southblock Area Specific Services						
Water Services	1,078	818	639	409	413	-
Wastewater Services	8,246	6,256	4,888	3,131	3,162	-
Total Southblock Area Specific Services	**9,324**	**7,074**	**5,526**	**3,540**	**3,576**	**-**

2.3 Timing of Development Charge Calculation and Payment

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

D.C.s for developments proceeding through Site Plan or Zoning By-law Amendment application are frozen at the time the application is submitted. Once the application is approved, the applicant has two years to obtain the building permits related to the development, otherwise, the current D.C. is applicable.

D.C.s for rental housing and institutional development shall be paid in 6 equal annual instalments, with the first payment due upon occupancy.

2.4 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually, each January 1st, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0276-02)[1] for the most recent year-over-year.

2.5 Redevelopment Allowance

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

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

(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 D.C.s 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 D.C.s by the gross floor area that has been or will be demolished or converted to another principal use;

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

2.6 Exemptions

The following non-statutory exemptions are provided under By-law 2556.

- Land that is used for the purposes of industrial uses;
- Non-residential farm buildings constructed for bona fide farm uses; and
- Lands or buildings used or to be used for a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the *Assessment Act*.

3. Anticipated Development in the Municipality of Central Elgin

3.1 Requirement of the Act

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Municipality will be required to provide services over a 10-year (2026 to 2036) and a longer-term (2026 to 2051) time horizon.

Chapter 4 provides the methodology for calculating a D.C. as per the D.C.A. Figure 4-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the D.C. that may be imposed, it is a requirement of subsection 5 (1)

of the D.C.A. that "the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated."

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

The D.C. growth forecast has been derived by Watson in consultation with the Municipality of Central Elgin. The 2026 Municipality of Central Elgin Growth Study forms the basis for the D.C. growth forecast, which comprehensively assessed the growth potential for the Municipality to 2051, including the Hospital Lands. It is important to note that the Growth Study forecasts the complete development (i.e., buildout) of the Hospital Lands will occur post-2051. In preparing the growth forecast, the following information sources were consulted to assess the residential and non-residential development potential for the Municipality over the forecast period, including:

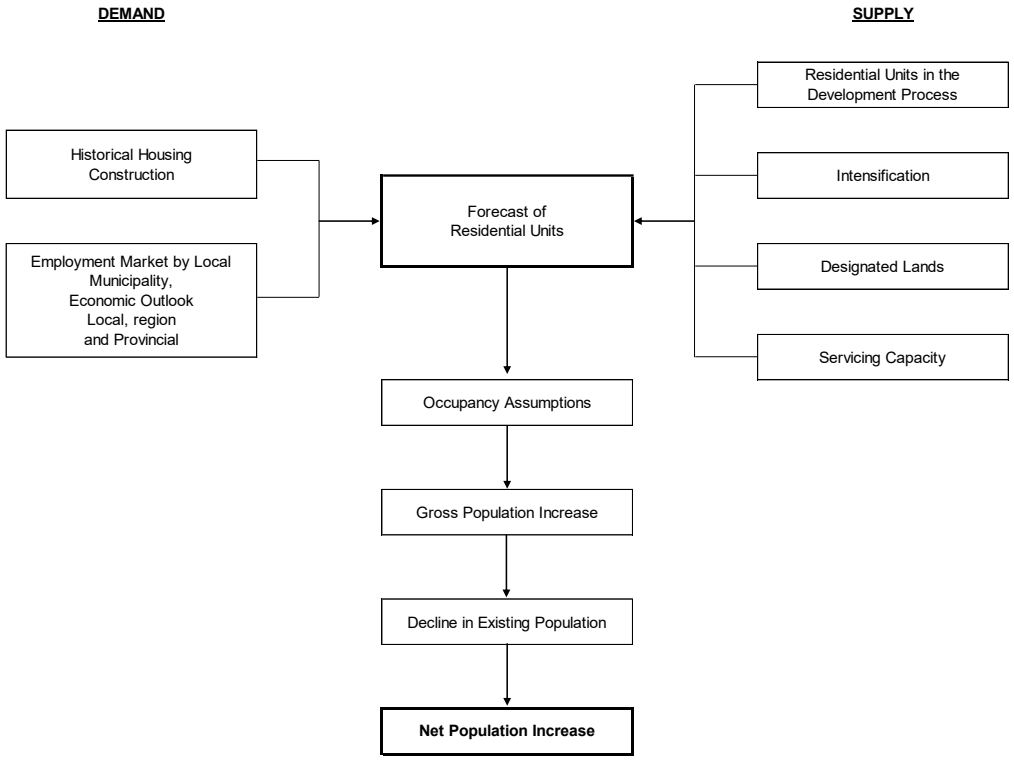
- Municipality of Central Elgin Growth Study Update Final Report, February 5, 2026, by Watson & Associates Economists Ltd.
- Municipality of Central Elgin Official Plan, Adopted by Council, August 18, 2022;
- Elgin County Official Plan, September 2025;
- 2011, 2016 and 2021 population, household, and employment Census data;
- Historical residential and non-residential building permit data over the 2016 to 2025 period;
- Residential and non-residential supply opportunities as identified by Municipality of Central Elgin Staff; and
- Discussions with Municipal staff regarding anticipated residential and non-residential development in the Municipality of Central Elgin.

3.3 Summary of Growth Forecast

A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A, and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Municipality and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 3-1 below, and Schedule 1 in Appendix A.

As identified in Table 3-1 and Appendix A – Schedule 1, the population in the Municipality of Central Elgin (excluding census undercount) is anticipated to reach approximately 18,400 by mid-2036 and 23,910 by mid-2051, resulting in an increase of approximately 3,600 and 9,120 persons, respectively. [1]

Figure 3-1
Population and Household Forecast Model



[1] The population figures used in the calculation of the 2026 D.C. exclude the net Census undercount, which is estimated at approximately 3.7%. Population figures presented herein have been rounded.

Table 3-1
Municipality of Central Elgin
Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) [1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings [2]	Apartments [3]	Other	Total Households	Equivalent Institutional Households	
Historical	*Mid 2011*	13,220	12,743	193	12,550	4,513	140	113	15	4,781	175	2.665
	Mid 2016	13,080	12,607	72	12,535	4,640	155	105	25	4,925	65	2.560
	Mid 2021	14,260	13,746	126	13,620	5,105	170	170	20	5,465	115	2.515
Forecast	*Mid 2026*	15,350	14,795	137	14,658	5,463	225	310	20	6,018	125	2.458
	Mid 2036	19,100	18,400	412	17,988	6,210	950	500	20	7,680	375	2.396
	Mid 2051	24,800	23,911	463	23,448	7,370	1,940	1,020	20	10,350	421	2.310
Intersensal	**Mid 2011 - Mid 2016**	**-140**	**-136**	**-121**	**-15**	**127**	**15**	**-8**	**10**	**144**	**-110**	
	Mid 2016 - Mid 2021	**1,180**	**1,139**	**54**	**1,085**	**465**	**15**	**65**	**-5**	**540**	**50**	
	Mid 2021 - Mid 2026	**1,090**	**1,049**	**11**	**1,038**	**358**	**55**	**140**	**0**	**553**	**10**	
	Mid 2026 - Mid 2036	**3,750**	**3,605**	**275**	**3,330**	**747**	**725**	**190**	**0**	**1,662**	**250**	
	Mid 2026 - Mid 2051	**9,450**	**9,116**	**326**	**8,790**	**1,907**	**1,715**	**710**	**0**	**4,332**	**296**	

[1] Population includes the Census undercount estimated at approximately 3.7% and has been rounded.
[2] Includes townhouses and apartments in duplexes.
[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units, and secondary units.
Notes:
- Numbers may not add due to rounding.

Source: Derived from the Municipality of Central Elgin Growth Study Update Final Report, February 5, 2026, by Watson & Associates Economists Ltd.

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

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

    - The housing unit mix for the Municipality was derived from a detailed review of historical development activity (as per Schedule 5), as well as active residential development applications and discussions with Municipal staff regarding anticipated development trends for the Municipality of Central Elgin.
    - Based on the above indicators, the 2026 to 2051 household growth forecast for the Municipality is comprised of a unit mix of 44% low density units (single detached and semi-detached), 40% medium density (multiples except apartments) and 16% high density (bachelor, 1-bedroom and 2-bedroom apartments).

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

    - Schedule 2 summarizes the anticipated amount, type, and location of development by area for the Municipality of Central Elgin
    - In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2026 and 2051 by development location is summarized below.

Table 3-2
Municipality of Central Elgin
Geographic Location of Residential Development

Development Location	Amount of Housing Growth, 2026 to 2051	Percentage of Housing Growth, 2026 to 2051
Hospital Lands	2,456	57%
Remaining Central Elgin	1,876	43%
Municipality of Central Elgin	**4,332**	**100%**

Note: Figures may not sum precisely due to rounding. The Municipality of Central Elgin 2026 Growth Study forecasts that the complete development (i.e., buildout) of the Hospital Lands will occur post-2051.

3. Planning Period

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

4. Population in New Units (Appendix A – Schedules 3, 4 and 5)

    - The number of housing units to be constructed by 2051 in the Municipality of Central Elgin over the forecast period is presented in Table 3-1. Over the 2026 to 2051 forecast period, the Municipality is anticipated to average approximately 175 new housing units per year.
    - Institutional population[1] is anticipated to increase by approximately 330 people between 2026 to 2051.
    - Population in new units is derived from Schedules 3, 4 and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
    - Schedule 7a summarizes the average P.P.U. assumed for new housing units by age and type of dwelling based on Statistics Canada 2021 custom Census data for the Municipality of Central Elgin. Due to data limitations medium- and high-density P.P.U. data was derived from the Elgin County Census Division (C.D.), which includes the Municipality of Central Elgin, and is outlined in Schedule 7b. The total calculated P.P.U. for all density types has been adjusted accordingly to account for the P.P.U. trends recently experienced in both new and older units. Forecast 25-year average P.P.U.s by dwelling type are as follows:
        - Low density: 2.719
        - Medium density: 2.347
        - High density: 1.536

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

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

    - Existing households for mid-2026 are based on the 2021 Census households, plus estimated residential units constructed between mid-2021 and the beginning of the growth period, assuming a minimum six-month lag between construction and occupancy (see Schedule 3).
    - The change in average occupancy levels for existing housing units is calculated in Schedules 3 through 5.[1] The forecast population change in existing households over the 2026 to 2051 forecast period is forecast to decrease by approximately 1,510.

6. Employment (Appendix A – Schedules 9b, 9b and 9c)

    - The employment forecast provided herein is based on the activity rate method, which is defined as the number of jobs in the Municipality divided by the number of residents. Key employment sectors include primary, industrial, commercial/population-related, institutional, and work at home, which are considered individually below.
    - 2016 employment data[2],[3] (place of work) for the Municipality of Central Elgin is outlined in Schedule 9a. The 2016 employment base comprises the following sectors:
        - 255 primary (8%)
        - 590 work at home employment (19%);
        - 585 industrial (19%);
        - 1,025 commercial/population-related (33%); and
        - 680 institutional (22%).

[1] Change in occupancy levels for existing households occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
[2] 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.
[3] Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.

- The 2016 employment by usual place of work, including work at home, is 3,135. An additional 580 employees have been identified for the Municipality of Central Elgin in 2016 that have no fixed place of work (N.F.P.O.W.).[1]
- Total employment, including work at home and N.F.P.O.W. for the Municipality of Central Elgin is anticipated to reach approximately 6,030 by 2036 and 8,040 by 2051. This represents an employment increase of approximately 1,430 for the 10-year forecast period and 3,440 for the longer-term forecast period.
- Schedule 9b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e., employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential G.F.A. calculation. Accordingly, work at home and N.F.P.O.W. employees have been removed from the D.C.A. employment forecast and calculation.
- Total employment for the Municipality of Central Elgin (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 3,760 by 2036 and 5,030 by 2051. This represents an employment increase of approximately 400 for the 10-year forecast period and 1,010 for the longer-term forecast period.

7. Non-Residential Sq.ft. Estimates (G.F.A.), Appendix A – Schedule 9b)

    - Square footage estimates were calculated in Schedule 10b based on the following employee density assumptions:
        - 4,000 sq.ft. per primary employee;
        - 1,300 sq.ft. per employee for industrial;
        - 550 sq.ft. per employee for commercial/population-related; and

[2] No fixed place of work is defined by Statistics Canada as "persons who do not go from home to the same workplace location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc."

    - 700 sq.ft. per employee for institutional employment.
- The Municipal-wide incremental G.F.A. is anticipated to increase by 971,100 sq.ft. over the 10-year forecast period and 2,084,100 sq.ft. over the longer-term forecast period.
- In terms of percentage growth, the 2026 to 2051 incremental G.F.A. forecast by sector is broken down as follows:
    - Primary – 14%;
    - industrial – 50%;
    - commercial/population-related – 22%; and
    - institutional – 14%.

8. Geographic Location of Non-Residential Development (Appendix A, Schedule 9c)

- Schedule 9c summarizes the anticipated amount, type and location of non-residential development by area for the Municipality of Central Elgin.
- The amount and percentage of forecast total non-residential growth between 2026 and 2051 by development location is summarized below.

Table 3-3
Municipality of Central Elgin
Geographic Location of Non-Residential Development

Development Location	Amount of Non-Residential G.F.A. (sq.ft.), 2026 to 2051	Percentage of Non-Residential G.F.A., 2026 to 2051
Hospital Lands	328,000	16%
Remaining Central Elgin	1,756,100	84%
Municipality of Central Elgin	**2,084,100**	**100%**

Note: Figures may not sum precisely due to rounding. The Municipality of Central Elgin 2026 Growth Study forecasts that the complete development (i.e., buildout) of the Hospital Lands will occur post-2051.

4. The Approach to the Calculation of the Charge

4.1 Introduction

This chapter addresses the requirements of subsection 5 (1) of the D.C.A. with respect to the establishment of the need for service, which underpins the D.C. calculation. These requirements are illustrated schematically in Figure 4-1.

4.2 Services Potentially Involved

Table 4-1 lists the full range of municipal services that are provided within the Municipality.

A number of these services are not included in the list of eligible services provided in subsection 2 (4) of the D.C.A. as being ineligible for inclusion in D.C.s. These are shown as "ineligible" on Table 4-1. Two ineligible costs defined in subsection 5 (3) of the D.C.A. are "computer equipment" and "rolling stock with an estimated useful life of (less than) seven years." In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services that are potentially eligible for inclusion in the Municipality's D.C. are indicated with a "Yes."

4.3 Increase in the Need for Service

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

Figure 4-1
The Process of Calculating a Development Charge under the Act that Must be Followed

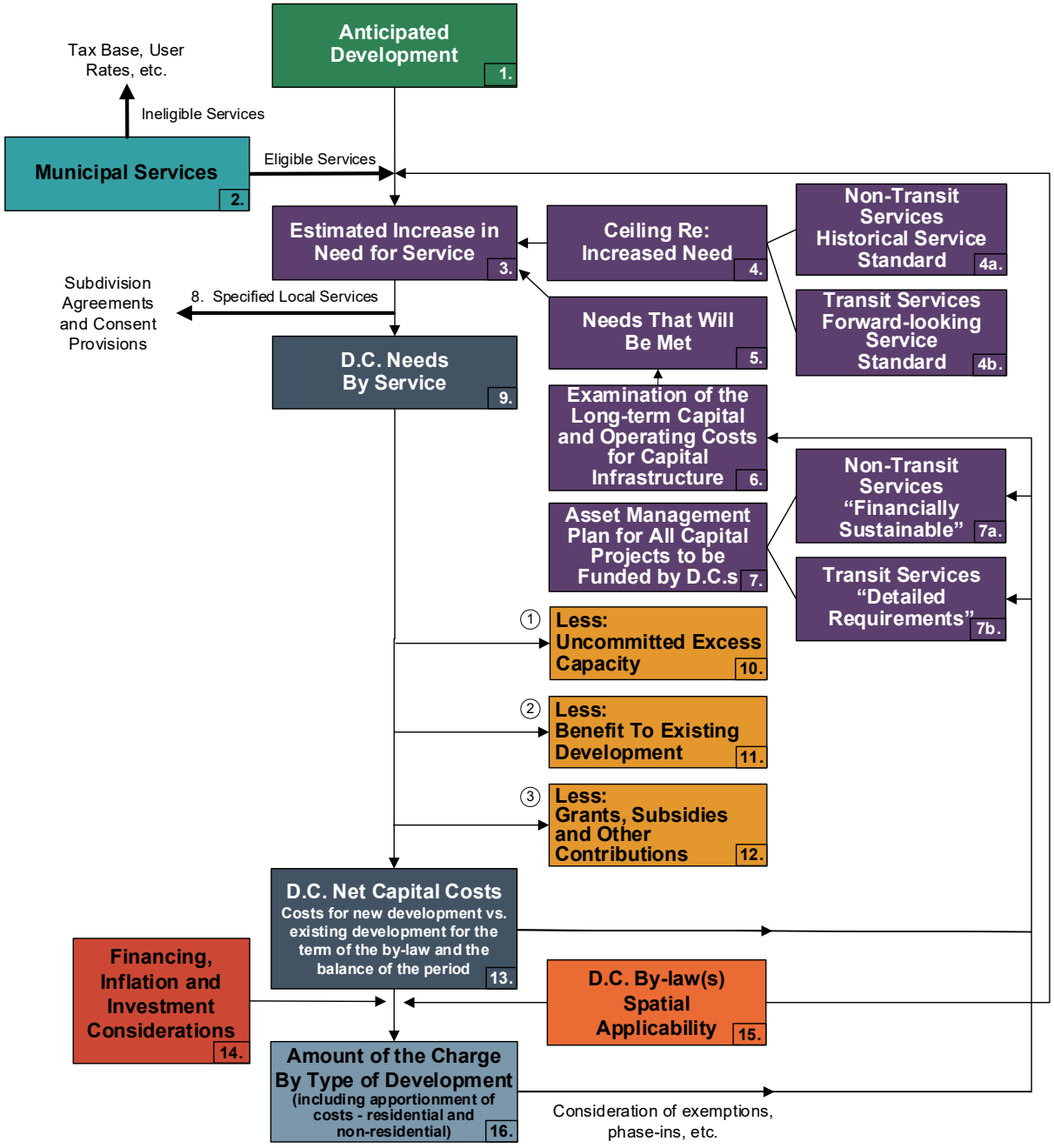


Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

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

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	Yes	1.3 Bridges, culverts, and roundabouts	100
	No	1.4 Local municipal roads	0
	Yes	1.5 Traffic signals	100
	Yes	1.6 Sidewalks and streetlights	100
	Yes	1.7 Active transportation	100
2. Other Transportation Services	n/a	2.1 Transit vehicles[1] & facilities	100
	n/a	2.2 Other transit infrastructure	100
	n/a	2.3 Municipal parking spaces - indoor	0
	No	2.4 Municipal parking spaces - outdoor	0
	Yes	2.5 Works yards	100
	Yes	2.6 Rolling stock[1]	100
	n/a	2.7 Ferries	0
	n/a	2.8 Airport	100
3. Stormwater Drainage and Control Services	No	3.1 Main channels and drainage trunks	100
	No	3.2 Channel connections	100
	No	3.3 Retention/detention ponds	100

[1] with 7+ year lifetime

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire vehicles[1]	100
	Yes	4.3 Small equipment and gear	100
5. Park Services (i.e., Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots, and E.S.A.s	0
	Yes	5.2 Development of area municipal parks	100
	Yes	5.3 Development of district parks	100
	Yes	5.4 Development of municipal-wide parks	100
	Yes	5.5 Development of special purpose parks	100
	Yes	5.6 Parks rolling stock[1] and yards	100
	Yes	5.7 Recreation Trails	100
6. Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	100
	Yes	6.2 Recreation vehicles and equipment[1]	100
7. Library Services	Yes	7.1 Public library space (incl. furniture and equipment)	100
	n/a	7.2 Library vehicles[1]	100
	n/a	7.3 Library materials	100
8. Emergency Preparedness Services	No	8.1 Facility space (incl. furniture and equipment)	100
	No	8.2 Vehicles[1]	100
	No	8.3 Equipment	100
9. Electrical Power Services	Ineligible	9.1 Electrical substations	0
	Ineligible	9.2 Electrical distribution system	0
	Ineligible	9.3 Electrical system rolling stock	0

[1] with 7+ year lifetime

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
10. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	10.1 Cultural space (e.g., art galleries, museums, and theatres)	0
	Ineligible	10.2 Tourism facilities and convention centres	0
11. Wastewater Services	Yes	11.1 Treatment plants	100
	Yes	11.2 Sewage trunks	100
	n/a	11.3 Local systems	0
	Yes	11.4 Vehicles and equipment[1]	100
12. Water Supply Services	Yes	12.1 Treatment plants	100
	Yes	12.2 Distribution systems	100
	n/a	12.3 Local systems	0
	Yes	12.4 Vehicles and equipment[1]	100
13. Waste Management Services	Ineligible	13.1 Landfill collection, transfer vehicles, and equipment	0
	Ineligible	13.2 Landfills and other disposal facilities	0
	No	13.3 Waste diversion facilities	100
	No	13.4 Waste diversion vehicles and equipment[1]	100
14. Policing Services	n/a	14.1 Policing detachments	100
	n/a	14.2 Policing rolling stock[1]	100
	n/a	14.3 Small equipment and gear	100
15. Long-term Care	n/a	15.1 Long-term Care space	100
	n/a	15.2 Vehicles[1]	100
16. Child Care	n/a	16.1 Child care space	100
	n/a	16.2 Vehicles[1]	100
17. Public Health	n/a	17.1 Health department space	100
	n/a	17.2 Health department vehicles[1]	100
18. Social Services	n/a	18.1 Social service space	10
19. Provincial Offences Act (P.O.A.)	n/a	19.1 P.O.A. space	100
	n/a	19.2 Vehicles and equipment[1]	100
20. Housing	n/a	20.1 Social Housing space	100

[1] with 7+ year lifetime

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
21. Ambulance	n/a n/a	21.1 Ambulance station space 21.2 Vehicles[1]	100 100
22. Hospital Provision	Ineligible	22.1 Hospital capital contributions	0
23. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	23.1 Office space 23.2 Office furniture 23.3 Computer equipment	0 0 0
24. Other Services	Yes Yes Yes	24.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land and facilities, including the D.C. background study cost 24.2 Interest on money borrowed to pay for growth-related capital 24.3 Land acquisition	0-100 0-100 100

[1] with a 7+ year lifetime

4.4 Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions. The Municipality's detailed Local Service Policy is provided in Appendix E.

4.5 Capital Forecast

Paragraph 7 of subsection 5 (1) of the D.C.A. requires that "the capital costs necessary to provide the increased services must be estimated." The Act goes on to require two

potential cost reductions and the regulation sets out the way in which such costs are to be presented. These requirements are outlined below.

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

The capital costs include:

a) costs to acquire land or an interest therein (including a leasehold interest);
b) costs to improve land;
c) costs to acquire, lease, construct or improve buildings and structures;
d) costs to acquire, lease or improve facilities, including rolling stock (with a useful life of 7 or more years), furniture and equipment (other than computer equipment), materials acquired for library circulation, reference, or information purposes;
e) Costs to undertake studies in connection with any of the matters referred to in paragraphs a to d;
f) Costs of the development charge background study required under section 10; and
g) interest on money borrowed to pay for the above-referenced costs.

In order for an increase in need for service to be included in the D.C. calculation, Municipality Council must indicate "that it intends to ensure that such an increase in need will be met" (subsection 5 (1) 3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast, or similar expression of the intention of Council (O. Reg. 82/98 section 3). The capital program contained herein reflects the Municipality's approved and proposed capital budgets and master servicing/ needs studies.

4.6 Treatment of Credits

Section 8, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out "the estimated value of credits that are being carried forward relating to the service." Subsection 17, paragraph 4, of the same regulation indicates that "the value of the credit cannot be recovered from future D.C.s," if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future

D.C.s. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. There are no outstanding credit obligations to include in the D.C. calculations.

4.7 Classes of Services

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

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and by-law provided herein have identified Growth Studies as a class of service.

4.8 Existing Reserve Funds

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

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

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

For services that are subject to a per capita based, service level "cap," the reserve fund balance should be applied against the development-related costs for which the charge was imposed once the project is constructed (i.e., the needs of recent growth). This cost component is distinct from the development-related costs for the future forecast periods, which underlie the D.C. calculation herein.

The alternative would involve the Municipality spending all reserve fund monies prior to renewing each by-law, which would not be a sound basis for capital budgeting. Thus, the Municipality will use these reserve funds for the Municipality's cost share of applicable development-related projects, which are required but have not yet been undertaken, as a way of directing the funds to the benefit of the development that

contributed them (rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).

The Municipality's D.C. Reserve Fund balances by service estimated to December 31, 2026, are shown below:

Table 4-2
Summary of Development Charges Reserve Fund Balances
Estimated to December 31, 2026

Service	Estimated Balance with Commitments
Services Related to a Highway	($245,828)
Fire Protection Services	$320,302
Parks and Recreation Services	$347,422
Library Services	$42,111
Growth Studies	$588,402
Wastewater Services	($1,887,252)
Water Services	$134,698
Total	**($700,145)**

4.9 Deductions

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

- the level of service ceiling;
- uncommitted excess capacity;
- benefit to existing development; and
- anticipated grants, subsidies, and other contributions.

The requirements behind each of these reductions are addressed below.

4.9.1 Reduction Required by Level of Service Ceiling

This is designed to ensure that the increase in need included in section 4.3 does "not include an increase that would result in the level of service [for the additional development increment] exceeding the average level of the service provided in the municipality over the 15-year period immediately preceding the preparation of the background study" (D.C.A., subsection 5 (1) 4). O. Reg. 82/98 (section 4) goes further

to indicate that “both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”

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

With respect to transit services, the changes to the Act introduced in 2015 have provided for an alternative method for calculating the service standard ceiling. Transit services must now utilize a forward-looking service standard analysis, described later in this section.

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

4.9.2 Reduction for Uncommitted Excess Capacity

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

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

4.9.3 Reduction for Benefit to Existing Development

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

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

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of service cap in section 4.9.1 is related but is not the identical requirement. Sanitary, storm, and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as services related to a highway, which do not have a fixed service area.

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

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a Municipal-wide system basis. For example, facilities of the same type may provide different services (i.e., leisure pool vs. competitive pool), different programs (i.e., hockey vs. figure skating), and different time availability for the same service (i.e., leisure skating available on Wednesdays in one arena and Thursdays in another). As a result, residents will travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

Further details on the approach to estimating the benefit to the existing community, by service, are provided in Appendix H.

4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions

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

4.10 Municipal-wide vs. Area Rating

This step involves determining whether all of the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the amended D.C.A., it is now mandatory to "consider" area rating of services (providing charges for specific areas and services), however, it is not mandatory to implement area rating. Further discussion is provided in section 7.4.4 of this report.

4.11 Allocation of Development

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

4.12 Asset Management

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

approaches, and policies on asset management planning. This examination has been included in Appendix F.

4.13 Transit

The D.C.A. provides for the following matters for Transit:

- The Background Study requires the following in regard to transit costs (as per subsection 8 (2) of the Regulations):
    - The calculations that were used to prepare the estimate for the planned level of service for the transit services, as mentioned in subsection 5.2 (3) of the Act.
    - An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
        i. the anticipated development over the 10-year period immediately following the preparation of the background study, or
        ii. the anticipated development after the 10-year period immediately following the preparation of the background study.
    - An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.
    - An assessment of ridership forecasts for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecasted ridership will be from existing or planned development.
    - An assessment of the ridership capacity for all modes of transit services proposed to be funded by the development charge over the 10-year period immediately following the preparation of the background study.
- A forward-looking service standard (as per 6.1(2) of the Regulations):
    - The service is a discrete service.
    - No portion of the service that is intended to benefit anticipated development after the 10-year period immediately following the preparation of the background study may be included in the estimate.

    - No portion of the service that is anticipated to exist as excess capacity at the end of the 10-year period immediately following the preparation of the background study may be included in the estimate.
- A detailed asset management strategy and reporting requirements (subsection 6.1 (3) of the Regulation) that includes lifecycle costs, action plans that will enable the assets to be sustainable, summary of how to achieve the proposed level of service, discussion on procurement measures and risk.

The Municipality does not currently provide, and does not intend to provide, transit services in the near future. Therefore, the above calculation and reporting requirements are not required.

5. Development Charge Eligible Cost Analysis by Service

5.1 Introduction

This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform basis. In each case, the required calculation process set out in subsection 5 (1) paragraphs 2 to 7 in the D.C.A. and described in Chapter 4, was followed in determining D.C. eligible costs.

The service component is evaluated on two format sheets:

- The service standards that provide the average historical 15-year level of service calculation (see Appendix B), which "caps" the D.C. amounts; and
- The infrastructure cost calculation, which determines the potential D.C. recoverable cost.

Note that due to recent legislative amendments to the D.C.A. and O. Reg. 82/98, the value of land has been excluded from the 15-year level of service analysis. In addition, further explanation as to the methodology for determining the benefit to existing deductions are provided in Appendix H.

The nature of the capital projects and timing identified in the chapter reflects Council's current intention. Over time, however, Municipality projects and Council priorities change; accordingly, Council's intentions may alter, and different capital projects (and timing) may be necessary to meet the need for services required by new growth.

5.2 Service Levels and 10-Year Capital Costs for Development Charge Calculation

This section evaluates the development-related capital requirements for Fire Protection Services, Library Services, Growth Studies, and Land Acquisition over the 10-year planning period.

5.2.1 Fire Protection Services

Central Elgin currently operates four fire halls comprising approximately 20,700 sq.ft. of facility space. In addition, the Municipality has a training room in Yarmouth, which provides approximately 3,392 sq.ft. of facility space. Based on the historical inventory provided over the 2011 to 2025 period, the Municipality has provided an average level of service of approximately 1.28 sq.ft. of facility space per capita. This equates to an average level of investment of approximately $772 per capita. The resulting historical service standard provides the Municipality with a maximum D.C.-eligible amount of approximately $2.78 million for fire protection facilities over the forecast period.

The fire department currently maintains an inventory of 16 fire vehicles and apparatus, including pumpers, pumper/tankers, rescue vehicles, an aerial truck, marine rescue, a spare pumper, and vehicles used by the Fire Chief and Fire Prevention Officers. Based on the inventory of vehicles maintained over the historical period, the Municipality has provided an average level of investment of approximately $571 per capita. This level of service provides a maximum D.C.-eligible amount of approximately $2.06 million for recovery over the forecast period.

In addition to facilities and vehicles, the Municipality provides firefighting equipment and gear at each station. Based on the inventory maintained over the historical period, the Municipality has provided an average level of investment of approximately $256 per capita for equipment and gear. This level of service provides a maximum D.C.-eligible amount of approximately $923,700 over the forecast period.

In total, the historical service standard for fire protection services provides a maximum D.C.-eligible amount of approximately $5.76 million for recovery over the forecast period.

Based on the anticipated growth over the forecast period, the Municipality has identified approximately $8.36 million in gross capital costs for fire protection services. The identified capital projects include upgrades to existing rescue vehicles and tankers, rope rescue and water/ice rescue equipment, a beach patrol kit, a cancer prevention filtration system, auto extrication equipment, thermal imaging cameras, additional self-contained breathing apparatus, radio system upgrades, and vehicles for the Training Officer and Deputy Fire Chief. The capital program also includes growth-related debt principal and interest associated with the Port Stanley Fire Station.

A deduction of approximately $4.31 million has been made to recognize the benefit to existing development. In addition, a deduction of approximately $320,300 has been made to reflect the existing reserve fund balance. Following these deductions, the net growth-related capital cost included in the D.C. calculation is approximately $4.05 million.

The growth-related costs have been allocated between residential and non-residential development based on the anticipated population and employment growth over the forecast period. This results in a 79% allocation to residential development and a 21% allocation to non-residential development.

Table 5-1
Infrastructure Cost Included in the Development Charges Calculation
Fire Protection Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2035	Timing (year)	Gross Capital Cost Estimate (2026$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 79%	Non-Residential Share 21%
1	New Port Stanley Fire Station - Growth Related Principal	2027-2029	1,834,647	-		1,834,647	605,244		1,229,402	971,228	258,175
2	New Port Stanley Fire Station - Growth Related Discounted Interest	2027-2029	86,447	-		86,447	28,519		57,929	45,764	12,165
3	Rope Rescue Equipment	2027	85,000	-		85,000	-		85,000	67,150	17,850
4	Water/Ice Rescue Equipment	2027	70,000	-		70,000	-		70,000	55,300	14,700
5	Beach Patrol Kit	2027	25,000	-		25,000	-		25,000	19,750	5,250
6	Cancer Prevention Filtration System	2027	65,000	-		65,000	-		65,000	51,350	13,650
7	Rescue 43 Upgrades	2027	850,000	-		850,000	-		850,000	671,500	178,500
8	Station 1 Auto Extrication Kit	2028	150,000	-		150,000	-		150,000	118,500	31,500
9	Thermal Imaging Cameras	2028	60,000	-		60,000	-		60,000	47,400	12,600
10	Additional Self Contained Breathing Apparatus	2028	168,000	-		168,000	-		168,000	132,720	35,280
11	Training Officer Vehicle	2029	80,000	-		80,000	-		80,000	63,200	16,800
12	Radio System Upgrades	2029	1,200,000	-		1,200,000	840,000		360,000	284,400	75,600
13	Tanker 42 Upgrades	2029	1,200,000	-		1,200,000	840,000		360,000	284,400	75,600
14	Deputy Fire Chief Vehicle	2030	90,000	-		90,000	-		90,000	71,100	18,900
15	Tanker 12 Upgrades	2030	1,200,000	-		1,200,000	840,000		360,000	284,400	75,600
16	Tanker 22 Upgrades	2031	1,200,000	-		1,200,000	840,000		360,000	284,400	75,600
17	Reserve Fund Adjustment	Reserve					320,302		(320,302)	(253,039)	(67,263)
	Total		**8,364,094**	**-**	**-**	**8,364,094**	**4,314,065**	**-**	**4,050,029**	**3,199,523**	**850,506**

5.2.2 Library Services

Central Elgin provides library services through one library facility, with approximately 4,428 sq.ft. of library space. Over the historical 15-year period (2011 to 2025), the average level of service was approximately 0.27 sq.ft. of space per capita, which equates to an investment of approximately $121 per capita. Based on the anticipated growth over the 10-year forecast period, the Municipality would be eligible to collect approximately $436,000 from D.C.s for library facilities.

The Municipality has not identified any capital needs over the 10-year forecast period (2026 – 2035).

Table 5-2
Infrastructure Cost Included in the Development Charges Calculation
Library Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2035	Timing (year)	Gross Capital Cost Estimate (2026$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
	No Capital Identified										
	Total		-	-	-	-	-	-	-	-	-

5.2.3 Growth Studies

Growth studies would be considered a class of service under the D.C.A. and are comprised of studies related to D.C.-eligible services. Central Elgin has identified the need for various studies over the forecast period, including Development Charges Background Studies, Zoning By-law and Official Plan Updates, Fire Master Plans, Parks and Recreation Master Plans, Trails Master Plans, Growth Studies, a Land Needs Assessment, a Long-Term Financial Plan, a Stormwater Master Plan, a Wastewater Master Plan, and growth-related studies for the Hospital Lands.

The total gross capital cost of these studies is approximately $1.86 million. Deductions totaling approximately $1.10 million have been made to account for the share of the studies that benefit existing development. In addition, a deduction of approximately $588,400 has been made to reflect the existing reserve fund balance. A further deduction of $39,130 was made to recognize the portion of the planning-related studies that will benefit non-D.C. services. As a result of these deductions, the net D.C.-recoverable cost to be included in the calculations is approximately $726,200.

The capital costs for each study have been allocated based on the growth allocation for the respective service to which the study relates, following a similar percentage distribution as presented in the associated capital cost calculations. Accordingly, studies related to parks and recreation services and all-service reviews have been allocated based on the allocations applied to those services, while studies related to services related to a highway and fire protection services have been allocated in accordance with the residential and non-residential allocations utilized for those services. The resulting growth-related cost allocation for all growth studies is approximately $588,200 residential and $137,900 non-residential.

Table 5-3
Infrastructure Cost Included in the Development Charges Calculation
Growth Studies

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2035	Timing (year)	Gross Capital Cost Estimate (2026$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
										Service Specific	
1	Zoning By-law Update	2026	74,000	-	7,400	66,600	18,500		48,100	37,999	10,101
2	Fire Master Plan	2026	88,800	-		88,800	22,200		66,600	52,614	13,986
3	Trails Master Plan	2026	60,000	-		60,000	30,000		30,000	23,700	6,300
4	Parks and Recreation Master Plan	2026	60,000	-		60,000	30,000		30,000	28,500	1,500
5	Hospital Lands Growth Studies	2027	200,000	-		200,000	-		200,000	158,000	42,000
6	Long-Term Financial Plan	2027	100,000	-		100,000	50,000		50,000	39,500	10,500
7	Updated Growth Study	2026	77,300	-	7,730	69,570	-		69,570	54,960	14,610
8	Stormwater Master Plan	2027	369,800	-		369,800	184,900		184,900	146,071	38,829
9	Official Plan Update	2027	50,000	-	5,000	45,000	-		45,000	35,550	9,450
10	Fire Master Plan-Update	2030	90,000	-		90,000	22,500		67,500	53,325	14,175
11	Parks, Recreation and Trails Master Plan	2032	120,000	-		120,000	60,000		60,000	57,000	3,000
12	Official Plan Update - 2031	2031	55,000	-	5,500	49,500	13,800		35,700	28,203	7,497
13	Growth Study Update	2031	55,000	-	5,500	49,500	-		49,500	39,105	10,395
14	Wastewater Master Plan	2030	300,000	-		300,000	75,000		225,000	177,750	47,250
15	Land Needs Assessment	2027	80,000	-	8,000	72,000	-		72,000	56,880	15,120
15	Development Charges Background Study	2026	80,000	-		80,000	-		80,000	63,200	16,800
16	Southblock Studies (Net Amount)	2026+	710	-		710	-		710	710	-
17	Reserve Fund Adjustment	Reserve					588,402		(588,402)	(464,838)	(123,564)
	Total		**1,860,610**	**-**	**39,130**	**1,821,480**	**1,095,302**	**-**	**726,178**	**588,230**	**137,948**

5.2.4 Land Acquisition

The Municipality has identified two land acquisition capital projects that are required for growth. The total gross capital cost related to these projects is approximately $2.50 million. Of this amount, $1.45 million has been deducted to recognize the share of the works that benefit existing development. The net growth-related capital cost included in the D.C. calculation is approximately $1.05 million.

The capital costs for each study have been allocated based on the growth allocation for their respective service to which the project relates, following a similar percentage distribution as presented in the associated capital cost calculations. The resulting growth-related cost allocation for all land acquisition projects is approximately $925,500 residential and $124,500 non-residential.

Table 5-4
Infrastructure Cost Included in the Development Charges Calculation
Land Acquisition

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2035	Timing (year)	Gross Capital Cost Estimate (2026$)	Less:		Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
				Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development		Post Period Benefit	Other Deductions	Total	Residential Share	Non-Residential Share
										Service Specific	
1	Station 2 Relocation (Land Purchase)	2030	1,500,000	1,050,000		450,000	-		450,000	355,500	94,500
2	Recreation Facility - Norman	2030	1,000,000	400,000		600,000	-		600,000	570,000	30,000
	Total		**2,500,000**	**1,450,000**	**-**	**1,050,000**	**-**	**-**	**1,050,000**	**925,500**	**124,500**

5.3 Service Levels and 25-Year Capital Costs for Development Charge Calculation

This section evaluates the development-related capital requirements for Water Services, Wastewater Services (Municipal-wide, Hospital Lands, and Southblock), Services Related to a Highway – Roads and Related, Services Related to a Highway – Public Works (Facilities and Fleet), and Parks and Recreation Services over a 25-year planning period.

5.3.1 Water Services

The Municipality has identified 14 capital projects associated with water servicing to accommodate anticipated growth, including watermain installations and upgrades, improvements to water servicing infrastructure, water storage and distribution facilities, and associated financing costs.

The total gross capital cost is approximately $20.79 million. Of this amount, approximately $2.11 million has been deducted to recognize the share of the works that benefit existing development. A further deduction of approximately $134,700 has been made to recognize the balance in the reserve fund. Furthermore, approximately $2.90 million has been deducted to recognize the share of the works that benefit beyond the 2051 forecast period. The net growth-related capital cost included in the D.C. calculation is approximately $15.78 million.

The growth-related costs have been allocated between residential and non-residential development based on the incremental growth in population to employment over the 25-year forecast period. This results in an 80% allocation to residential development and a 20% allocation to non-residential development.

Table 5-5
Infrastructure Cost Included in the Development Charges Calculation
Water Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2051	Timing (year)	Gross Capital Cost Estimate (2026$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 80%	Non-Residential Share 20%
1	Elgin Primary Booster Station Connection - PS	2031	2,250,000	-		2,250,000	1,125,000		1,125,000	900,000	225,000
2	Pressure Reducing Valve Relocation - PS	2026	1,000,000	-		1,000,000	750,000		250,000	200,000	50,000
3	W1 - 400 dia New Dev. Main East of Fairview from Elm to Raven (oversizing) - Unfunded	2026+	3,483	-		3,483	-		3,483	3,483	-
4	W2 - 300 dia Bill Martyn from Sauve to Southdale	2026+	24,837	-		24,837	-		24,837	24,837	-
5	Area 4 - Watermain installation (400mm dia., 470 m - East of Penhale Ave. to Peach Tree)	2026+	68,430	-		68,430	-		68,430	68,430	-
6	Albert Robert Booster Station Upgrades (Tyke Booster Station)	2026+	88,423	-		88,423	-		88,423	88,423	-
7	Financing Cost	2026+	15,638	-		15,638	-		15,638	15,638	-
8	Southblock Reserve Funds	2026+		-		-	73,067		(73,067)	(73,067)	-
9	Union Water Trunk Mains (Sparta Line - from Beaver Creek East to Hindley)	2027	1,183,500	-		1,183,500	-		1,183,500	946,800	236,700
10	Seventh Ave Watermain	2026	52,000	-		52,000	26,000		26,000	20,800	5,200
11	Water Booster Station	2032	3,000,000	540,000		2,460,000	-		2,460,000	1,968,000	492,000
12	Water Storage	2032	5,100,000	918,000		4,182,000	-		4,182,000	3,345,600	836,400
13	Trunk Watermain along John Wise Line	2032	7,700,000	1,386,000		6,314,000	-		6,314,000	5,051,200	1,262,800
14	EA for water servicing of Hospital Lands	2027	300,000	54,000		246,000	-		246,000	196,800	49,200
									-	-	-
15	Reserve Fund Adjustment	Reserve					134,698		(134,698)	(107,758)	(26,940)
	Total		**20,786,310**	**2,898,000**	**-**	**17,888,310**	**2,108,765**	**-**	**15,779,545**	**12,649,185**	**3,130,360**

5.3.2 Wastewater Services

Wastewater services have been separated into municipal-wide servicing (excluding the identified area-specific servicing areas) and area-specific servicing for Hospital Lands, Southblock, Lynhurst, Yarmouth Industrial & Commercial Lands, and Norman/Lyndale (excluding Southblock). The five area-specific locations will be serviced with the City of St. Thomas' wastewater infrastructure, and are subject to the City's wastewater connection fee, which is in addition to the Central Elgin D.C.s. The following section outlines the wastewater works required within Central Elgin.

5.3.2.1 Municipal-wide

The Municipality has identified 14 capital projects associated with municipal-wide wastewater servicing to accommodate anticipated growth. The municipal-wide capital program includes sewage pumping station upgrades, sanitary trunk mains, forcemain installations and improvements, sewer rehabilitation, inflow and infiltration reduction measures, wastewater treatment plant expansion, and associated financing costs. The capital program also includes growth-related debt principal and discounted interest associated with the Port Stanley WWTP.

For municipal-wide servicing, the total gross capital cost is approximately $67.71 million, including a reserve fund adjustment of $1.89 million. Of this amount, approximately $19.72 million has been deducted to recognize the share of the works that benefit existing development. A further deduction of approximately $17.08 million has been made to recognize the post-period benefit. The net growth-related capital cost included in the D.C. calculation is approximately $30.91 million.

The growth-related costs have been allocated between residential and non-residential development based on the incremental growth in population to employment within the municipality, excluding the Hospital Lands, Southblock, and the other area-specific locations, over the 25-year forecast period. This results in a 69% allocation to residential development and a 31% allocation to non-residential development.

Table 5-6
Infrastructure Cost Included in the Development Charges Calculation
Wastewater Services – Municipal-wide

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2051	Location	Timing (year)	Gross Capital Cost Estimate (2026$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 69%	Non-Residential Share 31%
1	Pumping Station 71 (pump install)	Belmont	2031	74,000	-		74,000	37,000		37,000	25,530	11,470
2	Debt - Principal of Port Stanley WWTP	Port Stanley	2026-2042	13,649,808	-		13,649,808	7,685,800		5,964,008	4,115,165	1,848,842
3	Debt - Discounted Interest of Port Stanley WWTP	Port Stanley	2026-2042	1,544,466	-		1,544,466	869,643		674,823	465,628	209,195
4	Union Area Sanitary Trunk Mains	Union	2028	3,700,000	-		3,700,000	-		3,700,000	2,553,000	1,147,000
5	Sewer Lining, George Street	Port Stanley	2028	327,000	-		327,000	163,500		163,500	112,815	50,685
6	Sewer Lining, Kettle Creek Crossings	Belmont	2028	450,000	-		450,000	225,000		225,000	155,250	69,750
7	Flow Monitoring	Port Stanley	2027-2036	90,000	-		90,000	-		90,000	62,100	27,900
8	I&I Reduction Program	All Systems	2031-2036	200,000	-		200,000	100,000		100,000	69,000	31,000
9	Port Stanley WWTP Expansion EA	Union/Port Stanley	2034	200,000	125,300		74,700	-		74,700	51,543	23,157
10	Port Stanley WWTP Expansion	Port Stanley-Union	2038	25,800,000	16,168,000		9,632,000	-		9,632,000	6,646,080	2,985,920
11	Union Area Pumping Station & Forcemain	Union	2028	11,800,000	472,000		11,328,000	6,372,000		4,956,000	3,419,640	1,536,360
12	Union area forcemain Phase 2	Union	2038	5,500,000	220,000		5,280,000	2,970,000		2,310,000	1,593,900	716,100
13	Union Area Pumping Station Phase 2	Union	2038	2,400,000	96,000		2,304,000	1,296,000		1,008,000	695,520	312,480
14	Forcemain Condition Assessment	Port Stanley	2026	90,000	-		90,000	-		90,000	62,100	27,900
15	Reserve Fund Adjustment		Reserve	1,887,252	-		1,887,252	-		1,887,252	1,302,204	585,048
	Total			**67,712,525**	**17,081,300**	**-**	**50,631,225**	**19,718,943**	**-**	**30,912,283**	**21,329,475**	**9,582,808**

5.3.2.2 Hospital Lands

The Municipality has identified 3 capital projects associated with wastewater servicing to accommodate anticipated growth in Hospital Lands, which is located in Norman. The Hospital Lands capital program includes sanitary sewer upsizing along Sunset Drive, upgrades to the Karen Street Sewage Pumping Station, and flow monitoring infrastructure.

For Hospital Lands servicing, the total gross capital cost is approximately $5.60 million. Of this amount, approximately $1.01 million has been deducted to recognize the share of the works that benefit beyond the 2051 forecast period. The net growth-related capital cost included in the D.C. calculation is approximately $4.59 million.

The growth-related costs have been allocated between residential and non-residential development based on the incremental growth in population to employment in Hospital Lands over the 25-year forecast period. This results in a 91% allocation to residential development and a 9% allocation to non-residential development.

Table 5-7
Infrastructure Cost Included in the Development Charges Calculation
Wastewater Services – Hospital Lands

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2051	Location	Timing (year)	Gross Capital Cost Estimate (2026$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 91%	Non-Residential Share 9%
1	Sunset Drive Sanitary Sewer Upsizing	Norman	2034	4,510,000	811,800		3,698,200	-		3,698,200	3,365,362	332,838
2	Karen Street Sewage Pumping Station Upgrades	Norman	2031	1,000,000	180,000		820,000	-		820,000	746,200	73,800
3	Flow Monitoring with Rain Gauge on Sunset Drive	Norman	2027-2036	90,000	16,200		73,800	-		73,800	67,158	6,642
	Total			**5,600,000**	**1,008,000**	**-**	**4,592,000**	**-**	**-**	**4,592,000**	**4,178,720**	**413,280**

5.3.2.3 Southblock

Central Elgin has identified capital projects associated with wastewater servicing to accommodate anticipated growth in Southblock. Southblock is a sub-area located within Norman/Lyndale (also known as sub-area 3). The Southblock capital program includes sanitary trunk sewer and forcemain infrastructure, along with associated financing costs and additional reserve fund adjustments.

For Southblock servicing, the total gross capital cost is approximately $483,600. Of this amount, approximately $10,800 has been deducted to reflect the existing reserve fund balance. The net growth-related capital cost included in the D.C. calculation is approximately $472,700.

The growth-related costs are 100% allocated to residential development.

Table 5-8
Infrastructure Cost Included in the Development Charges Calculation
Wastewater Services – Southblock

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2051	Location	Timing (year)	Gross Capital Cost Estimate (2026$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 100%	Non-Residential Share 0%
1	S2 - Proposed Shaw Valley P.S. Forcemain	Southblock	2026+	191,438	-		191,438	-		191,438	191,438	-
2	S4- Trunk Sewer from Shaw Valley P.S. to Southdale	Southblock	2026+	221,320	-		221,320	-		221,320	221,320	-
3	Financing Costs	Southblock	2026+	70,816	-		70,816	-		70,816	70,816	-
4	Southblock Reserve Funds	Southblock	Reserve	-	-		-	10,840		(10,840)	(10,840)	-
	Total			**483,574**	**-**	**-**	**483,574**	**10,840**	**-**	**472,734**	**472,734**	**-**

5.3.2.4 *Lynhurst, Yarmouth Industrial & Commercial Lands, and Norman/Lyndale (excluding Southblock)*

Central Elgin has not identified any capital projects associated with wastewater servicing for Lynhurst, Yarmouth Industrial & Commercial Lands, or Norman/Lyndale (excluding Southblock) over the 25-year forecast period (2026-2051). As a result, no growth-related capital costs have been included in the D.C. calculations for these three areas.

5.3.3 Services Related to a Highway

5.3.3.1 Roads and Related

Central Elgin owns and maintains approximately 46 km of gravel roads, 110 km of rural hard surfaced roads, 67 km of urban hard surfaced roads, 66 bridges, and 375 culverts. In addition, the Municipality maintains approximately 38.02 km of sidewalks, 4.79 km of multi-use pathways, and 1,229 streetlights.

The inventory provided over the historical 15-year period (2011 to 2025) equates to an average level of investment of approximately $28,843 per capita, resulting in a D.C.-eligible recovery amount of approximately $262.94 million over the 25-year forecast period.

With respect to future needs, the Municipality has identified capital needs with a total gross capital cost estimate of approximately $2.90 million, of which approximately $245,800 accounts for the reserve fund adjustment. The capital program includes road upgrades from rural to urban standards, sidewalk installations and extensions, multi-use path improvements, and new pedestrian crossings.

A deduction of approximately $334,400 has been made to recognize the share of the identified works that benefit existing development. The resulting D.C.-eligible amount of approximately $2.56 million has been included in the D.C. calculations for recovery over the 25-year forecast period.

The growth-related costs have been allocated between residential and non-residential development based on the incremental growth in population to employment over the 25-year forecast period. This results in an 80% allocation to residential development and a 20% allocation to non-residential development.

Table 5-9
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway – Roads and Related

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2051	Timing (year)	Gross Capital Cost Estimate (2026$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 80%	Non-Residential Share 20%
1	Seventh Ave - Kettle Creek Drive west 590 m - Belmont Upgrade from Rural to Urban Standard	2026	1,313,500	-		1,313,500	-		1,313,500	1,050,800	262,700
2	Seventh Ave Sidewalk-Kettle Creek West 590 m	2026	50,000	-		50,000	12,500		37,500	30,000	7,500
3	Sidewalk - George St. from Front St westerly 220m	2027	84,000	-		84,000	21,000		63,000	50,400	12,600
4	Sidewalk to Sod Farm Development - (160 m)	2028	35,500	-		35,500	8,900		26,600	21,280	5,320
5	Sparta Line Sidewalks East to Hayhoe Development, west to golf course	2029	198,000	-		198,000	49,500		148,500	118,800	29,700
6	Southdale Line sidewalk, east of Sunset to City Limit	2028	123,200	-		123,200	30,800		92,400	73,920	18,480
7	East Road Multi Use Path Extension, Dexter Line to Sunset	2029	704,000	-		704,000	176,000		528,000	422,400	105,600
8	George St at Boltville and Kokomo PXO	2027	85,000	-		85,000	21,300		63,700	50,960	12,740
9	Carlow Road sidewalk west side, school to Warren Street	2028	57,530	-		57,530	14,400		43,130	34,504	8,626
10	Reserve Fund Adjustment	Reserve	245,828	-		245,828	-		245,828	196,662	49,166
	Total		**2,896,558**	**-**	**-**	**2,896,558**	**334,400**	**-**	**2,562,158**	**2,049,726**	**512,432**

5.3.3.2 Public Works (Facilities and Fleet)

Central Elgin currently operates its public works service out of approximately 51,400 sq.ft. of facility space. Over the historical 15-year period (2011 to 2025), the Municipality has provided an average level of service of approximately 3.87 sq.ft. per capita, which equates to an average level of investment of approximately $1,412 per capita. This level of service provides the Municipality with a maximum D.C.-eligible amount of approximately $12.87 million for recovery over the 25-year forecast period.

The public works department currently maintains an inventory of approximately 60 vehicles and major equipment. Based on the average level of service provided over the historical 15-year period, the Municipality has provided an average level of investment of approximately $692 per capita for vehicles and equipment. This level of service provides the Municipality with a maximum D.C.-eligible amount of approximately $6.31 million over the forecast period.

In total, the D.C.-eligible amount for public works facilities and fleet is approximately $19.18 million.

Based on the anticipated growth over the forecast period, the Municipality has identified approximately $880,000 in gross capital costs for public works services. The identified capital projects include the acquisition of additional public works vehicles and equipment, including snow removal and road maintenance vehicles, a patrol truck, and a standby generator.

No deductions have been applied, therefore, the D.C.-eligible amount of approximately $880,000 has been included in the D.C. calculations for recovery over the 25-year forecast period.

The growth-related costs have been allocated between residential and non-residential development based on the anticipated population and employment growth over the forecast period. This results in an 80% allocation to residential development and a 20% allocation to non-residential development.

Table 5-10
Infrastructure Cost Included in the Development Charges Calculation
Services Related to a Highway - Public Works (Facilities and Fleet)

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2051	Timing (year)	Gross Capital Cost Estimate (2026$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 80%	Non-Residential Share 20%
1	Sidewalk Plow	2045	250,000	-		250,000	-		250,000	200,000	50,000
2	Single Axle Plow Truck	2049	500,000	-		500,000	-		500,000	400,000	100,000
3	Patrol Truck	2027	50,000	-		50,000	-		50,000	40,000	10,000
4	Standby Generator	2027	80,000	-		80,000	-		80,000	64,000	16,000
	Total		**880,000**	**-**	**-**	**880,000**	**-**	**-**	**880,000**	**704,000**	**176,000**

5.3.4 Parks and Recreation Services

Central Elgin currently has approximately 109 acres of parkland within its jurisdiction. Based on the inventory of parkland provided over the historical 15-year period (2011 to 2025), the Municipality has provided an average of approximately 7.79 acres of parkland per 1,000 population. The Municipality also provides an array of parkland amenities, including ball diamonds and associated lighting, fencing and backstops, playground structures, multi-purpose courts, skate parks, splash pads, soccer fields, concession buildings, washrooms, and change facilities. Over the historical 15-year period, the Municipality has provided an average of approximately 4.45 amenities per 1,000 population. Central Elgin also maintains approximately 6,132 metres of park trails. It has provided an average of approximately 0.33 metres of park trails per capita over the historical 15-year period. Including parkland development, amenities, and park trails, the average level of service provided equates to an investment of approximately $1,738 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of approximately $15.85 million.

With respect to recreation facilities, the Municipality currently owns and operates approximately 67,540 sq.ft. of recreation facility space. Based on the inventory of space provided over the historical 15-year period (2011 to 2025), the Municipality has provided an average of approximately 5.17 sq.ft. of space per capita, equating to an investment of approximately $2,269 per capita. Over the 25-year forecast period, this level of service provides a D.C.-eligible amount of approximately $20.69 million for recreation facilities. The Municipality utilizes approximately 16 vehicles and related equipment to service the above-mentioned parks and recreation facilities. Over the historical 15-year period, the Municipality has provided an average level of service of 1.11 vehicles per 1,000 population. This level of service translates to an average investment of $56 per capita. Over the 25-year forecast period, the Municipality would be eligible to collect approximately $510,600 from D.C.s for vehicles and equipment.

In total, the Municipality is eligible to recover approximately $37.04 million for parks and recreation services.

Based on the projected growth over the 25-year forecast period, the Municipality has identified approximately $34.05 million in gross capital costs for parks and recreation services. The projects identified include trail development and multi-use trail extensions, parkland development, playground equipment, and the development of additional recreational facilities to accommodate future growth.

Deductions of approximately $10.35 million and $347,400 have been made for the benefit to existing development and the existing balance in the reserve fund, respectively. Further, a deduction of approximately $4.32 million has been made to recognize the portion of the identified capital costs that benefit development beyond the forecast period. As a result, the net growth-related capital cost of approximately $19.04 million has been included in the D.C. calculations.

While parks and recreation service usage is predominantly residential based, there is some use of recreation facilities and park amenities by non-residential users. To acknowledge this use, the growth-related capital costs have been allocated 95% to residential development and 5% to non-residential development.

Table 5-11
Infrastructure Cost Included in the Development Charges Calculation
Parks and Recreation Services

Proj. No.	Increased Service Needs Attributable to Anticipated Development 2026 to 2051	Timing (year)	Gross Capital Cost Estimate (2026$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 95%	Non-Residential Share 5%
1	Trail Development	2026-2032	6,530,000	-		6,530,000	3,265,000		3,265,000	3,101,750	163,250
2	Parkland (Eagles Nest) 1.8 acres	2026	500,000	-		500,000	-		500,000	475,000	25,000
3	Station 71 multi use trail	2030	96,000	-		96,000	-		96,000	91,200	4,800
4	Hazelwood Crescent to Louis St	2030	202,000	-		202,000	-		202,000	191,900	10,100
5	Playground Equipment - Union	2030	720,000	-		720,000	-		720,000	684,000	36,000
6	Parkland Development - Norman	2029	2,475,000	445,500		2,029,500	-		2,029,500	1,928,025	101,475
7	Recreation Facility - Norman	2034	17,700,000	3,186,000		14,514,000	7,080,000		7,434,000	7,062,300	371,700
8	Parkland Development - Norman	2037	3,850,200	693,000		3,157,200	-		3,157,200	2,999,340	157,860
9	Additional Parkland Development	2026-2035	1,980,000	-		1,980,000	-		1,980,000	1,881,000	99,000
10	Reserve Fund Adjustment	Reserve					347,422	-	(347,422)	(330,051)	(17,371)
	Total		**34,053,200**	**4,324,500**	**-**	**29,728,700**	**10,692,422**	**-**	**19,036,278**	**18,084,464**	**951,814**

6. Development Charge Calculations

The following tables provide the D.C. calculations based on different service areas and growth forecasts:

- Table 6-1 calculates the D.C.s for municipal-wide wastewater services (excluding other noted area specifics) over the 2026 to 2051 forecast.
- Table 6-2 calculates the D.C.s for wastewater services applicable to Hospital Lands over the 2026 to 2051 forecast.
- Table 6-3 calculates the D.C.s for wastewater services applicable to Southblock over the 2026 to 2051 forecast.
- Table 6-4 calculates the D.C.s for Water Services, Services Related to a Highway, and Parks and Recreation Services on a municipal-wide basis over the 2026 to 2051 forecast period.
- Table 6-5 calculates the D.C.s for Fire Protection Services, Growth Studies, and Land Acquisition on a municipal-wide basis over the 10-year forecast period from 2026 to 2035.

The calculation for residential development is generated on a per capita basis and is based upon five forms of housing types (singles and semi-detached, multiples, apartments 2+ bedrooms, apartments studio and 1 bedroom, and special care/special dwelling units). The non-residential D.C. has been calculated on a per sq.ft. of G.F.A. basis for all types of non-residential development (industrial, commercial, and institutional).

The D.C.-eligible cost calculations set out in Chapter 5 are based on the net anticipated population increase, comprising the forecast population in new units less the anticipated decline in population within existing units over the applicable forecast period.

For the residential calculations, the total cost is divided by the gross population increase attributable to new development over the applicable forecast period to determine the per capita amount. The cost per capita is then multiplied by the average occupancy, also referred to as P.P.U., of the new units in Appendix A, Schedules 5a and 5b, to calculate the residential charges presented in Tables 6-1 through 6-5.

With respect to non-residential development, the total costs allocated to non-residential development (based on need for service) have been divided by the anticipated

development over the applicable planning period to calculate the cost per sq.ft. of gross floor area.

Table 6-6 summarizes the total D.C. that is applicable for the Municipality and Table 6-7 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 10-year life of the by-law.

Table 6-1
Municipality of Central Elgin
Development Charge Calculation
Municipal-wide Wastewater Services (Excluding Other Noted Area Specifics)
2026 to 2051

SERVICE/CLASS		2026$ D.C.-Eligible Cost		2026$ D.C.-Eligible Cost	
		Residential	Non-Residential	S.D.U.	per sq.ft.
1 Wastewater Services					
1.1 Treatment plants & Sewers		21,329,475	9,582,808	13,848	6.23
		21,329,475	9,582,808	13,848	6.23
TOTAL		**$21,329,475**	**$9,582,808**	**$13,848**	**$6.23**
D.C.-Eligible Capital Cost		$21,329,475	$9,582,808		
Buildout Gross Population/GFA Growth (sq.ft.)		4,188	1,538,900		
Cost Per Capita/Non-Residential GFA (sq.ft.)		**$5,093**	**$6.23**		
By Residential Unit Type	**P.P.U.**				
Single and Semi-Detached Dwelling	2.719	$13,848			
Other Multiples	2.347	$11,953			
Apartments - 2 Bedrooms +	1.870	$9,523			
Apartments - Bachelor and 1 Bedroom	1.100	$5,602			
Special Care/Special Dwelling Units	1.100	$5,602			

Table 6-2
Municipality of Central Elgin
Development Charge Calculation
Area Specific Wastewater Services – Hospital Lands
2026 to 2051

SERVICE/CLASS		2026$ D.C.-Eligible Cost		2026$ D.C.-Eligible Cost	
		Residential	Non-Residential	S.D.U.	per sq.ft.
2. Wastewater Services					
2.1 Treatment plants & Sewers		4,178,720	413,280	1,921	1.26
		4,178,720	413,280	1,921	1.26
TOTAL		**$4,178,720**	**$413,280**	**$1,921**	**$1.26**
D.C.-Eligible Capital Cost		$4,178,720	$413,280		
Buildout Gross Population/GFA Growth (sq.ft.)		5,916	328,000		
Cost Per Capita/Non-Residential GFA (sq.ft.)		**$706**	**$1.26**		
By Residential Unit Type	**P.P.U.**				
Single and Semi-Detached Dwelling	2.719	$1,921			
Other Multiples	2.347	$1,658			
Apartments - 2 Bedrooms +	1.870	$1,321			
Apartments - Bachelor and 1 Bedroom	1.100	$777			
Special Care/Special Dwelling Units	1.100	$777			

Table 6-3
Municipality of Central Elgin
Development Charge Calculation
Area Specific Wastewater Services – Southblock
2026 to 2051

SERVICE/CLASS		2026$ D.C.-Eligible Cost		2026$ D.C.-Eligible Cost	
		Residential	Non-Residential	S.D.U.	per sq.ft.
3. Wastewater Services					
3.1 Treatment plants & Sewers		472,734	-	2,888	-
		472,734	-	2,888	-
TOTAL		**$472,734**	**$0**	**$2,888**	**$0.00**
D.C.-Eligible Capital Cost		$472,734	$0		
Buildout Gross Population/GFA Growth (sq.ft.)		445	-		
Cost Per Capita/Non-Residential GFA (sq.ft.)		**$1,062**	**$0.00**		
By Residential Unit Type	**P.P.U.**				
Single and Semi-Detached Dwelling	2.719	$2,888			
Other Multiples	2.347	$2,493			
Apartments - 2 Bedrooms +	1.870	$1,986			
Apartments - Bachelor and 1 Bedroom	1.100	$1,169			
Special Care/Special Dwelling Units	1.100	$1,169			

Table 6-4
Municipality of Central Elgin
Development Charge Calculation
Municipal-wide Services
2026 to 2051

SERVICE/CLASS		2026$ D.C.-Eligible Cost		2026$ D.C.-Eligible Cost	
		Residential	Non-Residential	S.D.U.	per sq.ft.
		$	$	$	$
4. Water Services					
4.1		12,649,185	3,130,360	3,237	1.50
		12,649,185	3,130,360	3,237	1.50
5. Services Related to a Highway					
5.1 Roads and Related		2,049,726	512,432	525	0.25
5.2 Public Works		704,000	176,000	180	0.08
		2,753,726	688,432	705	0.33
6. Parks and Recreation Services					
6.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment		18,084,464	951,814	4,628	0.46
		18,084,464	951,814	4,628	0.46
TOTAL		**$33,487,375**	**$4,770,606**	**$8,570**	**$2.29**
D.C.-Eligible Capital Cost		$33,487,375	$4,770,606		
20-Year Gross Population/GFA Growth (sq.ft.)		10,625	2,084,100		
Cost Per Capita/Non-Residential GFA (sq.ft.)		**$3,152**	**$2.29**		
By Residential Unit Type	**P.P.U.**				
Single and Semi-Detached Dwelling	2.719	$8,570			
Other Multiples	2.347	$7,397			
Apartments - 2 Bedrooms +	1.870	$5,893			
Apartments - Bachelor and 1 Bedroom	1.100	$3,467			
Special Care/Special Dwelling Units	1.100	$3,467			

Table 6-5
Municipality of Central Elgin
Development Charge Calculation
Municipal-wide Services
2026 to 2035

SERVICE/CLASS		2026$ D.C.-Eligible Cost		2026$ D.C.-Eligible Cost	
		Residential	Non-Residential	S.D.U.	per sq.ft.
7. Fire Protection Services					
7.1 Fire facilities, vehicles & equipment		3,199,523	850,506	2,024	0.88
		3,199,523	850,506	2,024	0.88
8. Growth Studies					
8.1 Growth Studies		588,230	137,948	372	0.14
		588,230	137,948	372	0.14
9. Land - 10-year					
9.1 Land acquisition		925,500	124,500	585	0.13
		925,500	124,500	585	0.13
TOTAL		**$4,713,253**	**$1,112,954**	**$2,981**	**$1.15**
D.C.-Eligible Capital Cost		$4,713,253	$1,112,954		
10-Year Gross Population/GFA Growth (sq.ft.)		4,299	971,100		
Cost Per Capita/Non-Residential GFA (sq.ft.)		**$1,096**	**$1.15**		
By Residential Unit Type	**P.P.U.**				
Single and Semi-Detached Dwelling	2.719	$2,981			
Other Multiples	2.347	$2,573			
Apartments - 2 Bedrooms +	1.870	$2,050			
Apartments - Bachelor and 1 Bedroom	1.100	$1,206			
Special Care/Special Dwelling Units	1.100	$1,206			

Table 6-6
Municipality of Central Elgin
Development Charge Calculation
Total All Services

	2026$ D.C.-Eligible Cost		2026$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	$	$	$	$
Municipal-wide Wastewater Services (Excluding Other Noted Area Specifics) 2051	21,329,475	9,582,808	13,848	6.23
Hospital Lands Wastewater Services 2051	4,178,720	413,280	1,921	1.26
Southblock Wastewater Services 2051	472,734	-	2,888	-
Municipal-wide Services 2051	33,487,375	4,770,606	8,570	2.29
Municipal-wide Services 10 Year	4,713,253	1,112,954	2,981	1.15
TOTAL	**64,181,557**	**15,879,648**	**30,208**	**10.93**
Grand Total - Municipal wide (Excluding Other Noted Area Specifics)	**59,530,103**	**15,466,368**	**25,399**	**9.67**
Grand Total - Hospital Lands	**42,379,348**	**6,296,840**	**13,472**	**4.70**
Grand Total - Southblock	**38,673,362**	**5,883,560**	**14,439**	**3.44**
Grand Total - Lynhurst	**38,200,628**	**5,883,560**	**11,551**	**3.44**
Grand Total - Yarmouth Industrial & Commercial Lands	**38,200,628**	**5,883,560**	**11,551**	**3.44**
Grand Total - Norman/Lyndale (Excluding Southblock)	**38,200,628**	**5,883,560**	**11,551**	**3.44**

Table 6-7
Municipality of Central Elgin
Gross Expenditure and Sources of Revenue Summary for Costs to be Incurred over the Life of the By-law

Service/Class	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other	Benefit to	Other Funding		Residential	Non-Residential
1. Wastewater Services							
1.1 Treatment plants & Sewers	71,908,847	0	19,729,782	0	18,089,300	27,366,358	6,723,406
2. Water Services							
2.1 Treatment, storage and distribution systems	20,786,310	0	1,974,067	0	2,898,000	12,756,943	3,157,300
3. Services Related to a Highway							
3.1 Roads and Related	2,650,730	0	334,400	0	0	1,853,064	463,266
3.2 Public Works	880,000	0	0	0	0	704,000	176,000
4. Parks and Recreation Services							
4.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	34,053,200	0	10,345,000	0	4,324,500	18,414,515	969,185
5. Fire Protection Services							
5.1 Fire facilities, vehicles & equipment	8,364,094	0	3,993,763	0	0	3,452,561	917,770
6. Growth Studies							
6.1 Growth Studies	1,860,610	39,130	506,900	0	0	1,053,068	261,513
7. Land - 10-year							
7.1 Land Acquisition	2,500,000	0	1,450,000	0	0	925,500	124,500
Total Expenditures & Revenues	**$143,003,791**	**$39,130**	**$38,333,912**	**$0**	**$25,311,800**	**$66,526,010**	**$12,792,939**

7. Development Charge Policy Recommendations and Development Charge By-law Rules

7.1 Introduction

Subsection 5 (1) 9 states that rules must be developed:

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

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

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

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

With respect to "the rules," section 6 states that a D.C. by-law must expressly address the matters referred to above re subsection 5 (1) paragraphs 9 and 10, as well as how the rules apply to the redevelopment of land.

The rules provided are based on the Municipality's existing policies; with modifications and consideration for the changes to the D.C.A. (see Appendix G for details on legislative changes that have occurred since the Municipality's previous D.C. background study was completed).

7.2 Development Charge By-law Structure

It is recommended that:

- the Municipality uses a uniform Municipal-wide development charge calculation for all Municipal services, except for wastewater services;
- an area-specific development charge calculation be imposed for wastewater services applicable to the Hospital Lands, Southblock, Lynhurst, Yarmouth Industrial & Commercial Lands, or Norman/Lyndale (excluding Southblock);
- wastewater services otherwise be imposed on a municipal-wide basis; and
- one Municipal-wide D.C. by-law be used for all services.

7.3 Development Charge By-law Rules

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

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

7.3.1 Payment in any Particular Case

In accordance with the D.C.A., subsection 2 (2), a D.C. be calculated, payable, and collected where the development requires one or more of the following:

> "(a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the Planning Act;
>
> (b) the approval of a minor variance under section 45 of the Planning Act;
>
> (c) a conveyance of land to which a by-law passed under subsection 50 (7) of the Planning Act applies;
>
> (d) the approval of a plan of subdivision under section 51 of the Planning Act;
>
> (e) a consent under section 53 of the Planning Act;
>
> (f) the approval of a description under section 9 of the Condominium Act, 1998; or

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

7.3.2 Determination of the Amount of the Charge

The following conventions be adopted:

1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the last 25 years. Costs allocated to non-residential uses will be assigned based on the number of square feet of G.F.A. constructed for eligible uses (i.e., industrial, commercial, and institutional).

2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, e.g.

    - For services related to a highway, including roads and related infrastructure, public works, and water services, an 80% residential/20% non-residential allocation has been utilized;
    - For parks and recreation services, a 95% residential/5% non-residential allocation has been utilized;
    - For fire protection services, a 79% residential/21% non-residential allocation has been utilized;
    - For municipal-wide wastewater services, a 67% residential/33% non-residential allocation has been utilized;
    - For wastewater services applicable to the Hospital Lands, a 91% residential/9% non-residential allocation has been utilized;
    - For wastewater services applicable to Southblock, a 100% residential allocation has been utilized; and
    - With respect to Growth Studies and Land Acquisition, the residential/non-residential allocation is based on the allocation for the applicable D.C.-eligible service.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

As a result of the redevelopment of land, a building or structure existing on the same land within five (5) years prior to the date of payment of D.C.s in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one

principal use to another principal use on the same land, in order to facilitate the redevelopment, the D.C.s otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

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 D.C. in the by-law by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and

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 D.C.s in the by-law by the gross floor area that has been or will be demolished or converted to another principal use;

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

7.3.4 Exemptions (full or partial)

a) Statutory exemptions:

- industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (subsection 4 (3) of the D.C.A.);
- buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education (section 3);
- the addition of up to 2 apartments in an existing or new detached, semi-detached, or rowhouse (including in an ancillary structure);
- one additional unit or 1% of existing units in an existing rental residential building;
- a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario;
- affordable units;
- attainable units (to be in force at a later date);

- affordable inclusionary zoning units;
- non-profit housing;
- long-term care homes;
- non-profit retirement home developments; and
- discount for rental housing units based on bedroom size (i.e., three or more bedrooms – 25% reduction, two bedrooms – 20% reduction, and all others – 15% reduction).

b) Non-statutory exemptions:

- Land that is used for the purposes of industrial uses;
- Non-residential farm buildings constructed for bona fide farm uses; and
- Lands or buildings used or to be used for a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the *Assessment Act*.

7.3.5 Phasing in

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

7.3.6 Timing of Collection

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

D.C.s payable for residential development (other than rental housing, which is subject to payment in instalments) are payable upon the earlier of the issuance of an occupancy permit, or the day the building is first occupied.

Rental housing and institutional developments will pay D.C.s in six (6) equal annual payments commencing at occupancy.

The D.C. amount for all developments occurring within 18 months of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the lower of the D.C. in effect on the day the applicable Site Plan or Zoning By-law Amendment application was submitted (as a complete application), including interest, and the D.C. at current rates at the time the D.C. is payable.

Payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges. The maximum interest rate the Municipality can impose is the average prime rate plus 1%.

7.3.7 The Applicable Areas

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

- All Municipal-wide Services (excluding wastewater) – the applicable residential and non-residential D.C.s will be imposed on all lands within the Municipality;
- Municipal-wide Wastewater Services – the applicable residential and non-residential D.C.s will be imposed on all serviced lands within the Municipality, excluding other noted area-specific locations; and
- Area-Specific Wastewater Services – the applicable area-specific residential and non-residential wastewater D.C.s will be imposed on Hospital Lands, Southblock, Lynhurst, Yarmouth Industrial & Commercial Lands, or Norman/Lyndale (excluding Southblock).

7.3.8 Indexing

Rates shall be adjusted, without amendment to the By-law, annually on May 1, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0276-02).[1]

7.4 Other Development Charge By-law Provisions

It is recommended that:

7.4.1 Categories of Services for Reserve Fund and Credit Purposes

The Municipality's D.C. collections are currently maintained in seven (7) separate reserve funds: Services Related to a Highway, Fire Protection Services, Parks and

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

Recreation Services, Library Services, Growth Studies, Water Services, and Wastewater Services.

It is recommended that the Municipality continue to maintain these D.C. reserve funds and establish two additional reserve funds for Land Acquisition and Wastewater services for the Hospital Lands.

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

7.4.2 By-law In-force Date

A by-law under the D.C.A. comes into force on the day after which the by-law is passed by Council.

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

The minimum interest rate is what the Bank of Canada rate is on the day the by-law comes into force updated on the first business day of every January, April, July, and October (as per section 11 of O. Reg. 82/98).

7.4.4 Area Rating

The D.C.A. requires that Council must consider the use of area specific charges:

1. Section 2 (9) of the D.C.A. now requires a municipality to implement area-specific D.C.s for either specific services which are prescribed and/or for specific municipalities which are to be regulated (note that at this time, no municipalities or services are prescribed by the regulations).

2. Section 10 (2) c.1 of the D.C.A. requires that "the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas."

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

At present, the Municipality's by-law provides for area rating for water and wastewater. All other Municipal services are recovered based on a uniform, Municipal-wide basis. There have been several reasons why area-rating has not been imposed on these services, including:

1. All Municipality services, with the exception of water and wastewater, require that the average 15-year service standard be calculated. This average service standard multiplied by growth in the Municipality, establishes an upper ceiling on the amount of funds that can be collected from all developing landowners. Section 4 (4) of O. Reg. 82/98 provides that "if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality." Put in layman terms, the average service standard multiplied by the growth within the specific area would establish an area-specific ceiling which would significantly reduce the total revenue recoverable for the Municipality hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.

2. Expanding on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a Municipal-wide approach to an area-specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area-rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The D.C.s would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to Areas B and C due to reduced revenue.

3. Many services provided (roads, parks, and recreation facilities, etc.) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Municipality will be used by residents from all areas depending on the programing of the facility (i.e., a public skate is available each night, but at a different arena; hence usage of any one facility at any given time is based on programming availability).

For the reasons noted above, it is recommended that Council continue the D.C. approach to calculate the charges on a uniform Municipal-wide basis for all services other than wastewater.

7.5 Other Recommendations

It is recommended that Council:

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

"Adopt the assumptions contained herein as an 'anticipation' with respect to capital grants, subsidies, and other contributions;"

"Continue the D.C. approach to calculate charges on a Municipal-wide basis for Municipal-wide services and continue the existing approach for water and wastewater services applicable to the urban serviced areas, while establishing new area-specific water and wastewater charges for the Hospital Lands;"

"Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated November 27, 2026, subject to further annual review during the capital budget process;"

"Approve the D.C. Background Study dated November 27, 2026, including the Local Service Policy as set out in Appendix E;"

"Determine that no further public meeting is required;" and

"Approve the D.C. By-law as set out in Appendix I."

8. By-law Implementation

8.1 Introduction

This chapter addresses the mandatory, formal public consultation process (section 8.1.2), as well as the optional, informal consultation process (section 8.1.3). The latter is designed to seek the co-operation and participation of those involved, in order to produce the most suitable policy. Section 8.2 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

8.1.1 Public Meeting of Council

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

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

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

8.1.2 Other Consultation Activity

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

1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the D.C. revenues. Others, such as realtors, are directly impacted by D.C. policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the D.C. and the

timing thereof, and municipal policy with respect to development agreements, D.C. credits, and front-ending requirements.

2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy.

3. The third grouping is the industrial/commercial/institutional development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings, and institutions. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade, and the Economic Development Agencies, who are all potentially interested in municipal D.C. policy. Their primary concern is frequently with the quantum of the charge, G.F.A. exclusions such as basements, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

8.2 Anticipated Impact of the Charge on Development

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

On the other hand, D.C.s or other municipal capital funding sources need to be obtained in order to help ensure that the necessary infrastructure and amenities are installed. The timely installation of such works is a key initiative in providing adequate service levels and in facilitating strong economic growth, investment, and wealth generation.

8.3 Implementation Requirements

8.3.1 Introduction

Once the Municipality has calculated the charge, prepared the complete background study, carried out the public process, and passed a new by-law, the emphasis shifts to implementation matters. These include notices, potential appeals and complaints, credits, front-ending agreements, subdivision agreement conditions and finally the collection of revenues and funding of projects.

The sections that follow present an overview of the requirements in each case.

8.3.2 Notice of Passage

In accordance with section 13 of the D.C.A., when a D.C. by-law is passed, the Municipality Clerk shall give written notice of the passing and of the last day for appealing the by-law (the day that is 40 days after the day it was passed). Such notice must be given no later than 20 days after the day the by-law is passed (i.e., as of the day of newspaper publication or the mailing of the notice).

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

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

8.3.3 By-law Pamphlet

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

- a description of the general purpose of the D.C.s;
- the "rules" for determining if a charge is payable in a particular case and for determining the amount of the charge;
- the services to which the D.C.s relate; and

- a description of the general purpose of the Treasurer's statement and where it may be received by the public.

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

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

8.3.4 Appeals

Sections 13 to 19 of the D.C.A. set out the requirements relative to making and processing a D.C. by-law appeal and OLT hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the OLT by filing a notice of appeal with the Municipality Clerk, setting out the objection to the by-law and the reasons supporting the objection. This must be done by the last day for appealing the by-law, which is 40 days after the by-law is passed.

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

8.3.5 Complaints

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

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

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

8.3.6 Credits

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

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

8.3.7 Front-Ending Agreements

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

Part III of the D.C.A. (sections 44 to 58) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the *Development Charges Act,* 1989. Accordingly, the Municipality assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Municipality funds being available.

8.3.8 Severance and Subdivision Agreement Conditions

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

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

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

In this regard, if the municipality in question is a commenting agency, in order to comply with subsection 59 (4) of the D.C.A. it would need to provide to the approval authority information regarding the applicable municipal D.C.s related to the site.

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

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

Appendices

Appendix A
Background Information on Residential and Non-Residential Growth Forecast

Appendix A: Background Information on Residential and Non-Residential Growth Forecast

Schedule 1
Municipality of Central Elgin
Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) [1]	Excluding Census Undercount			Housing Units						Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi-Detached	Multiple Dwellings [2]	Apartments [3]	Other	Total Households	Equivalent Institutional Households	
Historical	*Mid 2011*	13,220	12,743	193	12,550	4,513	140	113	15	4,781	175	2.665
	Mid 2016	13,080	12,607	72	12,535	4,640	155	105	25	4,925	65	2.560
	Mid 2021	14,260	13,746	126	13,620	5,105	170	170	20	5,465	115	2.515
Forecast	*Mid 2026*	15,350	14,795	137	14,658	5,463	225	310	20	6,018	125	2.458
	Mid 2036	19,100	18,400	412	17,988	6,210	950	500	20	7,680	375	2.396
	Mid 2051	24,800	23,911	463	23,448	7,370	1,940	1,020	20	10,350	421	2.310
Intersensal	**Mid 2011 - Mid 2016**	**-140**	**-136**	**-121**	**-15**	**127**	**15**	**-8**	**10**	**144**	**-110**	
	Mid 2016 - Mid 2021	**1,180**	**1,139**	**54**	**1,085**	**465**	**15**	**65**	**-5**	**540**	**50**	
	Mid 2021 - Mid 2026	**1,090**	**1,049**	**11**	**1,038**	**358**	**55**	**140**	**0**	**553**	**10**	
	Mid 2026 - Mid 2036	**3,750**	**3,605**	**275**	**3,330**	**747**	**725**	**190**	**0**	**1,662**	**250**	
	Mid 2026 - Mid 2051	**9,450**	**9,116**	**326**	**8,790**	**1,907**	**1,715**	**710**	**0**	**4,332**	**296**	

[1] Population includes the Census undercount estimated at approximately 4% and has been rounded.
[2] Includes townhouses and apartments in duplexes.
[3] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units, and secondary units.
Notes:
- Numbers may not add due to rounding.
Source: Derived from the Municipality of Central Elgin Growth Study Update Final Report, February 5, 2026, by Watson & Associates Economists Ltd.

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

Development Location	Timing	Single & Semi-Detached	Multiples[1]	Apartments[2]	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Hospital Lands	2026 - 2036	306	642	73	1,021	2,450	0	2,450	242	2,692
	2026 - 2051	790	1,193	473	2,456	5,674	0	5,674	242	5,916
Remaining Area	2026 - 2036	441	83	117	641	1,573	-694	879	33	913
	2026 - 2051	1,117	522	237	1,876	4,626	-1,509	3,117	84	3,201
Municipality of Central Elgin	**2026 - 2036**	**747**	**725**	**190**	**1,662**	**4,024**	**-694**	**3,330**	**275**	**3,605**
	2026 - 2051	**1,907**	**1,715**	**710**	**4,332**	**10,299**	**-1,509**	**8,790.3**	**326**	**9,116**

[1] Includes townhouses and apartments in duplexes.
[2] Includes bachelor, 1-bedroom, and 2-bedroom+ apartment units.
Note: The Municipality of Central Elgin 2026 Growth Study forecasts that the complete development (i.e., buildout) of the Hospital Lands will occur post-2051.
Source: Watson & Associates Economists Ltd.

Schedule 3
Municipality of Central Elgin
Current Year Growth Forecast
Mid-2021 to Mid-2026

			Population
Mid 2021 Population			13,746
Occupants of New Housing Units, Mid 2021 to Mid 2026	*Units (2)*	553	
	multiplied by P.P.U. (3)	2.462	
	gross population increase	1,362	1,362
Occupants of New Equivalent Institutional Units, Mid 2021 to Mid 2026	*Units*	10	
	multiplied by P.P.U. (3)	1.100	
	gross population increase	11	11
Change in Housing Unit Occupancy, Mid 2021 to Mid 2026	*Units (4)*	5,465	
	multiplied by P.P.U. change rate (5)	-0.059	
	total change in population	-324	-324
Population Estimate to Mid 2026			14,795
Net Population Increase, Mid 2021 to Mid 2026			*1,049*

(1) 2021 population based on Statistics Canada Census unadjusted for Census undercount.

(2) Estimated residential units constructed, Mid-2021 to the beginning of the growth period assuming a six-month lag between construction and occupancy.

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

Structural Type	Persons Per Unit [1] (P.P.U.)	% Distribution of Estimated Units [2]	Weighted Persons Per Unit Average
Singles & Semi Detached	2.602	65%	1.685
Multiples (6)	2.974	10%	0.296
Apartments (7)	1.902	25%	0.482
Total		100%	2.462

[1] Based on 2021 Census custom database.

[2] Based on Building permit/completion activity.

(4) 2021 households taken from Statistics Canada Census.

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

(6) Includes townhouses and apartments in duplexes.

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

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

Schedule 4
Municipality of Central Elgin
10-Year Growth Forecast
Mid-2026 to Mid-2036

			Population
Mid 2026 Population			14,795
Occupants of New Housing Units, Mid 2026 to Mid 2036	*Units (2)*	1,672	
	multiplied by P.P.U. (3)	2.407	
	gross population increase	4,024	4,024
Occupants of New Equivalent Institutional Units, Mid 2026 to Mid 2036	*Units*	250	
	multiplied by P.P.U. (3)	1.100	
	gross population increase	275	275
Change in Housing Unit Occupancy, Mid 2026 to Mid 2036	*Units (4)*	6,018	
	multiplied by P.P.U. change rate (5)	-0.115	
	total change in population	-694	-694
Population Estimate to Mid 2036			18,400
Net Population Increase, Mid 2026 to Mid 2036			*3,605*

(1) Mid 2026 Population based on:

2021 Population (13,746) + Mid 2021 to Mid 2026 estimated housing units to beginning of forecast period (553 x 2.462 = 1,362) + (10 x 1.1 = 11) + (5,465 x -0.059 = -324) = 14,795

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

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

Structural Type	Persons Per Unit [1] (P.P.U.)	% Distribution of Estimated Units [2]	Weighted Persons Per Unit Average
Singles & Semi Detached	2.719	45%	1.215
Multiples (6)	2.347	43%	1.017
Apartments (7)	1.536	11%	0.175
one bedroom or less	1.100		
two bedrooms or more	1.870		
Total		99%	2.407

[1] Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

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

(4) Mid 2026 households based upon 2021 Census (5,465 units) + Mid 2021 to Mid 2026 unit estimate (553 units) = 6,018 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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

Schedule 5
Municipality of Central Elgin
Longer-Term Growth Forecast
Mid-2026 to Mid-2051

			Population
Mid 2026 Population			14,795
Occupants of New Housing Units, Mid 2026 to Mid 2051	*Units (2)*	4,322	
	multiplied by P.P.U. (3)	2.383	
	gross population increase	10,299	10,299
Occupants of New Equivalent Institutional Units, Mid 2026 to Mid 2051	*Units*	296	
	multiplied by P.P.U. (3)	1.100	
	gross population increase	326	326
Change in Housing Unit Occupancy, Mid 2026 to Mid 2051	*Units (4)*	6,018	
	multiplied by P.P.U. change rate (5)	-0.251	
	total change in population	-1,509	-1,509
Population Estimate to Mid 2051			23,911
Net Population Increase, Mid 2026 to Mid 2051			*9,116*

(1) Mid 2026 Population based on:

2021 Population (13,746) + Mid 2021 to Mid 2026 estimated housing units to beginning of forecast period (553 x 2.462 = 1,362) + (10 x 1.1 = 11) + (5,465 x -0.059 = -324) = 14,795

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

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

Structural Type	Persons Per Unit [1] (P.P.U.)	% Distribution of Estimated Units [2]	Weighted Persons Per Unit Average
Singles & Semi Detached	2.719	44%	1.200
Multiples (6)	2.347	40%	0.931
Apartments (7)	1.536	16%	0.252
one bedroom or less	1.100		
two bedrooms or more	1.870		
Total		100%	2.383

[1] Persons per unit based on adjusted Statistics Canada Custom 2021 Census database.

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

(4) Mid 2026 households based upon 2021 Census (5,465 units) + Mid 2021 to Mid 2026 unit estimate (553 units) = 6,018 units.

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

(6) Includes townhouses and apartments in duplexes.

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

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

Schedule 6
Municipality of Central Elgin
Historical Residential Building Permits
Years 2016 to 2025

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples [1]	Apartments [2]	Total
2016	74	0	0	74
2017	100	0	0	100
2018	75	0	0	75
2019	105	0	0	105
2020	153	0	0	153
Sub-total	507	0	0	507
Average (2016 - 2020)	***101***	***0***	***0***	***101***
% Breakdown	100.0%	0.0%	0.0%	100.0%
2021	133	52	0	185
2022	98	0	68	166
2023	28	0	56	84
2024	38	0	16	54
2025	61	3	0	64
Sub-total	358	55	140	553
Average (2021 - 2025)	***72***	***11***	***28***	***111***
% Breakdown	64.7%	9.9%	25.3%	100.0%
2016 - 2025 Total	865	55	140	1,060
Average	***87***	***6***	***14***	***106***
% Breakdown	81.6%	5.2%	13.2%	100.0%

[1] Includes townhomes and apartments in duplexes.
[2] Includes bachelor, 1 bedroom and 2 bedroom+ apartments.
Source: Historical housing activity derived from building permit data for the Municipality of Central Elgin, 2016 to 2025, by Watson & Associates Economists Ltd.

Schedule 7a
Municipality of Central Elgin
Persons Per Unit by Age and Type of Dwelling
(2021 Census)

Age of Dwelling	Singles and Semi-Detached						
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	25 Year Average Adjusted[1]
1-5	-	-	2.063	2.607	-	**2.602**	
6-10	-	-	-	2.594	-	**2.568**	
11-15	-	-	-	3.000	-	**2.974**	
16-20	-	-	-	2.939	-	**2.881**	
21-25	-	-	-	2.469	-	**2.525**	2.719
26-30	-	-	-	2.829	-	**2.815**	
30+	-	1.467	1.839	2.629	3.348	**2.487**	
Total	**0.833**	**1.895**	**1.876**	**2.661**	**3.566**	**2.561**	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	-	2.176	2.565	-	**2.589**
6-10	-	-	-	2.559	-	**2.543**
11-15	-	-	-	2.806	-	**2.950**
16-20	-	-	-	2.846	-	**2.794**
21-25	-	-	-	2.480	-	**2.532**
25-30	-	-	-	2.638	-	**2.705**
30+	-	1.265	1.770	2.577	3.348	**2.415**
Total	**-**	**1.500**	**1.824**	**2.599**	**3.566**	**2.499**

Note: Does not include Statistics Canada data classified as “Other.”
P.P.U. not calculated for samples less than or equal to 50 dwelling units and does not include institutional population.

Schedule 7b
Elgin County Census Division
Persons Per Unit by Age and Type of Dwelling
(2021 Census)

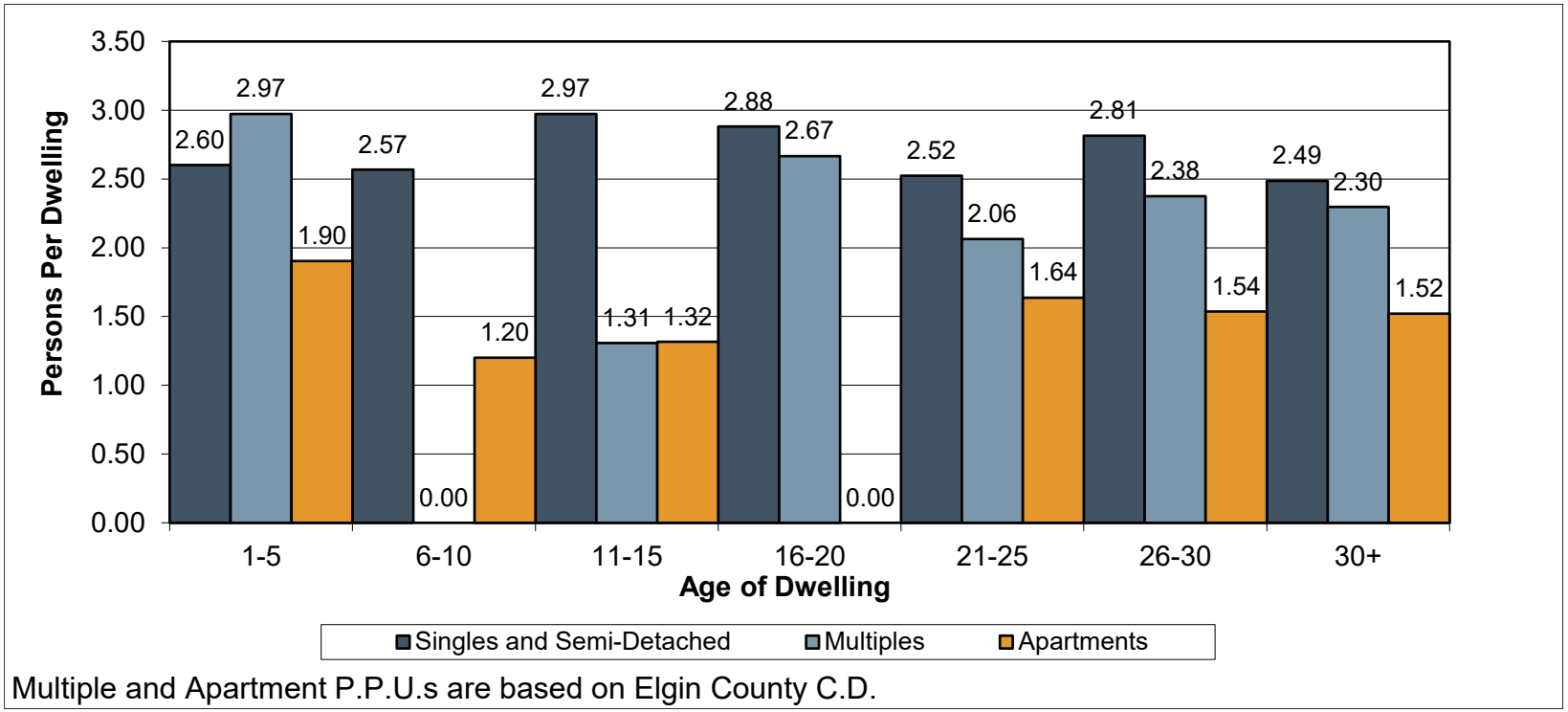
Age of Dwelling	Multiples [1]						
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	25 Year Average Adjusted[3]
1-5	-	-	2.000	3.364	-	**2.974**	
6-10	-	-	-	-	-	**-**	
11-15	-	-	-	-	-	**1.308**	
16-20	-	-	-	-	-	**2.667**	
21-25	-	-	-	-	-	**2.063**	2.347
26-30	-	-	2.154	3.357	-	**2.375**	
30+	-	1.111	1.867	2.992	-	**2.297**	
Total	**0.357**	**1.152**	**1.933**	**3.041**	**4.273**	**2.326**	

Age of Dwelling	Apartments [2]						
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total	25 Year Average Adjusted[3]
1-5	-	1.143	1.846	2.400	-	**1.902**	
6-10	-	1.000	-	-	-	**1.200**	
11-15	-	1.083	-	-	-	**1.316**	
16-20	-	-	-	-	-	**-**	
21-25	-	-	1.667	-	-	**1.636**	1.536
26-30	-	1.333	1.769	-	-	**1.537**	
30+	-	1.155	1.713	3.075	-	**1.521**	
Total	**0.533**	**1.150**	**1.717**	**2.930**	**-**	**1.530**	

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.238	1.922	2.922	4.409	**2.772**
6-10	-	1.188	1.925	2.971	4.400	**2.848**
11-15	-	1.348	1.776	2.877	4.556	**2.767**
16-20	-	-	1.875	2.973	4.100	**2.884**
21-25	-	1.250	1.683	2.776	4.128	**2.680**
26-30	-	1.318	1.907	2.668	3.913	**2.497**
30+	1.917	1.220	1.822	2.670	4.079	**2.395**
Total	**1.682**	**1.234**	**1.830**	**2.739**	**4.166**	**2.506**

[1] Includes townhomes and apartments in duplexes.
[2] Includes bachelor, 1 bedroom and 2 bedroom+ apartments.
Note: Does not include Statistics Canada data classified as “Other.”
P.P.U. Not calculated for samples less than or equal to 50 dwelling units and does not include institutional population

Schedule 8
Municipality of Central Elgin
Person Per Unit Structural Type and Age of Dwelling
(2021 Census)



Multiple and Apartment P.P.U.s are based on Elgin County C.D.

Schedule 9a
Municipality of Central Elgin
Employment Forecast, 2026 to 2051

Period	Population	Activity Rate								Employment								Employment
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. [1]	Total Including N.F.P.O.W.	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. [1]	Total Employment (Including N.F.P.O.W.)	Total (Excluding Work at Home and N.F.P.O.W.)
Mid 2011	12,743	0.022	0.035	0.031	0.068	0.052	0.208	0.038	0.245	285	445	390	865	660	2,645	481	3,126	2,200
Mid 2016	12,607	0.020	0.047	0.046	0.081	0.054	0.249	0.046	0.295	255	590	585	1,025	680	3,135	582	3,717	2,545
Mid 2026	14,795	0.017	0.062	0.043	0.077	0.053	0.252	0.059	0.311	255	912	637	1,139	789	3,732	872	4,604	2,820
Mid 2036	18,400	0.016	0.064	0.058	0.079	0.052	0.268	0.059	0.328	290	1,180	1,070	1,450	950	4,940	1,090	6,030	3,760
Mid 2051	23,911	0.014	0.067	0.060	0.087	0.050	0.277	0.059	0.336	330	1,600	1,430	2,070	1,200	6,630	1,410	8,040	5,030
Incremental Change																		
Mid 2011 - Mid 2016	-136	-0.002	0.012	0.016	0.013	0.002	0.041	0.008	0.049	-30	145	195	160	20	490	101	591	345
Mid 2016 - Mid 2026	2,188	-0.003	0.015	-0.003	-0.004	-0.001	0.004	0.013	0.016	0	322	52	114	109	597	290	887	275
Mid 2026 - Mid 2036	3,605	-0.001	0.002	0.015	0.002	-0.002	0.016	0.000	0.017	35	268	433	311	161	1,208	218	1,426	940
Mid 2026 - Mid 2051	9,116	-0.003	0.005	0.017	0.010	-0.003	0.025	0.000	0.025	75	688	793	931	411	2,898	538	3,436	2,210
Annual Average																		
Mid 2011 - Mid 2016	-27	0.000	0.002	0.003	0.003	0.000	0.008	0.002	0.010	-6	29	39	32	4	98	20	118	69
Mid 2016 - Mid 2026	219	0.000	0.001	0.000	0.000	0.000	0.000	0.001	0.002	0	32	5	11	11	60	29	89	28
Mid 2026 - Mid 2036	361	0.000	0.000	0.002	0.000	0.000	0.002	0.000	0.002	4	27	43	31	16	121	22	143	94
Mid 2026 - Mid 2051	365	0.000	0.000	0.001	0.000	0.000	0.001	0.000	0.001	3	28	32	37	16	116	22	137	88

Note: Statistics Canada 2021 Census place of work employment data has been reviewed. The 2021 Census employment results have not been utilized due to a significant increase in work at home employment captured due to Census enumeration occurring during the provincial COVID-19 lockdown from April 1, 2021 to June 14, 2021.
Source: Derived from the Municipality of Central Elgin Growth Study Update Final Report, February 5, 2026, by Watson & Associates Economists Ltd.

Schedule 9b
Municipality of Central Elgin
Employment and Gross Floor Area (G.F.A.) Forecast, 2026 to 2051

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) [1]				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Primary [2]	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2011	12,743	285	390	865	660	2,200					
Mid 2016	12,607	255	585	1,025	680	2,545					
Mid 2026	14,795	255	637	1,139	789	2,820					
Mid 2036	18,400	290	1,070	1,450	950	3,760					
Mid 2051	23,911	330	1,430	2,070	1,200	5,030					
Incremental Change											
Mid 2011 - Mid 2016	-136	-30	195	160	20	345					
Mid 2016 - Mid 2026	2,188	0	52	114	109	275					
Mid 2026 - Mid 2036	3,605	35	433	311	161	940	140,000	562,900	155,500	112,700	971,100
Mid 2026 - Mid 2051	9,116	75	793	931	411	2,210	300,000	1,030,900	465,500	287,700	2,084,100
Annual Average											
Mid 2011 - Mid 2016	-27	-6	39	32	4	69					
Mid 2016 - Mid 2026	219	0	5	11	11	28					
Mid 2026 - Mid 2036	361	4	43	31	16	94	14,000	56,290	15,550	11,270	97,110
Mid 2026 - Mid 2051	365	3	32	37	16	88	12,000	41,236	18,620	11,508	83,364

[1] Square Foot Per Employee Assumptions

Primary	4,000
Industrial	1,300
Commercial/Population-Related	500
Institutional	700

[2] Primary industry includes agriculture and resource-related employment.
*Reflects Mid-2026 to Mid-2051 forecast period.
Note: Numbers may not add up precisely due to rounding.
Source: Watson & Associates Economists Ltd.

Schedule 9c
Municipality of Central Elgin
Employment and Gross Floor Area (G.F.A.) Forecast, 2026 to 2051

Development Location	Timing	Primary G.F.A. S.F. [1],[2]	Industrial G.F.A. S.F.[1]	Commercial G.F.A. S.F.[1]	Institutional G.F.A. S.F.[1]	Total Non-Residential G.F.A. S.F.	Employment Increase [3]
Hospital Lands	2026 - 2036	-	-	35,500	79,100	114,600	184
	2026 - 2051	-	-	230,000	98,000	328,000	600
Remaining Area	2026 - 2036	140,000	562,900	120,000	33,600	856,500	756
	2026 - 2051	300,000	1,030,900	235,500	189,700	1,756,100	1,610
Municipality of Central Elgin	**2026 - 2036**	**140,000**	**562,900**	**155,500**	**112,700**	**971,100**	**940**
	2026 - 2051	**300,000**	**1,030,900**	**465,500**	**287,700**	**2,084,100**	**2,210**

[1] Square Foot Per Employee Assumptions

Primary	4,000
Industrial	1,300
Commercial/Population-Related	500
Institutional	700

[2] Primary industry includes agriculture and resource-related employment.
[3] Employment Increase does not include No Fixed Place of Work.
*Reflects Mid-2026 to Mid-2051 forecast period.
Note: Numbers may not add up precisely due to rounding. The Municipality of Central Elgin 2026 Growth Study forecasts that the complete development (i.e., buildout) of the Hospital Lands will occur post-2051.
Source: Watson & Associates Economists Ltd.

Schedule 10
Municipality of Central Elgin
Employment Classification by Major Employment Sector

NAICS	Employment by industry	Comments
	Primary Industry Employment	Categories which relate to local land-based resources
11	*Agriculture, forestry, fishing and hunting*	
21	*Mining and oil and gas extraction*	
	Industrial and Other Employment	Categories which relate primarily to industrial land supply and demand
22	*Utilities*	
23	*Construction*	
31-33	*Manufacturing*	
41	*Wholesale trade*	
48-49	*Transportation and warehousing*	
56	*Administrative and support*	
	Population Related Employment	Categories which relate primarily to population growth within the municipality
44-45	*Retail trade*	
51	*Information and cultural industries*	
52	*Finance and insurance*	
53	*Real estate and rental and leasing*	
54	*Professional, scientific and technical services*	
55	*Management of companies and enterprises*	
56	*Administrative and support*	
71	*Arts, entertainment and recreation*	
72	*Accommodation and food services*	
81	*Other services (except public administration)*	
	Institutional	
61	*Educational services*	
62	*Health care and social assistance*	
91	*Public administration*	

Source: Statistics Canada Employment by Place of Work
Note: 2006-2016 employment figures are classified by North American Industry Classification System (NAICS) Code.

Appendix B
Level of Service

Appendix B: Level of Service

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED								
Service Category	Sub-Component	15 Year Average Service Standard					Maximum Ceiling LOS	Maximum by Service
		Cost (per capita)	Quantity (per capita)		Quality (per capita)			
Service Related to a Highway	Services Related to a Highway : Roads and Related - Roads	$22,284.40	0.0168	km of roadways	1,326,452	per km	203,144,590	262,936,526
	Services Related to a Highway : Roads and Related - Bridges & Culverts	$5,835.67	0.0298	Number of Bridges & Culverts	195,828	per item	53,197,968	
	Services Related to a Highway : Roads and Related - Sidewalks	$419.67	1.6609	linear meter of sidewalks	253	per km	3,825,712	
	Services Related to a Highway : Roads and Related - Streetlights	$303.67	0.0467	No. of Streetlights	6,503	per signal	2,768,256	
	Services Related to a Highway: Public Works - Facilities	$1,411.97	3.8659	sq.ft. of building area	365	per sq.ft.	12,871,519	19,182,070
	Services Related to a Highway: Public Works - Vehicles & Equipment	$692.25	0.0045	No. of vehicles and equipment	153,833	per vehicle	6,310,551	
Fire Protection	Fire Protection Services - Facilities	$771.81	1.2774	sq.ft. of building area	604	per sq.ft.	2,782,375	5,763,422
	Fire Protection Services - Vehicles & Equipment	$570.70	0.0012	No. of vehicles	475,583	per vehicle	2,057,374	
	Fire Protection Services - Small Equipment and Gear	$256.22	0.0715	No. of equipment and gear	3,583	per item	923,673	
Parks & Recreation	Parkland Development	$976.37	0.0078	Acres of Parkland	125,176	per acre	8,900,589	37,041,499
	Parkland Amenities	$595.97	0.0044	No. of parkland amenities	135,448	per amenity	5,432,863	
	Parkland Trails	$165.83	0.3317	Linear Metres of Paths and Trails	500	per linear m	1,511,706	
	Recreation Facilities	$2,269.17	5.1747	sq.ft. of building area	439	per sq.ft.	20,685,754	
	Parks & Recreation Vehicles and Equipment	$56.01	0.0011	No. of vehicles and equipment	50,918	per vehicle	510,587	
Library	Library Services - Facilities	$120.94	0.2706	sq.ft. of building area	447	per sq.ft.	435,989	435,989

Municipality of Central Elgin
Service Standard Calculation Sheet

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Bld'g Value ($/sq.ft.)	Value/sq.ft. with site works, etc.
Belmont Firehall	2,800	2,800	2,800	2,800	3,970	3,970	3,970	3,970	3,970	3,970	3,970	3,970	3,970	3,970	3,970	$313	$362
Port Stanley Firehall	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	9,180	9,180	9,180	$1,067	$1,232
Union Firehall	3,820	3,820	3,820	3,820	3,820	3,820	3,820	3,820	3,820	3,820	3,820	3,820	3,820	3,820	3,820	$294	$340
Yarmouth Centre Firehall	3,730	3,730	3,730	3,730	3,730	3,730	3,730	3,730	3,730	3,730	3,730	3,730	3,730	3,730	3,730	$370	$427
Yarmouth Training Room	-	-	-	-	-	-	-	-	3,392	3,392	3,392	3,392	3,392	3,392	3,392	$442	$511
Total	**13,550**	**13,550**	**13,550**	**13,550**	**14,720**	**14,720**	**14,720**	**14,720**	**18,112**	**18,112**	**18,112**	**18,112**	**24,092**	**24,092**	**24,092**		

Population	12,743	12,739	12,683	12,686	12,641	12,607	12,754	12,978	13,128	13,366	13,747	14,184	14,506	14,623	14,690
Per Capita Standard	1.06	1.06	1.07	1.07	1.16	1.17	1.15	1.13	1.38	1.36	1.32	1.28	1.66	1.65	1.64

15 Year Average	2011 to 2025
Quantity Standard	1.28
Quality Standard	$604
Service Standard	$772

D.C. Amount (before deductions)	10 Year
Forecast Population	3,605
$ per Capita	$772
Eligible Amount	$2,782,375

Municipality of Central Elgin
Service Standard Calculation Sheet

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value ($/Vehicle)
Port Stanley																
Pump 11	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$706,031
Pump 12	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	$650,060
Rescue 14	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$260,620
E-One Cyclone Aerial 1	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	$878,873
Zodiak MR1	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	$125,136
Sea Doo MR2	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	$17,800
Union																
Pump 21	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$650,060
Pumper/Tanker 22	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$566,435
Rescue 23	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$556,591
Yarmouth Centre																
Pump 31	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	$878,425
Pumper/Tanker 32	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$543,395
Rescue 33	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$783,646
Belmont Station																
Pump 41	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$614,850
Pumper/Tanker 42	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$538,344
Rescue 43	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$422,347
FPO'S Truck (Car - 2)	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	$74,000
Other																
Spare (Old Pump 31)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$615,000
Car 1 -Fire Chief	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$42,600
Total	**14**	**14**	**14**	**14**	**14**	**15**	**16**	**16**	**17**	**17**	**17**	**16**	**16**	**16**	**16**	

Population	12,743	12,739	12,683	12,686	12,641	12,607	12,754	12,978	13,128	13,366	13,747	14,184	14,506	14,623	14,690
Per Capita Standard	0.0011	0.0011	0.0011	0.0011	0.0011	0.0012	0.0013	0.0012	0.0013	0.0013	0.0012	0.0011	0.0011	0.0011	0.0011

15 Year Average	2011 to 2025
Quantity Standard	0.0012
Quality Standard	$475,583
Service Standard	$571

D.C. Amount (before deductions)	10 Year
Forecast Population	3,605
$ per Capita	$571
Eligible Amount	$2,057,374

Municipality of Central Elgin
Service Standard Calculation Sheet

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value ($/item)
Firefighter Bunker Gear (Pants/Coat)	100	100	100	100	100	100	100	100	120	120	120	120	120	120	120	$3,700
Boots	100	100	100	100	100	100	100	120	120	120	120	120	120	120	120	$400
Helmets	100	100	100	100	100	100	100	120	120	120	120	120	120	120	120	$400
Gloves	100	100	100	100	100	100	100	120	120	120	120	120	120	120	120	$100
Nomex Balaclava	100	100	100	100	100	100	100	120	120	120	120	120	120	120	120	$100
Pass Alarms	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	$1,600
Pagers	120	120	120	120	120	120	120	120	120	120	120	120	120	120	120	$900
Portable Radios	10	10	10	10	10	10	10	10	55	55	55	55	55	55	55	$6,800
Mobile Radios	17	17	17	17	17	17	17	17	17	17	17	17	17	17	17	$4,300
Carbon Monoxide Detectors	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	$2,400
Multi Gas Detectors	1	1	1	1	1	1	1	1	5	5	5	5	5	5	5	$8,600
Chainsaws	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	$1,200
Cut Off Saws	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	$1,200
Defib Units	4	4	4	4	4	4	4	4	5	5	5	5	5	5	5	$16,400
Medical Kits	5	5	5	5	5	5	5	5	6	6	6	6	6	6	6	$5,500
Extrication Set	3	3	3	3	3	3	3	3	5	5	5	5	5	5	5	$55,300
Generators	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	$6,200
Portable Pumps	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	$7,500
Positive Pressure Fan	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	$5,600
SCBA	47	47	47	47	47	47	47	47	47	47	47	47	47	47	47	$16,300
SCBA Bottles	43	43	43	43	43	43	60	60	60	60	60	60	60	60	60	$1,600
Water Rescue Equipment	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	$12,100
Tower Site - Bellmont	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$72,800
Tower Site - Port Stanley	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$72,800
Tower Sites - Union	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$72,800
Tower Site - Yarmouth	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$72,800
Tower Site Repeaters - Bellmont	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$24,300
Tower Site Repeaters - Fruitridge Line	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$24,300
Tower Site Repeaters - on Port Stanley Water Tower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$24,300
Thermal Cameras	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	$14,600
Porta Tanks	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	$3,700

Gas Monitors	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	$9,600
Water Rescue Kit	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$55,300
Confined Space Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$1,600
Boat Lift MR1	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	$9,800
Stretcher basket	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	$2,700
Ball valve w/ pressure relief	-	-	-	-	2	2	2	2	2	2	2	2	2	2	2	$4,300
Camera and Kit	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	$28,000
Key proflow	-	-	-	-	14	14	14	14	14	14	14	14	14	14	14	$10,900
Pump/house couplings	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	$6,100
Dry Hydrant	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	$15,700
Hose	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	$300
Sure grip wrench	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	$1,600
Imperial Ice Suits	-	-	-	-	8	8	8	8	8	8	8	8	8	8	8	$12,300
Auto Crib Set	-	-	-	-	2	2	2	2	3	3	3	3	3	3	3	$7,800
Cascade	2	2	2	2	2	3	3	3	3	3	3	3	3	3	3	$122,900
Total	**843**	**843**	**843**	**843**	**875**	**876**	**894**	**974**	**1,048**	**1,048**	**1,048**	**1,048**	**1,048**	**1,048**	**1,048**	

Population	12,743	12,739	12,683	12,686	12,641	12,607	12,754	12,978	13,128	13,366	13,747	14,184	14,506	14,623	14,690
Per Capita Standard	0.0662	0.0662	0.0665	0.0665	0.0692	0.0695	0.0701	0.0751	0.0798	0.0784	0.0762	0.0739	0.0722	0.0717	0.0713

15 Year Average	2011 to 2025
Quantity Standard	0.0715
Quality Standard	$3,583
Service Standard	$256

D.C. Amount (before deductions)	10 Year
Forecast Population	3,605
$ per Capita	$256
Eligible Amount	$923,673

Municipality of Central Elgin
Service Standard Calculation Sheet

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value ($/km)
Gravel Surface	61	59	51	50	49	46	46	46	46	46	46	46	46	46	46	$683,000
Rural Hard Surfaced	95	97	105	106	107	110	110	110	110	110	110	110	110	110	110	$763,000
Urban Hard Surfaced	67	67	67	67	67	67	67	67	67	67	67	67	67	67	67	$2,704,000
Total	**223**	**223**	**223**	**223**	**223**	**223**	**223**	**223**	**223**	**223**	**223**	**223**	**223**	**223**	**223**	

Population	12,743	12,739	12,683	12,686	12,641	12,607	12,754	12,978	13,128	13,366	13,747	14,184	14,506	14,623	14,690
Per Capita Standard	0.0175	0.0175	0.0176	0.0176	0.0176	0.0177	0.0175	0.0172	0.0170	0.0167	0.0162	0.0157	0.0154	0.0152	0.0152

15 Year Average	2011 to 2025
Quantity Standard	0.0168
Quality Standard	$1,326,452
Service Standard	$22,284

D.C. Amount (before deductions)	25 Year
Forecast Population	9,116
$ per Capita	$22,284
Eligible Amount	$203,144,590

Municipality of Central Elgin
Service Standard Calculation Sheet

Service: Services Related to a Highway - Bridges, Culverts & Structures
Unit Measure: Number of Bridges, Culverts & Structures

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value ($/item)
Bridges	66	66	66	66	66	66	66	66	66	66	66	66	66	66	66	$850,000
Culverts	304	304	304	304	304	304	304	304	304	375	375	375	375	375	375	$65,000
Total	**370**	**370**	**370**	**370**	**370**	**370**	**370**	**370**	**370**	**441**	**441**	**441**	**441**	**441**	**441**	

Population	12,743	12,739	12,683	12,686	12,641	12,607	12,754	12,978	13,128	13,366	13,747	14,184	14,506	14,623	14,690
Per Capita Standard	0.0290	0.0290	0.0292	0.0292	0.0293	0.0293	0.0290	0.0285	0.0282	0.0330	0.0321	0.0311	0.0304	0.0302	0.0300

15 Year Average	2011 to 2025
Quantity Standard	0.0298
Quality Standard	$195,828
Service Standard	$5,836

D.C. Amount (before deductions)	25 Year
Forecast Population	9,116
$ per Capita	$5,836
Eligible Amount	$53,197,968

Municipality of Central Elgin
Service Standard Calculation Sheet

Service: Services Related to a Highway - Sidewalks and Active Transportation
Unit Measure: linear meter of sidewalks and active transportation

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2025 Value ($/m)
Sidewalks (m)	11,356	11,356	11,356	11,356	11,356	12,356	13,356	14,356	15,356	36,129	36,967	36,967	37,135	37,360	38,018	$250
Multi Use Pathways	-	-	-	-	-	-	-	-	-	-	-	-	811	811	4,789	$400
Total	**11,356**	**11,356**	**11,356**	**11,356**	**11,356**	**12,356**	**13,356**	**14,356**	**15,356**	**36,129**	**36,967**	**36,967**	**37,946**	**38,171**	**42,807**	

Population	12,743	12,739	12,683	12,686	12,641	12,607	12,754	12,978	13,128	13,366	13,747	14,184	14,506	14,623	14,690
Per Capita Standard	0.89	0.89	0.90	0.90	0.90	0.98	1.05	1.11	1.17	2.70	2.69	2.61	2.62	2.61	2.91

15 Year Average	2011 to 2025
Quantity Standard	1.66
Quality Standard	$253
Service Standard	$420

D.C. Amount (before deductions)	25 Year
Forecast Population	9,116
$ per Capita	$420
Eligible Amount	$3,825,712

Municipality of Central Elgin
Service Standard Calculation Sheet

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value ($/item)
Streetlights	313	313	313	313	313	313	313	313	313	1,114	1,116	1,116	1,116	1,116	1,229	$6,500
Total	**313**	**313**	**313**	**313**	**313**	**313**	**313**	**313**	**313**	**1,114**	**1,116**	**1,116**	**1,116**	**1,116**	**1,229**	

Population	12,743	12,739	12,683	12,686	12,641	12,607	12,754	12,978	13,128	13,366	13,747	14,184	14,506	14,623	14,690
Per Capita Standard	0.0246	0.0246	0.0247	0.0247	0.0248	0.0248	0.0245	0.0241	0.0238	0.0833	0.0812	0.0787	0.0769	0.0763	0.0837

15 Year Average	2011 to 2025
Quantity Standard	0.0467
Quality Standard	$6,503
Service Standard	$304

D.C. Amount (before deductions)	25 Year
Forecast Population	9,116
$ per Capita	$304
Eligible Amount	$2,768,256

Municipality of Central Elgin
Service Standard Calculation Sheet

Class of Service: Public Works - Facilities
Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Bld'g Value ($/sq.ft.)	Value/sq.ft. with site works, etc.
Whites Station Works Yard - Building #1 Main Building	18,800	18,800	18,800	18,800	18,800	18,800	18,800	18,800	18,800	18,800	18,800	18,800	18,800	18,800	18,800	$450	$496
Whites Station Works Yard - Building #2 Vehicles Storage	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	9,600	$186	$205
Whites Station Works Yard - Building #3 Vehicles Storage	9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800	9,800	$276	$304
Whites Station Works Yard - Building #4 Salt Storage	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	$567	$625
Whites Station Works Yard - Building #5 Salt/Sand Storage	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	$243	$268
Total	**51,400**	**51,400**	**51,400**	**51,400**	**51,400**	**51,400**	**51,400**	**51,400**	**51,400**	**51,400**	**51,400**	**51,400**	**51,400**	**51,400**	**51,400**		

Population	12,743	12,739	12,683	12,686	12,641	12,607	12,754	12,978	13,128	13,366	13,747	14,184	14,506	14,623	14,690
Per Capita Standard	4.03	4.03	4.05	4.05	4.07	4.08	4.03	3.96	3.92	3.85	3.74	3.62	3.54	3.52	3.50

15 Year Average	2011 to 2025
Quantity Standard	3.87
Quality Standard	$365
Service Standard	$1,412

D.C. Amount (before deductions)	25 Year
Forecast Population	9,116
$ per Capita	$1,412
Eligible Amount	$12,871,519

Municipality of Central Elgin
Service Standard Calculation Sheet

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value ($/Vehicle)
Pick-ups:																
Ford Ranger Supercab (1/36)	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	$70,000
Truck #36 - 2014 Chevrolet Silverado	-	-	-	-	1	1	1	1	1	1	-	-	-	-	-	$70,000
Truck 36 - 2021 Ford F150	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	$70,000
Dodge Dakota 4x4 Crew Cab (20)	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	$70,000
Truck #20 - 2017 Dodge Ram 1500 4x4	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	$80,000
Chrysler Dakota Clubcab (2)	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	$70,000
Chevrolet Silverado (2)	-	-	-	1	1	1	1	1	-	-	-	-	-	-	-	$70,000
Truck #2 - 2019 Dodge Ram	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	$60,000
Truck #13 - 2019 Ford Ranger XL	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	$80,000
Truck #50 - Dodge Ram 1500 Crew Cab 4x4	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	$80,000
Truck #50 - 2019 Ford Ranger XL	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	$80,000
Truck 45 - Dodge 3500 4x2	1			-	-	-	-	-	-	-	-	-	-	-	-	$70,000
Truck #45 - Dodge Ram 2x4 (Crew Cab)	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$90,000
Chrysler Ram 2X4 Crewcab (3)	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	$60,000
Truck #60 - 2012 Dodge Ram 3500 4x4 Crew C	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$85,000
Truck #53 - 2017 Dodge Ram 1500 4x4	-	-	-	-	-	1	1	1	1	1	1	1	1	1	-	$80,000
Truck 53 - 2024 Ford Ranger	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	$60,000
Truck #4 - Dodge Ram 1500 Crew Cab 4x4	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	$70,000
Truck 4 - 2022 Ford F250	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	$60,000
Chrysler Dakota Crewcab (5)	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	$60,000
Truck #5 - 2016 Ford F250	-	-	-	-	-	1	1	1	1	1	1	1	1	1	-	$70,000
Truck 5 - 2024 Ford F350 Crew Cab	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	$80,000
Ford Ranger Extndcab (6)	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	$60,000
Truck #6 Chevrolet Silverado	-	-	-	1	1	1	1	1	1	1	1	-	-	-	-	$60,000
Truck 6 - 2021 Ford Ranger	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	$60,000
Truck #9 Dodge Dakota 4x4 Crew Cab	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	
Truck #9 - 2017 Dodge Ram 1500	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	$50,000
Ford Ranger Pickup (7)	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	$60,000
Truck #7 - Chevroloet Silverado	-	-	-	1	1	1	1	1	1	1	1	-	-	-	-	$60,000
Truck 7 - 2021 Ford Ranger	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	$60,000
Truck 39 - Dodge Ram 1500 Reg Cab 4x2	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	$75,000
Truck 39 - 2020 Ford F150 XLT	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	$60,000
Ford F450 Superduty (34)	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	$50,000
Truck #34 - Ford F550 Boom Truck	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	$181,000
Dodge Ram3500 1Ton (10)	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	$70,000
Truck #10 - 2015 Ford F350	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-	$70,000
Truck 10 - 2024 Ford F350 Crew Cab	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	$80,000

Truck #12 - 2019 Dodge Ram RTR	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	$60,000
Ford F350 1 Ton dual (14)	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	$70,000
Truck #14 - 2013 Ford F550 4x2 Super Crew	-	-	1	1	1	1	1	1	1	1	-	-	-	-	-	$75,000
Truck 14 - 2021 Ford F550	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	$65,000
Ford Econoline Van (38)	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	$60,000
Truck #38 - 2015 Ford F250 4x4	-	-	-	-	1	1	1	1	1	1	1	-	-	-	-	$75,000
Truck 38 - 2021 F250 Superduty	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	$50,000
Ford Escape Hybrid (1)	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	$50,000
Truck #1 - GMC Terrain	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	$50,000
Truck #46 - 2013 Ford F150 4x4 S	-	-	1	1	1	1	1	1	1	1	-	-	-	-	-	$50,000
Truck 46 - 2020 Ford Ranger 4x4	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	$60,000
Truck #48 - 2013 Ford F150 4x4 S	-	-	1	1	1	1	1	1	1	1	-	-	-	-	-	$50,000
Truck 48 - 2020 Ford F250 SRW	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	$60,000
Truck 3 - 2020 F250 SRW crew cab	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	$60,000
Dumps and Trucks:																
Sterling Single Actera (15)	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	$250,000
Truck #15 - 2012 Freightliner M2	-	-	1	1	1	1	1	1	1	1	1	1	1	1	-	$350,000
Truck 15 - 2025 Freightliner Single Axle	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	$450,000
Freightliner 5 Ton Single Axle, (33)	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	$250,000
Truck #33 - 2014 International Single Axle	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	$300,000
International Tandem (37)	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	$350,000
Truck #37 - 2018 International 7	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	$400,000
Sterling Tandem Axle Dump, (40)	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	$350,000
Truck #40 - 2015 International Tandem	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	$450,000
Sterling Tandem Axle Dump (35)	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	$300,000
Truck #35 - 2016 International	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	$400,000
Truck #11 - 2015 International P	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	$250,000
Truck #17 - 2004 Sterling LT 950	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	$300,000
Truck 17 - 2020 International HV 607 6x4	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	$400,000
Truck #18 - 2010 International 7	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	$350,000
Truck 18 - 2021 International HV6 Tandem Axle	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	$400,000
Truck #19 - 2009 Volvo VHD 64F20	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	$350,000
Truck 19 - 2024 International HV607 6x4	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	$400,000
Truck 61 - 2021 International HV6 Tandem Axle	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	$400,000
Graders:																
Champion Model 740 Grader 1993	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	$500,000
Caterpillar Model 140H Grader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$750,000
Unit #21 -2025 Caterpillar 140 Grader	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	$500,000
Tractor/Backhoes/Loaders:																
Tractor #26 Ford 5610 4x4 Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$135,000
Case 590SN Backhoe (23)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$200,000
Tiger Flail Mower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	$40,000

Bomford Mower	-	-	-	-	-	1	1	1	1	1	1	1	1	1	-	$40,000
Tractor #55 - 2016 John Deere	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	$120,000
Tractor #31 2002 John Deere	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	$100,000
Tractor # 31 2018 Kubota 37 HP L	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	$60,000
John Deere LT 155	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	$60,000
Unit #27 John Deere 2510	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$70,000
Unit #24 -John Deere 410 L	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$250,000
Unit #25 -John Deere (Loader)	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	$60,000
Unit #25 Loader: John Deere 544K	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	$250,000
Unit #96 - Vermeer Vac Unit Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$230,000
Miscellaneous:																
Trackless Sidewalk Plow (28) (snow blower, bro	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	$150,000
Trackless #28 2018 MT7 Off-Road Vehic	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	$200,000
Trackless Sidewalk Plow (47) (snow blower, bro	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	$150,000
Trackless #47 -2010 sidewalk plow	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	$200,000
Bomag BW 212D-2 - 10.5 Vibratory Packer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$250,000
Ingersoll Rand Compressor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	$80,000
Unit #95 -Vermeer Brush Chipper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$80,000
Unit #99 - Bandit Brush Chipper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$60,000
Trailer # 41-2015 20T Tag Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$40,000
Trailer #70, 2015 Miska 5 Tonne	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	$10,000
Intruder Road Clipper Trailer	-	-	-	-	1	1	1	1	1	1	1	1	1	1	-	$20,000
Intruder Competition Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	$20,000
Water Valve Exercising Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$85,000
Truck #57 - 2019 Freightliner EX WASTE	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	$520,000
Truck #58 - 2019 FREIGHTLINER EX WASTE	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	$520,000
Truck 62 - 2022 Ford F250 - Solid waste	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	$60,000
Truck #56 - 1996 Ford/Elgin Sweeper	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	$450,000
Float Trailer #43	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$20,000
Roads Homemade Roadclosure Trailers	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	$10,000
Total	**50**	**50**	**53**	**54**	**56**	**60**	**61**	**64**	**63**	**67**	**69**	**67**	**66**	**70**	**60**	

Population	12,743	12,739	12,683	12,686	12,641	12,607	12,754	12,978	13,128	13,366	13,747	14,184	14,506	14,623	14,690
Per Capita Standard	0.0039	0.0039	0.0042	0.0043	0.0044	0.0048	0.0048	0.0049	0.0048	0.0050	0.0050	0.0047	0.0045	0.0048	0.0041

15 Year Average	2011 to 2025
Quantity Standard	0.0045
Quality Standard	$153,833
Service Standard	$692

D.C. Amount (before deductions)	25 Year
Forecast Population	9,116
$ per Capita	$692
Eligible Amount	$6,310,551

Municipality of Central Elgin
Service Standard Calculation Sheet

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value ($/Acre)
Union Ball Diamond (Millpond Lane)	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	$125,500
Sparta Ball Diamond (Sparta Ln)	2.61	2.61	2.61	2.61	2.61	2.61	2.61	2.61	2.61	2.61	2.61	2.61	2.61	2.61	2.61	$125,500
Belmont Arena (Belmont Rd)	23.88	23.88	23.88	23.88	23.88	23.88	23.88	23.88	23.88	23.88	23.88	23.88	23.88	23.88	23.88	$125,500
Recreational Sports Club (Elizabeth St.)	0.06	0.06	0.06	0.06	-	-	-	-	-	-	-	-	-	-	-	$125,500
Municipal Park (Colborne W/S)	2.23	2.23	2.23	2.23	2.23	2.23	2.23	2.23	2.23	2.23	2.23	2.23	2.23	2.23	2.23	$125,500
Municipal Park (Bridge S/S)	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	$125,500
Municipal Park (Carlow Rd) Lions Landing	2.69	2.69	2.69	2.69	2.69	2.69	2.69	2.69	2.69	2.69	2.69	2.69	2.69	2.69	2.69	$125,500
Stanley Park	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	$125,500
Erie Rest Beach (Edith Cavell S/S)	4.30	4.30	4.30	4.30	4.30	4.30	4.30	4.30	4.30	4.30	4.30	4.30	4.30	4.30	4.30	$125,500
Main Beach (Edith Cavell S/S)	6.95	6.95	6.95	6.95	6.95	6.95	6.95	6.95	6.95	6.95	6.95	6.95	6.95	6.95	6.95	$125,500
Pumphouse Beach (Edith Cavell S/S)	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	$125,500
Little Beach (Edith Cavell S/S)	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	$125,500
Vacant land (William W/S)	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	$125,500
Beamish St. Park	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	$125,500
Eastwood Park	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	$125,500
Lawton Park	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	$125,500
Stone Church Parkette	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	$125,500
Turvey Park	24.20	24.20	25.70	25.70	25.70	25.70	25.70	25.70	25.70	25.70	25.70	25.70	25.70	25.70	25.70	$125,500
Union St. Park	8.30	8.30	8.30	8.30	8.30	8.30	8.30	8.30	8.30	8.30	8.30	8.30	8.30	8.30	8.30	$125,500
Craigeholme Park	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	$125,500
Little Creek Park	-	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	$125,500
Hofhuis Park	-	-	-	-	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	6.00	$125,500
Whittle Beach	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	$125,500
Sparta Parking Lot Park	-	-	-	-	-	-	-	-	0.20	0.20	0.20	0.20	0.20	0.20	0.20	$125,500
Optimist Park (Selbourne Drive)	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	$125,500
Kokomo Park	-	-	-	-	-	-	-	-	-	-	2.00	2.00	2.00	2.00	2.00	$125,500
Greg Tarry Park (Eagle Ridge Subdivision)	-	-	-	-	-	-	-	-	-	-	-	-	-	2.00	2.00	$125,500
Baron's Court	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	$125,500
Hillcrest (Cornell Street)	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	$125,500
Total	**94.87**	**97.07**	**98.57**	**98.57**	**104.51**	**104.51**	**104.51**	**104.51**	**104.71**	**104.71**	**106.71**	**106.71**	**106.71**	**108.71**	**108.71**	

Population	12,743	12,739	12,683	12,686	12,641	12,607	12,754	12,978	13,128	13,366	13,747	14,184	14,506	14,623	14,690	
Per Capita Standard	0.0074	0.0076	0.0078	0.0078	0.0083	0.0083	0.0082	0.0081	0.0080	0.0078	0.0078	0.0075	0.0074	0.0074	0.0074	

15 Year Average	2011 to 2025
Quantity Standard	0.0078
Quality Standard	$125,176
Service Standard	$976

D.C. Amount (before deductions)	25 Year
Forecast Population	9,116
$ per Capita	$976
Eligible Amount	$8,900,589

Municipality of Central Elgin
Service Standard Calculation Sheet

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value ($/item)
Ball Diamond Lights	21	21	21	21	21	21	21	21	21	21	21	21	21	21	21	$100,000
Ball Diamond Backstops	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	$20,000
Ball Diamond Fence (5 parks - 14,560 ft)	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	$60,000
Creative Playground	11	12	12	13	13	13	13	13	14	14	14	14	14	16	16	$120,000
Multi Purpose Courts	2	3	3	4	4	4	4	4	5	5	5	5	5	5	5	$117,500
Skate Park	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	$173,500
Splash Pads	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	$434,600
Soccer Pitches (Full Size Unlit)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	$150,000
Belmont Ball Park Concession Building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$807,800
Selbourne Park Concession Building A	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$144,270
Selbourne Park Concession Building B	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$54,340
Union Park Concession Building	1	1	1	-	-	-	1	1	1	1	1	1	1	1	-	$92,000
Sparta Park Concession Building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$263,980
Main Beach Washrooms and Changehouse	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$944,240
Union Street Park Washroom	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	$366,630
Total	**53**	**55**	**55**	**58**	**58**	**58**	**59**	**59**	**61**	**61**	**61**	**62**	**62**	**64**	**63**	

Population	12,743	12,739	12,683	12,686	12,641	12,607	12,754	12,978	13,128	13,366	13,747	14,184	14,506	14,623	14,690
Per Capita Standard	0.0042	0.0043	0.0043	0.0046	0.0046	0.0046	0.0046	0.0045	0.0046	0.0046	0.0044	0.0044	0.0043	0.0044	0.0043

15 Year Average	2011 to 2025
Quantity Standard	0.0044
Quality Standard	$135,448
Service Standard	$596

D.C. Amount (before deductions)	25 Year
Forecast Population	9,116
$ per Capita	$596
Eligible Amount	$5,432,863

Municipality of Central Elgin
Service Standard Calculation Sheet

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value ($/ Linear Metre)
Park Paths	1,953	3,202	3,202	3,202	3,202	3,202	3,946	4,795	4,832	5,310	5,801	6,132	6,132	6,132	6,132	$500
Total	**1,953**	**3,202**	**3,202**	**3,202**	**3,202**	**3,202**	**3,946**	**4,795**	**4,832**	**5,310**	**5,801**	**6,132**	**6,132**	**6,132**	**6,132**	

Population	12,743	12,739	12,683	12,686	12,641	12,607	12,754	12,978	13,128	13,366	13,747	14,184	14,506	14,623	14,690
Per Capita Standard	0.15	0.25	0.25	0.25	0.25	0.25	0.31	0.37	0.37	0.40	0.42	0.43	0.42	0.42	0.42

15 Year Average	2011 to 2025
Quantity Standard	0.33
Quality Standard	$500
Service Standard	$166

D.C. Amount (before deductions)	25 Year
Forecast Population	9,116
$ per Capita	$166
Eligible Amount	$1,511,706

Municipality of Central Elgin
Service Standard Calculation Sheet

Service: Recreation Facilities
Unit Measure: sq.ft. of building area

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Bld'g Value ($/sq.ft.)	Value/sq.ft. with site works, etc.
Belmont Community Centre and Arena	36,860	36,860	36,860	36,860	36,860	36,860	36,860	36,860	36,860	36,860	36,860	36,860	36,860	36,860	36,860	$397	$438
Port Stanley Arena	30,680	30,680	30,680	30,680	30,680	30,680	30,680	30,680	30,680	30,680	30,680	30,680	30,680	30,680	30,680	$368	$406
Visitor Centre	-	-	-	-	1,910	1,910	1,910	1,910	1,910	1,910	1,910	1,910	1,910	1,910	-	$1,128	$1,244
Total	**67,540**	**67,540**	**67,540**	**67,540**	**69,450**	**69,450**	**69,450**	**69,450**	**69,450**	**69,450**	**69,450**	**69,450**	**69,450**	**69,450**	**67,540**		

Population	12,743	12,739	12,683	12,686	12,641	12,607	12,754	12,978	13,128	13,366	13,747	14,184	14,506	14,623	14,690
Per Capita Standard	5.30	5.30	5.33	5.32	5.49	5.51	5.45	5.35	5.29	5.20	5.05	4.90	4.79	4.75	4.60

15 Year Average	2011 to 2025
Quantity Standard	5.17
Quality Standard	$439
Service Standard	$2,269

D.C. Amount (before deductions)	25 Year
Forecast Population	9,116
$ per Capita	$2,269
Eligible Amount	$20,685,754

Municipality of Central Elgin
Service Standard Calculation Sheet

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Value ($/Vehicle)
Belmont Arena Ice Resurfacer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$95,600
Port Stanley Arena Ice Resurfacer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$103,300
Floor Scrubber	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	$9,900
Beach Cleaner	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$81,100
ATV Trailer - Parks	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	$2,300
RTV #31 - 2021 Kubota 520A	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	$17,000
John Deere HPX Gator #55	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	$21,100
Tractor #52 New Holland TC 30	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	$46,100
Truck #54 2007 Ford Ranger	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	$49,000
Truck #54 - 2016 Ford F250	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	$56,000
Truck #49 - Ford F350 (1 ton Dual)	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	$76,000
Truck # 49 - 2017 Dodge Ram 1500 4x4	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	$39,000
Ford F350 Supercab (8)	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	$76,000
Truck #8 - 2016 Ford F250	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	$56,000
Dodge Ram1500 Quadcab (30)	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	$49,000
Truck #30 - 2019 Ford F250	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	$56,000
Ford F250 Pickup (44)	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	$56,000
Truck #44 - 2020 Ford F250	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	$56,000
Chrysler Ram4X4 Crewcab (16)	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	$49,000
Truck #16 - 2017 Dodge Ram 1500	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	$45,400
Truck #51 - 2017 Dodge Ram 1500 4x4	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	$39,000
Ford F250 Pickup (10)	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	$56,000
Total	**13**	**13**	**13**	**14**	**14**	**15**	**15**	**15**	**15**	**16**	**16**	**16**	**16**	**16**	**16**	

Population	12,743	12,739	12,683	12,686	12,641	12,607	12,754	12,978	13,128	13,366	13,747	14,184	14,506	14,623	14,690
Per Capita Standard	0.0010	0.0010	0.0010	0.0011	0.0011	0.0012	0.0012	0.0012	0.0011	0.0012	0.0012	0.0011	0.0011	0.0011	0.0011

15 Year Average	2011 to 2025
Quantity Standard	0.0011
Quality Standard	$50,918
Service Standard	$56

D.C. Amount (before deductions)	25 Year
Forecast Population	9,116
$ per Capita	$56
Eligible Amount	$510,587

Municipality of Central Elgin
Service Standard Calculation Sheet

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

Description	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Bld'g Value ($/sq.ft.)	Value/sq.ft. with site works, etc.
Belmont Library	2,048	2,048	2,048	2,048	2,048	4,428	4,428	4,428	4,428	4,428	4,428	4,428	4,428	4,428	4,428	$370	$447
Total	**2,048**	**2,048**	**2,048**	**2,048**	**2,048**	**4,428**	**4,428**	**4,428**	**4,428**	**4,428**	**4,428**	**4,428**	**4,428**	**4,428**	**4,428**		

Population	12,743	12,739	12,683	12,686	12,641	12,607	12,754	12,978	13,128	13,366	13,747	14,184	14,506	14,623	14,690
Per Capita Standard	0.16	0.16	0.16	0.16	0.16	0.35	0.35	0.34	0.34	0.33	0.32	0.31	0.31	0.30	0.30

15 Year Average	2011 to 2025
Quantity Standard	0.27
Quality Standard	$447
Service Standard	$121

D.C. Amount (before deductions)	10 Year
Forecast Population	3,605
$ per Capita	$121
Eligible Amount	$435,989

Appendix C
Long-Term Capital and Operating Examination

Appendix C: Long-Term Capital and Operating Examination

Municipality of Central Elgin

Annual Capital and Operating Cost Impact

As a requirement of the *Development Charges Act, 1997*, as amended, under subsection 10 (2) (c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified within the development charge. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost savings attributable to economies of scale or cost sharing where applicable and prorate the cost on a per unit basis (i.e., sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Municipality's approved 2024 Financial Information Return (F.I.R.).

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

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

Asset	Lifecycle Cost Factors	
	Average Useful Life	Factor
Water and Wastewater Infrastructure	80	0.005160705
Facilities	50	0.01182321
Services Related to a Highway	40	0.016555748
Parkland Development	50	0.01182321
Vehicles	20	0.041156718
Small Equipment & Gear	10	0.091326528
Library Materials	10	0.091326528

Table C-2 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while Municipality program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e., facilities) would be delayed until the time these works are in place.

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

SERVICE/CLASS OF SERVICE	VALUE OF EXISTING INFRASTRUCTURE	GROSS COST LESS BENEFIT TO EXISTING	SHARE OF GROWTH RELATED CAPITAL TO ASSETS IN PLACE	CURRENT OPERATING EXPENDITURE	ANNUAL OPERATING EXPENDITURES	ANNUAL LIFECYCLE EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Wastewater Services							
1.1 Treatment plants & Sewers	0	54,066,317	0	1,820,353	-	1,178,771	1,178,771
2. Water Services							
2.1 Treatment, storage and distribution systems	0	18,677,545	0	1,427,783	-	479,276	479,276
3. Services Related to a Highway							
3.1 Roads and Related	396,399,600	2,562,158	1%	4,286,560	27,706	84,676	112,382
3.2 Public Works	29,364,500	880,000	3%	207,033	6,204	13,051	19,255
4. Parks and Recreation Services							
4.1 Park development, amenities, trails, recreation facilities, vehicles, and equipment	54,713,925	23,360,778	43%	2,132,141	910,344	1,766,391	2,676,735
5. Fire Protection Services							
5.1 Fire facilities, vehicles & equipment	29,447,675	4,050,029	14%	1,833,257	252,133	218,637	470,770
6. Growth Studies							
6.1 Growth Studies	0	735,308	0	-	-	-	-
7. Land - 10-year	0	1,050,000	0	-	-	-	-
7.1 Land Acquisition							
Total	**509,925,700**	**105,382,135**		**11,707,127**	**1,196,388**	**3,740,802**	**4,937,190**

Appendix D
Development Charge Reserve Fund Policy

Appendix D: Development Charge Reserve Fund Policy

Legislative Requirements

The *Development Charges Act, 1997*, as amended (D.C.A.) requires development charge (D.C.) collections (and associated interest) to be placed in separate reserve funds. Sections 33 through 36 of the D.C.A. provide the following regarding reserve fund establishment and use:

- A municipality shall establish a reserve fund for each service to which the D.C. by-law relates; subsection 7 (1), however, allows services to be grouped into categories of services for reserve fund (and credit) purposes and for classes of services to be established.
- The municipality shall pay each D.C. it collects into a reserve fund or funds to which the charge relates.
- The money in a reserve fund shall be spent only for the "capital costs" determined through the legislated calculation process (as per subsection 5 (1) 2 to 8).
- Money may be borrowed from the fund but must be paid back with interest (O. Reg. 82/98, subsection 11 (1) defines this as Bank of Canada rate either on the day the by-law comes into force or, if specified in the by-law, the first business day of each quarter).
- D.C. reserve funds may not be consolidated with other municipal reserve funds for investment purposes and may only be used as an interim financing source for capital undertakings for which D.C.s may be spent (section 37).

Annually, the Treasurer of the municipality is required to provide Council with a financial statement related to the D.C. by-law and reserve funds. This statement must be made available to the public and may be requested to be forwarded to the Minister of Municipal Affairs and Housing.

Subsection 43 (2) and O. Reg. 82/98 prescribe the information that must be included in the Treasurer's statement, as follows:

- opening balance;
- closing balance;

- description of each service and/or service category for which the reserve fund was established (including a list of services within a service category);
- transactions for the year (e.g. collections, draws) including each asset's capital costs to be funded from the D.C. reserve fund and the manner for funding the capital costs not funded under the D.C. by-law (i.e. non-D.C. recoverable cost share and post-period D.C. recoverable cost share);
- for projects financed by D.C.s, the amount spent on the project from the D.C. reserve fund and the amount and source of any other monies spent on the project;
- amounts borrowed, purpose of the borrowing, and interest accrued during previous year;
- amount and source of money used by the municipality to repay municipal obligations to the D.C. reserve fund;
- list of credits by service or service category (outstanding at the beginning of the year, given in the year, and outstanding at the end of the year by the holder);
- for credits granted under section 14 of the previous D.C.A., a schedule identifying the value of credits recognized by the municipality, the service to which it applies and the source of funding used to finance the credit; and
- a statement as to compliance with subsection 59 (1) of the D.C.A., whereby the municipality shall not impose, directly or indirectly, a charge related to a development or a requirement to construct a service related to development, except as permitted by the D.C.A. or another Act.

Recent changes arising from Bill 109 (More Homes for Everyone Act, 2022) provide that the Council shall make the statement available to the public by posting the statement on the website or, if there is no such website, in the municipal office. In addition, Bill 109 introduced the following requirements which shall be included in the treasurer's statement.

- For each service for which a development charge is collected during the year
    - whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law, and
    - if the answer to subparagraph i is no, the amount the municipality now expects to incur and a statement as to why this amount is expected;

- For any service for which a development charge was collected during the year but in respect of which no money from a reserve fund was spent during the year, a statement as to why there was no spending during the year.

Additionally, as per subsection 35(3) of the D.C.A.:

> *35(3) If a service is prescribed for the purposes of this subsection, beginning in the first calendar year that commences after the service is prescribed and in each calendar year thereafter, a municipality shall spend or allocate at least 60 per cent of the monies that are in a reserve fund for the prescribed service at the beginning of the year.*

All D.C.-eligible services are prescribed for the purposes of this section. Therefore, as of 2023, a municipality shall spend or allocate at least 60 percent of the monies in the reserve fund at the beginning of the year. There are generally two (2) ways in which a municipality may approach this requirement:

a) Include a schedule as part of the annual treasurer's statement; or

b) Incorporate the information into the annual budgeting process.

Recent regulatory changes to *Ontario Regulation 82/98* also require the following with respect to the Treasurer's Statement:

- The amount from each reserve fund that was committed to a project, but had not been spent, as of the end of the year;
- The amount of debt that had been issued for a project as of the end of the year; and
- Identify where in the D.C. background study the project's capital costs were estimated.

This would not apply in circumstances where a municipality uses a unique identifier in both the background study and treasurer's statement to identify each project.

Based upon the above, Figure 1 and Attachments 1 and 2, set out the format for which annual reporting to Council should be provided. Attachment 3 provides for the schedule for allocating reserve fund balances to projects.

D.2 Development Charge Reserve Fund Application

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

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

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

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

Description	Services to which the Development Charge Relates										Total
	Services Related to a Highway	Water Services	Wastewater Services - Municipal-wide	Wastewater Services - Hospital Lands	Wastewater Services - Southblock	Fire Protection Services	Parks and Recreation Services	Library Services	Growth Studies	Land Acquisition	
Opening Balance, January 1, _____											**0**
Plus:											
Development Charge Collections											0
Accrued Interest											0
Repayment of Monies Borrowed from Fund and Associated Interest[1]											0
Sub-Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Less:											
Amount Transferred to Capital (or Other) Funds[2]											0
Amounts Refunded											0
Amounts Loaned to Other D.C. Service Category for Interim Financing											0
Credits[3]											0
Sub-Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Closing Balance, December 31, _____	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

[1] Source of funds used to repay the D.C. reserve fund

[2] See Attachment 1 for details

[3] See Attachment 2 for details

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

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

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

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

Operating Fund Transactions	Annual Debt Repayment Amount	D.C. Reserve Fund Draw		Post D.C. Forecast Period			Non-D.C. Recoverable Cost Share		
		Principal	Interest	Principal	Interest	Source	Principal	Interest	Source
Services Related to a Highway									
Capital Cost J									
Capita Cost K									
Capital Cost L									
Sub-Total - Services Related to a Highway	**$0**	**$0**	**$0**	**$0**	**$0**		**$0**	**$0**	
Water Services									
Capital Cost M									
Capita Cost N									
Capital Cost O									
Sub-Total - Water	**$0**	**$0**	**$0**	**$0**	**$0**		**$0**	**$0**	
Wastewater Services - Municipal-wide									
Capital Cost P									
Capita Cost Q									
Capital Cost R									
Sub-Total - Wastewater - Municipal-wide	**$0**	**$0**	**$0**	**$0**	**$0**		**$0**	**$0**	

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

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

Figure D-4
Municipality of Central Elgin
Attachment 3
Annual Treasurer's Statement of Development Charge Reserve Funds
Statement of Reserve Fund Balance Allocations

Service:	Water
Balance in Reserve Fund at Beginning of Year:	
60% of Balance to be Allocated (at a minimum):	

Projects to Which Funds Will be Allocated

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Total		$0	$0	$0

Service:	Wastewater
Balance in Reserve Fund at Beginning of Year:	
60% of Balance to be Allocated (at a minimum):	

Projects to Which Funds Will be Allocated

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Total		$0	$0	$0

Service:	Services Related to a Highway
Balance in Reserve Fund at Beginning of Year:	
60% of Balance to be Allocated (at a minimum):	

Projects to Which Funds Will be Allocated

Project Description	Project Number	Total Growth-related Capital Cost Remaining to be Funded	Share of Growth-related Cost Allocated to Date	Share of Growth-related Cost Allocated - Current Year
Total		$0	$0	$0

Appendix E
Local Service Policy

Appendix E: Local Service Policy

Municipality of Central Elgin

General policy guidelines on development charge and local service funding for road related, stormwater management, water and sanitary sewer works

1. Collector Roads

    1.1 Collector roads internal to development – Direct developer responsibility under s. 59 of the D.C.A. (as a local service).

    1.2 Collector roads external to development – Include in D.C. calculation to the extent permitted under s. 5 (1) of the D.C.A. (dependent on local circumstances).

    1.3 Stream crossing and rail crossing road works, excluding underground utilities but including all other works within lands to be dedicated to the Central Elgin or rail corridors – Include in D.C. calculation to the extent permitted under s. 5 (1) of the D.C.A. (dependent on local circumstances).

2. Traffic Signals

    2.1 Traffic signalization, including control systems, within or external to development – Direct developer responsibility under s. 59 of D.C.A. (as a local service).

3. Intersection Improvements

    3.1 New roads (collector and arterial) and road (collector and arterial) improvements – Include as part of road costing noted in item 1, to limits of right-of-way.

    3.2 Intersections improvements within specific developments and all works necessary to connect to entrances (private and specific subdivision) to the roadway – Direct developer responsibility under s. 59 of D.C.A. (as a local service).

3.3 Intersection improvements on other roads due to development growth increasing traffic – Include in D.C. calculation.

4. Streetlights

4.1 Streetlights on external roads – Include in area municipal D.C. calculations (linked to collector road funding source in item 1).

4.2 Streetlights within specific developments – Direct developer responsibility under s. 59 of D.C.A. (as a local service).

5. Sidewalks

5.1 Sidewalks on MTO and county roads – Include in area municipal D.C. or, in exceptional circumstances, may be local improvement or direct developer responsibility through local service provisions (s. 59 of D.C.A.).

5.2 Sidewalks on area municipal roads – Linked to collector road funding source in item 1.

5.3 Other sidewalks external to development (which are a local service within the area to which the plan relates) – Direct developer responsibility as a local service provision (under s. 59 of D.C.A.).

6. Bike Routes/Bike Lanes/Bike Paths/Multi-Use Trails/Naturalized Walkways

6.1 Bike routes and bike lanes, within road allowance, external to development – Include in D.C. road costs (county and area municipal), consistent with the service standard provisions of the D.C.A., s. 5 (1).

6.2 Bike paths/multi-use trails/naturalized walkways external to development – Include in area municipal D.C.s consistent with the service standard provisions of the D.C.A., s. 5 (1).

6.3 Bike lanes, within road allowance, internal to development – Direct developer responsibility under s. 59 of the D.C.A. (as a local service).

6.4 Bike paths/multi-use trails/naturalized walkways internal to development – Direct developer responsibility under s. 59 of the D.C.A. (as a local service).

6.5 Trail Bridges/Underpasses and associated works – Include in area municipal D.C. calculations consistent with the service standard provisions of the D.C.A., s. 5 (1).

7. Noise Abatement Measures

7.1 Internal to Development – Direct developer responsibility though local service provisions (s. 59 of D.C.A.).

8. Traffic Control Systems

8.1 Include in the D.C. calculation.

9. Land Acquisition for Road Allowances

9.1 Land acquisition for arterial roads – Dedication under the *Planning Act* subdivision provisions (s. 51) through development lands; in areas with limited or no development, include in county or area municipal D.C. calculations (to the extent eligible).

9.2 Land acquisition for collector roads – Dedication under the *Planning Act* subdivision provision (s. 51) through development lands (up to 27 metre right-of-way); in areas with limited or no development, include in area municipal D.C. calculations (to the extent eligible).

9.3 Land acquisition for grade separations (beyond normal dedication).

10. Land Acquisition for Easements

10.1 Easement costs external to subdivisions – Included in the D.C. calculation.

11. Storm Water Management

11.1 Quality and quantity works – Direct developer responsibility through local service provisions (s. 59 of the D.C.A.).

12. Water

12.1 Pumping stations and reservoirs – Included in the D.C. calculations.

12.2 Water transmission mains with limited service connections and external to subdivisions – Included in the D.C. calculations.

12.3 Marginal costs of waterworks within the subdivision – Included in the D.C. calculations 250 mm and above nominal diameter.

12.4 Connections to trunk mains and pumping stations to service specific areas – Direct developer responsibility.

13. Sanitary Sewer

13.1 Pumping stations and forcemains – Included in the D.C. calculations.

13.2 Sanitary sewer trunk mains upstream from pump stations and external to subdivisions – Included in the D.C. calculations.

13.3 Connections to trunk mains and pumping stations to service specific areas – Direct developer responsibility.

13.4 Marginal costs of sanitary sewer works within the subdivision, which benefits upstream developers – Included in the D.C. calculations from 300 mm and above.

Appendix F
Asset Management Plan

Appendix F: Asset Management Plan

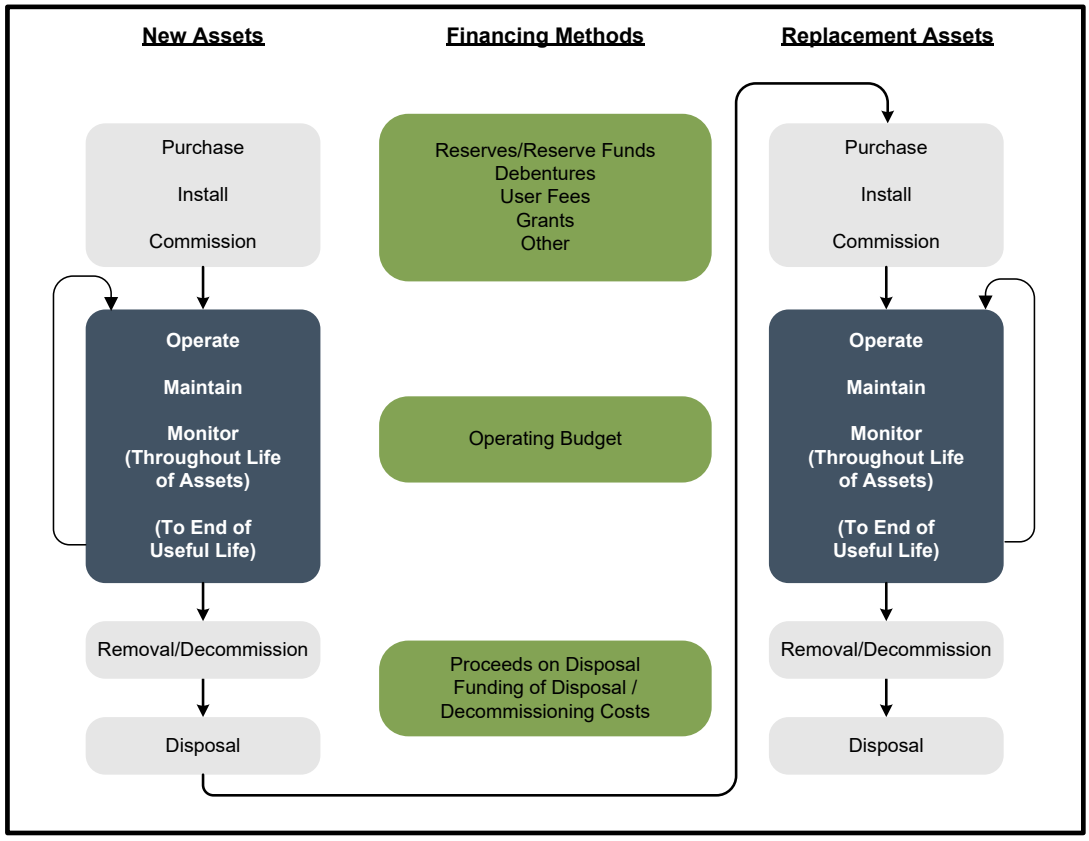
The recent changes to the Development Charges Act, 1997, as amended (D.C.A.) (new subsection 10 (2) (c.2)) require that the background study must include an asset management plan (A.M.P.) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

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

In regard to the above, section 8 of the regulations was amended to include subsections (2), (3), and (4) which set out specific detailed requirements for transit (only). For all services except transit, there are no prescribed requirements at this time, thus requiring the municipality to define the approach to include in the background study.

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

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



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

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

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

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

Financing strategy: having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have

made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.

Commensurate with the above, the Municipality prepared an A.M.P. in 2025 for its existing assets; however, it did not take into account future growth-related assets for all services included in the D.C. calculations. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition of the schematic above, the following table (presented in 2026 $) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C.-eligible capital costs are not included in the Municipality's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects that will require financing from municipal financial resources (i.e., taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.

2. Lifecycle costs for the 2026 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.

3. Incremental operating costs for the D.C. services (only) have been included.

4. The resultant total annualized expenditures are approximately $8.79 million.

5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are approximately $15.61 million. This amount, totaled with the existing operating revenues of approximately $45.75 million, provides annual revenues of approximately $61.36 million by the end of the period.

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

Municipality of Central Elgin
Asset Management – Future Expenditures and Associated Revenues
2026$

Asset Management - Future Expenditures and Associated Revenues	2051 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital[1]	$1,994,352
Annual Debt Payment on Post Period Capital[2]	$1,862,487
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	
Annual Lifecycle - Area-specific Services[3]	
Sub-Total - Annual Lifecycle	$3,740,802
Incremental Operating Costs (for D.C. Services)	$1,196,388
Total Expenditures	**$8,794,029**
Revenue (Annualized)	
Total Existing Revenue[4]	$45,747,313
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	$15,611,649
Total Revenues	**$61,358,962**

[1] Non-Growth Related component of Projects

[2] Interim Debt Financing for Post Period Benefit

[3] All infastructure costs included in Area Specifc by-laws have been

[4] As per Sch. 10 of FIR

Appendix G
Changes to the Development Charges Act

Appendix G: Changes to the Development Charges Act

Since the passage of the Municipality's previous D.C. by-law, there have been a number of changes to the D.C.A. This appendix summarizes the changes.

G.1 Changes to the D.C.A. – Bill 109: More Homes for Everyone Act, 2022

On April 14, 2022, Bill 109 received Royal Assent. One of the changes of the Bill and Ontario Regulation (O. Reg.) 438/22 that took effect upon Royal Assent included amending the D.C.A. and O. Reg. 82/98 related to the requirements for the information which is to be included in the annual Treasurer's statement on D.C. reserve funds and the requirement for publication of the statement.

- The following additional information must be provided for each D.C. service being collected for during the year:

    a. whether, as of the end of the year, the municipality expects to incur the amount of capital costs that were estimated, in the relevant development charge background study, to be incurred during the term of the applicable development charge by-law; and

    b. if the answer to a) is no, the amount the municipality now expects to incur and a statement as to why this amount is expected; and

- For any service for which a D.C. was collected during the year but in respect of which no money from a reserve fund was spent during the year, a statement as to why there was no spending during the year.

The changes to the D.C.A. has also been amended to now require that the annual Treasurer's statement be made available to the public on the website of the municipality or, if there is no such website, in the municipal office.

G.2 Changes to the D.C.A. – Bill 23: More Homes Built Faster Act, 2022

On November 28, 2022, Bill 23 received Royal Assent. This Bill amended a number of pieces of legislation, including the *Planning Act* and D.C.A. The following provides a summary of the changes to the D.C.A.:

G.2.1 Additional Residential Unit Exemption

The rules for these exemptions are now provided in the D.C.A., rather than the regulations and are summarized as follows:

- **Exemption for residential units in existing rental residential buildings** – For rental residential buildings with four or more residential units, the greater of one unit or 1% of the existing residential units will be exempt from D.C.
- **Exemption for additional residential units in existing and new residential buildings** – The following developments will be exempt from a D.C.:
    - A second unit in a detached, semi-detached, or rowhouse if all buildings and ancillary structures cumulatively contain no more than one residential unit;
    - A third unit in a detached, semi-detached, or rowhouse if no buildings or ancillary structures contain any residential units; and
    - One residential unit in a building or structure ancillary to a detached, semi-detached, or rowhouse on a parcel of urban land, if the detached, semi-detached, or rowhouse contains no more than two residential units and no other buildings or ancillary structures contain any residential units.

G.2.2 Removal of Housing as an Eligible D.C. Service

Housing is removed as an eligible service as of November 28, 2022. Municipalities with by-laws that include a charge for housing services can no longer collect for this service. It is noted that the charge for housing services is still applicable where rates have been frozen for the purposes of instalment payments under the D.C.A.

G.2.3 New Statutory Exemption for Non-Profit Housing

Non-profit housing units are exempt from D.C.s and D.C. instalment payments due after November 28, 2022.

G.2.4 New Statutory Exemptions for Affordable Units, Attainable Units, and Affordable Inclusionary Zoning Units

Affordable units, attainable units, and inclusionary zoning units (affordable) are exempt from the payment of D.C.s, as follows:

- **Affordable Rental Units**: Where rent is no more than 80% of the average market rent as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.
- **Affordable Owned Units**: Where the price of the unit is no more than 80% of the average purchase price as defined by a new bulletin published by the Ministry of Municipal Affairs and Housing.

Note: As discussed in Section G.2.13, the definitions above of an Affordable Rental Unit and Affordable Owned Unit have been modified through Bill 134.

- **Attainable Units**: Excludes affordable units and rental units; will be defined as prescribed development or class of development and sold to a person who is at "arm's length" from the seller.

Note: for affordable and attainable units, the municipality shall enter into an agreement that ensures the unit remains affordable or attainable for 25 years.

Note: the above Affordable Owned and Rental Unit exemptions came into force as of June 1, 2024. At the time of writing, it is not known when the exemption for Attainable Units will be in force.

- **Inclusionary Zoning Units**: Affordable housing units required under inclusionary zoning by-laws are exempt from a D.C.

G.2.5 Historical Level of Service Extended to 15-Year Period Instead of the Historical 10-Year Period

Prior to Bill 23, the increase in need for service was limited by the average historical level of service calculated over the 10-year period preceding the preparation of the D.C. background study. This average is now extended to the historical 15-year period.

G.2.6 Revised Definition of Capital Costs

The definition of capital costs has been revised to remove studies. Furthermore, the regulations to the Act may prescribe services for which land or an interest in land will be restricted. As at the time of writing, no services have been prescribed.

G.2.7 Mandatory Phase-in of a D.C.

For all D.C. by-laws passed after January 1, 2022, the charge must be phased-in annually over the first five years the by-law is in force, as follows:

- Year 1 – 80% of the maximum charge;
- Year 2 – 85% of the maximum charge;
- Year 3 – 90% of the maximum charge;
- Year 4 – 95% of the maximum charge; and
- Year 5 to expiry – 100% of the maximum charge.

G.2.8 D.C. By-law Expiry

A D.C. by-law now expires 10 years after the day it comes into force (unless the by-law provides for an earlier expiry date). This extends the by-law's life from five (5) years, prior to Bill 23.

G.2.9 Installment Payments

Non-profit housing development has been removed from the instalment payment section of the Act (section 26.1), as these units are now exempt from the payment of a D.C.

G.2.10 Rental Housing Discount

The D.C. payable for rental housing development will be reduced based on the number of bedrooms in each unit as follows:

- Three or more bedrooms – 25% reduction;
- Two bedrooms – 20% reduction; and
- All other bedroom quantities – 15% reduction.

G.2.11 Maximum Interest Rate for Instalments and Determination of Charge for Eligible Site Plan and Zoning By-law Amendment Applications

No maximum interest rate was previously prescribed. As per Bill 23, the maximum interest rate is set at the average prime rate plus 1%. This maximum interest rate provision would apply to all instalment payments and eligible site plan and zoning by-law amendment applications occurring after November 28, 2022.

G.2.12 Requirement to Allocate Funds Received

Annually, beginning in 2023, municipalities are required to spend or allocate at least 60% of the monies in a reserve fund at the beginning of the year for water, wastewater, and services related to a highway. Other services may be prescribed by the regulation.

G.2.13 Bill 134: Affordable Homes and Good Jobs Act, 2023

The exemption for affordable residential units was included in the More Homes Built Faster Act (Bill 23), enacted by the Province on November 28, 2022. Under this legislation, affordable residential units were defined within subsection 4.1 of the D.C.A. and exemptions for D.C.s were provided in respect of this definition. While the legislation was enacted in November 2022, the ability for municipalities to implement the exemptions is based on the "Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin" published by the Minister of Municipal Affairs and Housing. This bulletin informs the average market rent and purchase price to be used in determining which developments qualify as affordable residential units. This bulletin was published on April 5, 2024.

Bill 134 received Royal Assent on December 4, 2023 and provides for a modification to the affordable residential unit definition by:

- Introducing an income-based test for affordable rent and purchase price; and
- Increasing the threshold for the market test of affordable rent and purchase price.

This change provides the exemption based on the lesser of the two measures. Moreover, the rules in subsection 4.1 of the D.C.A. are unchanged with respect to:

- The tenant and purchaser transacting the affordable unit being at arm's length;

- The intent of maintaining the affordable residential unit definition for a 25-year period, requiring an agreement with the municipality (which may be registered on title); and
- Exemptions for attainable residential units and associated rules (requiring further regulations).

The following table provides a comparison of the definitions provided through Bill 23 and those provided through Bill 134 (underlining added for emphasis).

Item	Bill 23 Definition	Bill 134 Definition (Current D.C.A. Definition)
Affordable residential unit rent (subsection 4.1 (2), para. 1)	The rent is no greater than 80 per cent of the average market rent, as determined in accordance with subsection (5).	The rent is no greater than the lesser of, i. the income-based affordable rent for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (5), and ii. the average market rent identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market rent/rent based on income (subsection 4.1 (5)) for the purposes of subsection 4.1 (2), para. 1	The average market rent for the year in which the residential unit is occupied by a tenant, as identified in the bulletin entitled the "Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin."	The Minister of Municipal Affairs and Housing shall, (a) determine the income of a household that, in the Minister's opinion, is at the 60th percentile of gross annual incomes for renter households in the applicable local municipality; and (b) identify the rent that, in the Minister's opinion, is equal to 30 per cent of the income of the household referred to in clause (a).

Item	Bill 23 Definition	Bill 134 Definition (Current D.C.A. Definition)
Affordable residential unit ownership (subsection 4.1 (3), para. 1)	The price of the residential unit is no greater than 80 per cent of the average purchase price, as determined in accordance with subsection (6).	The price of the residential unit is no greater than the lesser of, i. the income-based affordable purchase price for the residential unit set out in the Affordable Residential Units bulletin, as identified by the Minister of Municipal Affairs and Housing in accordance with subsection (6), and ii. 90 per cent of the average purchase price identified for the residential unit set out in the Affordable Residential Units bulletin.
Average market purchase price/purchase price based on income (subsection 4.1 (6)) for the purposes of subsection 4.1 (3), para. 1	The average purchase price for the year in which the residential unit is sold, as identified in the bulletin entitled the "Affordable Residential Units for the Purposes of the Development Charges Act, 1997 Bulletin," as it is amended from time to time, that is published by the Minister of Municipal Affairs and Housing on a website of the Government of Ontario.	The Minister of Municipal Affairs and Housing shall, (a) determine the income of a household that, in the Minister's opinion, is at the 60th percentile of gross annual incomes for households in the applicable local municipality; and (b) identify the purchase price that, in the Minister's opinion, would result in annual accommodation costs equal to 30 per cent of the income of the household referred to in clause (a)

Note: the Affordable Unit exemption came into force on June 1, 2024.

G.3 Bill 185: Cutting Red Tape to Build More Homes Act, 2024

On April 10, 2024, the Province released Bill 185: *Cutting Red Tape to Build More Homes Act.* The Bill received Royal Assent on June 6, 2024. This Bill reversed many of

the key changes that were implemented through Bill 23. The following sections provide a summary of the changes.

G.3.1 Revised Definition of Capital Costs

Bill 185 reversed the capital cost amendments of Bill 23 by reinstating studies as an eligible capital cost. The following paragraphs were added to subsection 5 (3) of the D.C.A.:

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 required under section 10.*

G.3.2 Removal of the Mandatory Phase-in

As noted in Section G.2 above, Bill 23 required the phase-in of charges imposed in a D.C. by-law over a five-year term for any by-laws passed after January 1, 2022. Bill 185 removed this mandatory phase-in. This change is effective for any D.C. by-laws passed after Bill 185 came into effect.

For site plan and zoning by-law amendment applications that were made prior to Bill 185 receiving Royal Assent, the charges payable will be the charges that were in place on the day the planning application was made (i.e., including the mandatory phase-in).

G.3.3 Process for Minor Amendments to D.C. By-laws

Section 19 of the D.C.A. requires that a municipality must follow sections 10 through 18 of the D.C.A. (with necessary modifications) when amending D.C. by-laws. Sections 10 through 18 of the D.C.A. generally require the following:

- Completion of a D.C. background study, including the requirement to post the background study 60 days prior to passage of the D.C. by-law;
- Passage of a D.C. by-law within one year of the completion of the D.C. background study;
- A public meeting, including notice requirements; and
- The ability to appeal the by-law to the Ontario Land Tribunal.

Bill 185 allows municipalities to undertake minor amendments to D.C. by-laws for the following purposes without adherence to the requirements noted above (with the exception of the notice requirements):

1. To repeal a provision of the D.C. by-law specifying the date the by-law expires or to amend the provision to extend the expiry date (subject to the 10-year limitations provided in the D.C.A.);

2. To impose D.C.s for studies, including the D.C. background study; and

3. To remove the provisions related to the mandatory phase-in of D.C.s.

Minor amendments related to items 2 and 3 noted above may be undertaken only if the D.C. by-law being amended was passed after November 28, 2022, and before Bill 185 took effect. Moreover, the amending by-law must be passed within six months of Bill 185 coming into effect.

Notice requirements for these minor amending by-laws are similar to the typical notice requirements, with the exception of the requirement to identify the last day for appealing the by-law (as these provisions do not apply).

G.3.4 Reduction of D.C. Rate Freeze Timeframe

Bill 108 provided for the requirement to freeze the D.C.s imposed on developments subject to a site plan and/or a zoning by-law amendment application. The D.C. rate for these developments is "frozen" at the rates that were in effect at the time the site plan and/or zoning by-law amendment application was submitted (subject to applicable interest). Once the application is approved by the municipality, if the date the D.C. is payable is more than two years from the approval date, the D.C. rate freeze would no longer apply. Bill 185 reduced the two-year timeframe to 18 months.

G.3.5 Modernizing Public Notice Requirements

The D.C.A. sets out the requirements for municipalities to give notice of public meetings and of by-law passage. These requirements are prescribed in sections 9 and 10 of O. Reg. 82/98 and include giving notice in a newspaper of sufficiently general circulation in the area to which the by-law would apply. The regulatory changes modernized public notice requirements by allowing municipalities to provide notice on a municipal website if a local newspaper is not available.

G.4 Bill 17: Protect Ontario by Building Faster and Smarter Act, 2025

On May 12, 2025, the Province released *Bill 17: Protect Ontario by Building Faster and Smarter Act, 2025*. The Bill received Royal Assent on June 5, 2025. This Bill introduces some additional exemptions, changes to the timing of payment for residential D.C.s, and provides regulatory authority to make future changes. The following subsections provide a summary of the changes:

G.4.1 Deferral of Residential D.C. Payments to Occupancy

Changes to section 26.1 of the D.C.A. provide that a D.C. payable for residential development (other than rental housing developments, which are subject to payment in instalments) are payable upon the earlier of the issuance of an occupancy permit, or the day the building is first occupied. Only under circumstances prescribed in the regulations may the municipality require a financial security. As such, the prescribed circumstances may allow for securities when no occupancy permit is required.

Municipalities shall not impose interest on the deferral of D.C. payment to occupancy.

G.4.2 Removal of Interest for Legislated Instalments

Changes to section 26.1 of the Act remove the ability to charge interest on instalments for rental housing and institutional development. This also applies to future instalments for existing deferrals.

G.4.3 Early Payment for Residential/Institutional

Changes provide that a person required to pay a D.C. for residential or institutional development (i.e., instalments or at occupancy), can pay earlier without the requirement to enter into an early payment agreement.

G.4.4 Exemption for Long-term Care Homes

Before this change, long-term care homes were subject to the instalment payment provisions of the D.C.A. As of June 5, 2025, Long-term care homes are exempt from D.C.s, as well as all future instalment payments, where applicable.

G.4.5 Revised Definition of Capital Costs

Section 5(3) of the D.C.A. provides for a definition of capital costs that are eligible for inclusion in the D.C. calculations. The changes introduced by Bill 17 added the following wording to the beginning of the section: "Subject to the regulations." As such, the Province may make changes to limit the definition of capital costs via changes to the D.C. regulations.

G.4.6 Expanded Simplified D.C. By-law Amendment Process

In addition to the reason for the simplified process set out in Section H.3.3, a D.C. by-law may now also be amended through the simplified amendment process to repeal the indexing provision or decrease the D.C. for one or more types of development.

G.4.7 Lower Charge – Current vs. Rate Freeze

This change provides that the municipality must charge the lower of the D.C. calculated with the rate freeze (including interest) and the D.C. at current rates at the time the D.C. is payable. This change assists where municipalities reduce their D.C. and therefore can impose the reduced D.C. in cases where the rate freeze applies.

G.4.8 Grouping of Services for the Purposes of Using Credits

This change provides the Province with the ability to make changes through the regulations to group D.C. services together for the purposes of applying D.C. credits.

G.5 Bill 60: Fighting Delays, Building Faster Act, 2025

The provincial government introduced Bill 60, Fighting Delays, Building Faster Act, 2025 and Regulatory Proposals MMAH2018 and 25MMAH030 on October 23, 2025. The Bill received Royal Assent November 27, 2025. The following subsections provide a summary of the changes:

G.5.1 Addition of Class of Service for Land Acquisition

The legislative change provides for land acquisition as a separate class of service.[1] Anticipated land acquisition capital needs are to be grouped together for the purposes of the D.C. calculations. Land acquisition capital needs are also to be excluded from the historical Level of Service calculations.

The anticipated capital costs for land are restricted to 10 years for all services except the following:

- Water;
- Wastewater;
- Stormwater;
- Service related to a Highway;
- Electrical;
- Transit;
- Police; and
- Fire.

As land acquisition is considered a class of service, municipalities are required to establish a separate reserve fund for these capital costs. As such, funds are to be segregated for this purpose only and used solely for land costs. Similar to other reserve funds, monies in this reserve fund can be borrowed and repaid, with interest. With respect to credits, municipalities need to ensure appropriate accounting of credits for land separately from credits for other applicable services.

Section 35 of the D.C.A. is amended to add an exception to the use of monies in established reserve funds. This section states that monies in a reserve fund can be used for land acquisition; however, they cannot be used for land acquisition if those costs are to be paid for with the reserve fund established for land acquisition.

[1] Section 7 of the D.C.A. states that a class of service may be established for the purposes of a D.C. by-law that is a combination of D.C. eligible services or a subset of a D.C.-eligible service.

G.5.2 Required Timelines for the Annual Treasurer's Statement

Section 43 (1) of the Act has been amended to require the Treasurer's statements to be completed by June 30 of each year (previously based on a date determined by Council). Further, Section 43 (3) of the Act is amended to require a copy of the Treasurer's statement to be submitted to the Minister by July 15 of each year.

G.5.3 Addition of Requirements for Local Service Policies

Subsections 59 (2.2) through 59 (2.11) of the Act generally set out the following:

- A Local Service Policy is required for all D.C. eligible services to which a D.C. by-law imposes a charge and where some part of the service will be provided as a local service;
- A Local Service Policy is required to impose a condition of local services on development and only to the extent it has been identified in the Local Service Policy. That is, a municipality could not require a work or classes of work to be provided as a local service if it is not identified as such in the Local Service Policy;
    - This does not apply where a municipality does not impose a D.C. for that service;
    - This applies the day a municipality establishes the Local Services Policy or 18 months after Bill 60 received Royal Assent;
- Required content for a Local Service Policy:
    - Works or classes of works related to development that are intended to be required as a Local Service
- Optional content for a Local Service Policy:
    - Works or classes of works that are not intended to be required as a Local Service;
    - Works or classes of works that are partially required as a Local Service;
- The municipality shall give a copy of the Local Service Policy to the Minister of Municipal Affairs and Housing upon request, by the date requested; and
- The Local Service Policy must be reviewed, requiring a resolution of Council declaring if a revision is needed. The Resolution shall be passed at the time of passing any D.C. by-law or when a revision to the policy is required.

G.5.4 Requirement to Provide Documents to the Minister

Changes to Section 10 and Section 13 of the D.C.A. require municipalities to provide copies of documents to the Minister upon request, by the date requested.

In addition, section 59(2.8) of the Act requires a copy of the Local Service Policy to be provided to the Minister upon request, by the date requested.

G.5.5 Regulatory Changes

Bill 60 also provided for regulatory changes to *Ontario Regulation 82/98.* These changes are with respect to the following matters:

Merging of Credits

This change merges water supply services and wastewater services for the purposes of credits. As provided in subsection 2 (4) of the D.C.A., the D.C.-eligible services of water supply and wastewater include distribution and treatment, and sewers and treatment, respectively.

Transparency of B.T.E. Calculations

Regulatory changes require municipalities to provide greater details with respect to how capital costs are determined and how the growth-related and non-growth-related shares of the costs are determined. This appears to be required for each service, rather than on a project-by-project basis.

Details of Land Acquisition

Section 8 of Ontario Regulation 82/98 has been amended to require land acquisition costs to be included in the D.C. background presentation of:

- The total of the estimated capital costs relating to the service;
- The allocation of the total of the estimated costs between costs that would benefit new development and costs that would benefit existing development;
- The total of the estimated capital costs relating to the service that will be incurred during the term of the proposed development charge by-law;

- The allocation of the costs incurred during the term of the proposed by-law between costs that would benefit new development and costs that would benefit existing development; and
- The estimated and actual value of credits that are being carried forward relating to the service.

Information Accessibility

The changes increase reporting requirements for the Annual Treasurer's Statements to include:

- The amount from each reserve fund that was committed to a project, but had not been spent, as of the end of the year;
- The amount of debt that had been issued for a project as of the end of the year; and
- Identify where in the D.C. background study the project's capital costs were estimated.

This does not apply in circumstances where a municipality uses a unique identifier in both background studies and treasurer's statements to identify each project.

G.6 Bill 98: Building Homes and Improving Transportation Infrastructure Act, June 2, 2026

The Provincial government introduced Bill 98, *Building Homes and Improving Transportation Infrastructure Act, 2026*, on March 30, 2026. Royal Assent was received June 2, 2026. The following subsections provide a summary of the proposed changes related to the D.C.A.:

G.6.1 Exemption for Non-Profit Retirement Home Developments

Non-profit retirement home developments are exempt from D.C.'s after the Bill receives Royal Assent. This exemption does not apply to charges payable prior to the day the Bill receives Royal Assent but does apply to any future instalment payments.

G.6.2 Canada-Ontario Partnership to Build Funding Announcement

The federal and provincial governments announced a new funding partnership that would provide a combined $8.8 billion over 10 years for infrastructure investments in

Ontario, with Canada's share of funding from the Building Communities Strong Fund's provincial and territorial stream. The main points of the funding announcement are as follows:

- The goal of the funding is to support housing-enabling infrastructure projects.
- Funding will be prioritized for municipalities that reduce and maintain reductions on D.C.s.
- The federal and provincial government will agree on a list of priority municipalities where D.C.s are seen as cost-prohibitive and where growth is essential to support Ontario's future.
    - Ontario would require a commitment to reduce D.C.s by 30% to 50% and maintain the reduction for at least three (3) years.
- This new funding is intended to offset the financial impact of D.C. reductions; however, municipalities are expected to support the D.C. reductions so that all three (3) levels of government are supporting increased housing supply and affordability.
- Funding will be made available for municipalities that do not levy D.C.s where infrastructure projects are prioritized by the Province.
- Municipalities will be required to identify projects for which the funding may be used, which must be ready-to-build and may include other requirements of Ontario and Canada.

Appendix H
Benefit to Existing Methodology

Appendix H: Benefit to Existing Methodology

Based on the regulatory changes provided through Bill 60: *Fighting Delays, Building Faster Act, 2025*, there is a requirement to provide greater detail with respect to how capital costs and the non-growth-related shares (i.e. B.T.E. deduction methodology) of the costs are determined. These methodologies are provided below on a service-by-service basis:

Table H-1
Municipality of Central Elgin
Methodology for Determining Capital Costs and B.T.E. Calculations

Service	B.T.E. Calculation Methodology
Fire Protection Services	• **Vehicles & Equipment:** The identified vehicles and equipment are either new assets required to accommodate anticipated growth or replacements with additional service capacity. A B.T.E. deduction has been applied to the radio system upgrades and Tanker 42, 12, and 22 upgrades to recognize the replacement value of the existing vehicles and equipment, as these projects involve the replacement and upgrade of an existing asset. • **Facilities:** The identified capital costs include growth-related debt principal and discounted interest associated with the new Port Stanley Fire Station. As these costs relate to the growth-related portion of the facility, no further B.T.E. deduction has been applied.
Services Related to a Highway – Roads and Related	• **Road Reconstruction Projects**: The identified projects primarily involve road upgrades, sidewalk installations and extensions, multi-use path improvements, and pedestrian crossings to accommodate anticipated growth. While these works support future development by providing additional roadway capacity and improved service, they also provide improvements to the existing transportation network and benefit existing development. A B.T.E. deduction has therefore been applied to the sidewalk, multi-use path, and pedestrian crossing projects.
Services Related to a Highway – Public Works	• **Vehicles & Equipment:** The identified equipment consists of new assets required to accommodate anticipated growth and maintain service levels. As these assets are growth-related and do not replace existing equipment, a B.T.E. deduction was not applied.
Parks and Recreation	• **Parkland Development, Trails, and Amenities:** The identified projects include parkland acquisition and development, trail and multi-use path improvements, and playground equipment to accommodate anticipated growth. While these projects primarily provide additional recreational opportunities and capacity for future development, the general trail development project will also benefit existing residents. As a result, a B.T.E. deduction has been applied to this project. No B.T.E. deduction has been applied to the remaining parkland development, trails, and amenities projects, as they are considered fully growth-related. • **Recreation Facilities:** The proposed recreation facility at Norman will provide additional recreational capacity to accommodate future growth while also benefiting existing residents. Accordingly, a B.T.E. deduction has been applied to recognize the benefit to existing development.
Library	• No capital projects have been identified for library services.
Land	• **Land Acquisition:** The identified projects include land acquisitions for the relocation of Fire Station 2 and the proposed recreation facility in Norman. A B.T.E. deduction has been applied to the Fire Station 2 project to account for the portion of costs attributable to existing residents, as the project involves the relocation of an existing facility. For the recreation facility in Norman, a B.T.E. deduction has been applied to account for the portion of the space allocated to administrative use. The percentage will be reassessed once the study is completed.
Wastewater	• **Pumping Stations, Sanitary Trunk Mains, and Forcemains:** The identified projects include new infrastructure and upgrades to existing pumping stations, sanitary trunk mains, and forcemains to accommodate anticipated growth. A B.T.E. deduction has been applied to Pumping Station 71 and the Union Area Pumping Station and Forcemain projects to recognize the portion of improvements that benefits existing development, as these projects improve the capacity of the exiting wastewater treatment system while supporting future growth.

Service	B.T.E. Calculation Methodology
	• **Sewer Rehabilitation and Other Infrastructure Improvements:** The identified projects include sewer lining, I&I reduction measures, flow monitoring, and forcemain condition assessments. A B.T.E. deduction has been applied to the sewer lining and I&I reduction projects to account for the portion of improvements that benefits existing development, as these projects involve rehabilitating existing infrastructure, and improving the condition and performance of the wastewater collection system. • **Wastewater Treatment Facilities and Financing Costs:** The identified projects include the Port Stanley Wastewater Treatment Plant (WWTP) expansion and associated Environmental Assessment, growth-related debt obligations, financing costs, and reserve fund contributions. A B.T.E. deduction has been applied to the existing Port Stanley WWTP debt principal and discounted interest to recognize the portion attributable to existing development.
Water	• **Watermain Installations and Upgrades:** The identified projects include new watermain installations, upgrades, and oversizing of existing infrastructure to accommodate anticipated growth. A B.T.E. deduction has been applied to the Seventh Avenue Watermain project to recognize the portion of improvements that benefits existing development. • **Booster Stations and Water Storage:** The identified projects include new booster stations, upgrades to existing facilities, and water storage infrastructure to provide additional service capacity. A B.T.E. deduction has been applied to the Elgin Primary Booster Station Connection project to account for the portion of costs attributable to existing development, as the connection is expected to improve the capacity of the existing water distribution system while also supporting future growth. • **Other Water Servicing Infrastructure and Financing Costs:** The identified projects include pressure-reducing valve relocation, environmental assessment work for water servicing, financing costs, and reserve fund contributions. A B.T.E. deduction has been applied to the Pressure Reducing Valve Relocation project to recognize the portion of the existing pressure reducing valve that benefits existing development. No B.T.E. deduction has been applied to other projects, as they are considered fully attributable to anticipated growth.
Growth Studies	• Non-growth-related shares for studies have been determined on a project-by-project basis through a review of the scope of each study. Based on this review, an allocation to account for the benefit to existing development is made. For example, although master plans are generally undertaken to identify the new capital projects that are required to accommodate new development, there is a benefit to the existing community wherein existing policies and practices are also reviewed through the study. B.T.E. deductions have therefore been applied on a project-by-project basis, having regard to the scope of each study and the extent to which it reviews existing infrastructure, policies, service levels and operational practices.

Appendix I
Proposed Development Charges By-law - Draft

Appendix I: Proposed Development Charges By-law - Draft

The Corporation of the Municipality of Central Elgin

BY-LAW XXXX

Being a By-law to Establish Development Charges for the Corporation of the Municipality of Central Elgin

WHEREAS subsection 2(1) of the *Development Charges Act, 1997* c. 27 (hereinafter called "the Act") provides that the council of a municipality may pass by-laws for the imposition of development charges against land for increased capital costs required because of the need for services arising from development in the area to which the by-law applies;

AND WHEREAS the Council of The Corporation of the Municipality of Central Elgin ("the Municipality") has given Notice in accordance with section 12 of the *Development Charges Act, 1997,* of its intention to pass a by-law under section 2 of the said Act;

AND WHEREAS the Council of the Municipality has heard all persons who applied to be heard no matter whether in objection to, or in support of, the development charge proposal at a public meeting held on XXXX XX, 202X;

AND WHEREAS the Council of the Municipality had before it a report entitled Development Charges Background Study, dated November 27, 2026 prepared by Watson & Associates Economists Ltd., wherein it is indicated that the development of any land within the Municipality will increase the need for services as defined herein;

AND WHEREAS the Council of the Municipality on January 27, 2027 approves the applicable Development Charges Background Study, dated November 27, 2026, in which certain recommendations were made relating to the establishment of a development charge policy for the Municipality of Central Elgin pursuant to the Development Charges Act, 1997;

AND WHEREAS the Council of the Municipality on January 27, 2027 determined that no additional public meeting was required.

DRAFT

NOW THEREFORE THE COUNCIL OF THE MUNICIPALITY OF CENTRAL ELGIN ENACTS AS FOLLOWS:

DEFINITIONS

1. In this by-law,

(1) "Act" means the *Development Charges Act,* S.O. 1997, c. 27;

(2) "Apartment dwelling" means a building containing three or more dwelling units, each of which has an entrance through a common hall, common vestibule or other common entrance. This includes a stacked townhouse;

(3) "Affordable residential unit" means a residential unit that meets the criteria set out in subsection 4.1(2) or 4.1(3) of the Act;

(4) Attainable residential unit" means a residential unit that meets the criteria set out in subsection 4.1(4) of the Act;

(5) "Back-to-back townhouse" 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;

(6) "Bedroom" means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;

(7) "Board of education" means a board defined in subsection 1 (1) of the *Education Act;*

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

(9) "Building Code Act" means the *Building Code Act,* R.S.O. 1990, c.B.-13, as amended;

DRAFT

(10) “Capital cost" shall have the same meaning as set out in subsection 5(3) of the Act;

(11) "Class" means a grouping of services combined to create a single service for the purposes of this by-law and as provided in section 7 of the *Development Charges Act*. Also referred to as class of service or classes of services.

(12) "Council" means the Council of The Corporation of the Municipality of Central Elgin;

(13) "Corporation" means The Corporation of the Municipality of Central Elgin;

(14) "Development" means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 6 of this by-law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;

(15) "Development charge" or "Development charges" means a charge imposed against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which this by-law applies;

(16) "Dwelling unit" means one or more habitable rooms occupied or designed to be occupied by one or more persons as an independent and separate housekeeping establishment in which separate kitchen and sanitary facilities are provided for the use of such person or persons;

(17) "Existing industrial building" means a building or buildings existing on a site in the Municipality of Central Elgin on May 26, 2010 or the buildings or structures constructed and occupied on a vacant site pursuant to site plan approval under section 41 of the *Planning Act*, R.S.O. 1990, c. P. 13 (the "*Planning Act*") subsequent to May 26, 2010 for which full development charges were paid, and is used for or in connection with,

DRAFT

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

(b) research or development in connection with manufacturing in not less than seventy-five per cent of the total gross floor area of the building or buildings on a site,

(c) retail sales by a manufacturer, if the retail sales are at the site where the manufacturing is carried out, such retail sales are restricted to goods manufactured at the site, and the building or part of a building where such retail sales are carried out does not constitute greater than twenty-five per cent of the total gross floor area of the building or buildings on the site, or

(d) office or administrative purposes, if they are,

(i) carried out with respect to the manufacturing or warehousing; and,

(ii) in or attached to the building or structure used for such manufacturing or warehousing;

(18) "farm building" means that part of a bona fide farming operation that is located upon land which is assessed and used for farm purposes encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use and marijuana facilities;

(19) "Grade" means the average level of finished ground adjoining a building or structure at all exterior walls;

(20) "Gross floor area" means the total floor area measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all

DRAFT

floors above the average level of finished ground adjoining the building at its exterior walls.

(21) "Growth Studies" means any and all studies carried out by the municipality that are with respect to eligible services for which a development charge by-law may be imposed under the *Development Charges Act, 1997;*

(22) "High density residential unit" means a dwelling unit in an apartment dwelling of five or more storeys;

(23) "Industrial" means a building or structure, or that part of a building or structure, used for industrial uses;

(24) "Institutional" means the development of a building or structure intended for use,

(a) as a long-term care home within the meaning of subsection 2 (1) of the *Long-Term Care Homes Act, 2007*;

(b) as a retirement home within the meaning of subsection 2 (1) of the *Retirement Homes Act, 2010*;

(c) by any of the following post-secondary institutions for the objects of the institution:

(i) a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,

(ii) a college or university federated or affiliated with a university described in subclause (i), or

(iii) an Indigenous Institute prescribed for the purposes of section 6 of the *Indigenous Institutes Act, 2017*;

(d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or

(e) as a hospice to provide end-of-life care.

DRAFT

(25) “Interest rate” means the annual rate of interest as set out in section 26.3 of the Act;

(26) "Local board" means a local board as defined in section 1 of the *Municipal Affairs Act,* other than a board of education;

(27) "Local services" means those services or facilities which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the *Planning Act,* or as a condition of approval under s.53 of the *Planning Act;*

(28) "Low and medium density residential unit" means a dwelling unit in a single detached, semi-detached, townhouse, duplex, triplex or multiple dwelling, or in an apartment dwelling of four storeys or less;

(29) "Marijuana facilities" means a building used, designed or intended for growth, producing, testing, destroying, storing or distribution, excluding retail sales, of medical marijuana or cannabis authorized by a license issued by the federal Minister of Health pursuant to section 25 of the Marihuana for Medical Purposes Regulations, SOR/2013-119, under the *Controlled Drugs and Substances Act*, S.C. 1996, c.19

(30) "Multiple dwelling" means a building containing three or more attached dwelling units not in a single row, each of which dwelling units has an independent entrance from the outside and a masonry wall or walls vertically separating it from any abutting dwelling;

(31) "Municipality" means The Corporation of the Municipality of Central Elgin;

(32) “Non-profit housing development” means Development of a building or structure that meets the criteria set out in section 4.2 of the Act;

(33) "Non-residential uses" means commercial, industrial, institutional uses, and includes all other non-residential uses;

DRAFT

(34) "Owner" means the owner(s) of land or a person(s) who has made application for an approval for the development of land upon which a development charge is imposed;

(35) "Place of Worship" means that part of a building 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;

(36) "Planning Act" means the *Planning Act,* R.S.O. 1990, c.P.-13, as amended;

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

(38) "Regulation" means any regulation made pursuant to the Act;

(39) "Rental Housing" means the development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises;

(40) "Residential uses" means lands, buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include a single detached dwelling, a semi-detached dwelling, a multiple dwelling, an apartment dwelling, and the residential portion of a mixed-use building or structure;

(41) "Semi-detached dwelling" means a building containing two dwelling units that are separated vertically, each of which has an independent entrance either directly or through a common vestibule;

(42) "Service" or "Services" means services set out in Schedule "A" to this By-law;

DRAFT

(43) "Single detached dwelling" means a building containing one dwelling unit used, designated or intended to be used for occupancy as one dwelling unit;

(44) "Special care/special dwelling" means a residential portion of special care facilities containing rooms or suites of rooms designed or intended to be used for sleeping and living accommodation that have a common entrance from street level:

(a) Where the occupants have the right to use in common, halls, stairs, yards, common rooms and accessory buildings;

(b) Which may or may not have exclusive sanitary and/or culinary facilities;

(c) That is designed to accommodate persons with specific needs, including, but not limited to, independent permanent living arrangements; and

(d) Where support services such as meal preparation, grocery shopping, laundry, housekeeping, nursing, respite care and attendant services may be provided at various levels;

(45) "Stacked townhouse" 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;

(46) "Storey" means that portion of a building above grade between the surface of any floor and the ceiling immediately above it which portion has a height of not less than 2.25 meters and includes an attic having not less than 2.25 meters head room for at least fifty percent (50%) of the attic floor area;

(47) "Townhouse or row dwelling" means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit. This includes back-to-back townhouses;

DRAFT

(48) "Triplex dwelling" means a building containing three dwelling units that are separated horizontally, each of which dwelling units has an independent entrance or an entrance through a common vestibule.

CALCULATION OF DEVELOPMENT CHARGES

2. (1) Subject to the provisions of this by-law, development charges against land shall be imposed, calculated and collected in accordance with the charges set out in Schedule "B-1", which relate to the services/classes of services set out in Schedule "A."

(2) The development charge with respect to the uses of any land, building or structure shall be calculated as follows:

(a) in the case of residential development or redevelopment or the residential portion of a mixed use development or redevelopment, as the sum of the product of the number of dwelling units of each type multiplied by the corresponding total amount for such dwelling unit type, as set out in Schedule "B-1";

(b) in the case of non-residential development or redevelopment, or the non-residential portion of a mixed use development or redevelopment, as the sum of the product of the gross floor area multiplied by the corresponding total amount for such gross floor area as set out in Schedule "B-1".

(3) Council hereby determines that the development or redevelopment of land, buildings or structures for residential and non-residential uses will require the provision, enlargement or expansion of the services referenced in Schedule "A".

APPLICABLE LANDS

3. (1) Subject to sections 5 and 6, this by-law applies to all lands in the Central Elgin, whether or not the land or use is exempt from taxation under section 3 of the *Assessment Act,* R.S.O. *1990,* c.A.-31.

DRAFT

(2) This by-law shall not apply to land that is owned by and used for the purposes of:

(a) a board of education;

(b) any municipality or local board thereof;

(c) land that is used for the purposes of industrial uses;

(d) non-residential farm buildings constructed for bona fide farm uses;

(e) lands or buildings used or to be used for a place of worship or for the purposes of a cemetery or burial ground exempt from taxation under the *Assessment Act;*

(f) Non-profit Housing Residential Development;

(g) Affordable housing units required pursuant to Section 34 and 16(4) of the Planning Act (Inclusionary Zoning);

(h) Affordable Residential Units;

(i) Attainable Residential Units (when proclaimed as per section 4.1 of the Act);

(3) Notwithstanding subsection (1), in the Municipality, any residential unit or non-residential use which exists before October 27, 2008, and which is connected to the municipal water supply and distribution system but is not connected to the municipal wastewater collection and treatment system, shall pay the applicable development charge for wastewater collection and treatment upon receiving a plumbing permit for connection to the municipal wastewater collection and treatment system, but shall be exempt from the payment of development charges for water supply and distribution, highway construction, related studies, and the development charge background study.

DRAFT

RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING

4. (1) Notwithstanding section 4 above, no development charge shall be imposed with respect to developments or portions of developments as follows:

(a) the enlargement of an existing residential dwelling unit;

(b) the creation of one or two additional residential dwelling units in an existing single detached dwelling where the total gross floor area of the additional unit(s) does not exceed the gross floor area of the existing dwelling unit;

(c) the creation of one additional dwelling unit in any other existing residential building provided the gross floor area of the additional unit does not exceed the smallest existing dwelling unit already in the building.

(2) Notwithstanding subsection 5 (1) (b), development charges shall be calculated and collected in accordance with Schedule "B-1" where the total residential gross floor area of the additional one or two dwelling units is greater than the total gross floor area of the existing single detached dwelling unit.

(3) Notwithstanding subsection 5 (1) (c), development charges shall be calculated and collected in accordance with Schedule "B-1" where the additional dwelling unit has a residential gross floor area greater than,

(a) in the case of semi-detached house or multiple dwelling, the gross floor area of the existing dwelling unit, and

(b) in the case of any other residential building, the residential gross floor area of the smallest existing dwelling unit.

DRAFT

EXEMPTION FOR INDUSTRIAL DEVELOPMENT

5. (1) Notwithstanding any other provision of this by-law, there shall be an exemption from the payment of development charges for one or more enlargements of an existing industrial building on its site, whether attached or separate from the existing industrial building, up to a maximum of fifty per cent 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. Development charges shall be imposed in accordance with this by-law with respect to the amount of the floor area of an enlargement that results in the gross floor area of the industrial building being increased by greater than fifty per cent of the gross floor area of the existing industrial building.

(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:

(a) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;

(b) divide the amount determined under subsection (1) by the amount of the enlargement.

DRAFT

DEVELOPMENT CHARGES IMPOSED

6. (1) Subject to subsection (2), development charges shall be calculated and collected in accordance with the provisions of this by-law and be imposed on land to be developed for residential and non-residential uses, where, the development requires,

(a) the passing of a zoning by-law or an amendment thereto under section 34 of the *Planning Act;*

(b) the approval of a minor variance under section 45 of the *Planning Act;*

(c) a conveyance of land to which a by-law passed under subsection 50 (7) of the *Planning Act* applies;

(d) the approval of a plan of subdivision under section 51 of the *Planning Act,*

(e) a consent under section 53 of the *Planning Act;*

(f) the approval of a description under section 50 of the *Condominium Act,* R.S.O. 1990, c.C.-26; or

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

(2) Subsection (1) shall not apply in respect to:

(a) local services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under section 51 of the *Planning Act,*

(b) local services installed or paid for by the owner as a condition of approval under section 53 of the *Planning Act.*

DRAFT

LOCAL SERVICE INSTALLATION

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

MULTIPLE CHARGES

8. (1) Where two or more of the actions described in subsection 6 (1) are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this by-law.

(2) Notwithstanding subsection (1), if two or more of the actions described in subsection 6 (1) occur at different times, and if the subsequent action has

the effect of increasing the need for municipal services/classes of services as set out in Schedule "A", an additional development charge on the additional residential units and additional gross floor area shall be calculated and collected in accordance with the provisions of this by-law.

SERVICES IN LIEU

9. (1) Council may authorize an owner, through an agreement under section 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 section 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 that exceeds the total development charge payable by an owner to the municipality in respect of the development to which the agreement relates.

(2) In any agreement under subsection (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.

(3) The credit provided for in subsection (2) shall not be charged to any development charge reserve fund.

RULES WITH RESPECT TO RE-DEVELOPMENT

10. 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 five 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:

DRAFT

(1) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 2 (2) a) by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and

(2) 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 greater of the applicable development charges under subsection 2(2) b) by the gross floor area that has been or will be demolished or converted to another principal use; provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

TIMING OF CALCULATION AND PAYMENT

11. (1) The development charges shall be payable on the date a building permit is issued under the *Building Code Act, 1992* in relation to a building or structure on land to which the development charge applies.

(2) Notwithstanding Subsection 12(1), Development Charges for residential developments identified in subsection 26.1 of the Act shall be payable on the earlier of:

(a) the day a permit is issued under the Building Code Act, 1992 authorizing occupation of the building; or

(b) the day the building is first occupied.

(3) Notwithstanding Subsection 12(1), Development Charges for rental housing and institutional developments are due and payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.

DRAFT

(4) Where the development of land results from the approval of a Site Plan or Zoning Bylaw Amendment received on or after January 1, 2020, and the approval of the application occurred within 18 months of building permit issuance, the Development Charges under Subsections 12(1), 12(2) and 12(3) shall be calculated on the rates set out in Schedules "B" and "C" on the date of the planning application, including interest. Where both planning applications apply Development Charges under Subsections 12(1), 12(2) and 12(3) shall be calculated on the rates, including interest, set out in Schedule "B-1" on the date of the later planning application, including interest.

(5) Notwithstanding subsection 12(1), the Corporation may, by agreement, allow a person to perform work that relates to a service to which this by-law relates, and give the person a credit towards the payment of development charges in accordance with the agreement, the amount of the credit to be determined in accordance with the Act.

(6) Notwithstanding subsection 12(1), the Corporation may enter into an agreement for payment of the development charges under Section 27 of the Act, that relates to the services that are imposed in this by-law.

RESERVE FUNDS

12. (1) Monies received from payment of development charges under this by-law shall be maintained in nine (9) separate reserve funds as follows: Services Related to a Highway, Fire Protection Services, Parks and Recreation Services, Library Services, Growth Studies, Water Services, Wastewater Services (Municipal-wide), and Wastewater Services (Hospital Lands).

(2) Monies received for the payment of development charges shall be used only in accordance with the provisions of section 35 of the Act.

(3) 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.

DRAFT

(4) Where any unpaid development charges are collected as taxes under subsection (4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection (1).

(5) The Treasurer of the Municipality shall, in each year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in section 12 of 0. Reg. 82/98.

BY-LAW AMENDMENT OR APPEAL

13. (1) Where this by-law or any development charge prescribed there under is amended or repealed either 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.

(2) 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 date on which the refund is paid;

(b) The Bank of Canada interest rate in effect on the date of enactment of this by-law shall be used.

(3) Refunds that are required to be paid under subsection (1) shall include the interest owed under this section.

BY-LAW INDEXING

14. The development charges set out in Schedule B-1" to this by-law shall be adjusted annually as of January 1 of each year commencing January 1, 2028, without amendment to the by-law, in accordance with the most recent twelve-month change in the Statistics Canada Quarterly, "Construction Price Statistics".

DRAFT

SEVERABILITY

15. In the event any provision, or part thereof, of this by-law is found by a court of competent jurisdiction to be ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this by-law shall remain in full force and effect.

HEADINGS FOR REFERENCE ONLY

16. The headings inserted in this by-law are for convenience of reference only and shall not affect the construction of interpretation of this by-law.

BY-LAW REGISTRATION

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

BY-LAW ADMINISTRATION

18. This by-law shall be administered by the Municipal Treasurer.

SCHEDULES TO THE BY-LAW

19. The following Schedules to this by-law form an integral part of this by-law:

Schedule A	Schedule of Designated Municipal Services/Classes of Services
Schedule B-1	Schedule of Development Charges
Schedules C-1 to C-6	Map denoting the Urban Areas of the Municipality

REPEAL OF BY-LAWS

20. By-law 2556 is hereby repealed on the date this by-law comes into effect.

DATE BY-LAW EFFECTIVE

21. This by-law shall come into force and effect on the day following the day of its approval by Council.

DRAFT

READ A FIRST AND A SECOND TIME THIS 27th DAY OF JANUARY, 2027.

READ A THIRD TIME AND FINALLY PASSED THIS 27th DAY OF JANUARY, 2027.

_____	_____
Don MacLeod, CAO	Dennis Crevits, Mayor

DRAFT

SCHEDULE "A" TO BY-LAW NO. XXXX
DESIGNATED MUNICIPAL SERVICES/CLASSES OF SERVICES UNDER THIS BY- LAW

Municipal-Wide Services/Classes of Services

- Services Related to a Highway
- Fire Protection Services
- Parks and Recreation Services
- Library Services
- Growth Studies
- Water

Area-Specific Services

- Wastewater

DRAFT

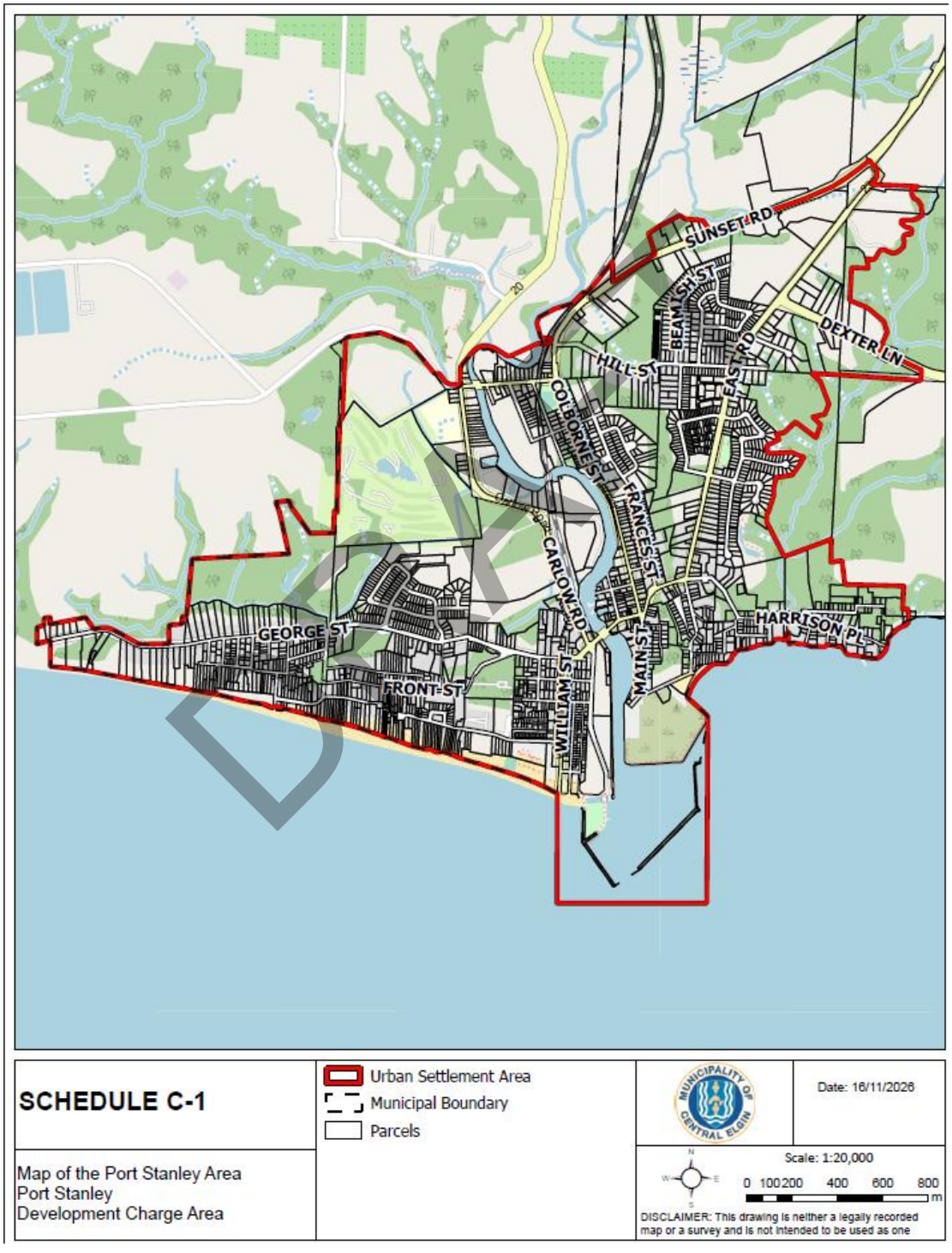
SCHEDULE B-1
SCHEDULE OF DEVELOPMENT CHARGES

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Service:						
Services Related to a Highway	705	609	485	285	285	0.33
Fire Protection Services	2,024	1,747	1,392	819	819	0.88
Parks and Recreation Services	4,628	3,995	3,183	1,872	1,872	0.46
Growth Studies	372	321	256	150	150	0.14
Land Acquisition	585	505	402	237	237	0.13
Water Services	3,237	2,794	2,226	1,310	1,310	1.50
Total Municipal Wide Services/Class of Services	**11,551**	**9,971**	**7,944**	**4,673**	**4,673**	**3.44**
Urban-Wide Area Specific (Excluding Other Noted Area Specifics):						
Wastewater Services	13,848	11,953	9,524	5,602	5,602	6.23
Total Urban-wide Area Specific (Excluding Other Noted Area Specific	**13,848**	**11,953**	**9,524**	**5,602**	**5,602**	**6.23**
Hospital Lands Area Specific:						
Wastewater Services	1,921	1,658	1,321	777	777	1.26
Total Hospital Lands Area Specific	**1,921**	**1,658**	**1,321**	**777**	**777**	**1.26**
Southblock Area Specific:						
Wastewater Services	2,888	2,493	1,986	1,168	1,168	-
Total Southblock Area Specific	**2,888**	**2,493**	**1,986**	**1,168**	**1,168**	**-**
Lynhurst Area Specific:						
Wastewater Services	-	-	-	-	-	-
Total Lynhurst Area Specific	**-**	**-**	**-**	**-**	**-**	**-**
Yarmouth Industrial & Commercial Lands Area Specific:						
Wastewater Services	-	-	-	-	-	-
Total Yarmouth Industrial & Commercial Lands Area Specific	**-**	**-**	**-**	**-**	**-**	**-**
Norman/Lyndale (Excluding Southblock) Area Specific:						
Wastewater Services	-	-	-	-	-	-
Total Norman/Lyndale (Excluding Southblock) Area Specific	**-**	**-**	**-**	**-**	**-**	**-**
Grand Total - Municipal wide (Excluding Other Noted Area Specifics)	**25,399**	**21,924**	**17,468**	**10,275**	**10,275**	**9.67**
Grand Total - Hospital Lands	**13,472**	**11,629**	**9,265**	**5,450**	**5,450**	**4.70**
Grand Total - Southblock	**14,439**	**12,464**	**9,930**	**5,841**	**5,841**	**3.44**
Grand Total - Lynhurst	**11,551**	**9,971**	**7,944**	**4,673**	**4,673**	**3.44**
Grand Total - Yarmouth Industrial & Commercial Lands	**11,551**	**9,971**	**7,944**	**4,673**	**4,673**	**3.44**
Grand Total - Norman/Lyndale (Excluding Southblock)	**11,551**	**9,971**	**7,944**	**4,673**	**4,673**	**3.44**

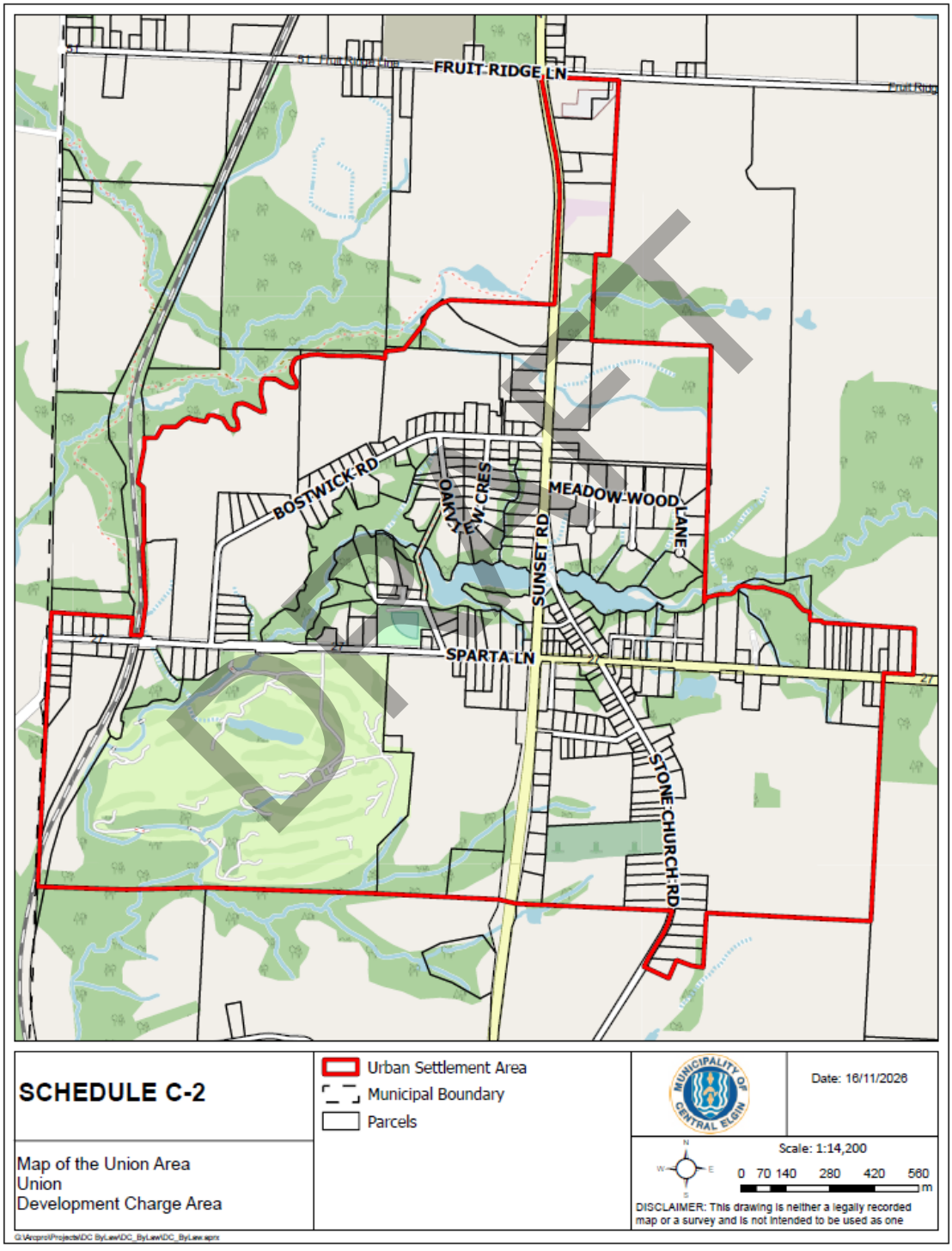
Note: Named areas are subject to the City of St. Thomas's wastewater connection fee where appropriate.

DRAFT

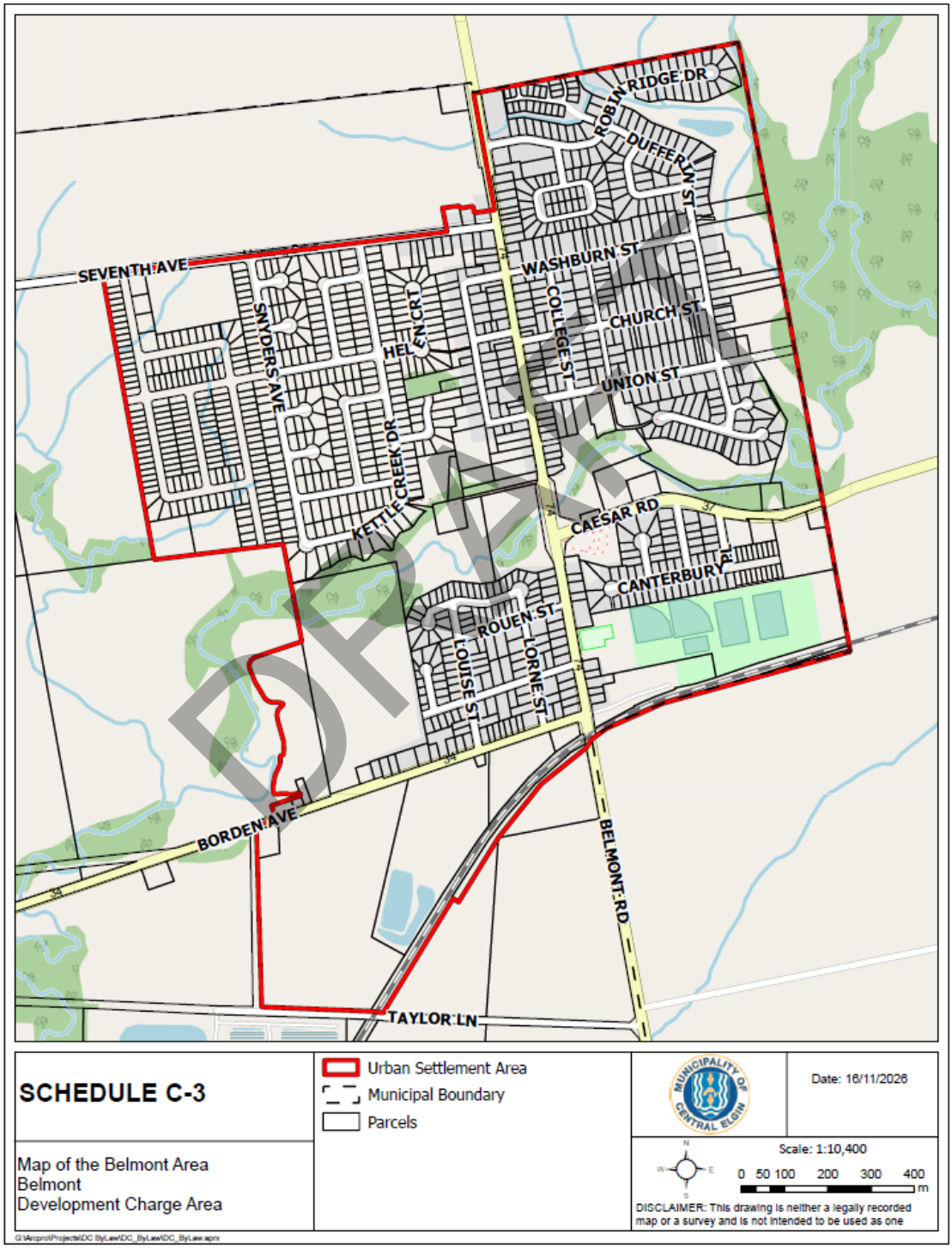
SCHEDULE “C-1” Map of the Port Stanley Area
Port Stanley
Development Charge Area



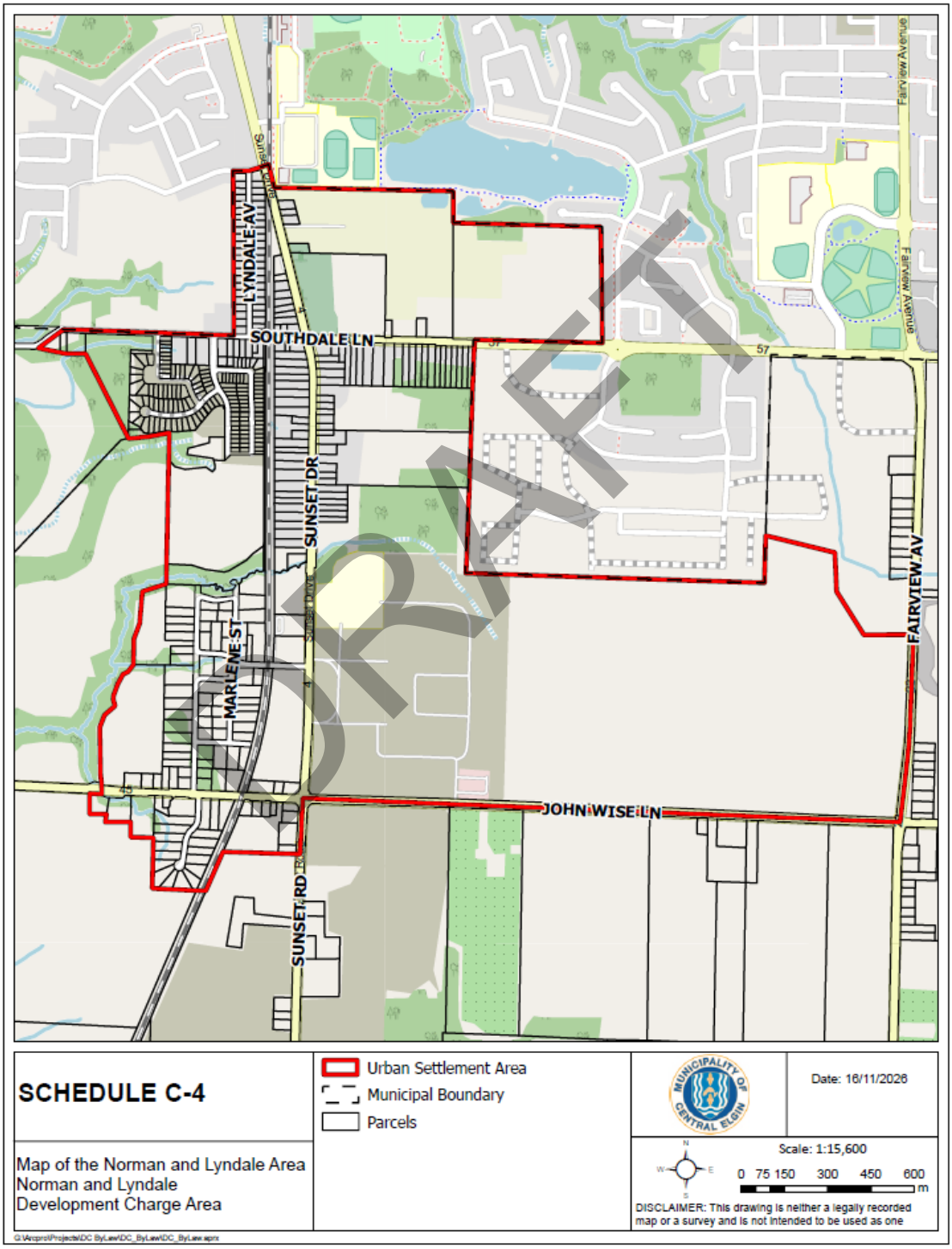
SCHEDULE “C-2” Map of the Union Area
Union
Development Charge Area



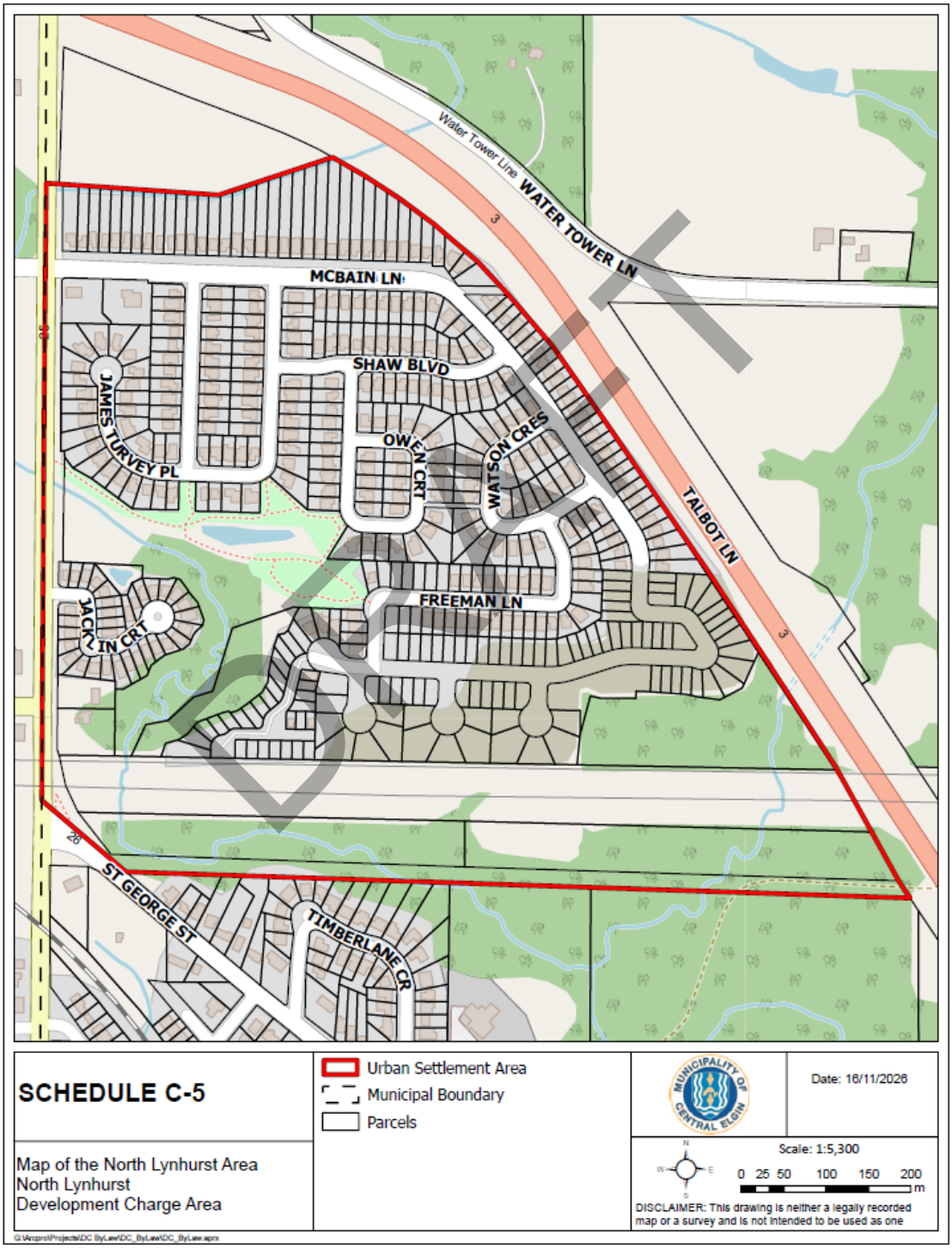
SCHEDULE “C-3” Map of the Belmont Area
Belmont
Development Charge Area



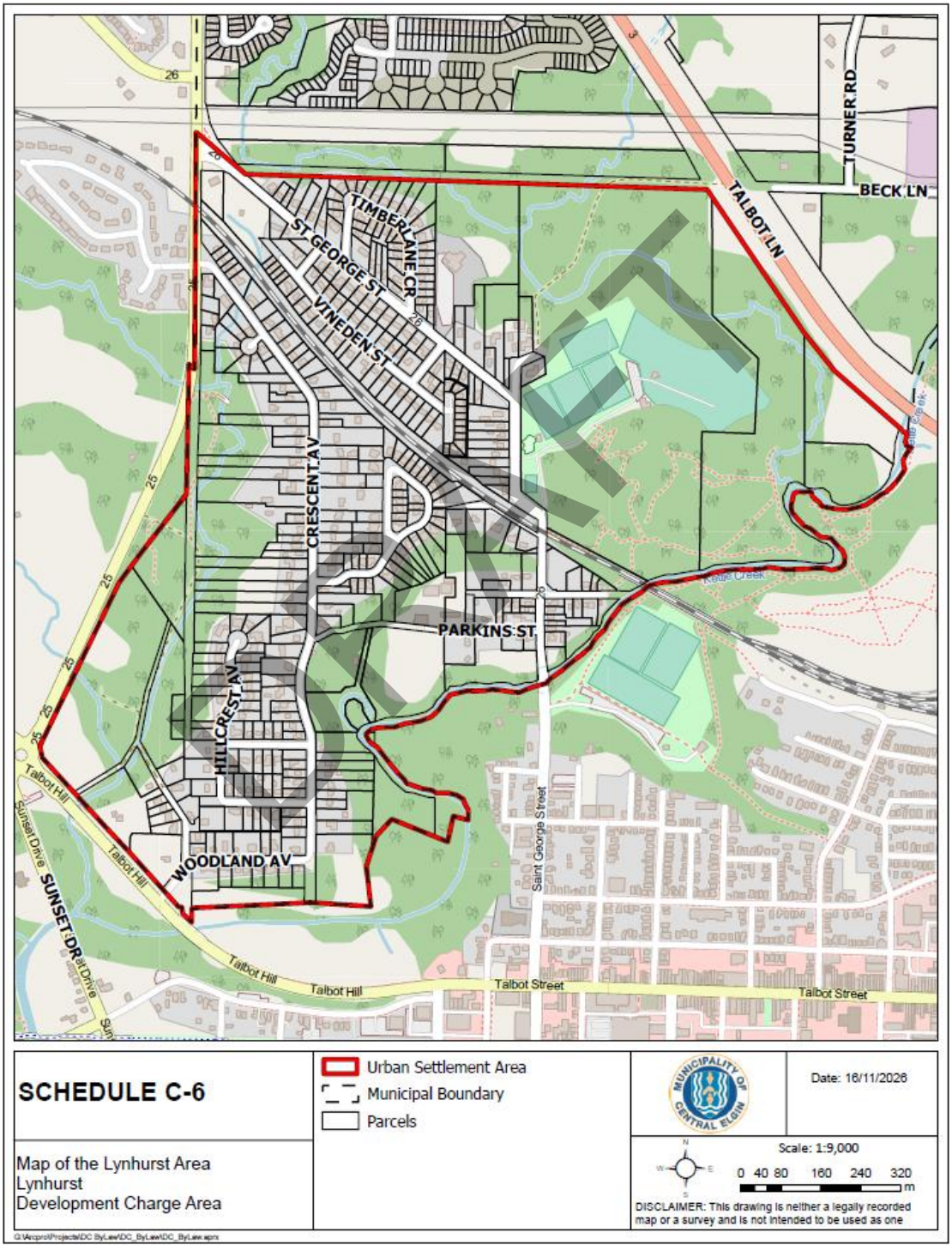
SCHEDULE “C-4” Map of the Norman & Lyndale Area
Norman & Lyndale
Development Charge Area



SCHEDULE “C-5” Map of the North Lynhurst Area
North Lynhurst
Development Charge Area



SCHEDULE “C-6” Map of the Lynhurst Area
Lynhurst
Development Charge Area



Schedule “C-7” Map of the Southblock Area

